

LEGEND

Site Boundary

500m, 1km, 1.5km, 2km, 2.5km, 3km and 3.5km radii

Designations

Conservation Areas (Kenn)

A Listed Buildings - Includes:

A - IITTLE BOWHAY, AKA BOWHAY COTTAGE II

B - NOS 1-4 PEAMORE HOUSE II

C - PEAMOR COTTAGE AND ADJOINING GARDEN WALL II

D - DAMEROSEHAY COTTAGE

E - BLACKALLS II AND SPURWAY FARMHOUSE II

F - TOWSINGTON BARTON II

G - MILESTONE ON MAIN FOAD OPPOSITE MILESTONE II

H - STATION HOUSE II

A Scheduled Ancient Monuments

A - ENCLOSURE OF PEAMORE COTTAGE

B - EARTHWORKS ENCLOSURE S OF BLACKALLS COPSE

The study areas landscape character areas have been mapped by Redbay Design based on those identified by South Hams Interactive Map and South Hams Local Development Framework-Core Strategy (2006).



PROJECT TITLE
PEAMORE

DRAWING TITLE
**Figure 3
Landscape Designations**

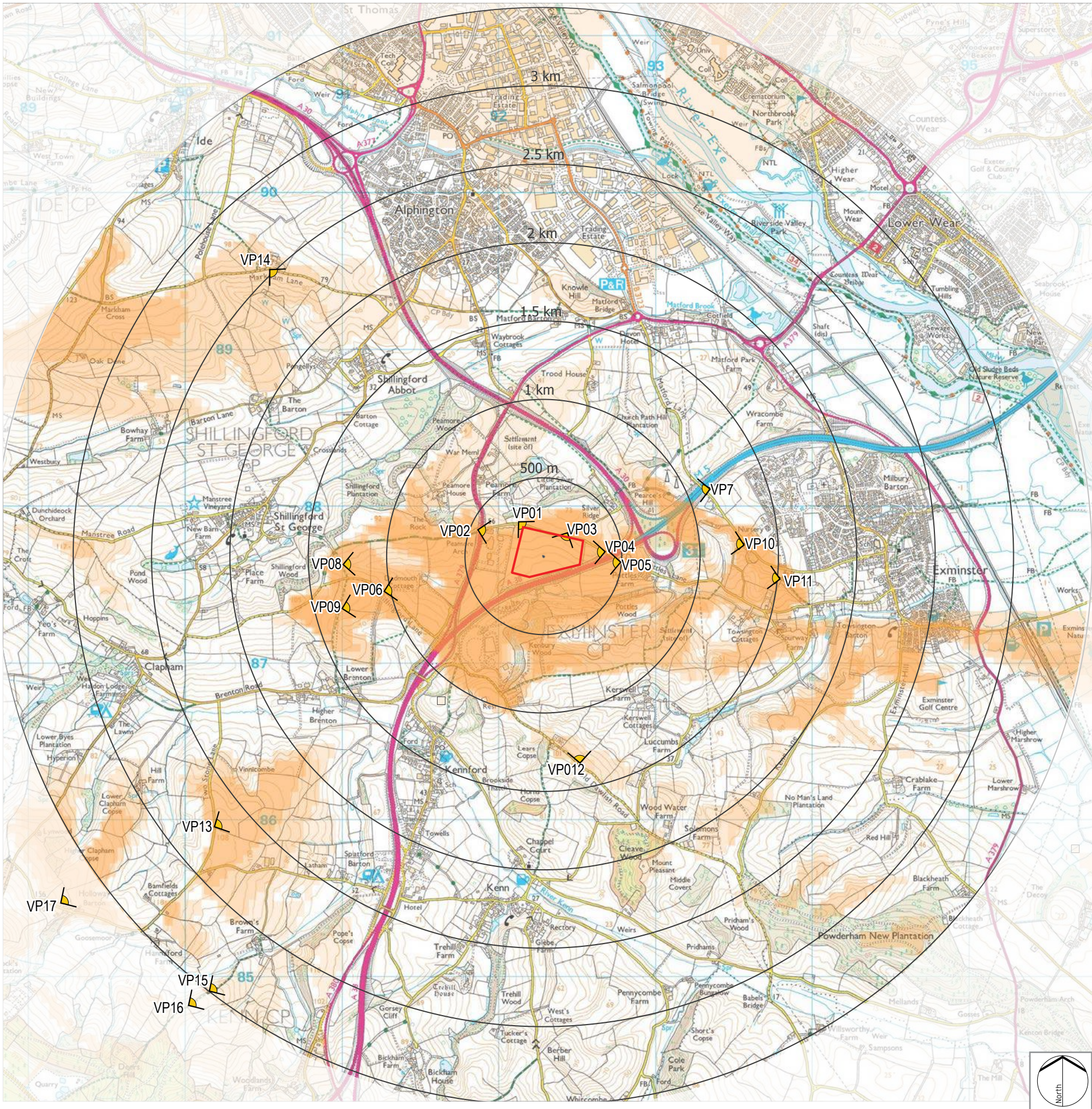
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T: 01803 605735		APPROVED	
STATUS: DRAFT			

