

PROPOSED NEW FARM STEADING AT CLOUGHTON FIELDS FARM, SCARBOROUGH

Landscape and Visual Appraisal
January 2010

1.0 Introduction

This report has been prepared on behalf of Duchy of Lancaster in support for the proposed new Farm Steading at Cloughton Fields Farm, Scarborough.

For the purposes of this report, the assessment of the site used a visual methodology, from both ground and aerial photography. The surrounding and contextual landscape was reviewed to ensure a wider and detailed understanding of the landscape character.

The survey took place on the 18th January 2010 with clear and bright conditions.

The purpose of this report is as follows:

- To review the proposed buildings and associated landscape works within their surroundings, to ensure conformity within this sensitive area. Also to review the long distance (wider context) views of the development from vantage points.
- To demonstrate how the development will be in harmony with local planning policy and best practice.

2.0 Site location and description

Cloughton Fields Farm at present is formed from a range of abandoned stone agricultural buildings. Historically there has been a primary Farm house on the site.

The existing range of disused farm buildings is located directly east of Cloughton village. The site is accessed along the A171 via Station Lane with Burniston being to the south west.

The Farm buildings lie in a rectilinear field (OS field No. NG1126) and to the north western boundary of the associated field.

3.0 Landscape Character

Wider Context

The landscape surrounding the site is rolling coastal and coastal hinterland area, rising to a height of 233m AOD (above ordnance datum) on Howdale Moor, Ravenscar, to the North.

The lower lying parts of this coast are overlain by deposits of boulder clay, which give rise to intensive farming. Coastal areas are designated as part of the North Yorkshire and Cleveland heritage Coast.

In the south the area is defined mainly by the moorland edge or the edge of Harwood Dale, Forest to the East.

Elevated areas allow long distance views across the area and out to sea.

Inland from the coast, mixed arable and pasture farmland (cattle, sheep and horses) is interspersed by plantations, shelterbelts and mainly Victorian farmhouses, marked by groups of trees. Close to the character areas inland edge, a number of medium sized mixed and coniferous plantations have been established e.g Haxby plantation at Sneaton and on the side of Cloughton Moor. Small areas of scrub and upland moor / bracken mosaic occur.

Regular, rectilinear fields of recent enclosure are divided by a mixture of closely trimmed (predominantly Hawthorn) hedgerows, neat stone walls of regular bedded sandstone and fences with occasional trees, often stunted and wind blown, creating a bleak and open appearance.

Elsewhere, the wooded valleys and settlements are flanked by small irregular fields and a higher proportion of mature hedgerows that lend a sense of time depth to the area.

The A171 crosses part of the character area, frequently in an elevated and open location, and has a significant intrusive affect on the area. Elsewhere a network of B classification roads and winding minor lanes link the settlements.

A disused railway between Scarborough and Whitby, now a cycle track, runs close to the coast and the Cleveland way follows the cliff tops.

Localised Context

The landscape surrounding the site comprises rolling arable farmland with scattered clusters of farm buildings and houses.

The field patterns in the immediate vicinity are rectilinear with mature native species hedgerows with mature and significant trees planted in hedgerow boundaries.
(see appendices F - H)

The existing buildings are approximately 730m to the west of the Hundales cliff slopes.

Impressive views from the buildings to the east give uninterrupted views to the coast, but the general topography surrounding the proposal site and the existing vegetation restrict views of the coast from the A171.

Surrounding and approach roads to the site are typically flanked by banks and mature native species hedgerows.

4.0 Architectural / Building Context

The village of Cloughton lies approximately 0.65miles to the east. Cloughton village is predominantly traditional buildings of local stone with pantile roof and traditional brick buildings, with some large notable buildings such as the conference centre at Cober Hill

5.0 Existing site Buildings

On site at present there are a number of derelict Farm buildings. The buildings are constructed of local stone with pantile roof and in some areas pressed tin sheeting.

The Farm buildings construction method is traditional, with truss rafter and purlin arrangement being typical. Some of the outbuildings have stone water tabling and kneelers.

The majority of the walling is local stone, random in length, but coursed. In some sections repairs have been undertaken in brick and different stone. There is evidence of cast iron rainwater goods, and window and door lintels are timber.

Around the site there are remnants of dilapidated and ruined buildings. Historical maps and images show that there have been significantly more agricultural buildings and stables, as well as pump / well housings and a large farmhouse.

The buildings are unoccupied and falling into a state of disrepair. Detailed survey drawings show the layout of the existing buildings.

6.0 Site Topography

The landform generally rises up as you move away from the coastal edge. The village of Burniston to the south west shows a BM (benchmark) of 49.89m, above ordnance datum (AOD) with the land rising upto 60.62m (Benchmark on St Marys Church) in Cloughton

The finished floor levels of the existing buildings range from 51.53m upto 52.03 in the western end of the main barn.

From the existing buildings, looking east toward the coast, the land falls away toward the sea relatively gradually.

The land to the west and north of the site rises up, obscuring the site from many public vantage points.

To the south the land falls away to reveal distance views of Scarborough and its castle.

7.0 Vegetation, Ecology and Bio-diversity

Existing trees

Trees in the immediate locale occur mainly as Ash (*Fraxinus excelsior*) within the Hawthorn hedgerows.

The tree shelter belts to the East, North and West (**see appendix G / H**) contain the following species as detailed in the appendices:

Oak (*Quercus robur*)

Common Alder (*Alnus glutinosa*)
 Scots Pine (*Pinus sylvestris*)
 Hawthorn (*Crataegus monogyna*)
 Ash (*Fraxinus excelsior*)
 Silver Birch (*Betulla pendula*)
 Hazel (*Corylus avellana*)
 Lodgepole pine (*Pinus contorta*)
 Beech (*Fagus sylvatica*)
 Rowan (*Sorbus aucuparia*)
 Japanese Larch (*Larix kaempferi*)
 Norway Spruce (*Picea abies*)

Further North, Sycamore (*Acer pseudoplatanus*) occurs within the hedges.

Existing Hedgerows

The hedgerows around the site are predominantly Hawthorn (*Crataegus monogyna*) 2.0 - 2.5m high and 1m wide, with occasional Ash (*Fraxinus excelsior*) and Dog Rose (*Rosa Canina*)

Gorse (*Ilex europaeus*) also occurs within fields and field boundaries to the North of the site.

Ecology and Bio-diversity

A site specific ecological report has been prepared by 'John Drewett Ecology' and can be found in the accompanying documents.

The 'summary of findings' discusses the presence of limited Bat activity and a Barn Owl residing in the main building. The report discussed the mitigation for these species during and post construction.

The report comments on the low ecological value of the existing hedgerows and grassland. In particular it notes that the existing pond on site is of low value due to cattle using the body for consumption and the related 'trampling' of the pond has reduced the chance of any vegetation within.

The landscape proposals as submitted here (**see drawing 2424/ 01 - 03**) present a range of initiatives to further enhance and compliment the existing ecological value. As part of the survey close attention was paid to the species that have fared well; Scots Pine, Lodgepole Pine, Alder, Norway Spruce and Ash. Silver Birch and Hazel have also been successful.

These successful species have been replicated in the planting proposals.

New mixed species native hedging will be planted to match hedges already existing in the vicinity.

This scheme will ensure that the existing landscape character is sympathetically retained and complimented.

New overflow ponds have been proposed which link to the existing pond. These are not only functional, but also add to the habitat creation.

8.0 Access and Public rights of way

Vehicular access

Access to the site is via the A171 from Cloughton and Station lane, which becomes an un-made track. This track also serves Westfield Farm and Cloughton Fields Cottage.

The access road to the site (track) is of tarmac and stone construction. The road is tarmac upto Cloughton Fields Cottage, and from there to the proposal site is stone construction, free draining and an approximate width of 2.2 – 2.6m.

This existing track will be partially retained and improved, with a new access road formed from the North West of Cloughton Field Cottage, and rejoining the existing track closer to the proposed dwelling. The track will be widened to 5m to ensure safe access and egress.

Public Rights of Way

There are no public footpaths or bridleways across the site, but the Cleveland way, a long distance path which keeps tight to the cliff edge is approximately 700m to the east of the site.

The Scarborough – Whitby Trailway lies 800m to the west and provides a trail for cyclists, walkers and horse riders, along the disused rail line.

9.0 Planning Policy

The site lies just within the boundary of the North York Moors National Park. The Local Development Framework Plan for the North Yorkshire Moors National Park designates this area as being of the 'Cleveland Heritage Coast'

The following Policies from both the North York Moors National Park are relevant to the site. The appraisal and response to these policies can be found in this and other associated documentation as highlighted below.

See appendix A for the policy reference (wording)

Planning Policy	Response
<u>North York Moors National Park</u>	
○ Core Policy 3	See Landscape proposal drawings Design and access statement Ecological Report by John Drewett See section 9.1 below.
○ Development Policy 1	See landscape proposal drawings Design and access statement Ecological Report by John Drewett

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|-------------------------|--|
| | See section 9.2 below |
| ○ Development Policy 3 | See Landscape proposal drawings
Design and access statement
Proposed building drawings
SG1005263/01 - 08
See section 9.3 below |
| ○ Development Policy 4 | See landscape proposal drawings
Design and Access statement |
| ○ Development Policy 8 | See landscape proposal drawings
See building proposal drawings
Design and access statement |
| ○ Development Policy 12 | See landscape proposal drawings
See building proposal drawings
Design and access statement |

9.1 Please read the following with reference to appendix A

Core Policy C – Natural Environment, Biodiversity and Geodiversity

This policy deals specifically with the quality and bio-diversity of the natural environment of the North York Moors, and of primary importance is the conservation and enhancement of this.

The preamble to this policy objective states that it aims to reduce the affect of climate change on people, wildlife and places, whilst balancing this need with a responsibility for prudent and sustainable use of natural resources.

In line with best practice an ecological report has been commissioned (**see report prepared by John Drewett Ecology**) this shows the existing ecological value of the site. The proposals have worked in harmony with these recommendations and local and regional policy to ensure the development maintains and enhances the existing natural environment.

9.2 Development Policy 1 - Environmental Protection

The protection of the National Parks special qualities are a key factor in the proposals.

The development will regenerate an existing farm stead in close consultation with the Environment Agency, Yorkshire Water and other Government bodies to ensure a robust development and management plan is initiated.

9.3 Development Policy 3 – Design

This policy specifically reviews design requirements. The proposals should respect existing character settlements, patterns and layouts.

Both the proposed building and landscape designs have been tested against existing characters, recognizing that development now, results in the cultural heritage of future generations.

A balance of good quality materials, design originality and sustainable initiatives will promote and reinforce the local distinctiveness.

Section 7.9 of this policy highlights that *“Development should facilitate the efficient use of natural resources in construction and make use of recycled materials, land and buildings wherever possible.”*

The accompanying visual assessment highlights the proposals within their setting and the design response in both building and landscape terms to ensure the utmost integration. (refer to appendix C)

9.4 Development Policy 4 – Conservation Areas

The area is encompassed by the ‘Cleveland Heritage Coast.’ This policy highlights that development will be permitted where the proposals preserve or enhance the character or setting of an area.

The accompanying ‘Design and Access Statement’ and drawings show that the proposals have carefully analysed the existing building and landscape features. Building details, landscape proposals are respectful of the existing character, whilst maintaining primary views, distinctiveness and historical context.

9.5 Development Policy 8 – Conversion of Traditional Unlisted Rural Buildings

The proposals as defined here, will provide necessary conversion of existing rural buildings, and reinstate an existing farm stead. The proposals will be in line with the primary objectives of the policy, namely to provide and secure employment.

The proposals show that the buildings within their setting are relatively unaltered. The curtilage and access are maintained true to their original layouts, where practicable.

The development is consistent with Core Policy J – maintaining the vitality of the community through appropriate allocation.

“Restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities, replacement dwellings and conversion of traditional rural buildings for residential letting for local needs.”

9.6 Development Policy 12 – Agriculture

There is a functional requirement for the conversion of the existing farm buildings and the construction of the proposed agricultural buildings.

The scale, siting and massing of the buildings is appropriate to the requirement as stated. The proposals are linked to existing buildings. This development will allow for the relocation of Town Farm, to the proposed site. This will ensure that a modern farmyard can safely function and house modern agricultural equipment and relevant cattle.

The visual impact of the proposed agricultural buildings has been analysed here and in other associated documentation to ensure that the landscape proposals and building style will ensure that there is minimal visual intrusion and that the development respects the character of the locality. (see appendix C)

10.0 Views

This section is to be read in conjunction with **Appendix C**

Photograph 1 (Existing and Proposed)

This photograph was taken on the approach to the site from the Cleveland way. The photograph was taken at one of the most visible points along this route to demonstrate the visual impact of the proposals.

The existing farm buildings at this public vantage point are 750m away. The range of buildings can be seen in the distance. Closer to the viewer at this point are Cliff Top House Farm and Cloughton Fields Cottage. These buildings are more stark in their setting than the proposal because of the surface finishes (White walls and metallic surfaces)

In the proposal photograph the proposed converted buildings are just visible, with the visual impact being relatively low.

The proposed farm buildings are all but hidden behind the proposed tree shelter belt. (The trees are shown at 6m height to match the 20yr old existing shelter belt to the North)

On the existing farm buildings the Easterly Barn has a metallic roof which can reflect the sunlight. The proposals will replace this roof with traditional pantiles, thus reducing the visual impact.

Photograph 2 (Existing and Proposed)

This photograph was taken from the approach road (South West) Station Lane. The picture was specifically taken from the highest topographical point on that public approach.

In the existing photograph the tree shelter belt can clearly be seen on the left of the photograph. This shelter belt will be extended South with the same native species to meet and wrap around the proposed new agricultural buildings.

