

CRANBROOK NEW TOWN

GREEN INFRASTRUCTURE & SANG STRATEGY CONSULTATION DRAFT



Landscape Architecture
Masterplanning
Ecology

hda

ACKNOWLEDGMENTS

This Green Infrastructure and SANG Strategy was prepared by Hankinson Duckett Associates (HDA). The study was commissioned and funded by East Devon District Council.

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Chapter 1



1.0 Introduction

1.1 This document comprises a Green Infrastructure and SANG Strategy (GIS) prepared by Hankinson Duckett Associates (HDA) in support of a proposed settlement extension to the new town of Cranbrook, Exeter (Figure 1), part of ‘East Devon’s West End’ as referred to in the Local Plan. The strategy is to be read in conjunction with the ‘Masterplan for the expansion of Cranbrook’ produced on behalf of East Devon District Council.

1.2 Four different land parcels have been considered. These are:

- Land to the west of Cranbrook and east of Station Road, referred to as the Western Parcel. Development within this parcel has been named Bluehayes.
- Land to the south of London Road and north of Treasbeare Farm, referred to as the Southern Parcel. Development within this parcel has been named Treasbeare.
- Land to the east of Cranbrook, between Southbrook Lane (to the west) and Higher Cobden Farm (to the east), referred to as the Eastern Parcel. Development within this parcel has been named Cobdens.
- Land to the south-east of Cranbrook, to the north-east of Rockbeare, south of London Road and north of Rewe Lane, referred to as the South-eastern Parcel. Development within this parcel has been named Grange.

The site boundaries for each of the four parcels are shown below within Figure 1.

