

**HARVEST LANE,
CHARLTON HORETHORNE**

Landscape Proposals
170-G103
August 2023

GREENHALGH

Landscape Architecture



Contents

Project Address:

Harvest Lane

Charlton Horethorne

Somerset

For and on
behalf of:

Hopkins Estates

The Tythings Commercial Centre

Wincanton

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In collaboration with :

Orme Architecture



Grassroots Planning



Rev	Issue Status	Date
-	For Information	25.07.2023
P1	For Planning	21.08.2023

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Introduction

Greenhalgh Landscape Architecture have been appointed by Hopkins Estates in order to inform the overall site design and Landscape Strategy for the proposed development, as part of the Detailed Planning Application for the Harvest Lane site in Charlton Horethorne.

The site assessments and observations were undertaken in late Winter (February) of 2021.

Based on the findings of the Site Landscape and Visual Appraisal, a Landscape Strategy for the development of the site is established and described in the following sections of the report.

Our approach considers the site and its wider setting, to get a thorough understanding of:

- Key existing features
- Landscape setting and character
- Local distinctiveness

In considering these factors, this enables the landscape and wider design team's proposal to respond to the site and place. The proposals have been developed as a collaborative process between Greenhalgh Landscape Architecture and Orme Architecture.

This report should be read in conjunction with the supporting submission drawings.



1.1 Site Location

The site at Harvest Lane is located within the settlement of Charlton Horethorne, Somerset, on the north western edge of the village.

Charlton Horethorne is a tranquil village, located about 8 miles to the north west of Yeovil and 12 miles to the south of Shepton Mallet. The main vehicular access into the village is the B3145 and there is a network of lanes, which connect the village's groups of interspersed built areas.

There is a village core, which can be identified along the central linear line of the village with secondary connections, depicted largely by the built environment with some medium to larger sized fields in between, breaking up the development. Within the village core, there are community buildings such as the Village Hall, a church, as well as a pub. Mostly, there are existing residential dwellings ranging from old buildings to modern housing development.

The village has a well established network of PRoW, see Figure 4, connecting to the wider open landscape and local settlements.

KEY



Figure 1. Aerial photograph of Charlton Horethorne





1	2	3
4	5	6
7	8	

Photograph 1. View within the village looking down B3145
Photograph 2. View of the village from Charn Hill
Photograph 3. View within the village
Photograph 4. View of the village from Monarch's Way National Trail
Photograph 5. View within the village
Photograph 6. View along the young woodland block to the east
Photograph 7. View of the landscape along the Monarch's Way National Trail
Photograph 8. View along the restricted byway to the east of the site, with a glimpsed view of the village in the background

1.2 Site Context

The site is situated to the northwest of the main village core. The location of the site acts almost as a transition between the village development areas to the east and the wider open rural landscape to the west.

It is bounded by two lanes: North Lane and Harvest Lane. There is an access point into the site from North Lane.

As there is a dilapidated existing hedgerow in the middle of the site, depicting an old field boundary, broadly splitting the site into two parts.

The site boundaries are also varied:

- to the north, it is partly lined by a row of mature trees with some parts remaining open and offering a visual relationship to the adjacent fields and immediate development area
- along Harvest Lane and to the south west, the site is bounded by a row of continuous hedgerow
- along North Lane and to the south east, the site is bounded by rear gardens of existing residential properties, therefore, depicting different boundary treatments in relation to each of these houses.

KEY



Figure 2. Aerial photograph of the site



1	2	3
5	4	
6		

Photograph 1. View of the site entrance from North Lane
Photograph 2. View looking down Harvest Lane
Photograph 3. View of the site from Harvest Lane
Photograph 4. View of the site and adjacent residential properties
Photograph 5. View of the site's northern boundary
Photograph 6. View looking across the site, with the existing line of hedgerow separating the site, adjacent residential boundaries and the wider landscape beyond

1.3 Landscape Character

National Landscape Character

The site lies within National Character Area 140 – Yeovil Scarplands. The following are relevant descriptions from the National Character Area profiles:

“- Contrasting and varied but complementary rhythm of scarps and vales, with the flatter margins of the Levels and Moors.

- Rural, agricultural character across the majority of the area, with distinct pastoral, mixed and arable areas.

- Small villages and farmsteads contrasting sharply with urban and peri-urban Yeovil.

- Winding rural lanes, bounded by verges and hedgerows, connecting villages and hamlets cut across by busy A roads linking larger towns and neighbouring NCAs.”

Local Landscape Character

In addition, the site lies within South Somerset District. There are seven visual character regions of the district upon which the site is sited within the ‘Downland Coombes and Holloways’. The description below is from ‘The Landscape of South Somerset’ document, produced by South Somerset District Council.

Typical characteristics of this local landscape area is as follows:

“- Distinctive series of ridges and vales, which form a much greater geological formation, which begins at Lyme Regis bay and extending hundreds of miles to the north.

- Arable land can be found in most areas but it is particularly concentrated on the easier slopes of Yeovil sands or the oolitic limestone vale north of Charlton Horethorne to Yarlinton.

- There are some substantial blocks of woodland on the steeper slopes mostly mixed broadleaf and conifer.

- The landforms within the Downland Coombes and Holloways are formed from the Middle and Upper Lias family of rocks overlain with Inferior Oolite limestones...where exposed, give the characteristic landforms and land-cover of coombe and hollow-way.

- The oolitic plateau area between Bruton and Castle Cary displays ancient signs of pasy cultivation. Locally distinctive are the hazel coppice hedges and numerous pollard ash trees and ridge top hedges which are now becoming overgrown and leggy.

- This is a landscape offering contrasts in light and shade-enclosed dark holloways and coombes and broad sunlit grassy vistas.”