The trees in the proposal photograph are shown at 6m to match the existing shelter belt (measured at average 6-8m high trees)

The proposed farm buildings have been specifically reviewed to ensure maximum integration in the landscape. The roofs are finished in a muted grey colour to reduce sun glare, the walls are typically timber 'Yorkshire Boarding' and the steelwork is finished in an olive green colour. These natural hues will ensure **effective integration** with their surroundings.

Photograph 3 (Existing and Proposed)

This photograph was taken from the public footpath accessed from Salt Pans Road. The land to the West and North of the site rises considerably to greatly reduce the visual envelope of the site (Within 2000m)

At this point the proposals are visible, however at this vantage point the proposals are 890m away. The existing shelter belt can be seen to the right of the existing buildings. As previously stated the metallic roof of the Easterly barn creates a visual attraction in sunny conditions.

In the proposal photograph the extended shelter belt can be seen. At this distance the building will look little different to its current state within its setting, with the benefit that the metallic roof will be updated to a more pleasing and visually less intrusive pantile roof.

The extended shelter belt looks appropriate in this setting and is in conformity with other shelter belts in the immediate and distant context.

The proposed farm buildings are all but hidden with the proposed extended shelter belt (trees shown at 6m height). As previously shown the natural coloured finishes will help to integrate the proposals with the surrounding landscape character.

Photograph 4 (Existing and Proposed)

This picture was taken at Hood Lane, Cloughton. Hood Lane is one of the most elevated public vantage points overlooking the site. There are however only a limited number of residential properties that overlook the site and are about 1300m away.

The existing farm buildings can be seen in the distance. Also prominent in the landscape are other farms and residential properties such as Cloughton Fields Cottage and Cliff Top Farm.

The existing dense shelter belt can be seen to the West of the existing buildings, and as before the metallic roof on one of the barns catches the eye more readily.

In the proposal photograph, the extended shelter belt can be seen. From this vantage point various woodland copses and shelter belts can be viewed, and thus the proposals for the extended shelter belt look wholly appropriate. The roofs of the proposed farm buildings can just be seen at this distance, however the dark grey finish ensure they are very difficult to 'pick out' of the landscape.

Photograph 5 (Existing and Proposed)

This photograph was not taken from a public vantage point, but rather adjacent to an existing shelter belt (Northwest of the site) The purpose is to highlight the proposals within their setting.

The photograph shows the extended tree shelter belt which will be a continuation of the existing shelter belt (North of the site) which will continue up to and surround the proposed agricultural buildings. The proposed photograph shows 6m tall trees (19 yrs growth) surrounding the buildings, and clearly shows the screening that the planting will offer.

This angle and position of the proposals will rarely if ever be seen by the public, but it highlights the affect of the proposed landscaping.

Photograph 5 (Existing and Proposed)

This photograph, again, is not taken from a public vantage point, but aims to highlight the close range visual impact of the proposals.

As can be seen, this picture is taken from the Southeast of the site (in an arable field) and highlights the proposed landscaping. The proposed agricultural buildings will be well screened by the proposed planting and the trees shown are a replication of the existing tree shelter belt.

The visual impact of the proposed converted farm buildings is not detrimental, and the highly reflective sheet metal roof of the nearest barn will be replaced with a lesser visually intrusive tiled roof (as per other existing building roofs)

11.0 Development Proposals

The above proposal photographs show the proposals within their setting, and the appropriateness thereof.

This information aims to clearly highlight the proposals within their setting. A series of illustrations (**see drawing 2424 / 02**) show the affect and growth rates of the proposed tree planting. This clearly demonstrates the screening of the proposed agricultural buildings and the integration into the landscape.

The development proposals have been designed with specific reference to the Local Development Framework and the existing landscape and building character.

The proposals will create an attractive and harmonious feature in the landscape, demonstrated by the following:

- Restoration of the existing farm buildings to provide a high quality dwelling for necessary Agricultural employment, and thus ensuring that the traditional attractive buildings are not lost to disrepair.
- Removal of unsightly rubble and debris (on site), whilst utilizing any salvageable materials in the construction process.
- Creation of new and required agricultural buildings to further promote and sustain the rural economy and ensure the continuation of a modern farm business.
- Enhancement of the rural character through the use of specific local materials and finishes. Local native planting species shall be used on site.
- Designs and management in harmony with existing site ecology and bio-diversity. Reference to the independent ecological report that highlights proposed mitigation and best practice, translated into the proposals.

12.0 Landscape Initiatives

- Native hedgerows to be reinstated as per drawing, to include occasional hedgerow trees as noted in the locale. New hedges to the field boundaries will form wildlife corridors along with the grassland / wild flower margins. All gaps within existing hedges to be infilled.
- Additional ponds to be added to the existing pond, allowing rainwater from farm building roofs to be harvested. Ponds to be planted with native aquatics. Both the existing and new ponds along with the wetland area will create an enhanced wildlife corridor.
- The new native woodlands, comprising canopy, shrub, herb and ground layers will also create a varied area both for flora and fauna. Species proposed have been carefully chosen from those growing successfully close to the site, as well as within a 1500m radius. These will be mixed native species.
- Dry stone walls have been reinstated, occupying the same areas as shown in the historical, aerial photographs of the original farmstead.
- Proposed owl and bat boxes on adjoining buildings in accordance with ecology report recommendations.
- Management of grassland and hedgerows to ensure nesting birds and other wildlife are safeguarded.

13.0 Conclusions

The proposals have been meticulously reviewed and consulted over to ensure maximum integration into the local landscape and building character.

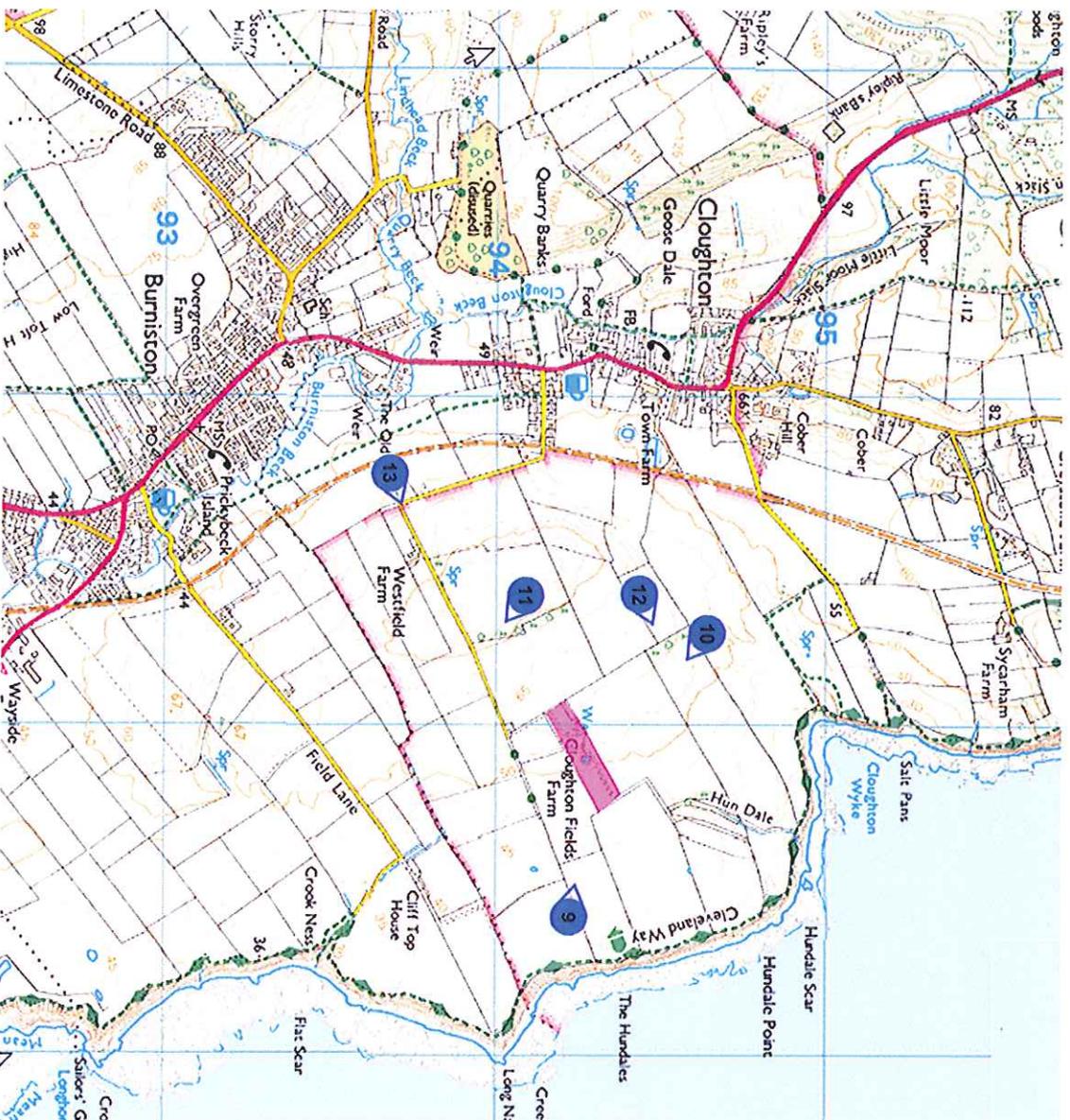
The greatest impact in the short term will be the new agricultural buildings. The planting of the extended tree shelter belt and hedgerows will take a few years to establish and affectively screen the buildings, but this should be viewed as an opportunity to increase the habitat potential of the site.

The proposed agricultural buildings have been designed to reduce the visual impact by use of appropriate naturally coloured materials, and the proposal photographs demonstrate this conformity.

The proposed conversion of the existing farm buildings will ensure that a series of dilapidated buildings do not fall into disrepair any further. The visual impact of the conversion will be minimal.

The landscape proposals highlight the attention to detail in ensuring that the planting will be in strict accordance with the local landscape character.

In summary these documents highlight a well thought out series of proposals that offer significant benefits to the local community and the ecological value of the site