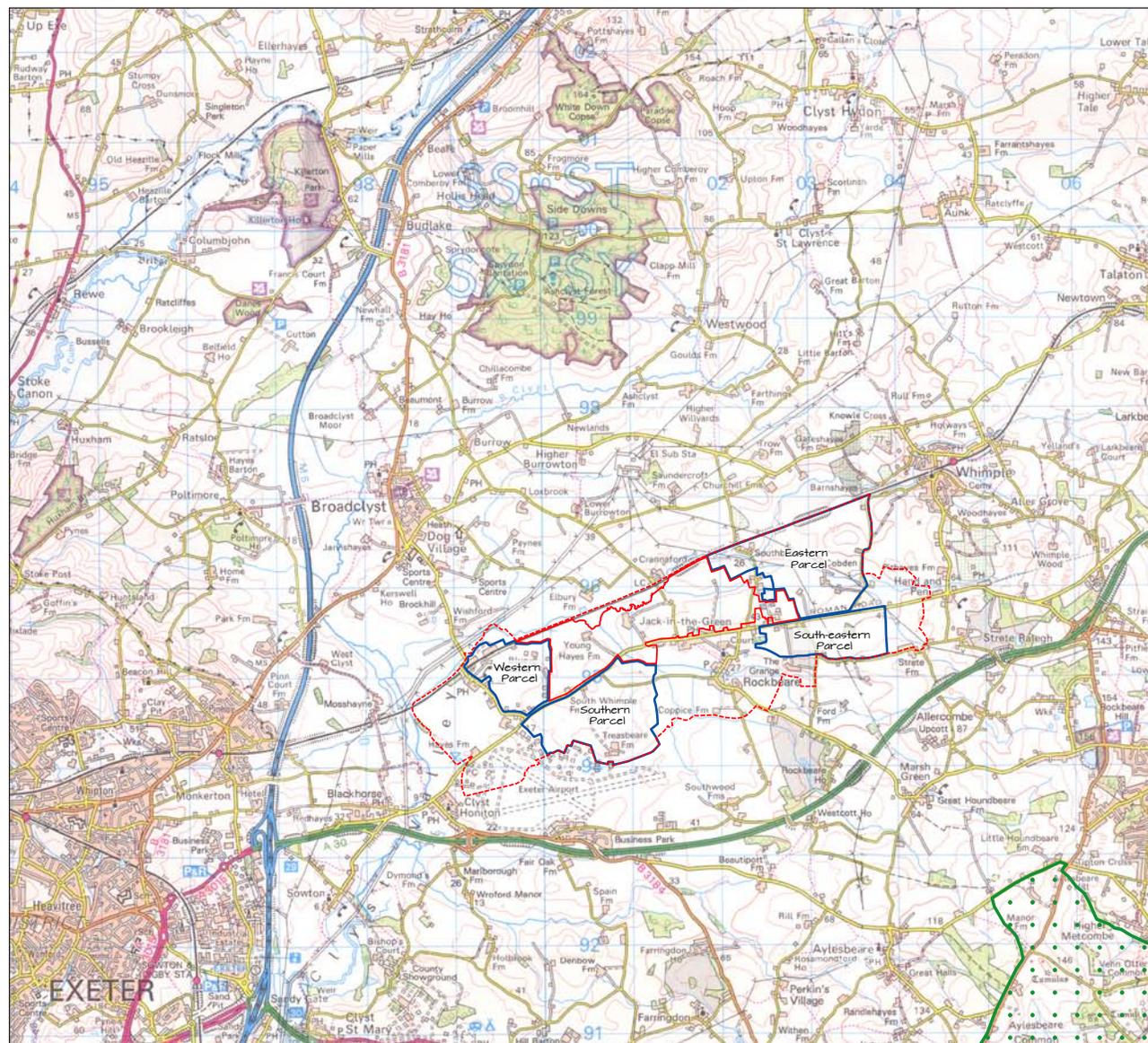


Figure 1: Location of Land Parcels

KEY	
	Cranbrook Plan Area
	Cranbrook Phase 1
	Assessment Parcels
	East Devon AONB

1.3 This Green Infrastructure and SANG Strategy sets out the rationale behind the suggested landscape design of the four development parcels and illustrates how the proposed masterplan integrates into the existing landscape structure and establishes a strong landscape framework throughout each parcel with linkages to the wider landscape.

1.4 The document breaks down into a number of sections, starting with a definition of Green Infrastructure and SANG. Subsequent sections set out relevant planning policy and discuss the existing landscape context of the site. The strategy itself is then addressed, firstly in broad terms and then in greater detail.

What is Green Infrastructure?

1.5 The National Planning Policy Framework (NPPF) defines Green Infrastructure as:

'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.'

1.6 Natural England provides the following definition of Green Infrastructure:

'Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green

spaces and other environmental features. It should be designed and managed as a multi functional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.

Green infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.'

1.7 Green Infrastructure includes:

- Parks and gardens;
- Amenity green space, including informal recreation areas, private gardens and village greens;
- Natural and semi-natural green space which provides habitat for wildlife;
- Green corridors: linear green spaces which follow features (e.g rivers, hedgerows) and / or movement routes;