Escarpments Ridges And Vales East of Yeovil

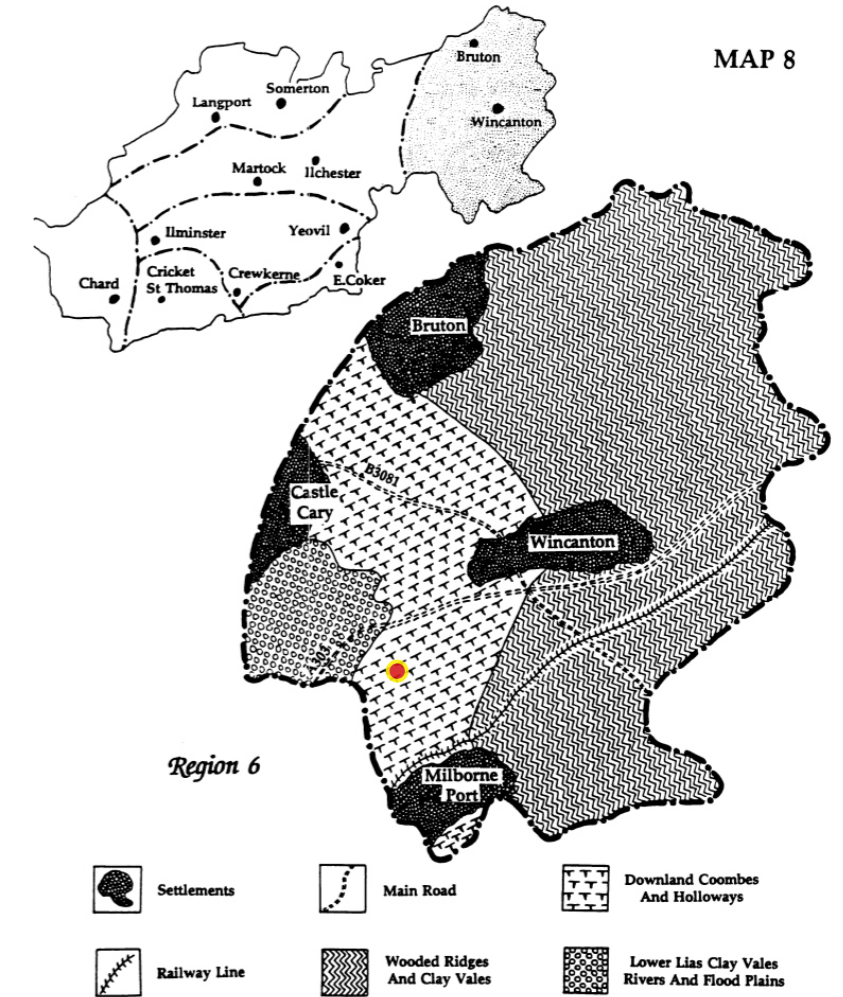


Figure 3. Map of the character areas within South Somerset District

KEY

● Approximate location of Charlton Horethorne

1.4 Visual Appraisal

As part of the initial site appraisal we have considered the visual impact of any potential development, to understand how the existing Site and its features are read in the immediate and wider context. This approach ensures that environmental and policy factors inform design development from an early stage and that the scheme develops in a coordinated and fully-considered way.

The methodology for photography and fieldwork is derived from current industry guidance and published best practice, namely:

- ‘Guidelines for Landscape and Visual Impact Assessment’, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013;
- ‘An Approach to Landscape Character Assessment’, Natural England, 2014; and
- ‘Technical Guidance Note 06/19: Visual Representation of Development Proposals’, Landscape Institute, 2019.

The appraisal considers two distinct but inter-linked components of the landscape as follows:

- Landscape character; the physical, cultural and perceptual characteristics of the Site and surrounding area; and
- Views and visual amenity; visibility towards the Site as perceived from the surrounding area including the quality, extent and importance of such views.

View locations (viewpoints) have been selected where a degree of visibility of the Site or its boundaries was observed, from footpath and bridleways around the village as indicated on figure 4.

The following viewpoints present a selection of key views towards the Site and includes photography to illustrate each view. Photography and fieldwork was undertaken in late Winter (February) 2021 during good weather with clear atmospheric visibility.

In addition, viewpoints 1, 2, 4 and 6 have been selected to illustrate not only existing view of the site but also overlaid with proposed massing and a model view with buildings and trees in order to explain the extent of visibility.

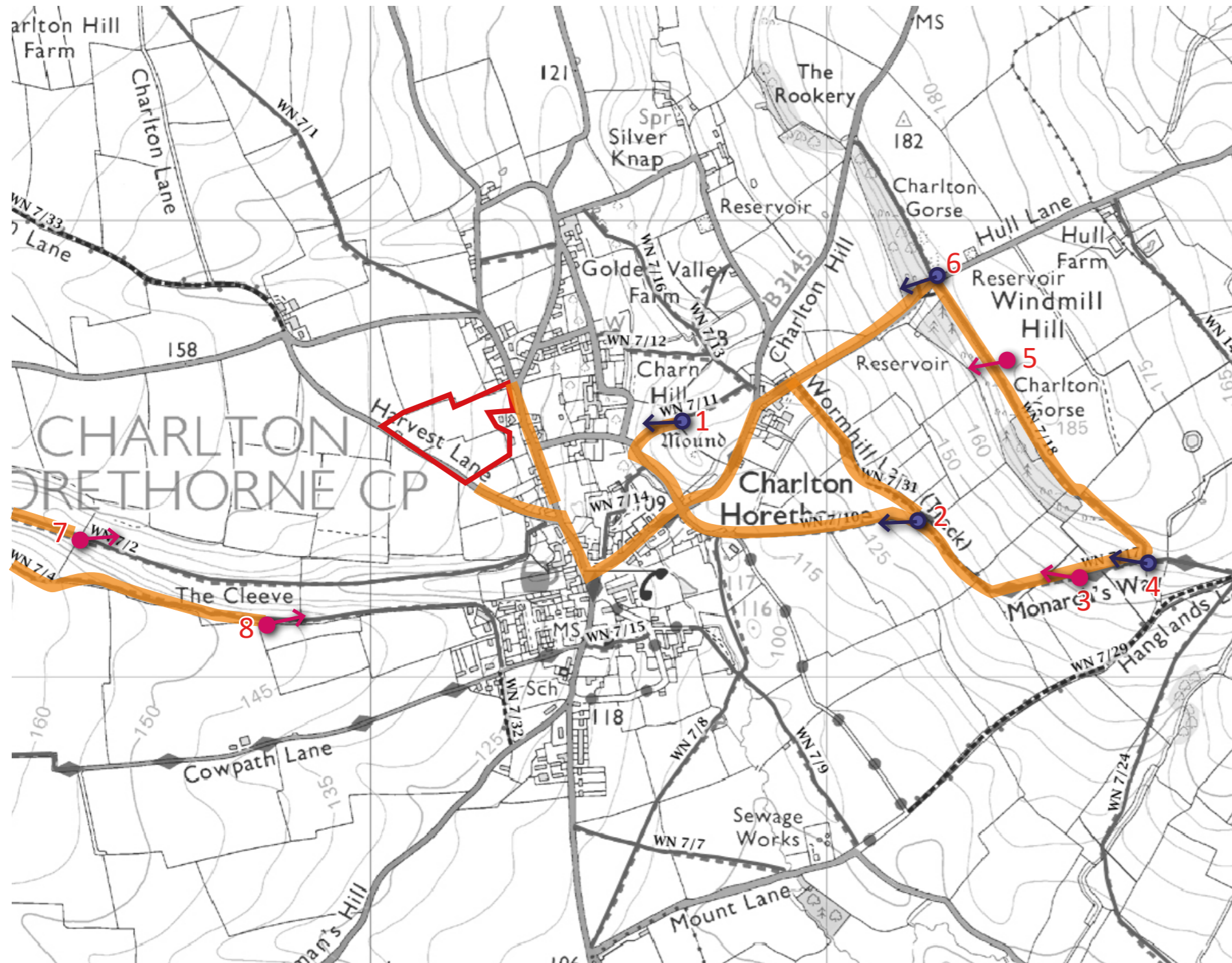
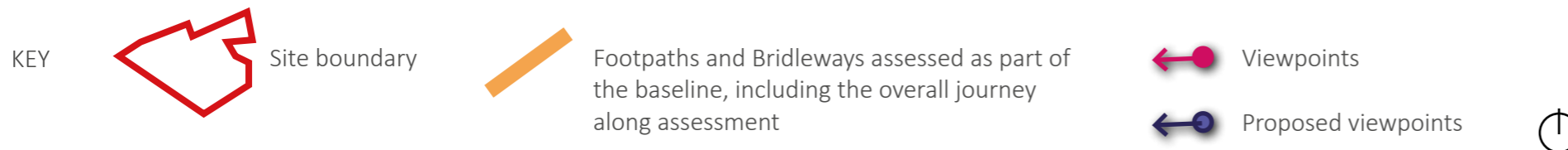