Wider Context Photographs



Localised Context Photographs



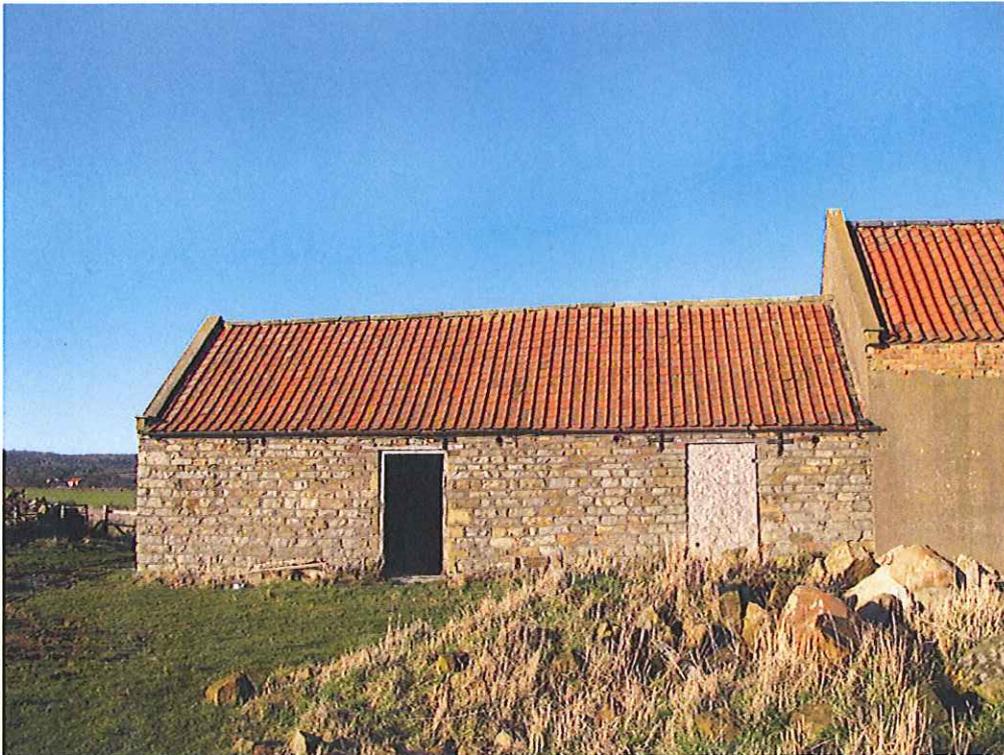


Existing Photograph 1

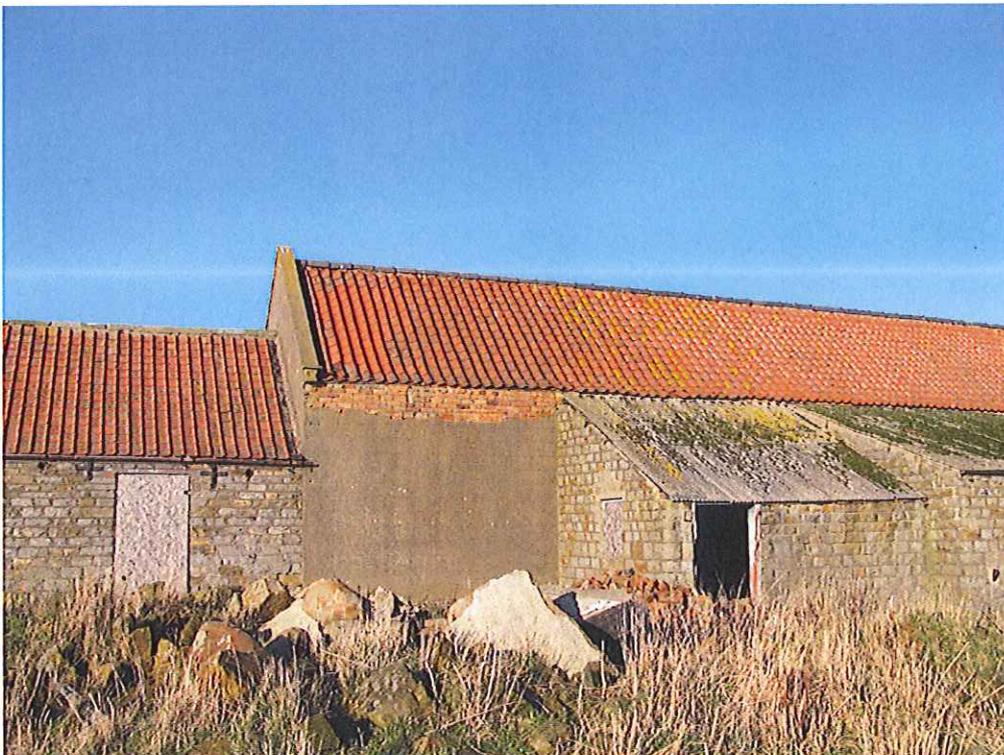


Existing Photograph 2



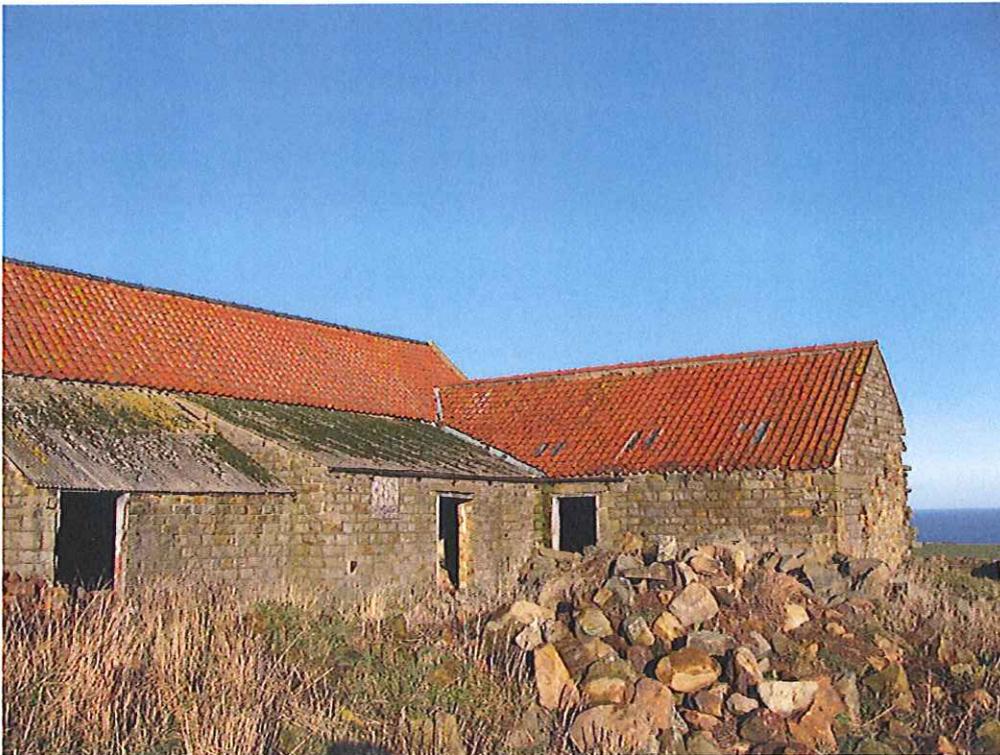


Existing Photograph 3



Existing Photograph 4





Existing Photograph 5



Existing Photograph 6





Existing Photograph 7



Existing Photograph 8





Existing Photograph 9



Existing Photograph 10





Existing Photograph 11



Existing Photograph 12





Existing Photograph 13





KEY TO MAP LAYOUT

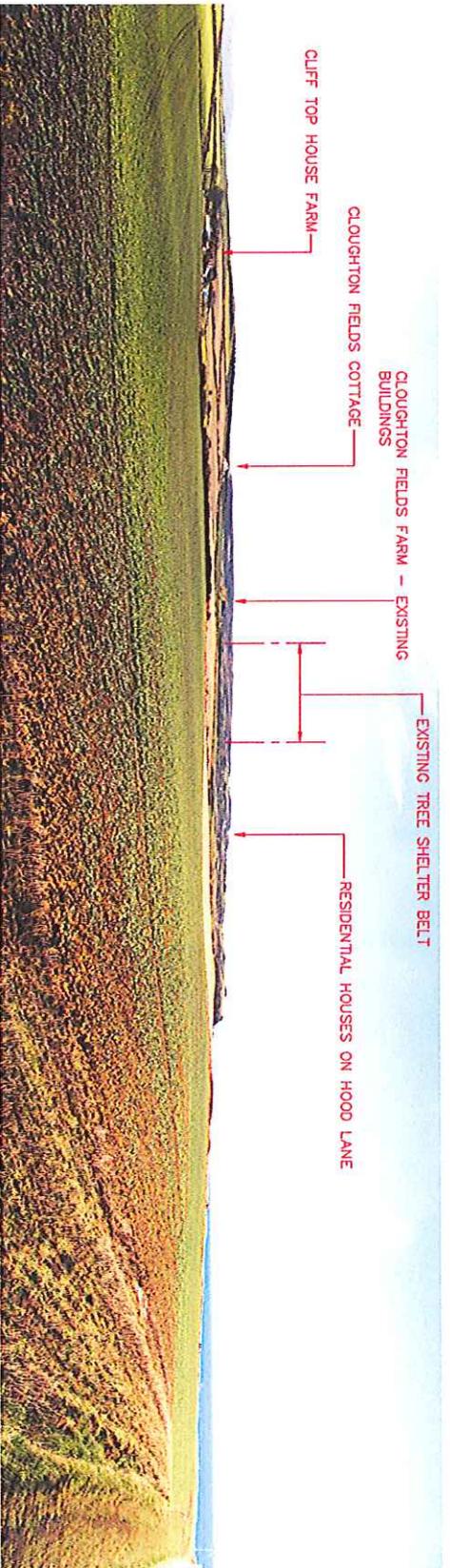
- Area shaded pink = Visual Envelope of site. Location clearly visible within 1500m
- Site location

A series of photographs showing the site have been taken from key public vantage points and elevated positions to demonstrate the existing and proposed visual impact.

The following positions have been assessed:

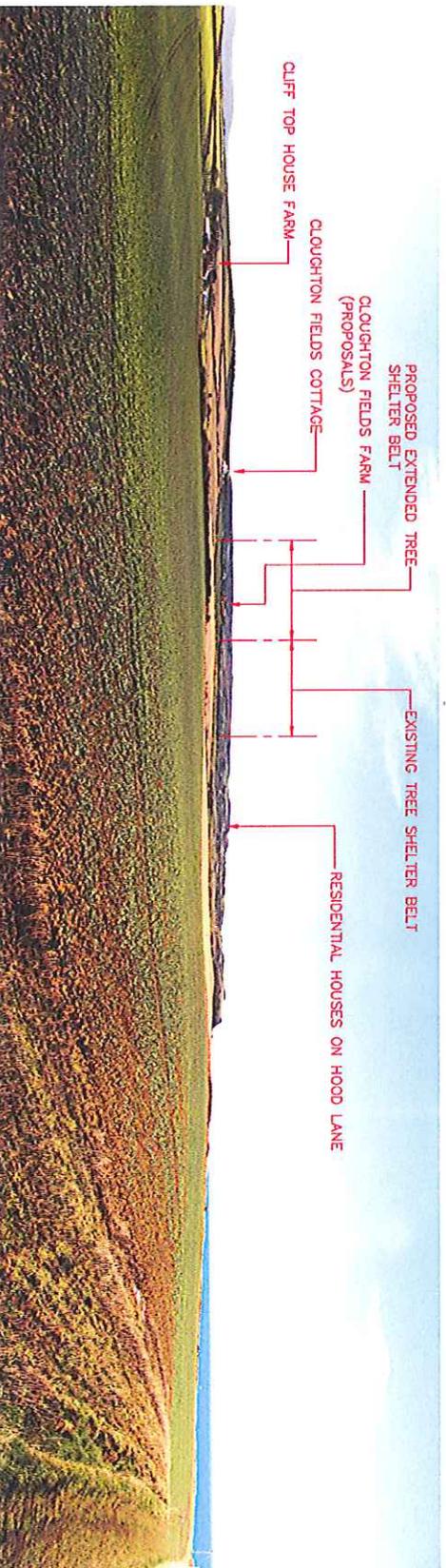
- Point 1**
A key point on the approach from the Cleveland Way Looking Northwest. This photograph was taken on 18th January 2010
- Point 2**
This photograph was taken from the access road / track from Station Lane and at the highest point on the approach. The photograph is taken looking Northeast on the 18th January 2010
- Point 3**
This picture was taken looking along the public footpath on Salt Pans Road, Cloughton at the most visible point. The photograph is looking Southeast, and was taken on the 18th January 2010
- Point 4**
This photograph was taken on the highest elevated point on Hood Lane, Cloughton from the perspective of the residential houses. It is looking Southeast and was taken on the 18th January 2010
- Point 5**
This photograph was taken from the North West of the site, at the Northern end of an existing tree shelter belt. This photograph is not from a public vantage point. The picture was taken on the 18th January 2010
- Point 6**
This photograph was taken from the South East, and is located in the middle of some of the surrounding arable land, and not at a public vantage point. The picture was taken on the 18th January 2010





Existing Photograph 1

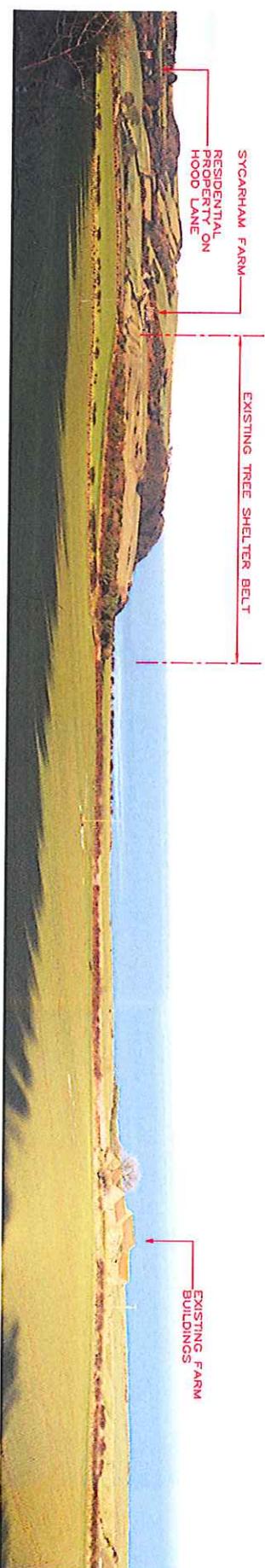
This photograph was taken from the Cleveland way, to the South East of the site. The picture highlights the existing visual impact of the farm buildings



Proposal Photograph 1

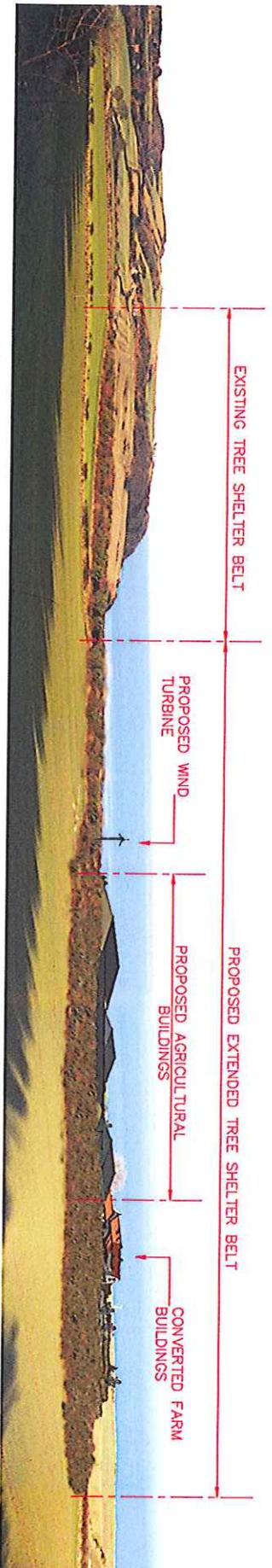
This photograph highlights the proposed development within its setting. The proposed agricultural buildings are well screened by the extended tree shelter belt





Existing Photograph 2

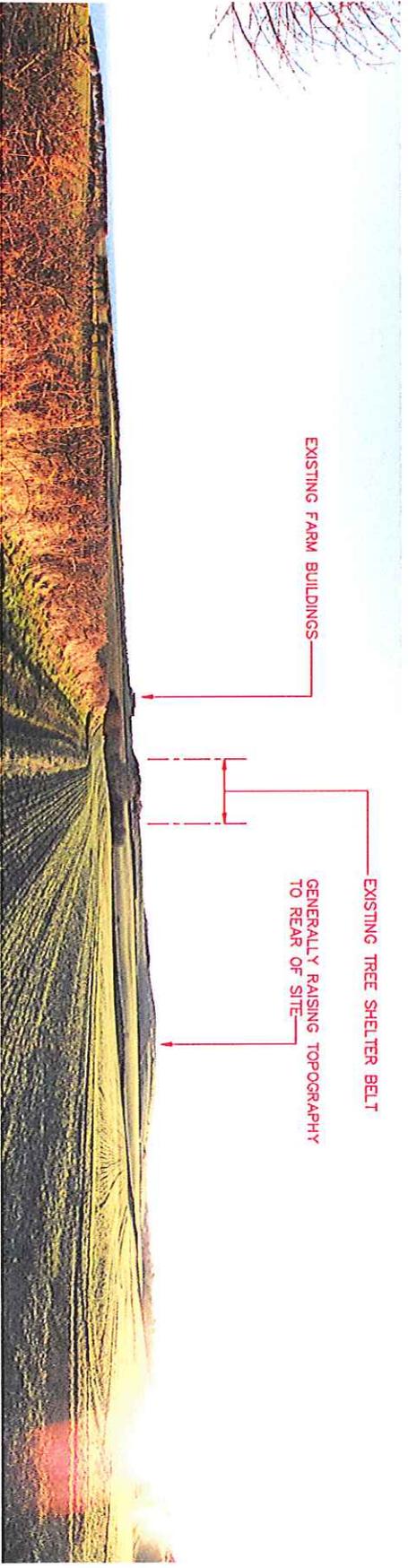
This photograph was taken from the South West of the site, at the highest point on the approach road, Station Lane. From this vantage point the existing shelter belt to the North is clearly visible.