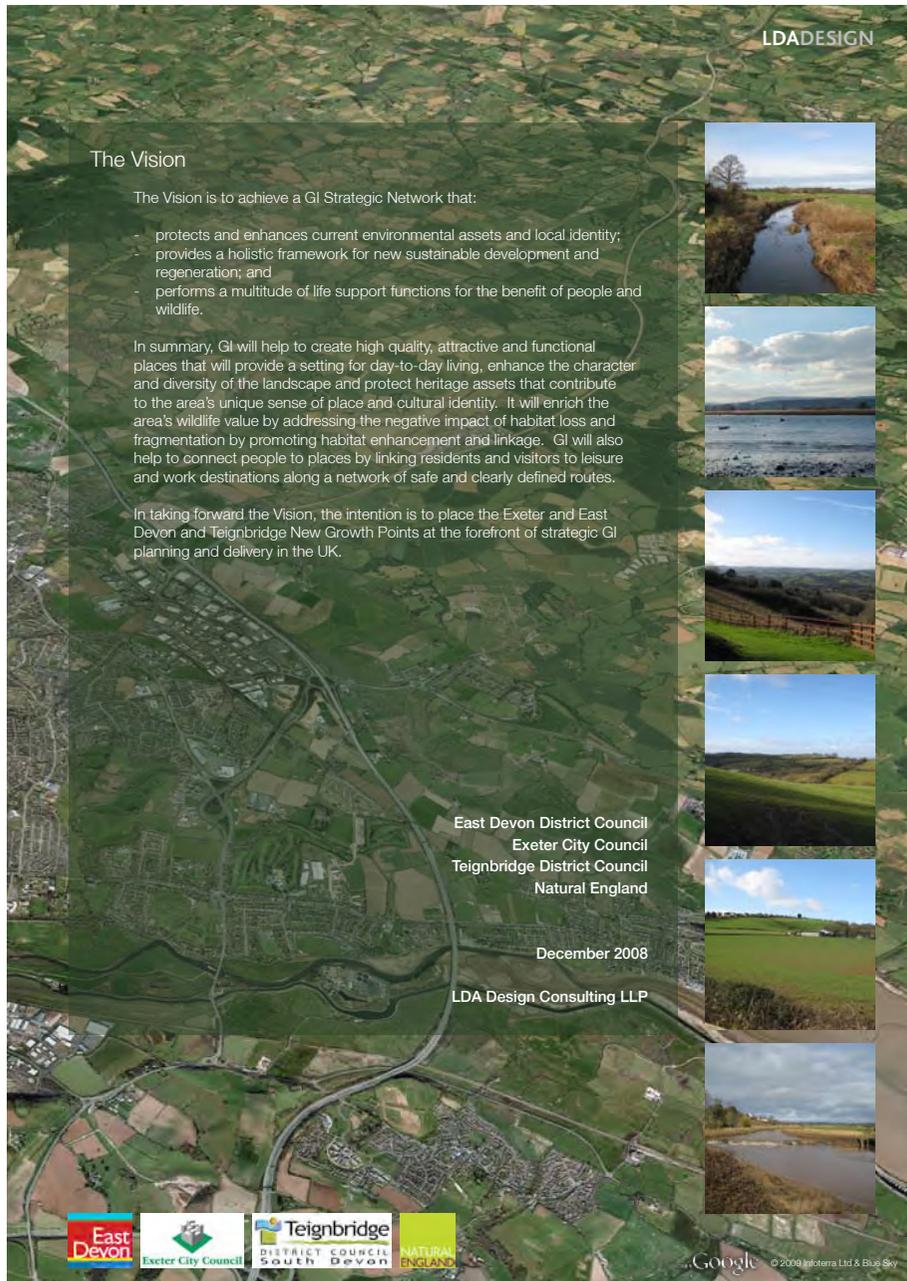
- Local food production including allotments, and community gardens.
- Sustainable urban drainage systems (SuDS) in the form of basins, ponds and swales.
- Other: e.g. cemeteries and churchyards.

1.8 The 'Green Infrastructure Study for the Exeter Area and East Devon New Growth Point' sets out the wider Green Infrastructure strategy for the land surrounding Cranbrook New Town. The vision set out within this document is to achieve a GI Strategic Network that:

- *'protects and enhances current environmental assets and local identity;*
- *provides a holistic framework for new sustainable development and regeneration; and*
- *performs a multitude of life support functions for the benefit of people and wildlife.'*

1.9 This document will seek to build upon the wider vision for Exeter and the East Devon New Growth point.

Figure 2: Green Infrastructure Study for the Exeter Area and East Devon New Growth Point Factsheet (Appendix 5)



Why is Green Infrastructure important?

- 1.10 The fundamental aim of Green Infrastructure is to bring forward development with environmental considerations at the centre of the design process. It is about protecting and enhancing environmental assets and creating new ones and it is about creating sustainable places, making them resilient to the effects of climate change.
- 1.11 Green Infrastructure should be considered at the earliest stage of the masterplanning process to help determine the overall layout of the Site. In this way existing landscape, ecological and historical features are assessed for importance and become central to determining the form of the proposed development.
- 1.12 Green Infrastructure provides valued services including:
- Outdoor spaces for play, relaxation and exercise.
 - An attractive landscape setting and context for development.
 - Food production/productive landscapes such as orchards, allotments, gardens and agricultural land.
 - Environmental education, especially when interpretation of habitats is provided.
 - Benefits to health and well-being, providing attractive spaces within which to live and work and providing safe and accessible space for play and exercise.
 - Outdoor meeting and gathering spaces and places where community events can be hosted.
 - Climate change adaptation including urban cooling and flood attenuation and water resource management.
 - It enables habitat provision and ecological enhancement of existing features. Green infrastructure also provides access to nature.