DWG. NO. 410_F03

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey



LEGEND

Site Boundary

500m, 1km, 1.5km, 2km, 2.5km, 3km and 3.5km radii

Viewpoints

Representative Viewpoint Position

Zone of Visual Influence (ZVI)
Extent of where the proposal is predicted to be visible based on topography, landscape features and built form.

Zone of Theoretical Visibility

Calculated using 8m high multiple point transmitter set across the site with a 1.6m high receiver height.

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies. The areas shown are the maximum theoretical visibility, taking into account topography only. The model does not take into account any above ground features and therefore gives an exaggerated impression of the extent of visibility. The actual visibility on the ground will be noticeably less than that suggested by this plan and visibility from principal settlements is likely to be possible from peripheral areas only.

The ZTV includes an adjustment that allows for the Curvature and Light Refraction of the Earth and has a 25m2 Resolution.

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PROJECT TITLE
PEAMORE

DRAWING TITLE
Figure 4
Zone of Theoretical Visibility (1.5km)

DATE	14.09.2016	DRAWN	YW
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T: 01803 605735		APPROVED	
STATUS: DRAFT			

DWG. NO. 410_F04

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Sources: Ordnance Survey

SITE

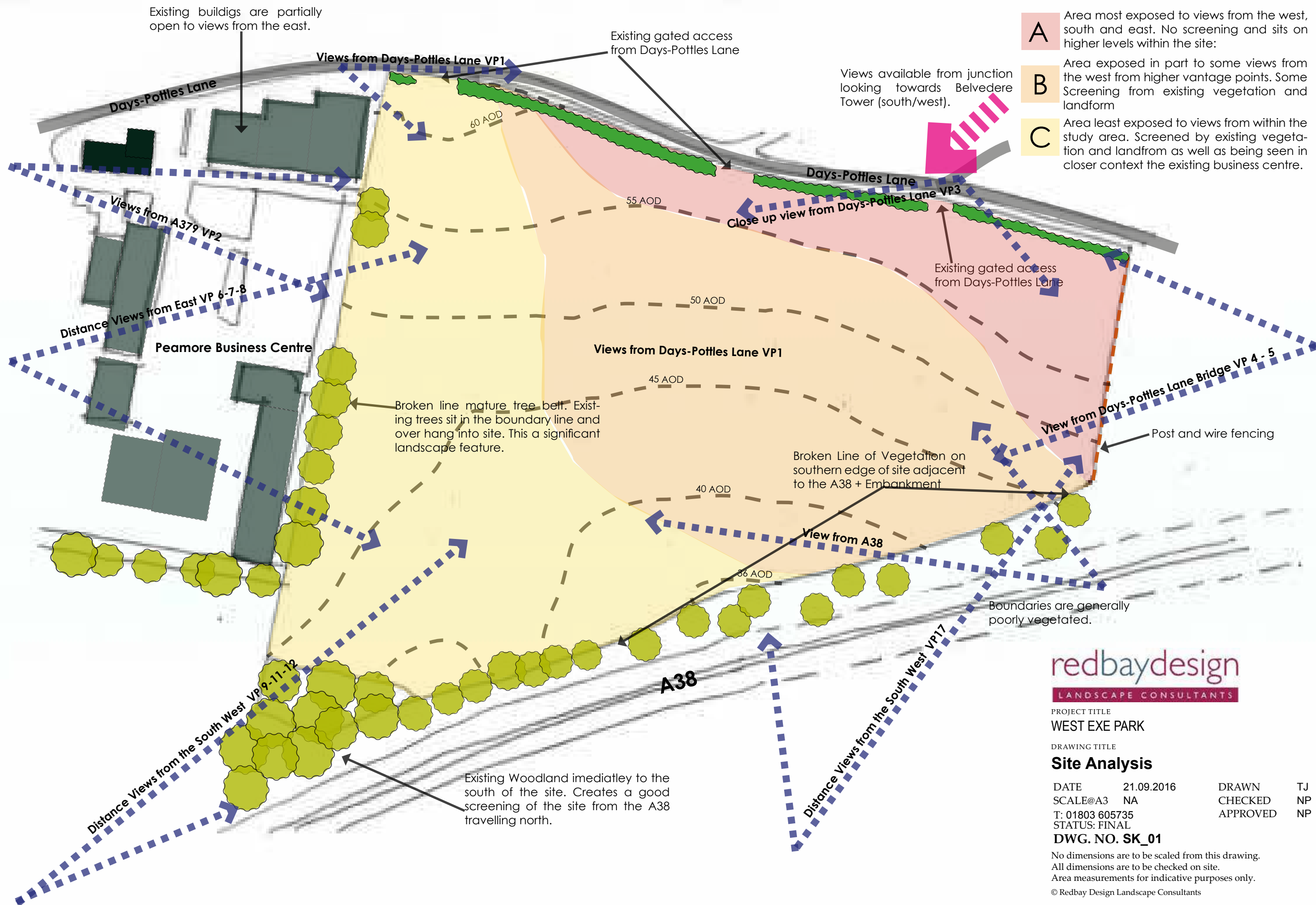


Photo viewpoint 5: View from southern end of bridge on Days-Pottles Lane east of the site.



PROJECT
PEAMORE
DATE 14.09.2016 DRAWN YW
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T: 01803 605735 APPROVED
STATUS: DRAFT

DRAWING
Figure 5: Photo panels: Panel E





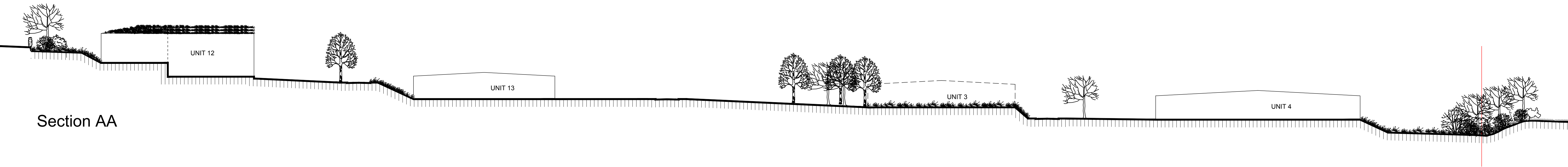
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PROJECT TITLE
WEST EXE PARK