Proposal Photograph 2

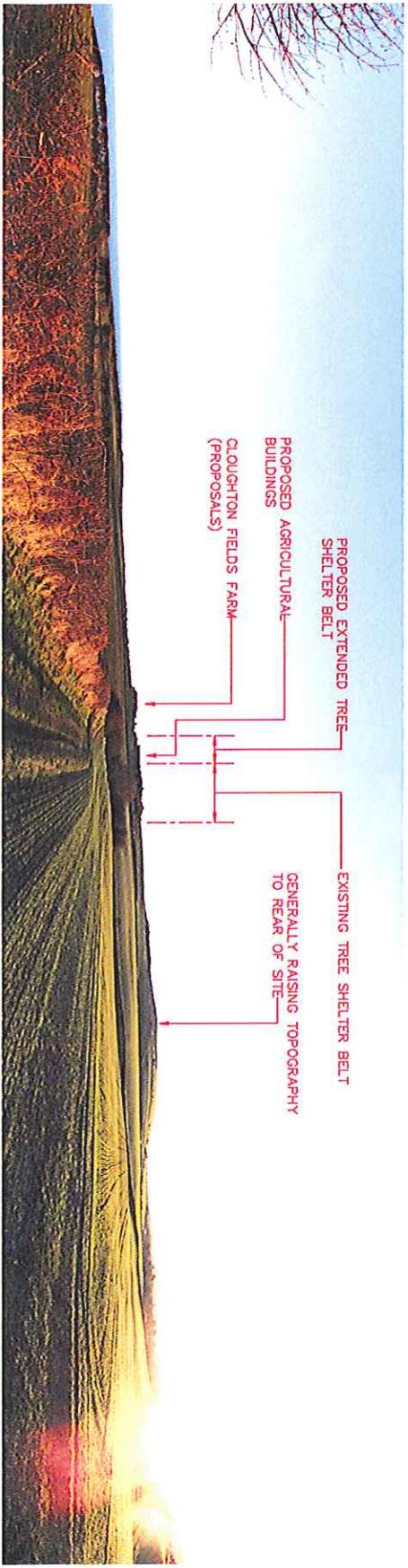
The proposal photograph shows the extended shelter belt (trees shown at 6m high - approximate 19yrs growth rate) This picture highlights the integration of the farm buildings into the existing and landscape.





Existing Photograph 3

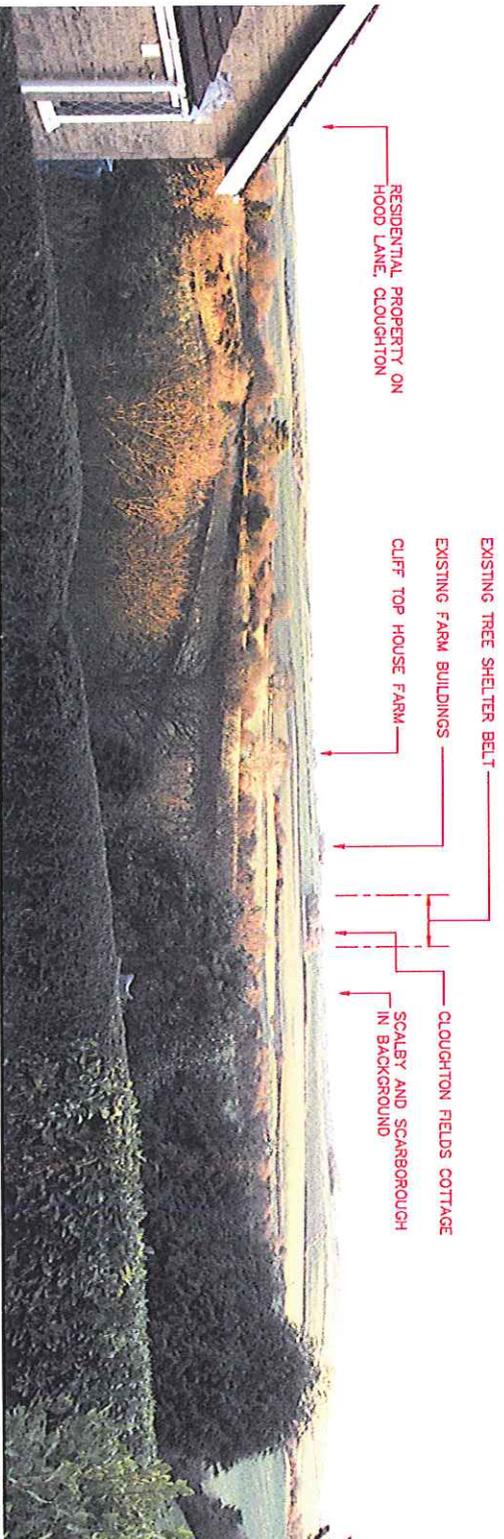
This photograph was taken from the public footpath, accessed from Salt Pans Road to the North of the site. This picture highlights the existing tree shelter belt (right hand side of photograph)



Proposal Photograph 3

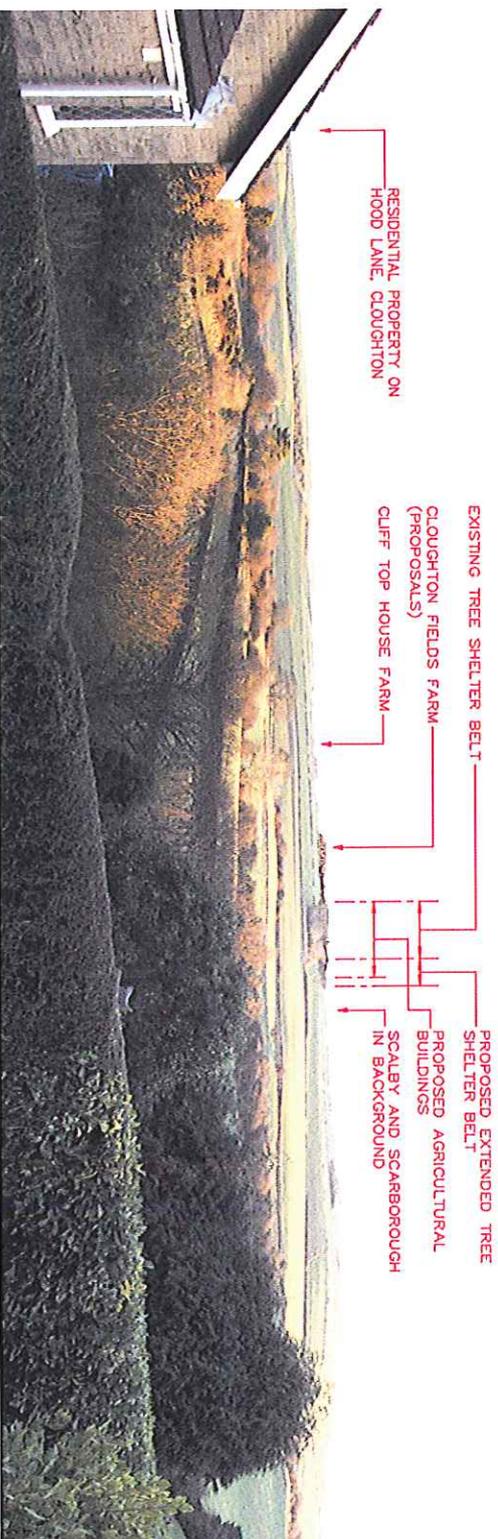
This proposal image shows the extended shelter belt and agricultural buildings within their setting. The visual impact is minimal due to the existing topography and proposed extended tree planting.





Existing Photograph 4

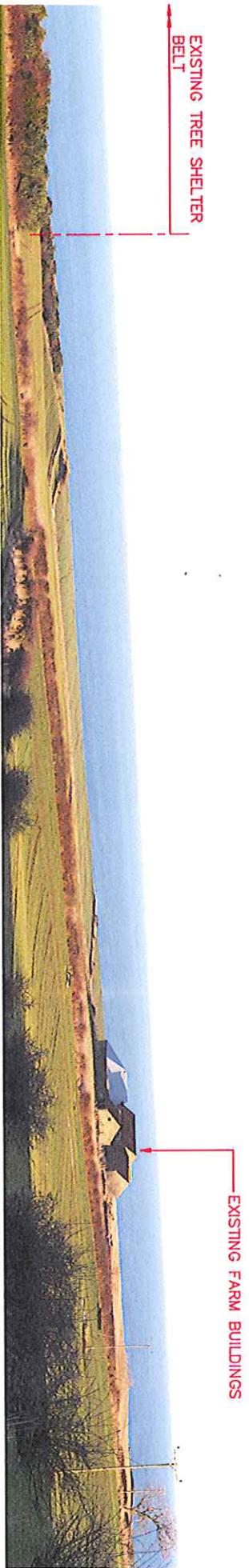
This photograph was taken from the highest position on Hood Lane, where there are a small number of residential houses that overlook the site.



Proposal Photograph 4

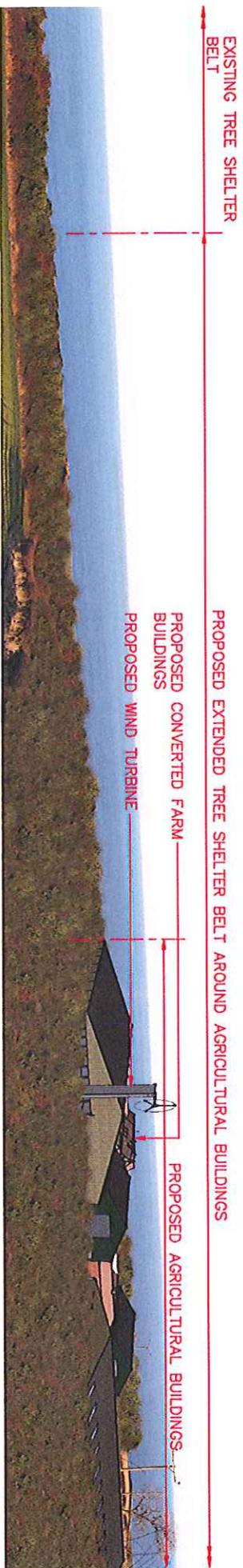
This photograph shows that the proposals create minimal visual impact. Other buildings in the locality are prominent, and the proposed extended shelter belt all but hides the proposed agricultural buildings





Existing Photograph 5

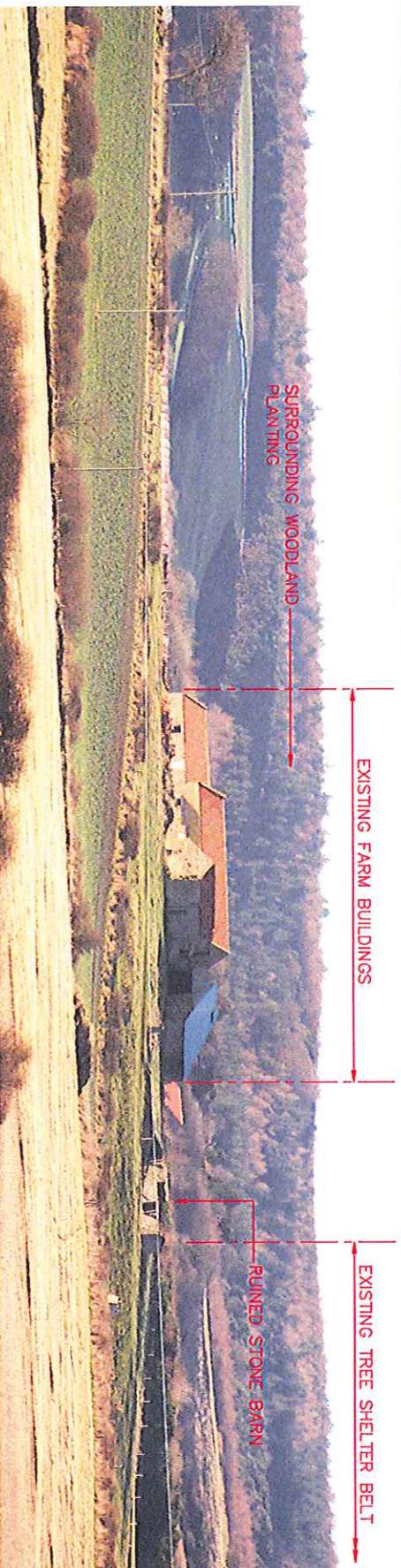
This photograph was taken from the North West of the site, at the Northern end of an existing tree shelter belt. This photograph shows the existing farm buildings within their setting. Also the photograph highlights the existing tree shelter belt (in line with the farm buildings on the left hand side of the photograph)