Figure 4. Viewpoint location plan



EXISTING



VIEWPOINT 1: View from PRow looking west towards the Site.

Majority of the foreground and midground in Viewpoint 1 shows groupings of farmsteads and residential properties set amongst the rural landscape of fields, mature tree groupings and hedgerows. The rolling landscape character is evident in this view and the site, sitting on a higher topography in the background can be seen in this view.

MASSING OVERLAY



VIEWPOINT 1: Illustrative view from PRoW looking west towards the Site with proposed massing.

The illustrative view above shows the massing of the proposed buildings in the scheme. The size of the proposed residential units resemble the typical grouping and size of the built forms set in the immediate foreground and middleground.

MODEL VIEW



VIEWPOINT 1: Illustrative view from PRoW looking west towards the Site with proposed buildings and trees.

The illustrative view above shows the proposals in more detail. Glimpsed views of the gable ends to the proposed units, situated to the west, can be seen with proposed trees breaking up the built form, in a similar nature to the existing settlement.

EXISTING



VIEWPOINT 2: View from PROW looking north west towards the Site.

Much of the view in this Viewpoint 2 is occupied by the wider rural landscape with hedgerows field boundaries, groups of mature trees and gently undulating topography. In the middleground, there are glimpsed views of interspersed built forms within the village in small groupings. The site is situated in the background of the view, however, not all parts of the site are fully visible due to the mature trees in the immediate and wider vicinity.

MASSING OVERLAY



VIEWPOINT 2: Illustrative view from PRoW looking north west towards the Site with proposed massing.

The illustrative view above shows the Site with proposed massing of the buildings immediately behind the groupings of mature trees in the middleground. Similar to Viewpoint 1, they can be seen as a typical grouping of buildings in the wider landscape and village.

MODEL VIEW



VIEWPOINT 2: Illustrative view from PRoW looking north west towards the Site with proposed buildings and trees.

The detailed illustrative view above shows the proposed development as an extension of the built forms in the immediate vicinity of the Site and existing and proposed trees break up the ridge lines and elevations of buildings, much like the existing properties in the village. Viewpoint 2 remains similar, with the wider rural landscape being the prominent feature in the foreground and background.

EXISTING ONLY



VIEWPOINT 3: View from Monarch's Way National Trail looking north west towards the Site.

The wide field occupies much of the foreground and middleground. The background shows the wider rural landscape with varied topography. The site sits within Viewpoint 3's middleground to background and is seen at a longer distance. There is a strong line of hedgerows, tree groupings and built settlements that can be read as part of the middleground in Viewpoint 3.

EXISTING



VIEWPOINT 4: View from Monarch's Way National Trail looking north west towards the Site.

The view from Monarch's Way National Trail is expansive, affording long ranging views of Charlton Horethorne and the wider landscape. The built settlement is interspersed between existing vegetation of hedgerows and mature trees. The site is visible in the far corner and in the background but can be seen clearly.

MASSING OVERLAY



VIEWPOINT 4: Illustrative view from Monarch's Way National Trail looking north west towards the Site with proposed massing.

The illustrative view above with the Site shown in proposed massing demonstrates that it will be seen as part of the existing settlement edge.

MODEL VIEW



VIEWPOINT 4: Illustrative view from Monarch's Way National Trail looking north west towards the Site with proposed buildings and trees.

The view above shows the proposed scheme in more detail. As described previously, the Site with the built forms can be seen as part of the settlement edge, and is not dissimilar to the existing built forms of the village, seen from this view. The wider landscape still takes precedent as a key feature in comparison to the built forms.

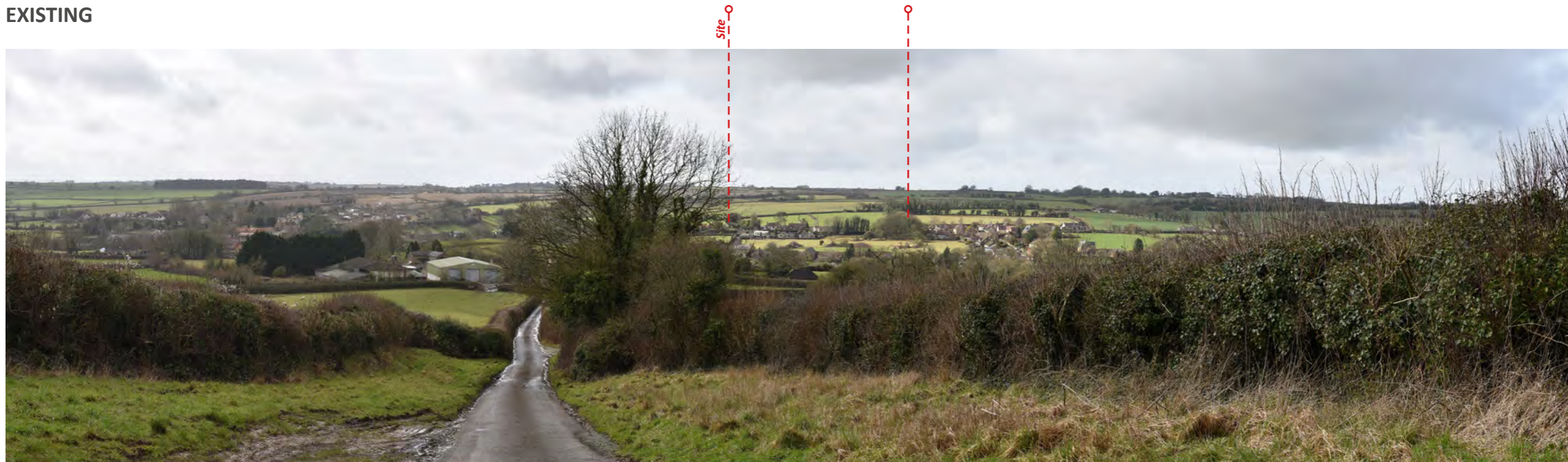
EXISTING ONLY



VIEWPOINT 5: View from PRow looking south west towards the Site

Viewpoint 5 shows the village and the surrounding rural landscape from a higher topographical point. Strong hedgerow network, agricultural fields, freestanding and groups of mature trees can be seen in the immediate foreground and middleground. The site can be seen in the background, in between the existing built forms/ settlement edge and the wider rural fields.

