



Layout 1 Planning Application Scheme (57 Dwellings)

Majority of trees retained including all TPO trees

"Village Green" created to south of hall

Properties clearly visible from View A "picture postcard" setting

Hall screened from views C & B



Layout 4 Access Road Relocated within Residential area (34 Dwellings)

All trees except one hawthorn tree retained

Unobstructed views to Hall from A,B & C

Access road to top terrace row "contained" within development area



Layout 2 Retained Open Space & New Tree Avenue (39 Dwellings)

All trees retained + additional avenue

Open field between Hall and Jurassic Way retained

Hall glimpsed from View A, screened from views B & C



Layout 5 Appeal Layout - One Additional House Removed (33 Dwellings)

All trees except one hawthorn tree retained

Enhanced views from A,B & C towards Hall across managed and accessible open space

Carefully designed development edge integrates open space and housing with tree and hedge planting and stone walling



Layout 3 More Dwellings Removed (34 Dwellings)

All trees retained

5 Additional properties between viewpoint C & Hall removed. Views framed with planting from views C & A

View B screened

Access road visible within view C



Figure 1 Masterplan & Layout Development

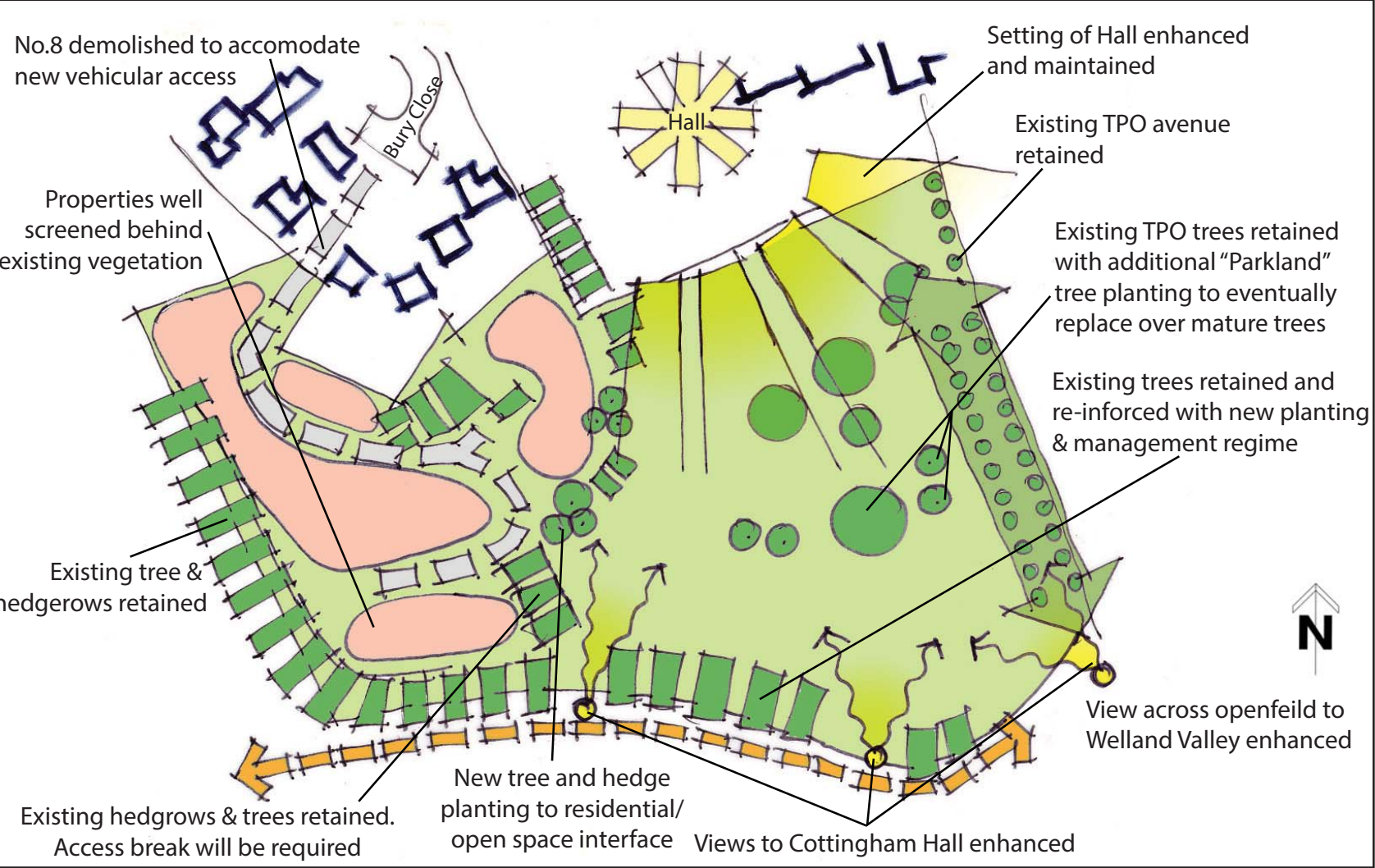


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Planning Application Concept



Appeal Concept



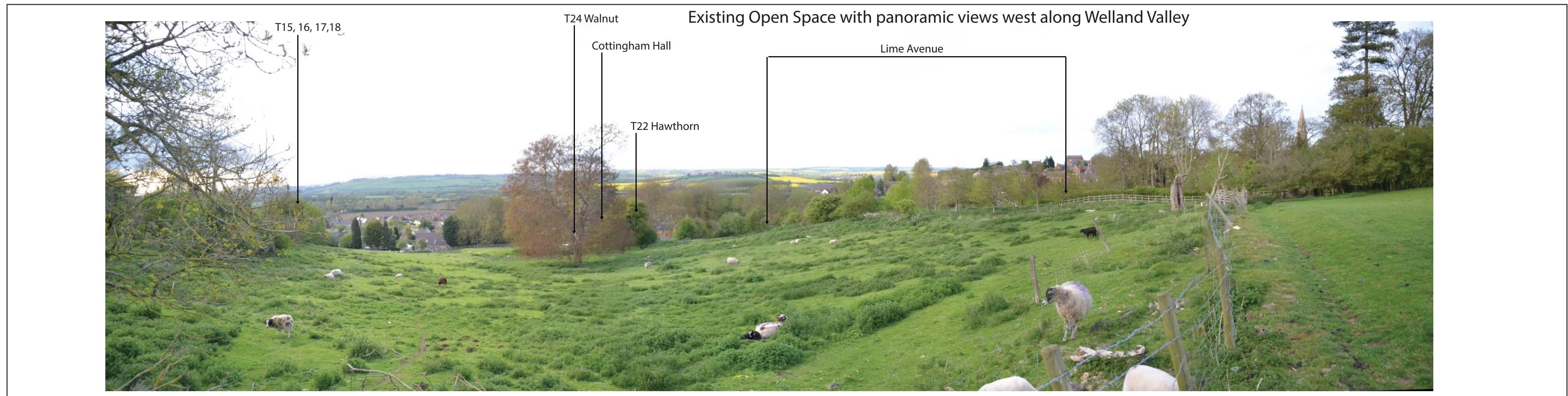
Planning Application Masterplan (57 Units)



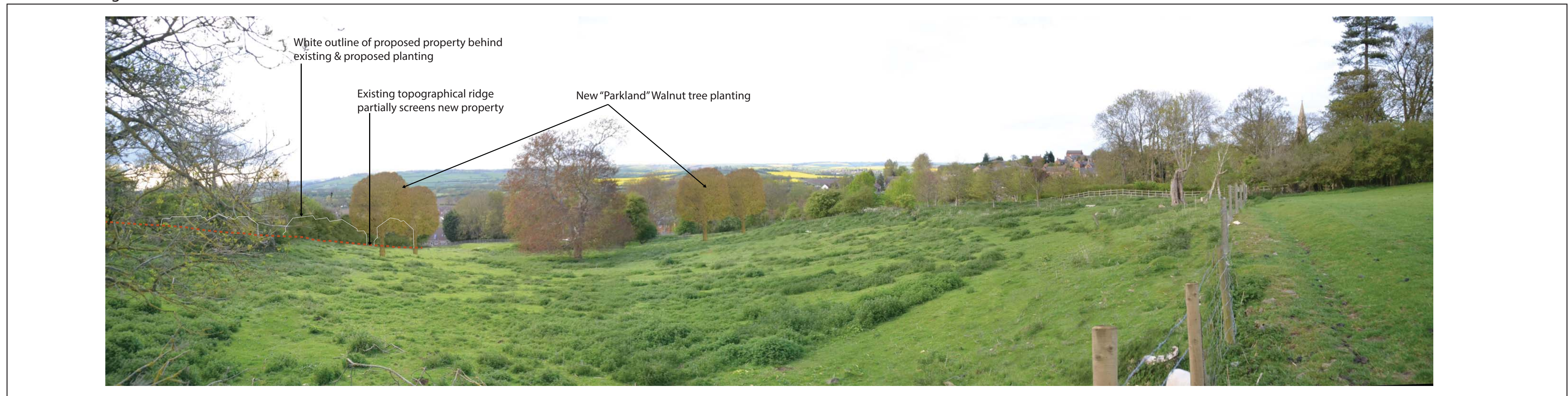
Appeal Masterplan (33 Dwellings)