Proposed Photograph 5

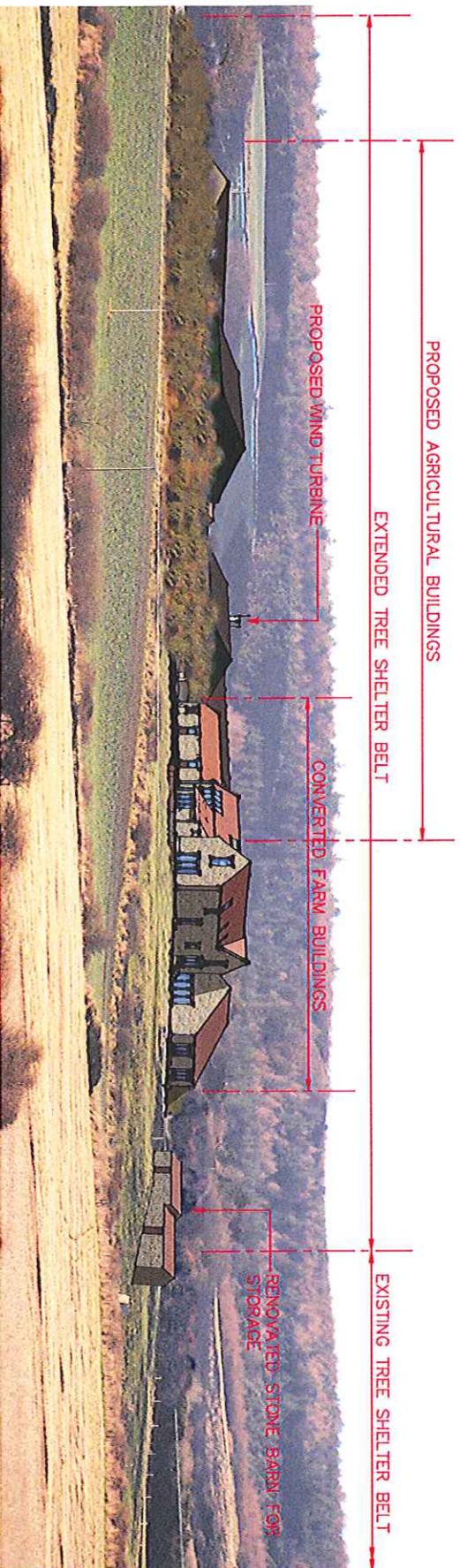
This photograph is not taken from a public vantage point, but highlights the proposed agricultural buildings, relative to the extended tree shelter belt. The trees as shown in the photograph are estimated at 19yrs old, approximately 6m tall. This picture shows effectively how the proposals will blend into the surrounding landscape





Existing Photograph 6

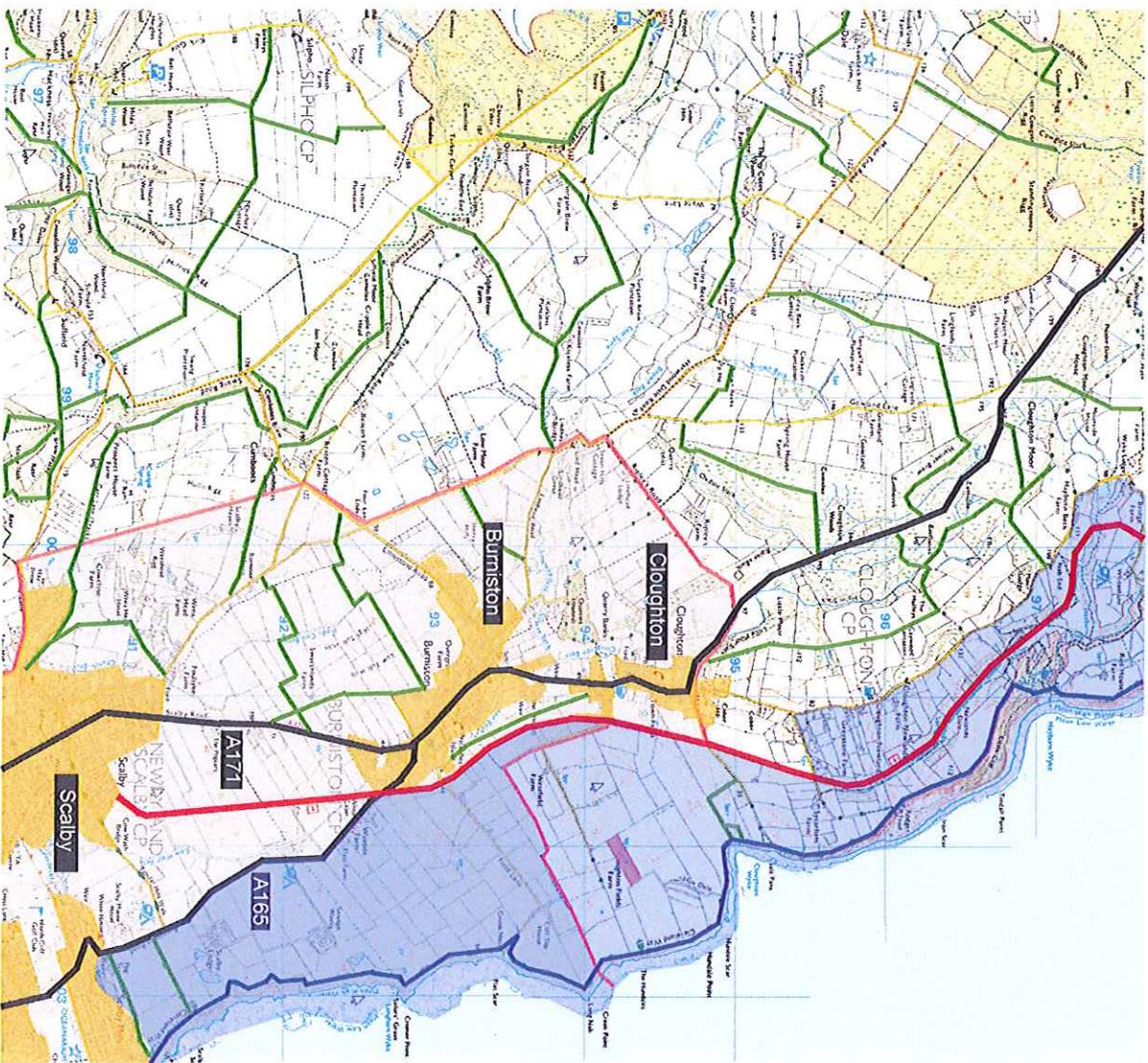
This photograph was taken from the South East, and is located in the middle of some of the surrounding arable land, and not at a public vantage point. The photograph shows the existing surrounding tree planting and visual impact of the farm buildings



Proposal Photograph 6

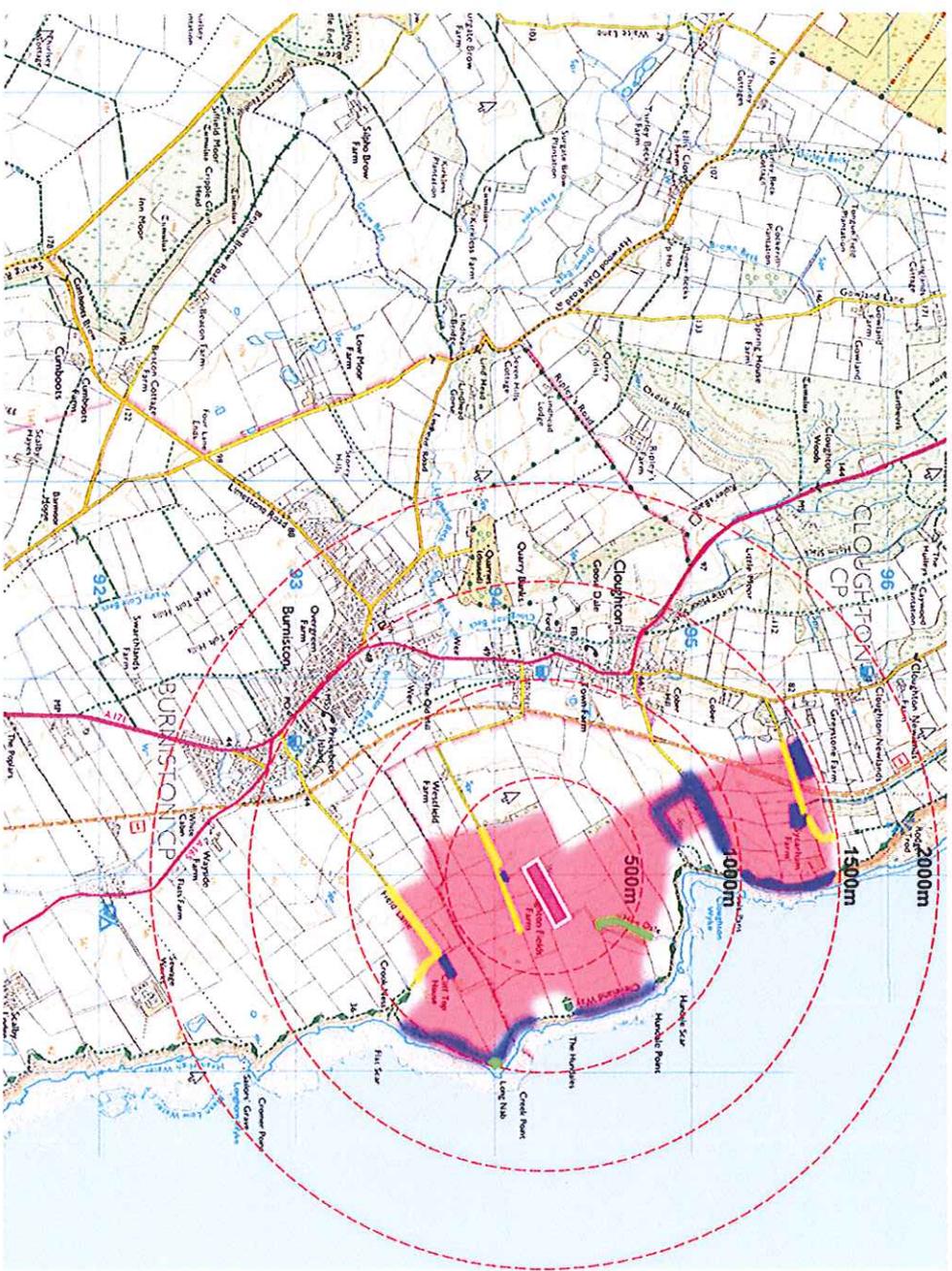
This photograph highlights the proposed buildings and landscaping. This photograph is not taken from a public vantage point, but clearly highlights the integration of the proposals into the landscape. Just the top of the proposed wind turbine can be seen from here.





- KEY**
-  Site Location
 -  Residential areas
 -  Area of Heritage Coastline
 -  Scarborough to Whitby Trailway
 -  Major Road
 -  North Yorkshire Moors National Park Boundary
 -  The Cleveland Way
 -  Public Rights of Way

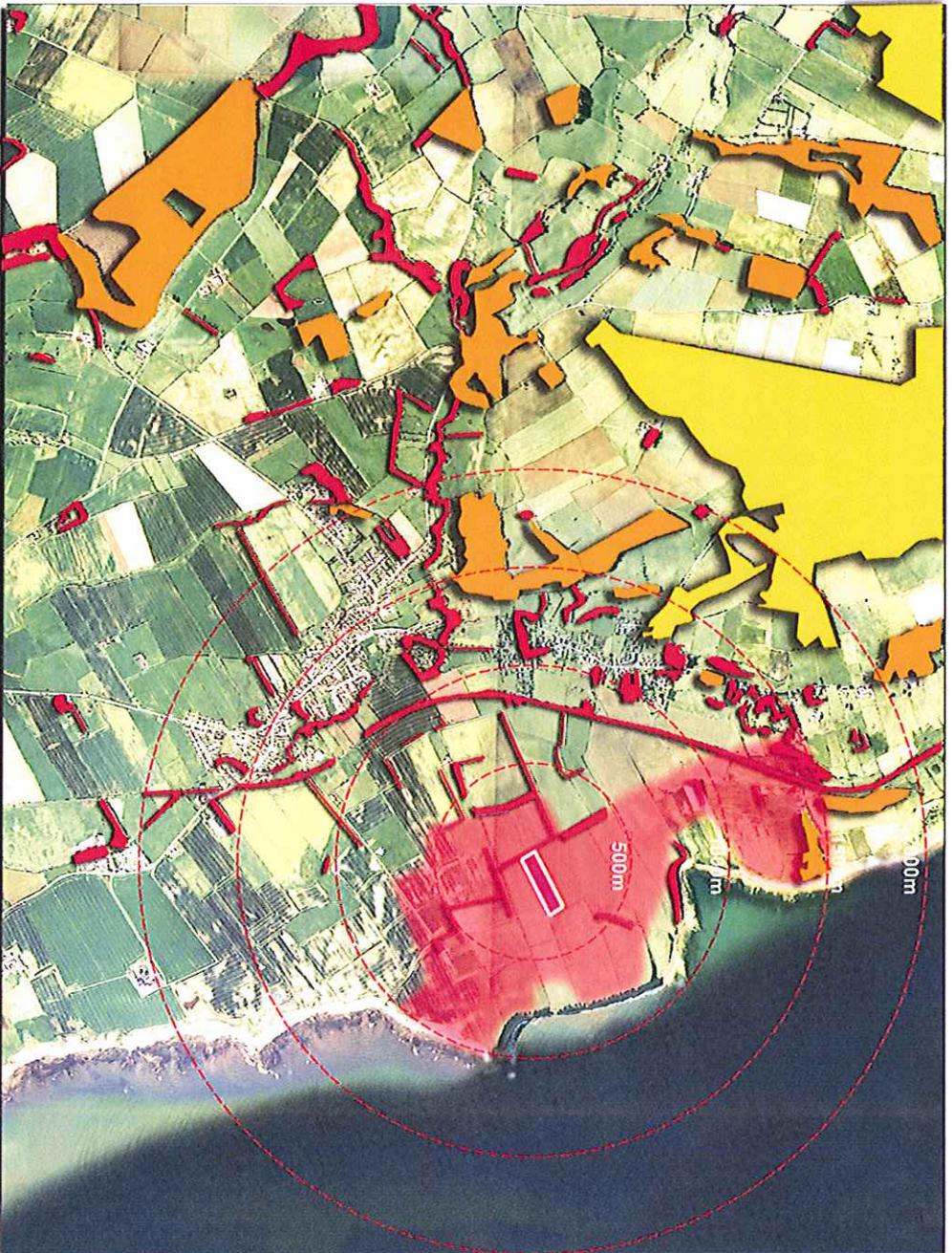




KEY TO SENSITIVITY OF VISUAL RECEPTORS

-  Area shaded pink = Visual envelope of site. Location clearly visible within 1500m Site location
-  **LOW**
Yellow area denotes views experienced by people having a passing interest in their environment:
- Motorists and other road
-  **MEDIUM**
Green area denotes views experienced by people who only have a moderate short term interest in their environment:
-  **HIGH**
Blue area denotes views experienced by people who have an interest in their environment:
- Residential areas