EXISTING



VIEWPOINT 6: View at the top of Hull Lane looking southwest towards the site

Hull Lane and its associated hedgerow and hedgerow trees occupy the immediate foreground of the view. The middleground shows existing groupings of buildings in the village with the wider expansive landscape at a higher topography, in the background. The site can be seen in the background, in between the existing built forms/ settlement edge and the wider rural fields.

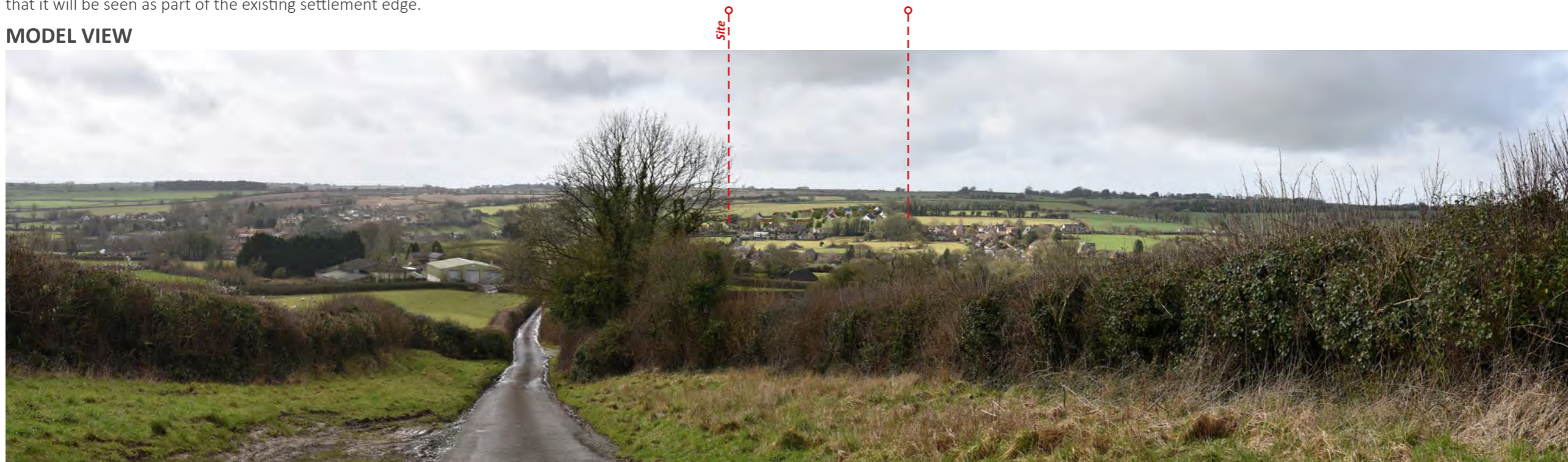
MASSING OVERLAY



VIEWPOINT 6: Illustrative view at the top of Hull Lane looking southwest towards the Site with proposed massing

Similar to Viewpoint 4, the Site shown with proposed massing demonstrates that it will be seen as part of the existing settlement edge.

MODEL VIEW



VIEWPOINT 6: Illustrative view at the top of Hull Lane looking southwest towards the Site with proposed buildings and trees.

In this view, which shows the proposed buildings and trees within the Site, illustrates the low density nature of the scheme with the central open space that helps to further break up the built forms, in addition to the proposed trees. Overall, the illustrative view shows that the Site will still be seen with a similar settlement path to the existing built form.

EXISTING ONLY



VIEWPOINT 7: View from PROW looking east towards the Site

View of the site is concealed from the valley character and the wider topography of the landscape and existing boundary hedgerows.

EXISTING ONLY



VIEWPOINT 8: View from PROW looking east towards the Site

View of the site is concealed from the valley character and the wider topography of the landscape and existing boundary hedgerows.

1.5. Visual Appraisal Summary



Figure 5. Visual summary diagram

KEY  Site boundary

GENERAL OBSERVATIONS

- All of the closer, mid-range and long-range views show the valley character and mature hedgerow and tree groups, typical of this local area.
- The site is at a transition from the existing settlement to the wider arable land. Generally, the site is most visible from the East and there is no visibility from the west.
- Therefore, the proposed site has the potential to integrate into the existing settlement, provided it is in keeping with the character of the immediate surroundings.

CLOSER VIEWS FROM CHARN HILL MOUND

- Being on the same elevation as the site and at a closer viewing range, the site is clearly visible from this high point.
- The built development covers much of the foreground and middleground with interspersed trees and hedgerow network.
- In between the built environment are open fields; the site also reads as one of these open fields to the edge of the village.

MID-RANGE VIEWS TO THE EAST

- Views from these footpaths are concealed largely by the existing hedgerow boundaries in the foreground.
- Clusters of buildings from the core village can be seen to the left and the site can be read as part of the wider open landscape by the edge of the village built area.

LONG-RANGE VIEWS FROM HIGHER GROUND TO THE EAST

- Varied views- much of the long-range views from the eastern higher ground area is concealed by existing woodland blocks.
- Where there are visible views, it is through the gaps of existing woodland in areas of new woodland planting.
- Core village area can be seen with interspersed groups of properties amongst the wider landscape; the site reads as part of the open landscape.

NO VIEWS FROM THE HIGHER GROUND TO THE WEST

- View of the site is concealed from the valley character of the landscape and existing boundary hedgerows.



2.1. Site Constraints

As described earlier in the report, the site exists in a transition between the village development areas to the east and the wider open rural landscape to the west. It has potential for development with residential housing and associated open space that complement the immediate and wider landscape character around the village.

