

**SNOWDON COACHES  
SITE,  
EASINGTON**  
LANDSCAPE ANALYSIS  
18.08.20  
N1103-ONE-ZZ-XX-RP-L-0001-P01



- NOTES
- Existing Fence
  - ~ Existing Hedge
  - Existing Trees
  - - - ▸ Slope Gradient
  - Key Views

**LANDSCAPE ANALYSIS**

- Site has a north facing aspect. Located on the edge of the settlement of Easington, with Allotments to the north, an emerging residential development to the east, existing settlement to the south and rough grazing to the west.
- The Site lies within the Durham Council Landscape Character Type (LCT) known as the 'Coastal Limestone Plateau.' Further reference below.
- The local landscape character to the north is rural, gently undulating with small to medium size fields used for arable and pasture, with hedgerows as field boundaries with occasional trees. The existing townscape is one to two storey redbrick properties aligned in a linear form alongside Seaside Lane with settlement spreading out in a north south direction to the surrounding land. There are occasional retail and commercial premises scattered mainly alongside Seaside Lane.
- The existing site is former rough pasture with vegetation clearance of bramble scrub and gappy hedgerow on the eastern boundary. A mature unmanaged hedgerow lies on the northern boundary and part of the western boundary. Fences lie on the southern and part of the western boundary.
- There are three small groups of trees present on the south side of the site, sycamore, rowan, grey willow, beech, oak, hawthorn with bramble, honeysuckle and nettles as understorey. It would be useful to retain some of these tree groups within the development as they provide added character, biodiversity and screening for local residents.
- The Site is used for informal dog walking by local residents.
- There are open views to the north and east from the higher ground in the southern part of the site.
- The soil is likely to be calcareous, alluvial soil.

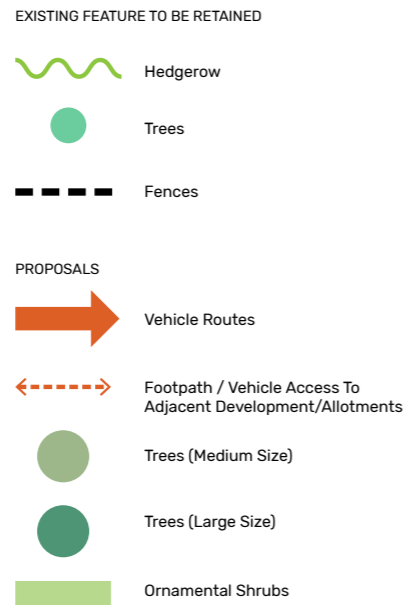
**LANDSCAPE STRATEGY**

The Landscape Strategy for the site takes recognition to the Durham County Council Guidelines for the LCT Coastal Limestone Plateau as follows:

1. 'protect and conserve semi-natural plant communities on road verges and waste ground'
  2. enhance biodiversity of recreation grounds by increasing extent of rough grassland, relaxing mowing and reducing the use of fertilisers and herbicides
  3. remove non native species such as sycamore and beech and restock using natural regeneration or planting native species of local origins
  4. plant new community woodlands on settlement edges in sheltered locations
  5. plant new hedgerow trees - oak in sheltered areas
  6. protect and maintain hedgerows. Renovate gappy hedges
  7. reinstate hedges where they have been replaced by fences.
  8. Screen any new development with substantial structure planting of native oak woodland or coastal scrub.'
- We have used these recommended guidelines as a starting point to illustrate the proposed landscape strategy for the site. See attached for our DRAFT proposals
  - Please can the attached sketches be issued out to graphic support. I can review prior to issue to the client. Any queries during this process please do not hesitate to contact.
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**ONE-ENVIRONMENTS**

DESIGNED TO CONNECT AND INSPIRE

# SNOWDON COACHES SITE, EASINGTON

LANDSCAPE MASTERPLAN  
18.08.20  
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### NOTES Legend

- Hardworks**
- Paving Type A
  - Paving Type B
  - Paving Type C
  - Paving Type D

- Softworks**
- Proposed Tree Planting
  - Existing Trees
  - Existing Hedgerow Planting
  - Hedge Planting
  - Ornamental Planting
  - Garden Lawns
  - Amenity Grass Areas
  - Species Rich Grass Mix
  - SuD's Planting

# ONE-ENVIRONMENTS

DESIGNED TO CONNECT AND INSPIRE

TOFFEE FACTORY, LOWER STEENBERG'S YARD, OUSEBURN, NEWCASTL