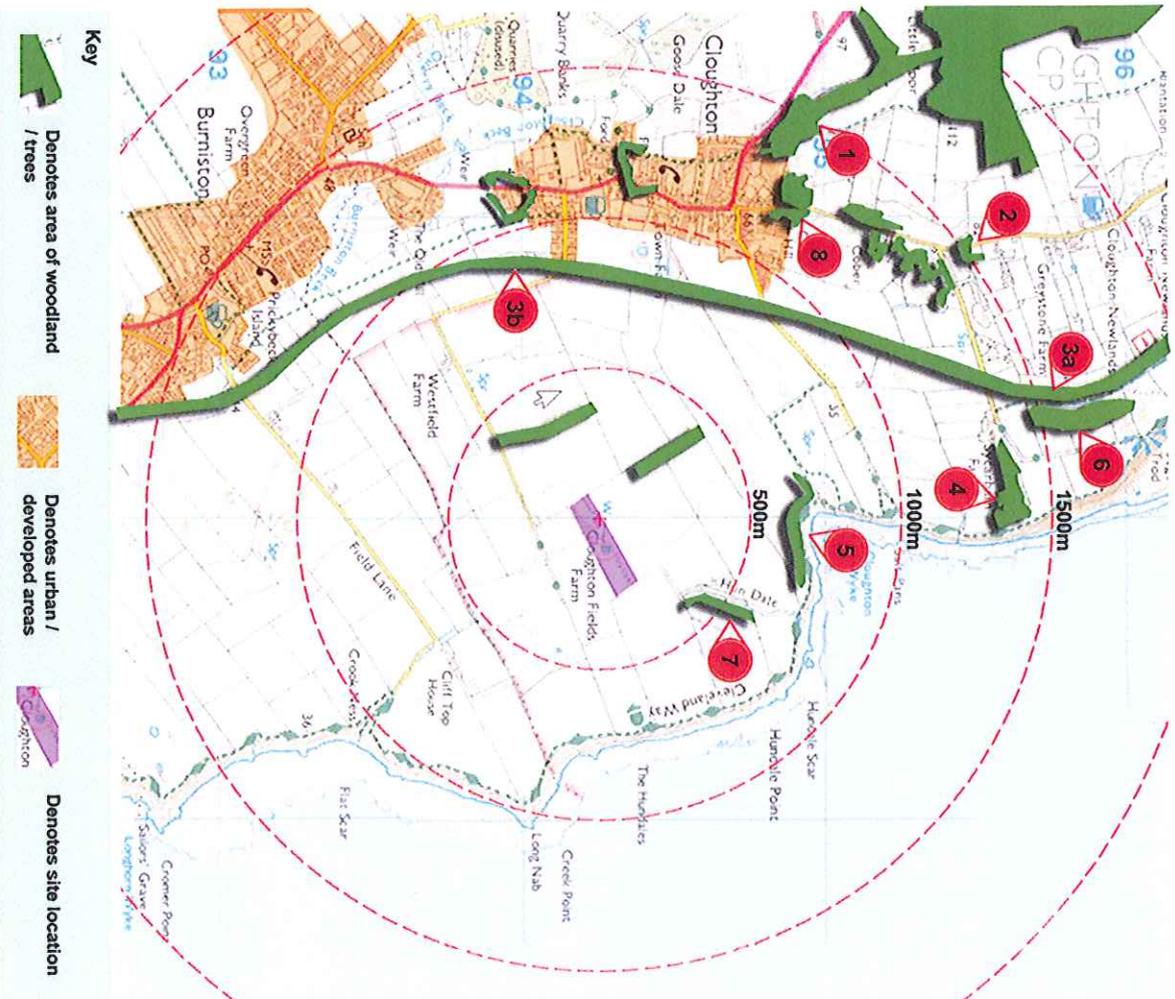




KEY TO LANDSCAPE ELEMENTS

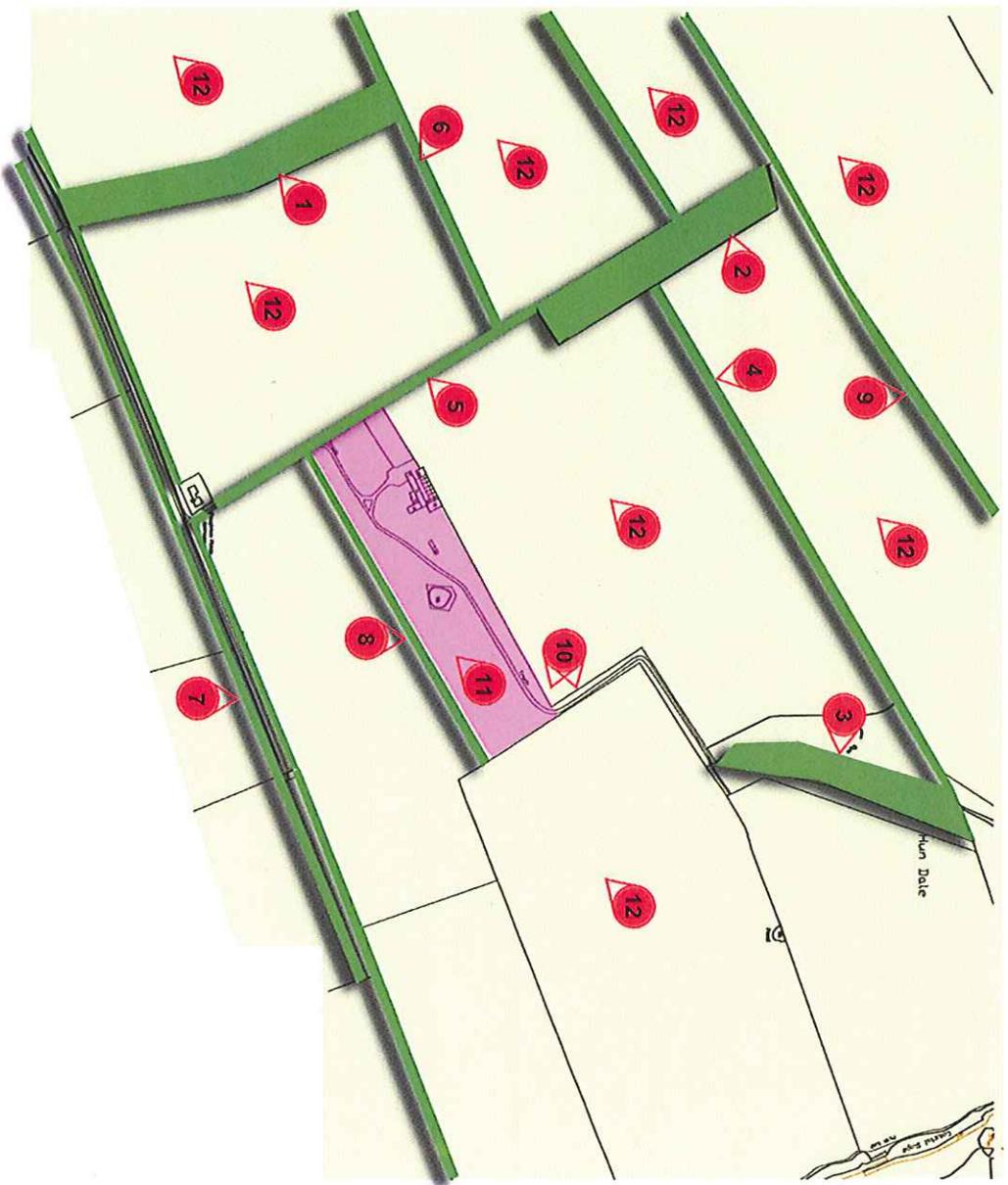
-  Site location
-  Major woodland Block
-  Small plantation / Copse
-  Shelter belt / Mature hedgerow / Line of mature trees
-  Area shaded pink = Visual Envelope of site. Location clearly visible within 1500m





- 1 Mature forestry plantation comprising mainly Larch (*Larix* sp) with some Scots Pine (*Pinus sylvestris*) and the occasional Silver Birch (*Betula pendula*)
- 2 Mature trees alongside the road (Treatles Hill) near Hood Lane, heading North are Sycamore (*Acer pseudoplatanus*) Ash (*Fraxinus excelsior*), Oak (*Quercus robur*) and Willow (*Salix* sp), Holly (*Ilex aquifolium*) and Dog Rose (*Rose Canina*) are also evident
- 3 The old railway / cycle track (Trailway) off Hood Lane, displays a number of species, predominantly mature Silver Birch (*Betula pendula*) which have reached approximately 10m in height. Hawthorn (*Crataegus monogyna*) has attained heights of around 6m. There are also many examples of Hazel (*Corylus avellana*), Elder (*Sambucus nigra*), Sycamore (*Acer pseudoplatanus*), Willow (*Salix* sp) and a few Ash (*Fraxinus excelsior*). The Sycamore, Willow and Ash have all attained heights of around 6m. In addition to these species, there are also many examples of Holly (*Ilex aquifolium*) and Gorse (*Ilex europaeus*)
- 4 The Cleveland Way cuts through this mature woodland comprising mainly Sycamore (*Acer pseudoplatanus*) approximately 10m in height. Blackthorn (*Prunus spinosa*) and Hawthorn (*Crataegus monogyna*) are also in abundance, varying in height from 2 - 4m
- 5 Specimens of Blackthorn, Hawthorn, and the occasional Sycamore flank this section of the Cleveland way footpath (predominantly Blackthorn) 2 - 4m high.
- 6 The area of woodland North of Hood Lane is mainly Scots pine, estimated to be around 12 - 14m in height. There are also some Silver Birch and Holly on the Woodlands perimeter
- 7 The shallow valley running eastward toward the sea from the existing shelter belt, is habitat to many specimens of Gorse
- 8 Area of mainly Sycamore and mature Scots pine, approximately 16 - 18m in height. In addition there are specimens of Beech (*Fagus sylvatica*), common Alder (*Alnus glutinosa*), the occasional Horse Chestnut (*Aesculus hippocastanum*) and Holly. These species occur throughout the villages of Burniston and Cloughton, along with ornamentals. Sycamore is very common along the road edges





Key

 **Site Location**

 **Landscape feature with specific description**

 **Green lines denote woodland or hedgerow**

-   

Existing woodland shelter Belt - species and present heights noted:

Oak - (*Quercus robur*) 4 - 8m high, some poorer specimens (deer damage / wind burn) only 90cms high

Common Alder - (*Alnus glutinosa*) 6 - 8m high

Scots Pine - (*Pinus sylvestris*) 6 - 8m high

Hawthorn - (*Crataegus monogyna*) 2 - 6m high

Ash - (*Fraxinus excelsior*) 4 - 6m high

Silver Birch - (*Betula pendula*) 6m high

Hazel - (*Corylus avellana*) 3m high

Lodgepole Pine - (*Pinus contorta*) 6 - 8m high

Beech - (*Fagus sylvatica*) 3 - 6m high

Rowan - (*Sorbus aucuparia*) 4m high

Japanese Larch - (*Larix kaemferi*) 5m high

- 

Existing Hawthorn Hedge (*Crataegus monogyna*) averaging 2 - 5m high and 1m wide with occasional Ash (*Fraxinus excelsior*) and Dog Rose (*Rosa Canina*)