Figure 2 Planning Application & Appeal Masterplan



View A: Existing



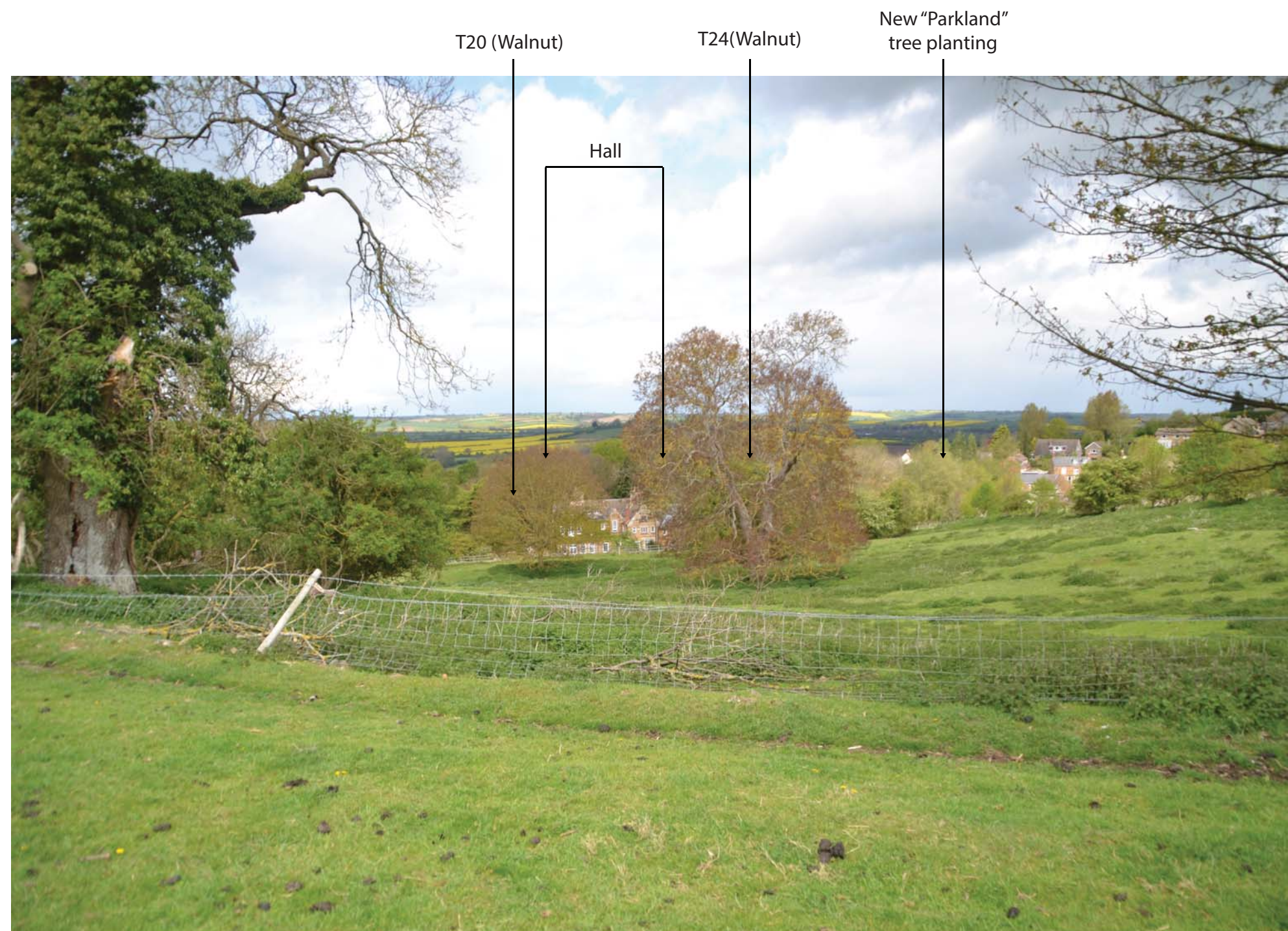
View A: After photomontage

Panoramic views west along Welland Valley maintained. Foreground benefits from improved landscape management plan. New residential "edge" glimpsed in middle ground mainly screened by topography and new planting.