Summary

- The current site has dilapidated rows of hedgerows that create separation of the site into two parts.
- There are different boundary treatments around the site, as shown in the adjacent diagram, which will need to be considered within the proposals
- The site lies in close proximity to existing residential dwellings to the eastern boundary.
- Overhead cables cutting south to north end of the site.
- There is a level difference between Harvest Lane and within the site itself, at approximately 1.5m level change which will need to be considered for the connection of the site via this lane and impact on visibility splays.
- Currently, there are no existing footpaths along Harvest Lane. There is an opportunity to provide footpath connection into the site as part of the development proposal.
- Opportunity for better connection to be made from the site to the village via the North Lane entrance.
- As the views look directly into the current open fields, where visible, close, mid-range and long-range views from the east and south will need to be considered for the overall arrangements of the built form, open space and new planting.

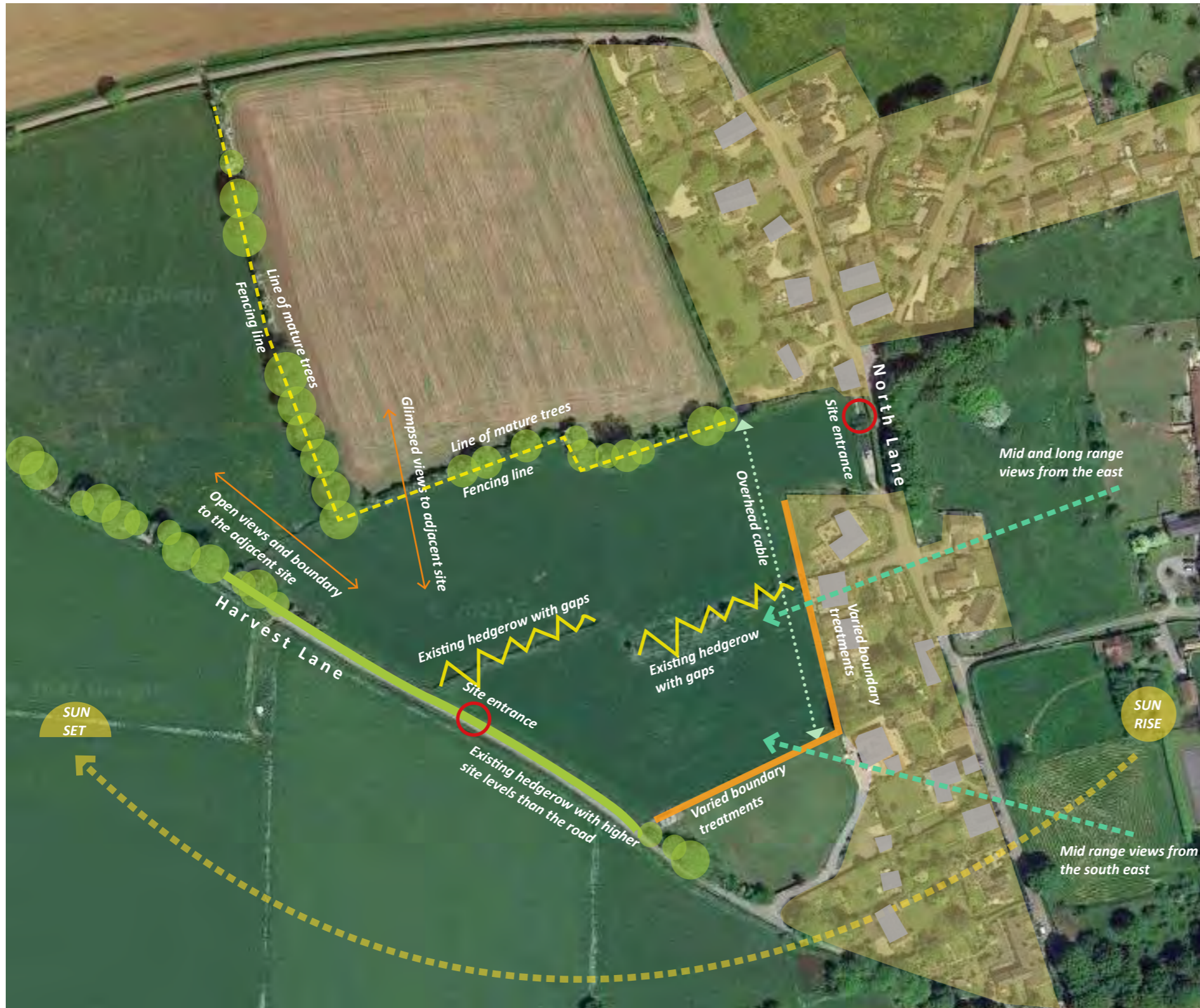


Figure 6. Site constraints diagram



2.2. Site Opportunities

The adjacent diagram with the notes below begin to depict the spatial arrangement of the site that takes into account the immediate and wider views, including proximity of the site to the neighbouring properties. The siting and orientation of the proposed residential units have been considered to create meaningful and useable plots.

The proposals also include a series of open spaces, connected by a SuDS scheme that is a central feature of the site. The overall density of the development is a continuation of the built environment already present within the village but it is also considerate of the open character of the wider landscape setting.

- 1 Creating a more open and pedestrian friendly entrances into the site for both commercial and residential areas.
- 2 Commercial area to be separated from the residential units.
- 3 Opportunity to retain existing hedgerow and restock as necessary to strengthen the existing rural character of the site.
- 4 Opportunity for the overall layout of units to provide good pedestrian connections to the central and wider POS areas.
- 5 Opportunity for layout to provide a positive aspect and visual connection to central POS area as the main focus.
- 6 Central public open space (POS) to be connected into series of other POS areas, linking together the central/ southern and northern parts of the site.
- 7 Opportunity for SuDS to be linked across the site as a functional and visible feature.
- 8 Informal paths and groups of trees to create informal POS areas. These groups of trees will also help break up the roofscape from longer distance view.
- 9 A positive connection into the site from the north east corner with community allotment provision and organic pathways.



- 10 Opportunity for residential units in the south-east corner to be moved away from the boundary, creating larger south facing gardens. This helps to also alleviate the proximity of proposed residential units to existing neighbouring properties.
 - 11 Opportunity for habitat area to create further separation between proposed and existing properties, offer visual containment of the site and create purposeful connections and proposals between areas of POS.
- Irregular character/ typology in building blocks to mimic the irregular building typology in Charlton Horethorne.

Green space mitigating views from the East.

Figure 7. Site opportunities diagram

2.3. Illustrative Landscape Masterplan



KEY	
1a	Vehicular and pedestrian entrance for residential area.
1b	Vehicular and pedestrian entrance for commercial area.
2	Central Public Open Space.
3	Local Area of Play.
4	Informal trim trail.
5	Allotments.
6	Orchard.
7	Native woodland area.
8	Drainage basin.
9	Swale.
10	Commercial units with associated parking areas and amenity space.
11	Informal pedestrian and maintenance access from North Lane (re-using existing access).