- 

Existing Hawthorn Hedge, averaging 2m in height

- 

Post and wire fence

- 

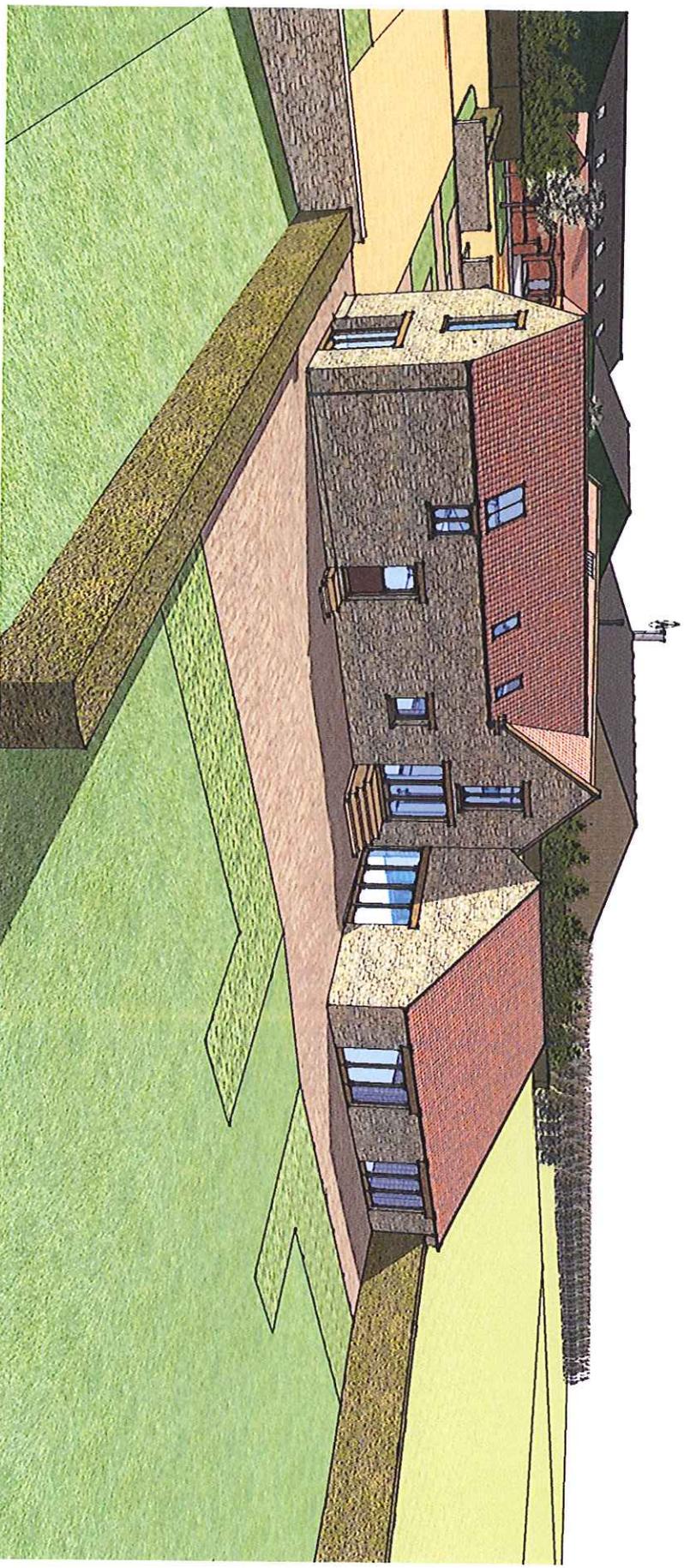
Existing grassland

- 

Cropped fields

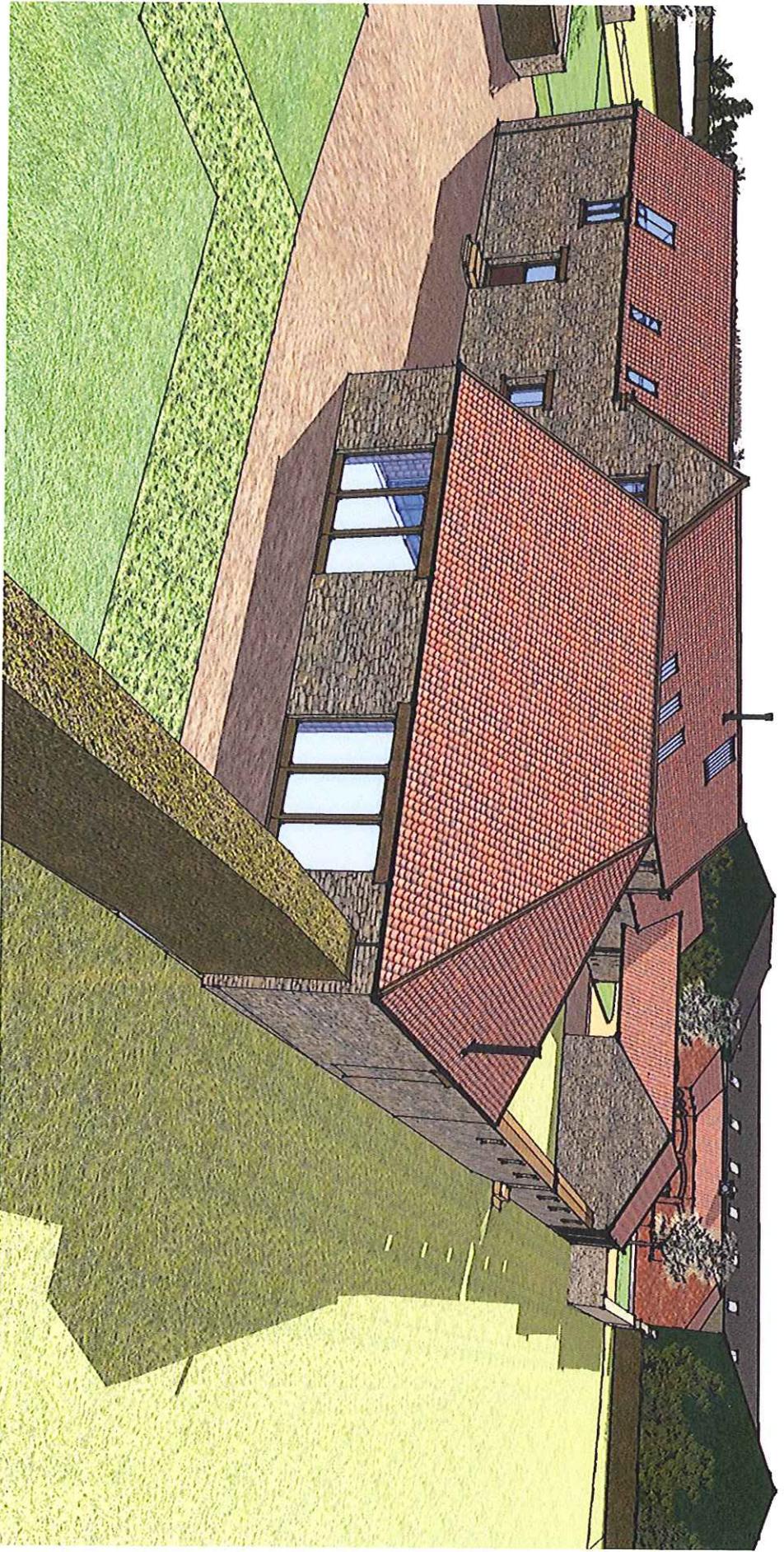
The average height of the existing woodland shelter belts is 6 - 8m. The belts were planted in 1990 which means that the taller more successful trees have averaged 300 - 350mm of growth per annum. The Alders, Scots Pine, Ash, Silver Birch, Lodgepole Pine and Norway spruce have done particularly well. Some of the trees in particular the Oaks have been stunted by wind burn and deer damage





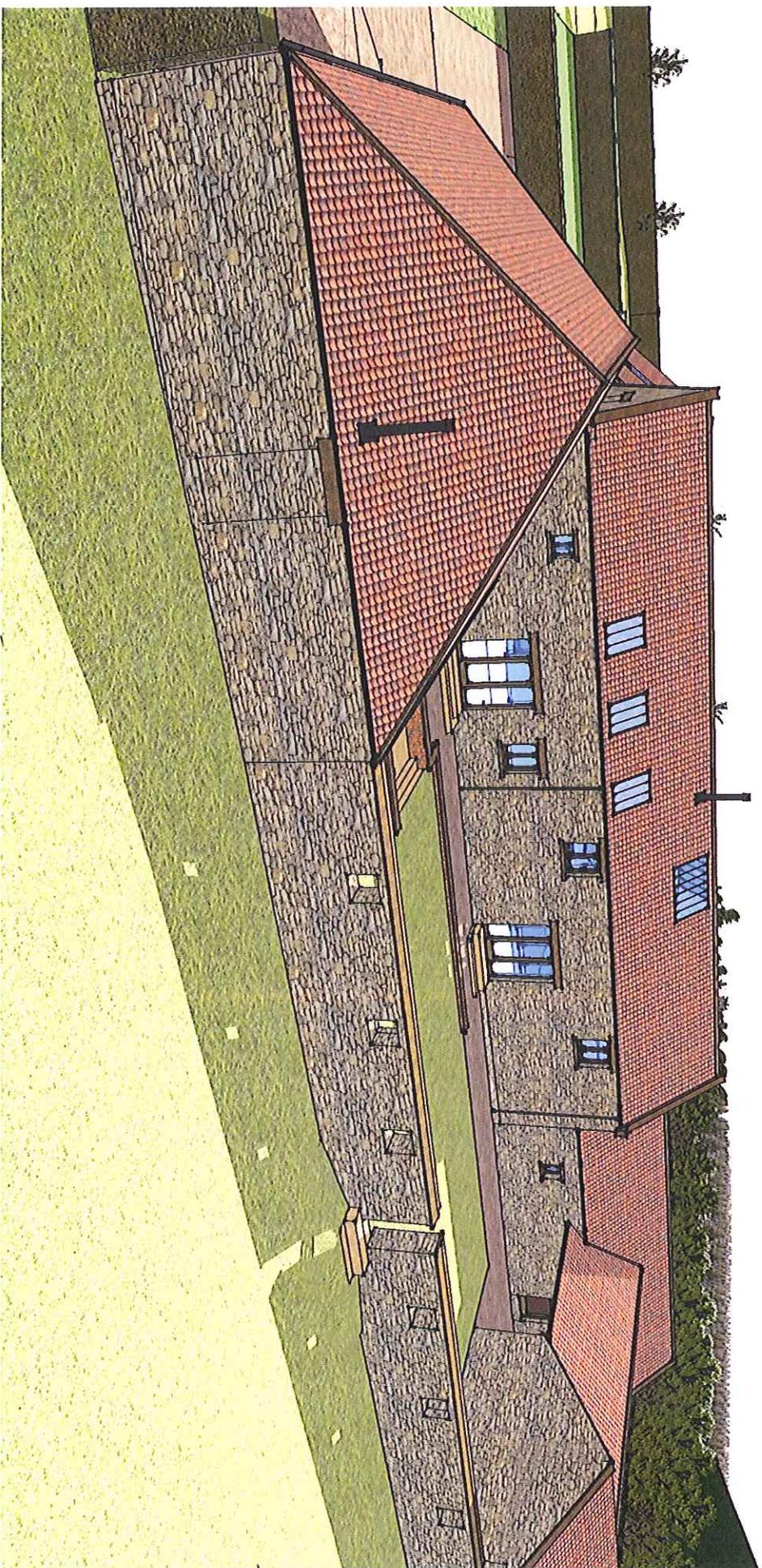
House Image 1 - Eastern Elevation, Looking Northwest





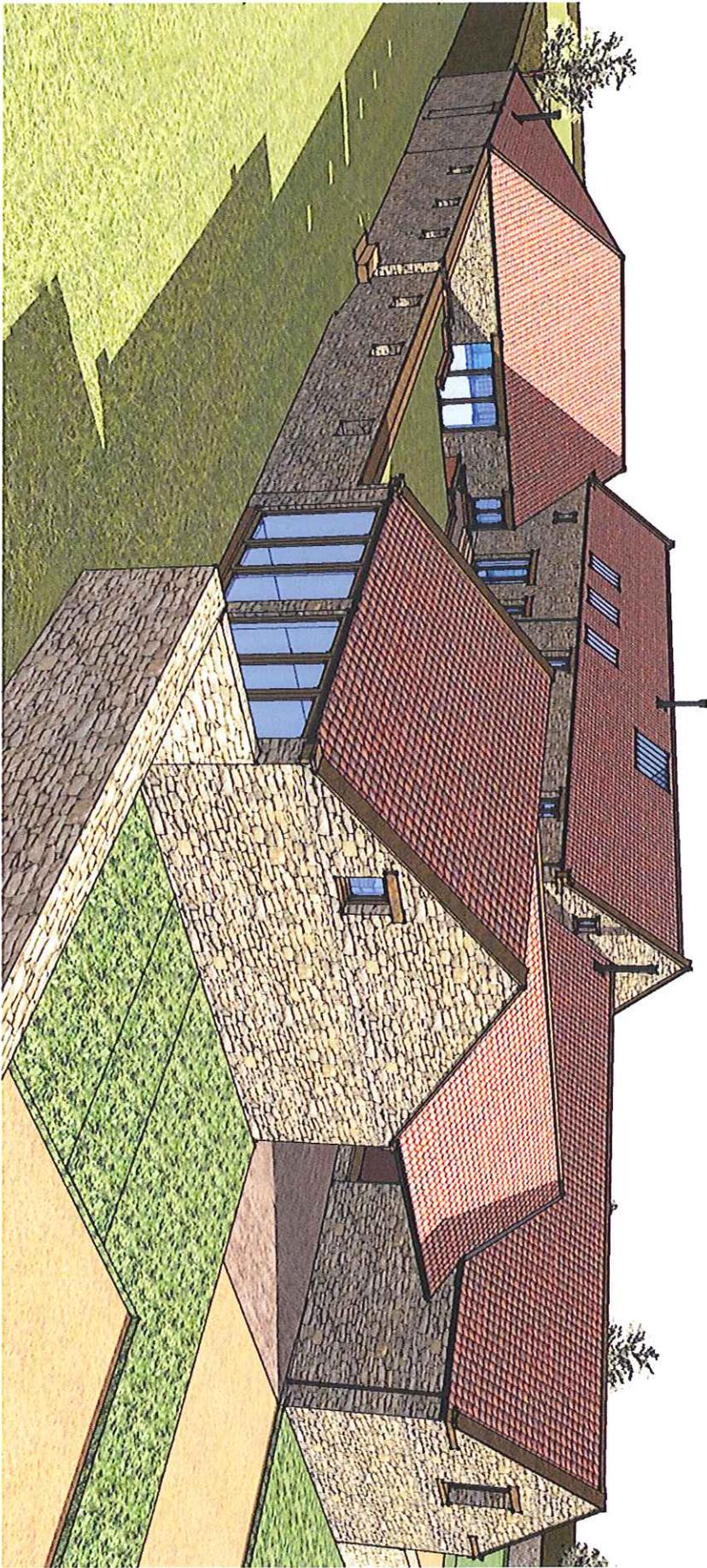
House Image 2 - Eastern Elevation, Looking Southwest