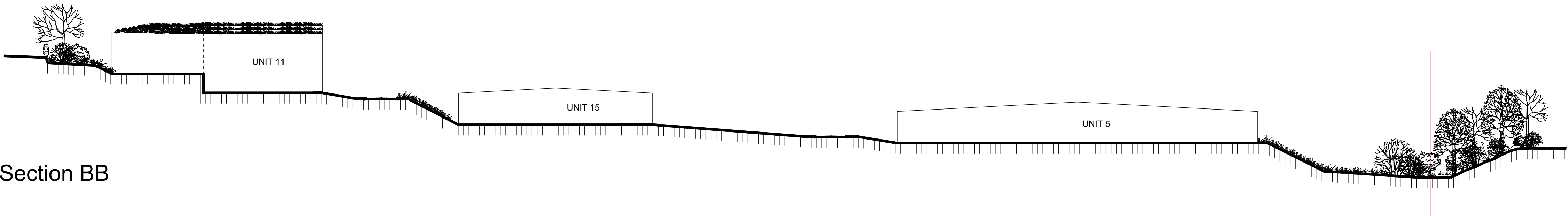
DRAWING TITLE
Constraints Plan

DATE	21.09.2016	DRAWN	TJ
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T: 01803 605735		APPROVED	NP
STATUS: FINAL			
DWG. NO. SK_02			

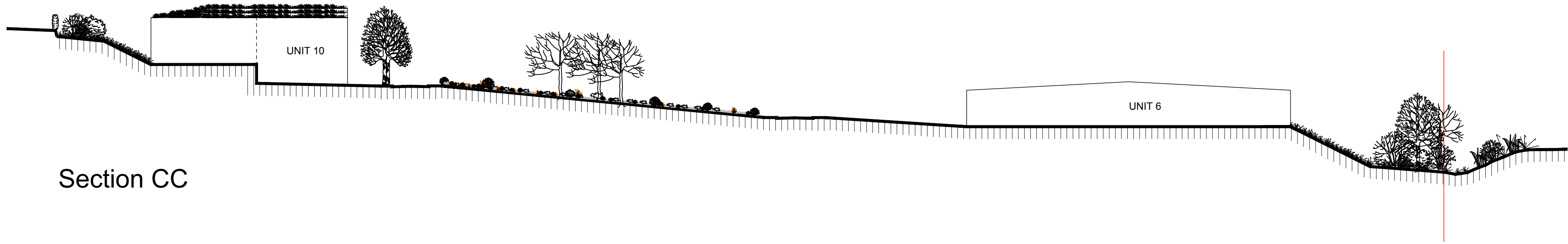
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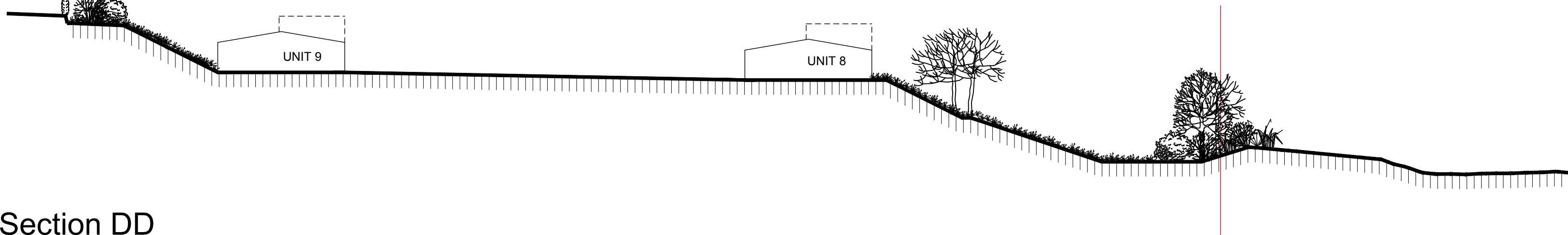
Section AA



Section BB



Section CC



Section DD



PLANNING

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REVISIONS:
09.05.17- A- Revised Strategy

SCALE 1:500@A1	DRAWING NO. 410/02	Rev. A
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PROJECT
West Exe Park

CLIENT
Exeter Estates Ltd

DRAWING TITLE Landscape Sections	DATE 29-11-16 DRAWN BY YW CHECKED BY NP
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PROPOSALS KEY

	NATIVE SCRUB 3-5M WIDE		RAIN GARDEN
	NATIVE SMALL TREES & SHRUBS MINIMUM 5M WIDE		POND & SWALES
	ROUGH HEADLAND		PROPOSED TREES/ WOODLAND BELTS
	NEW DEVON HEDGEROW		EXISTING NATIVE SCRUB
	SPECIES RICH GRASSLAND		EXISTING HEDGEROW
			ENHANCED