Figure 8. Illustrative landscape masterplan

2.4 Boundaries Strategy

Boundary treatments are chosen to respond to the local context, particularly to site edges and locations fronting onto and visible from the public realm. Common boundary treatments within Charlton Horethorne are made up of hedgerows and local stone walling.

Majority of the existing hedgerows are retained along Harvest lane and northern boundary and any existing hedgerows removed will be replanted on site. The southern boundary treatments are also inclusive of proposed hedgerow with either stockproof fence or estate railing to create a more secure, yet softer boundary treatment.

Where the gardens are larger and visible from public view, these rear and side garden boundaries also follow a softer treatment of estate railing with hedgerow. High quality closeboard timber fencing would divide rear gardens where the gardens are smaller, and where rear gardens meet back to back, away from public view.

Dry stone walling using natural stone are used to front and side garden boundaries looking out onto the central POS area. This is to match the existing stone walls within the locality and provide a distinct character to properties fronting the POS setting.

A secure line has also been introduced to the allotment area.

Key










-  Existing hedgerow to be retained and restocked as necessary
-  Estate railing, 1.1m high
-  1.1m high Estate railing with proposed hedgerow
-  Proposed hedgerow, 1.5-1.8m high
-  Existing hedgerow to be replanted in location as shown
-  Closeboard timber fencing, 1.8m high
-  Local dry stone wall, 1.1m high
-  Stockproof fence, 1.1m high
-  1.1m Stockproof fence with proposed hedgerow



Figure 9. Diagram outlining boundaries proposals across the site





1	2	3
4	5	

Photograph 1. Local stone wall
Photograph 2. Estate railing
Photograph 3. Mixed native hedgerow
Photograph 4. Close board timber fencing
Photograph 5. Stock proof fencing

2.5 Hard Landscape

The hard landscape palette consists of a robust palette of materials to compliment the proposed buildings and aesthetics of the locality.

Tarmac is proposed on the main road and associated footpath where adopted. If there are opportunities for variation, block paving can be used to identify key nodal points.

High quality block paving is proposed across footpaths, patios and drives to on-plot areas and key infrastructure footpaths. The footpath leading in and around the allotment area is proposed as buff coloured self-binding gravel, being less formal and more rural material that is sympathetic to the setting.

In the Local Area of Play, the natural play equipment would benefit from safety surfacing.

Key




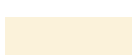



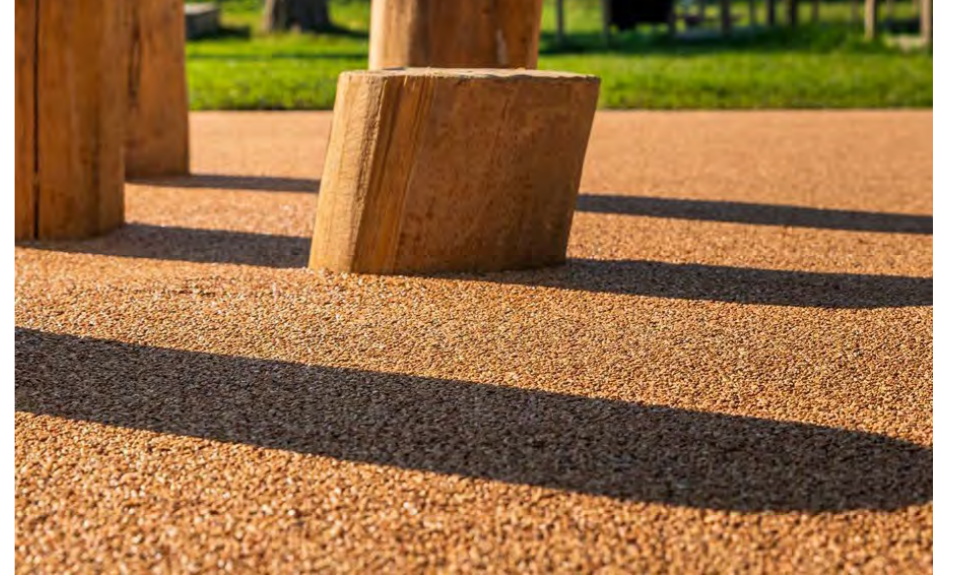
	On plot front parking
	On plot pedestrian access and patios
	Infrastructure pedestrian paths (not adopted)
	Informal footpaths (not adopted)
	Play area safety surfacing
	Main vehicular road and footpaths (adopted)
	Timber seats



Figure 10. Diagram outlining hard landscape strategy across the site



- | | | |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |
- Photograph 1. Tarmac used on the main road
 - Photograph 2. Brown/ buff concrete blocks at on plot access paths and patios
 - Photograph 3. Permeable concrete blocks to on plot vehicular drives (TBC)
 - Photograph 4. Grey concrete blocks at infrastructure paths
 - Photograph 5. Self binding gravel to informal pedestrian path
 - Photograph 6. Play area safety surfacing
 - Photograph 7. Timber bench
 - Photograph 8. Timber cube seating
 - Photograph 9. Timber tree surround seating

2.6 Tree Strategy

The tree planting proposals aim to incorporate a mix of species across the site, which are fitting to the immediate setting. The images on the following page show examples of tree species that correlate with the locations and types shown in figure 11 to the left:

1. Large infrastructure trees: larger, native tree species within the central POS and by the commercial development to provide larger structure and canopy cover in time
2. Wetland tree species to SuDS: These trees are suitable for being around the drainage basins and rain gardens and highlight the SuDS features across the site
3. Small ornamental infrastructure trees: Smaller, and more human-scale trees with attractive ornamental features along routes onto the commercial development and to the allotment to highlight these areas
4. On plot small-medium trees: The gardens are largely kept open with tree planting concentrated in infrastructure areas. Where trees are proposed on plot, they are kept to a minimum and within front gardens.
5. Woodland trees: Groups of woodland trees define the small woodland area to the east of the site, providing canopy cover and structure to understorey planting mix
6. Fruit trees: taking inspiration from the productive theme of the allotment, fruit trees in this area would create a pleasant, human-scale setting for the community

Key







-  Large infrastructure trees
-  Wetland tree species to SuDS
-  Small infrastructure trees (ornamental)
-  On-plot small-medium trees
-  Woodland trees
-  Fruit trees



Figure 11. Diagram outlining tree strategy across the site

LARGE INFRASTRUCTURE TREES



Tilia cordata (Small-Leaved Lime)



Carpinus betulus (Common Hornbeam)

WOODLAND TREES



Acer campestre (Field Maple)