Figure 3 View A
View from Jurassic Across
Welland Valley

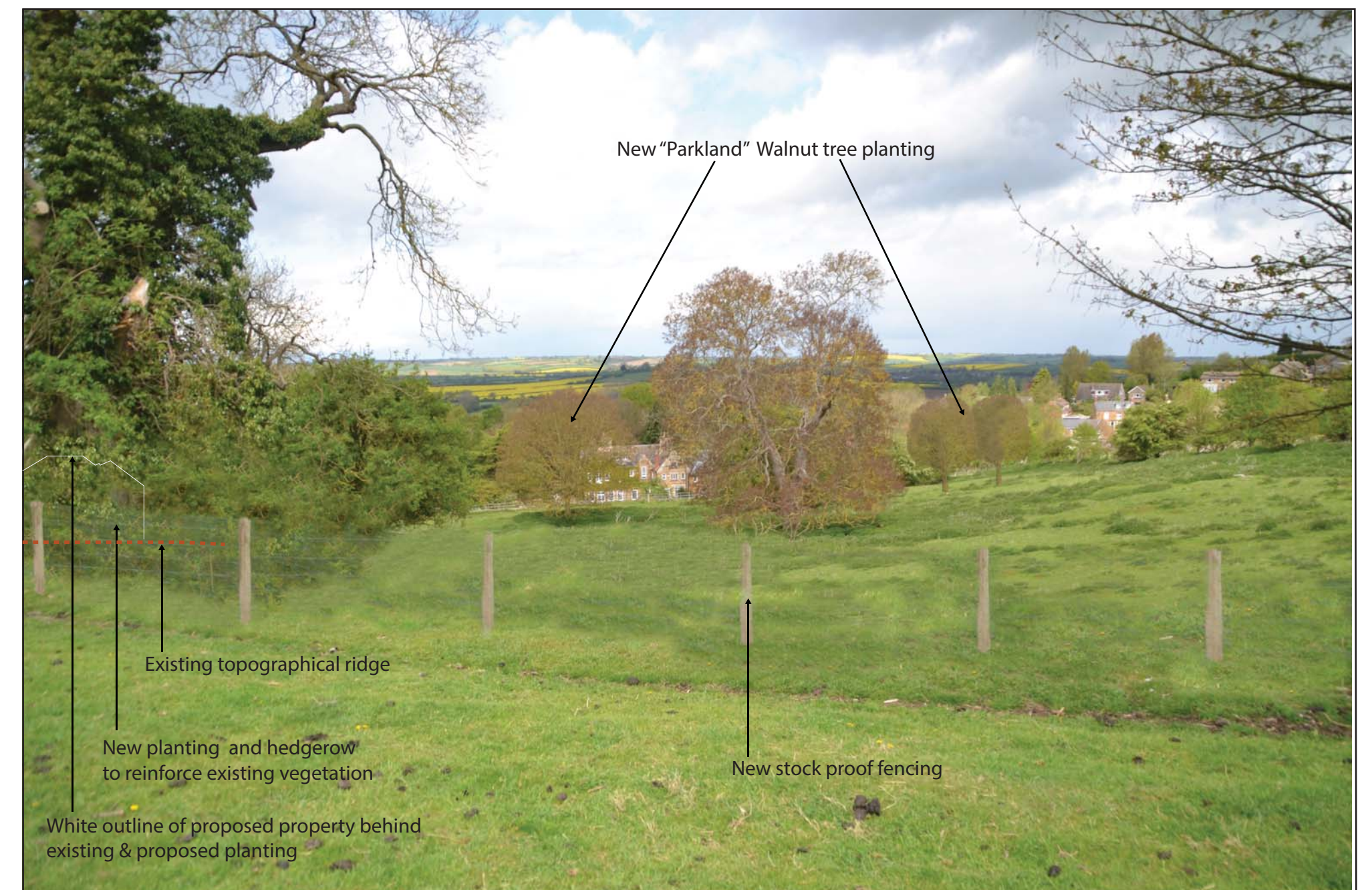


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View B: Existing

Vegetation unmanaged & landscape degrading



View B: After photomontage

New stock proof fencing, planting and open space management
View to hall enhanced, no view of new development