① Northern Boundary
Strengthen existing hedgerow with supplementary planting including standards of Oak trees, and whips of Blackthorn, Holly, Elder, Rose and Honeysuckle. This will tie in with hedgerow character on the northern side of Day Pottles Road. Creation of 10-15 metre wide native scrub margin with species rich grass. To include Holly, Elder, Guelder Rose, Dogwood and Hazel. This will allow for some views out across to the distant elevated Haldon Hills, whilst providing screening of the site buildings that sit at lower level. Grass roofs of B1 Buildings will be integrated with the grass around the northern edge of the buildings.

② New Hedge and Planting belt to Eastern Boundary
Replace existing post and wire fence with native mixed species hedge. To include Blackthorn, Wild Privet, Holly and standards of Oak trees and occasional evergreen Oaks. Planting belt to include mix of native wildlife attracting, trees and shrubs to screen B1 buildings. Species to include Oak, Field Maple, Scots Pine, Dogwood, Hazel, Crab Apple, Guelder Rose and Spindle.

③ Southern Boundary
A mix of scrub planting against boundary that provides connection to existing copse and trees/scrub on embankment with clumps of tall tree stands. Species to include large tree species: Oak, Scots Pine, Monterey Pine, and evergreen oaks. Scrub planting of Birch, White Willow, Blackthorn, hawthorn, Hazel and Guelder Rose. Together the planting will obscure and frame buildings (units 4-6 and 8) from the A38.

④ Structural Planting within the site
The framework of planting has been arranged to create tree groups and short linear lengths of tree belts and woodland of large tree species that are found locally, such as common Oak including some evergreen Oak, Monterey Pine and Scots Pine. Within the central part of the site these belts will be orientated east west to follow the contours of the land and provide screening of units 2-3 and 13-15 when viewed from the south predominantly the A38. To the north these belts emanate from the treed northern boundary, and form fingers which with the tree groupings create pockets for the B1 Units to sit into and will be strongly framed and be tied to the landscape.

⑤ Habitat Enhancement Area
Marginal planting to drainage basins to include Alder, Goat willow, Dog willow, and species rich grass for damp conditions. Rain gardens will include Reeds, Rushes and sweet grasses, as well as more ornamental damp condition plants such as Cornus, Carex, Rogersia and Irises for amenity value, within the main body of the site, for passive recreation use. It is considered that the development including mitigation measures has the potential to enhance the qualities, character and local distinctiveness of the site and minimise visual impacts on the wider landscape through the high quality of building and landscape design.

PLANNING

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REVISIONS:	
09.05.17- B- Revised Strategy	
05.12.16- A- Changes to Layout	


SCALE 1:1000@A1	DRAWING NO. 410/01	Rev. B
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PROJECT West Exe Park		
CLIENT Exeter Estates Ltd		
DRAWING TITLE Landscape Strategy Plan	DATE 29.11.16	DRAWN BY YW
	CHECKED BY NP	


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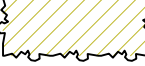



Key:


 PROPOSED TREES/
WOODLAND BELTS

 EXISTING HEDGE
ENHANCED (Gaps+thin areas
of Hedge to be cleared of poor
vegetation and planted with
Hedge Mix as Detailed in the
planting schedule &
specification on drawing)

 SHELTER BELT MIX

 NATIVE SCRUB MIX

 TREE MIX

 GENERAL PURPOSE MEADOW
GRASS MIX - EM1

PLANNING

Ref:
410_02 For southern edge
410_03 For eastern edge
410_04 For Notes and Details

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REVISIONS:

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SCALE 1:500@A1	DRAWING NO. 410A/01	Rev. --
PROJECT West Exe Park		
CLIENT Exeter Estates Ltd		
DRAWING TITLE Planting Plan 01 Northern Edge		DATE 22.01.2018 DRAWN BY TJ CHECKED BY NP



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4.0 Proposals

Materials