Castanea sativa (Sweet Chestnut)

SMALL ORNAMENTAL INFRASTRUCTURE TREES



Pyrus calleryana Chanticleer (Callery Pear)



Amelanchier x grandiflora (Apple Serviceberry)

WETLAND TREES TO SUDS



Alnus cordata (Italian Alder)



Betula utilis var. *jacquemontii* (West Himalayan Birch)

ON PLOT SMALL-MEDIUM TREES

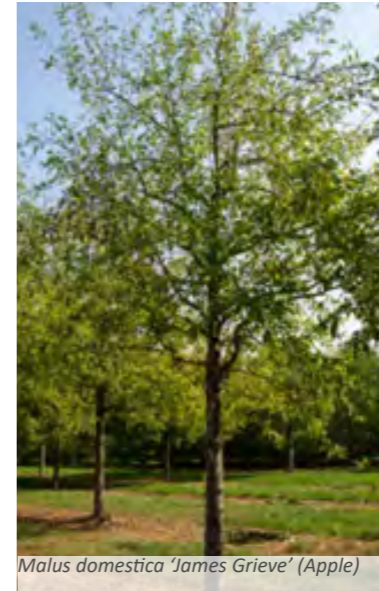


Ginkgo biloba (Maidenhair Tree)



Liquidambar styraciflua (Sweetgum)

FRUIT TREES



Malus domestica 'James Grieve' (Apple)



Pyrus communis 'Doyenne du Comice' (Pear)

2.7 Soft Landscape

The soft landscape proposals are kept at minimal and at key interventions. To the POS areas, wildflower mixes are proposed to provide amenity and wildlife benefit. Where there are ornamental planting mixes, these are concentrated within on plot front gardens. These would provide varied and robust mix of shrubs and herbaceous perennial planting offering amenity value, seasonal interest and some wildlife benefit.

SuDS interventions, such as drainage basins and rain gardens, as well as the woodland area, would all have mixes suited to site conditions and setting.

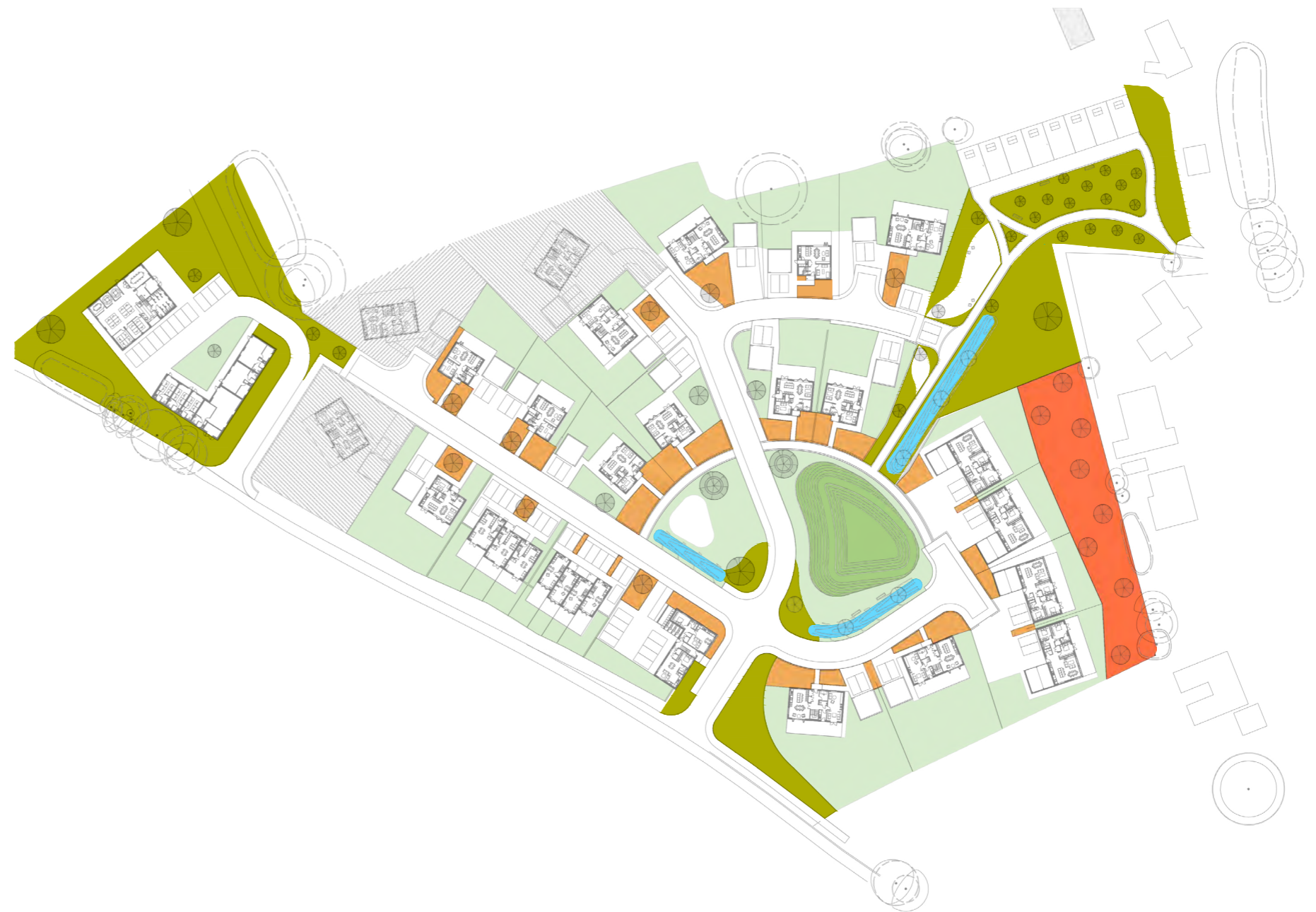
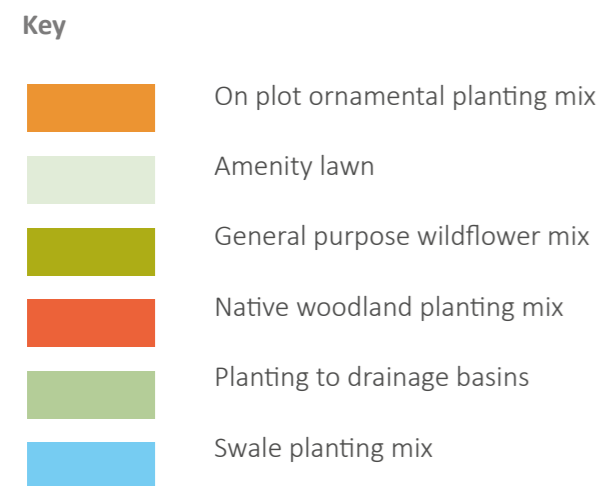