Figure 4 View B
View From Jurassic Way to South
Facade of Cottingham Hill



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View C: Existing

Vegetation unmanaged & landscape degrading
Existing dormer bungalow visible to west of Hall



View C: After photomontage

New stock proof fencing, planting and open space management
New residential development possibly just visible in winter
View to Hall enhanced with new planting and management

White outline of proposed property behind
existing & proposed planting

New "Parkland"
Walnut tree planting

New stock proof fencing

Figure 5 View C
View From Jurassic Way to South
Western corner of Cottingham Hall



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Section/Elevation B-B



Section A-A

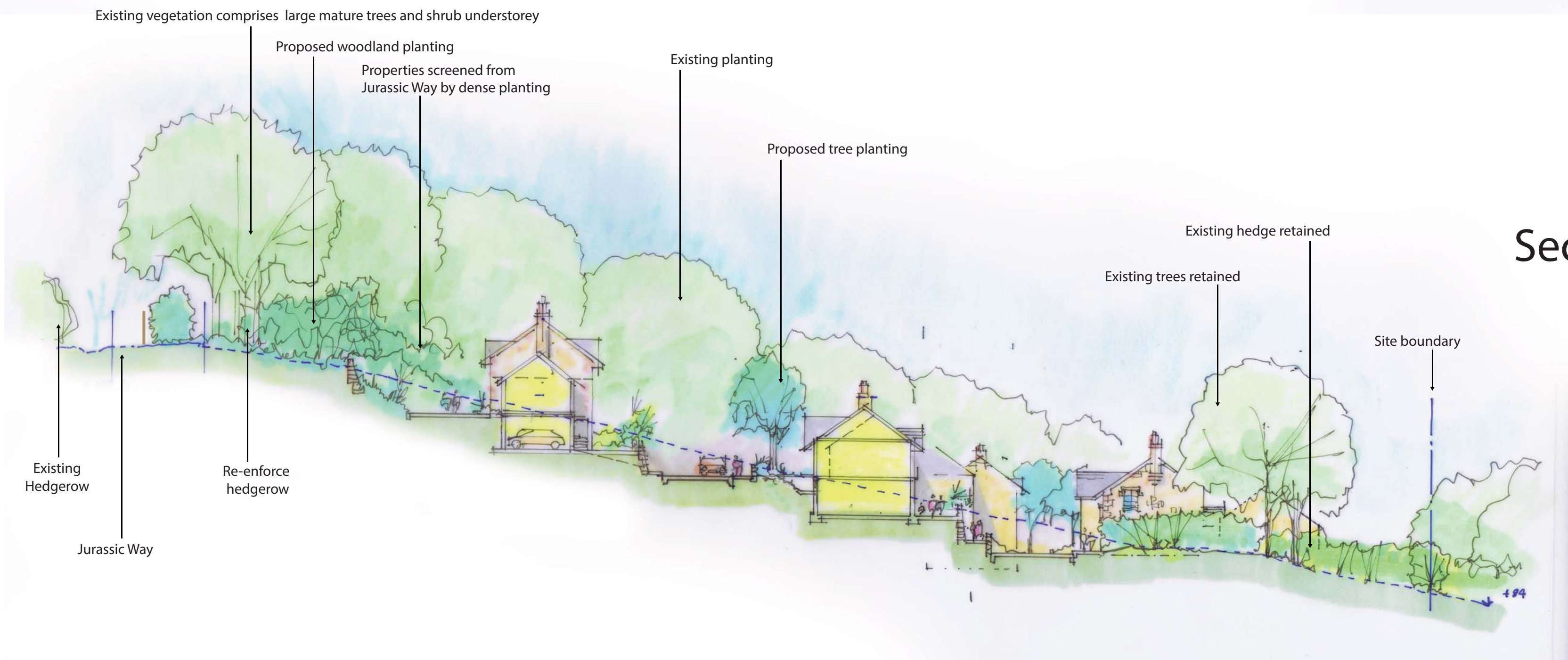


Figure 6 Section and Sectional Elevation



Figure 7 Illustrative Landscape Detail Plan

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