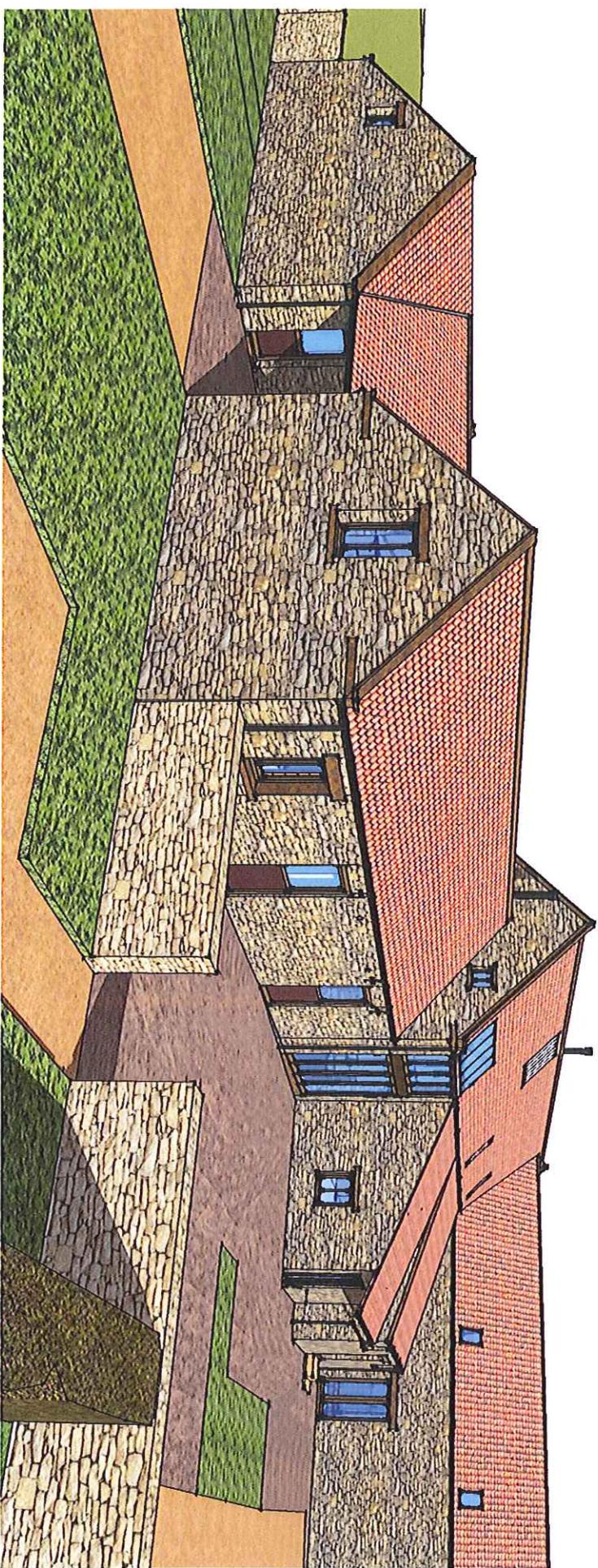
House Image 3 - Northern Elevation, Looking Southwest





House Image 4 - Western Elevation, Looking Northeast





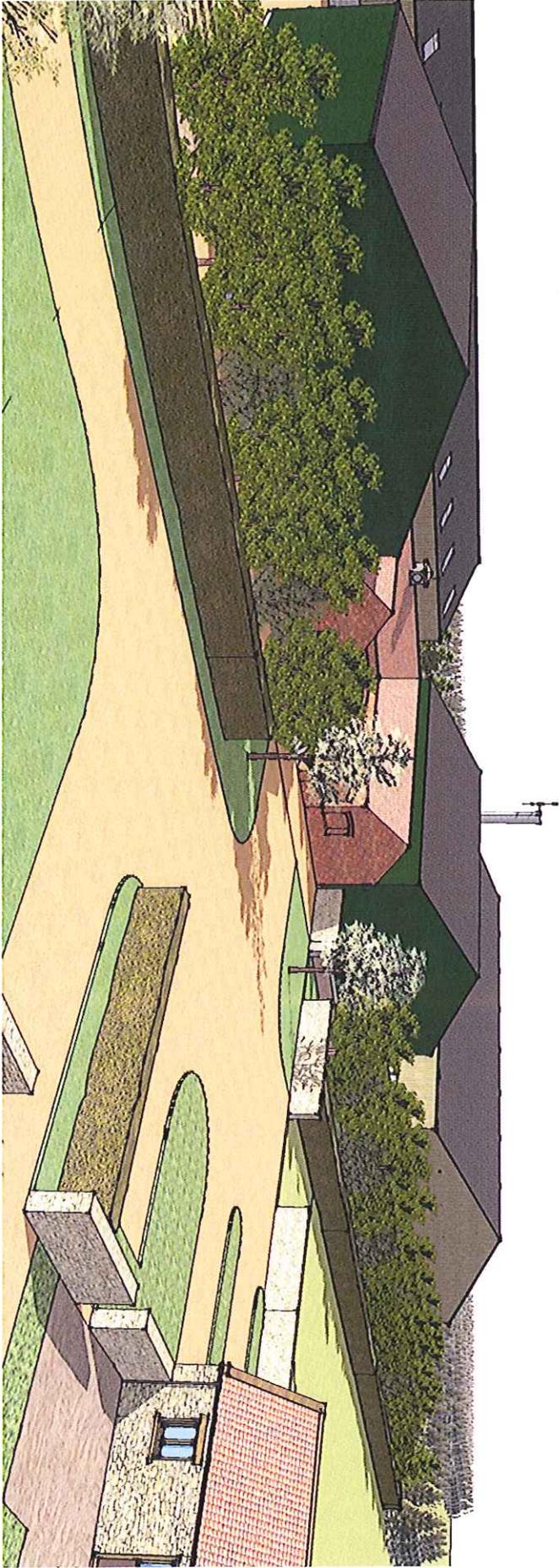
House Image 5 - Western Elevation, Looking Northeast





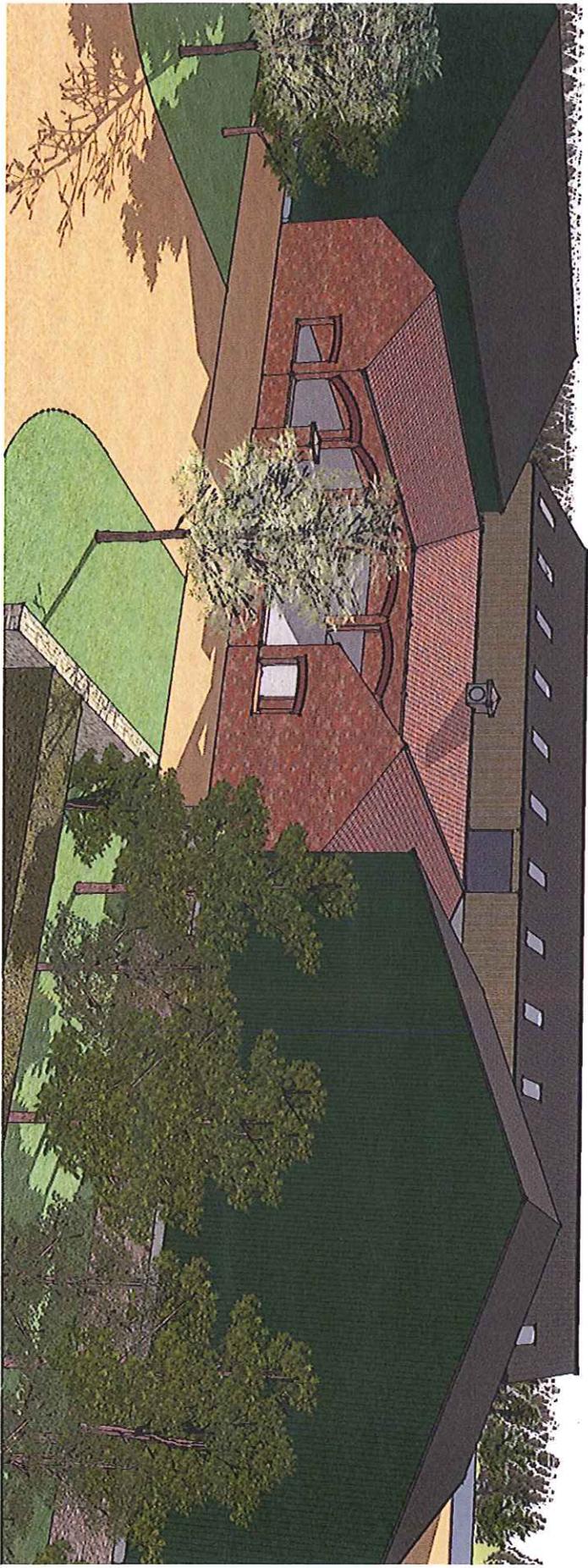
House Image 6 - Southern Elevation, Looking Northeast





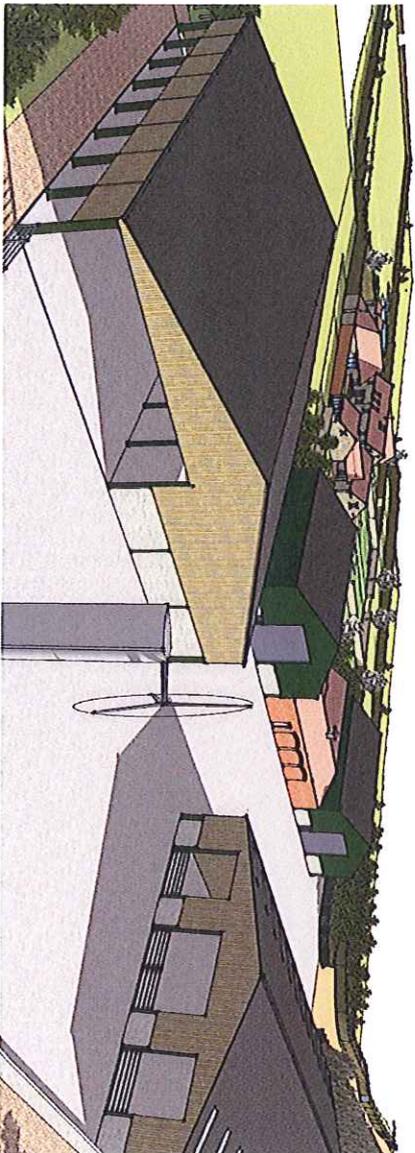
Agricultural Building Image 1 - Eastern Elevation, Looking Northwest





Agricultural Building Image 2 - Eastern Elevation, Looking Southwest



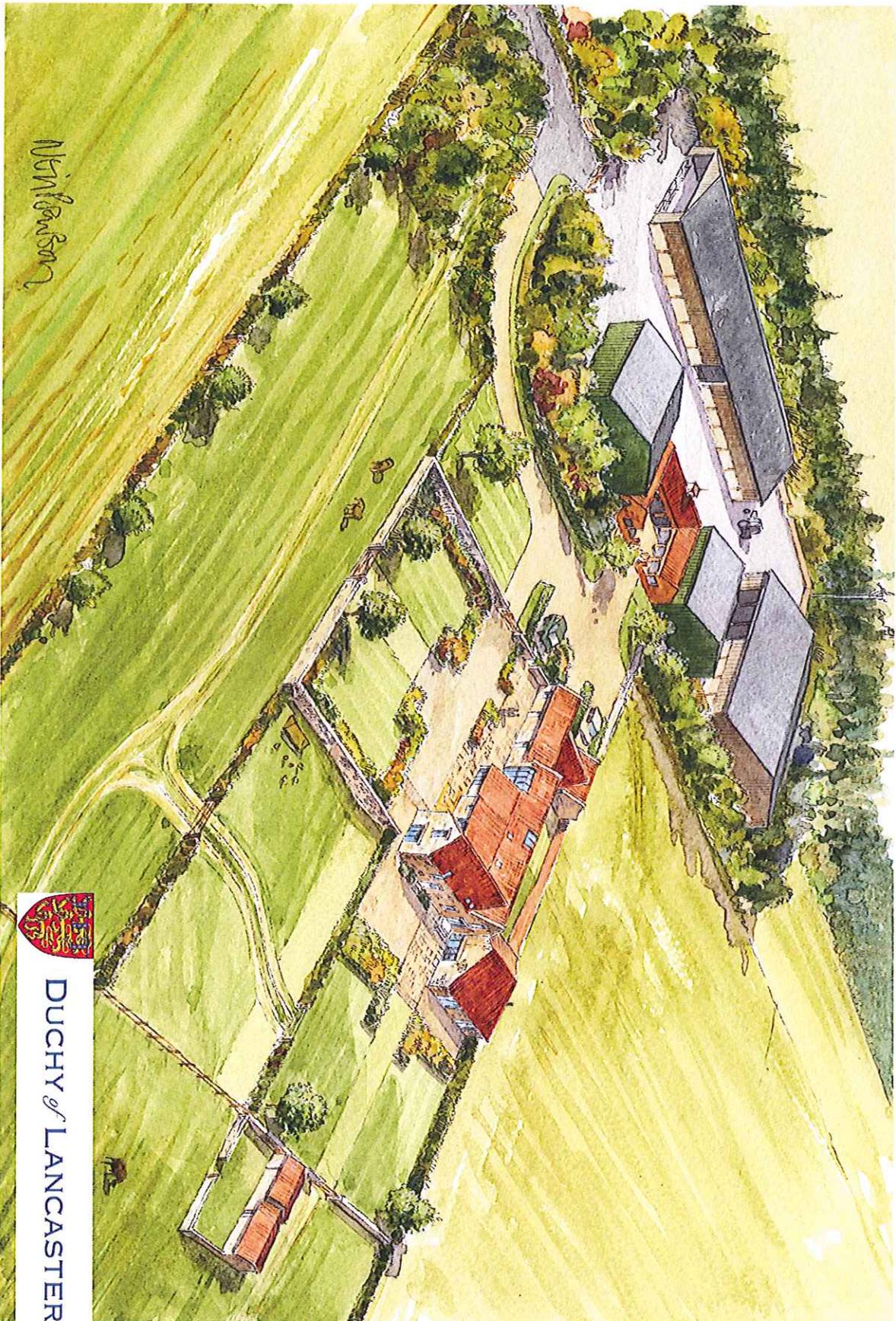


Agricultural Building Image 3 - Western Elevation, Looking Southeast



Agricultural Building Image 4 - Perspective View looking Northwest





DUCHY of LANCASTER