Figure 12. Diagram outlining soft landscape proposals across the site

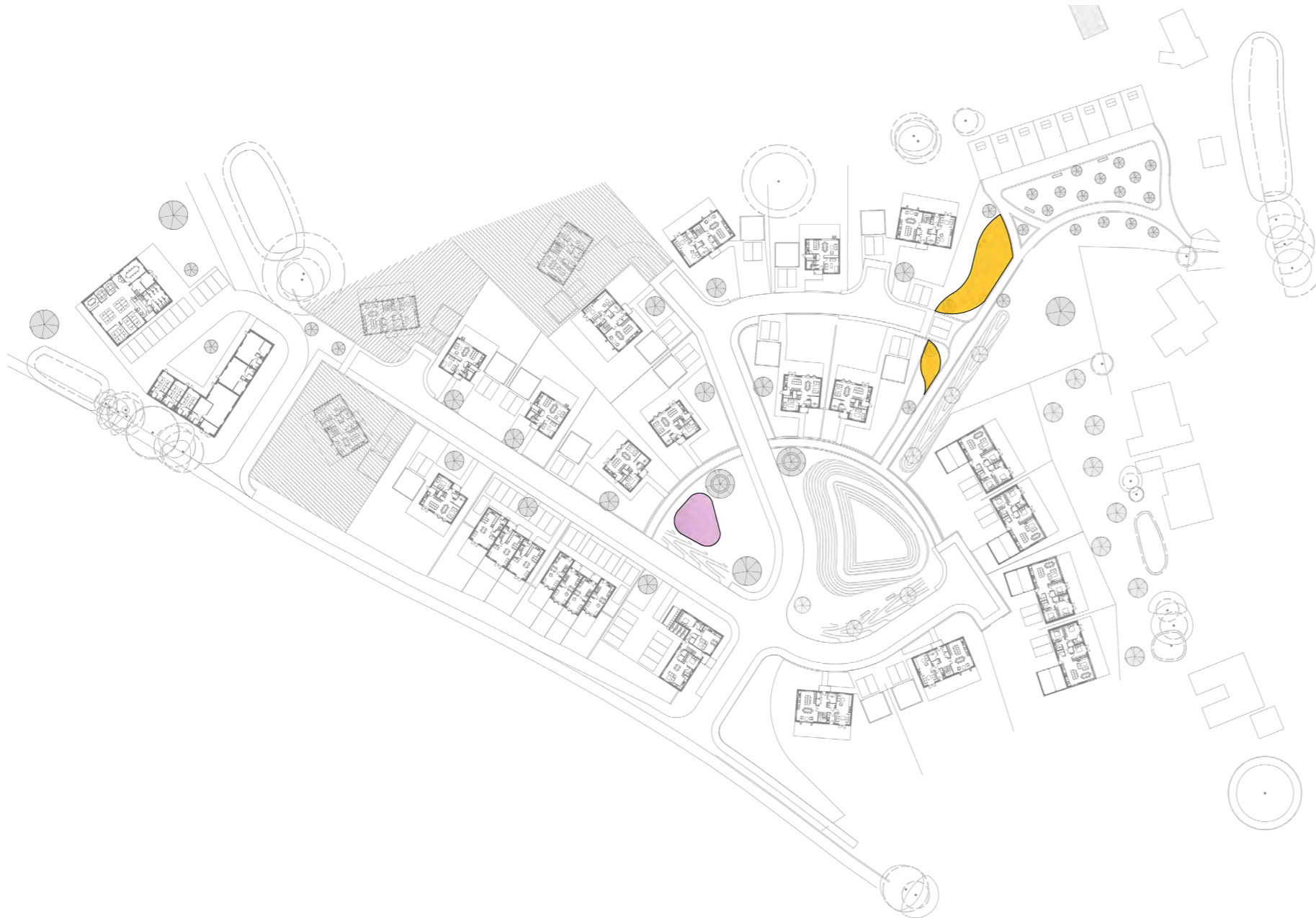
2.8 Play Strategy

Calculation of the POS provision and requirement in accordance to South Somerset Council suggests that the site will provide POS provision in excess of policy requirements.

Formal equipped play space required is circa 129m², equivalent to a Local Area of Play (LAP). An area for a LAP consisting of natural play equipment has been identified in the central POS area with varied play experiences for younger children of age 6 and below.

In addition, the linear POS area, leading to the allotment provides opportunity and space for an informal trim trail to benefit the residents of the site and the wider community. The trim trail features include several timber equipment, suited for informal physical activity.

Examples of natural play and trim trail equipments have been illustrated on the following page.



Local Plan Policy	Infrastructure space category	Standard	MINIMUM Requirement
		[sq m per person]	[sq m]
HW1	Formal Equipped Play Space	2.000	129.34
HW1	Formal Youth Facility Provision	0.500	32.34
HW1	Formal Sport - Playing Pitches (community)	12.000	812.04
HW1	Formal Sport - Changing Space (community)	0.105	7.11
HW1	Informal Open Space	17.400	1,177.46

Key

- Local Area of Play (total area 117m²)
- Informal Trim Trail to POS area for all ages (total area 253m²)

Figure 13. Diagram outlining play strategy across the site



1	2	3
4	5	6
7	8	9 10

Photograph 1. Playdale natural playspace
 Photograph 2. Playdale natural playspace - parallel ropes
 Photograph 3. Playdale natural playspace - wavy bars
 Photograph 4. Playdale natural playspace - log walk
 Photograph 5. Playdale natural playspace - mini web
 Photograph 6. Playdale natural playspace - tiled walk
 Photograph 7. Playdale trim trail - chin ups
 Photograph 8. Playdale trim trail -step ups
 Photograph 9. Playdale trim trail - hurdles
 Photograph 10. Playdale trim trail - sit ups

3.0 Conclusion

The Site is situated in between the rural and settlement edge of Charlton Horethorne. As the document demonstrates, the scheme has the potential to provide not only additional residential and commercial development in the village, but also is of a lower density, focusing on connected open spaces across the site to bring benefit for the new residents and the existing population. In addition, the proposals ensure that strategic pedestrian connections of the site from Harvest Lane and North Road are considered.

The landscape visual appraisal illustrates how the proposed scheme will be seen in close, mid and long range views. The site can be seen partly or clearly from views to the west however, the proposed views illustrate that: the proposed trees and planting, the orientation of the buildings (which mimic the typical built character of the village) and the provision of open space contribute positively for the built form to be read as part of the settlement edge.

In summary, the mix of landscape, architectural, engineering and ecology proposals present a scheme that will be in keeping with the existing context and provide social and communal benefits.

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