

4.1 SUMMARY CONSTRAINTS

1. Challenging topography of the site and relationship of contours with adjacent fields.
2. Drainage - the sites dramatic topography, the culverted watercourse and capacity of culvert.
3. Access to site is limited to Kirkby Lonsdale Road.
4. Distant views of the site should be respected and the broader view within the landscape considered. Development should not break the uninterrupted skyline when viewed from the wider context.
5. Impact on views from the Public Right to the north east of the site
6. Views from surrounding housing.
7. Land to west prevents secondary/circulatory access to site.
8. Existing road (Kirkby Lonsdale Road) is a physical barrier to the south of the site.
9. View on approach to site down Kirkby Lonsdale Road (set back development)
10. Existing trees within site should be retained and protected wherever possible
11. Existing mature hedgerows should be retained and protected wherever possible



▲ Summary Constraints

4.2 SUMMARY OPPORTUNITIES

1. Creation of a stronger entrance to village from Kirkby Lonsdale Road.
2. Continue historical evolution of Halton Village.
3. Strengthen existing hedgerows and boundaries to site.
4. Work with the distinctive landform.
5. Increase biodiversity of site and encourage a wider variety of trees and vegetation.
6. Develop natural drainage features in existing low points and manage existing drainage on site.
7. Include a variety of boundary treatments and take inspiration from local vernacular.
8. Integrate external views within the evolving masterplan.
9. Retain and celebrate existing trees within site.
10. Provide links to existing community to the west.



▲ Summary Opportunities