1.13 Figure 3 identifies the strategic aims and objectives of the Exeter and East Devon Green Infrastructure Study.

1.14 An important component of any Green Infrastructure network are Green Corridors, which create critical movement linkages for people and wildlife across a development, connecting areas of larger open space and habitat. In terms of functions the corridors can act as:

- efficient movement networks for cyclists, pedestrians and motorists;
- wildlife corridors;
- attractive amenity open spaces that have a sense of maturity provided by the incorporated existing landscape features;
- an attractive setting to dwellings and spaces for informal play opportunities.

STRATEGIC AIMS FOR GI	OBJECTIVES
Bridge to the Country	Identify networks of new and improved open spaces and access routes in continuous green corridors linking the city to the wider countryside
Gateway to the Town	Enhance the quality, character and identity of the landscape to promote the quality of the town and act as a gateway into urban and rural areas
Health Centre	Create a more accessible and attractive urban and rural environment close to where people live and work and the framework necessary to improve recreation and leisure facilities necessary to promote healthier lifestyles
Classroom	Provide a diverse range of environments that can act as outdoor classrooms that supports all parts of the national curriculum with particular emphasis on environmental and rural studies
Recycling and Renewable Energy Centre	Recognise the important role of the landscape in sustainable energy management, recycling waste and water and pollution control
Life Support Systems	Recognise the contribution the landscape can make to life support systems, such as adaptation to climate change, micro-climate adjustment, improving air quality and reducing emissions
Productive Landscape	Identify opportunities for farmers close to the city to take advantage of their proximity to urban markets and encourage small scale urban and community farm initiatives
Cultural Legacy	Protect features and patterns that display the evolution of urban and rural areas and improve opportunities to celebrate and understand the past and enrich the areas varied landscape character and sense of place
Place for Sustainable Living	Inform strategic decisions on the location and nature of major new development and infrastructure projects proposed in and around the city
Engine for Regeneration	Provide a mechanism for raising community confidence and skills in creating and managing community spaces and facilities and in bringing about other environmental improvements to enhance the local area
Nature Reserve	Protect, enhance and link existing and future habitats to raise ecological value and species persistence across the area in urban and rural locations

Figure 3: Green Infrastructure Study for the Exeter Area and East Devon New Growth Point

What is SANG?

1.15 Suitable Alternative Natural Greenspace (SANG) is an area of land provided for recreation, to mitigate for the potential impacts of additional housing on nearby internationally protected habitats, by diverting visitors from protected areas.

1.16 Cranbrook is close to an area called the EXE Estuary Special Area of Protection (SPA), which is also covered by a Special Area of Conservation (SAC) called Dawlish Warren. Both are international designations. A further SAC, the East Devon Pebblebed Heaths, is also located close to Cranbrook. It is envisaged that future development at Cranbrook would need to provide SANG.

1.17 The purpose of SANG mitigation is to provide an alternative to the SPA for informal recreational activities such as dog walking, jogging, picnicking etc. The SANG must therefore be sufficiently attractive and accessible to residents of the new development in order to be successful in forming the focus of attention away from the SPA/SAC.

1.18 SANGs may be created from:

- Existing open space, of a suitable quality with no / limited public access.
- Existing open space that is accessible but could be made more attractive to the type of people that are likely to visit the protected habitats.

- land in other uses that could be converted into SANG.

Land proposed for SANG should not include areas of high nature conservation interest, which could be adversely affected by increased public access.

1.18 Guidelines for the creation of SANG include:

- Provision of sufficient land, proportionate to the quantity of development proposed, to allow for informal recreation that would divert visitors away from the protected areas. A guideline figure of 8ha per 1000 population is often used.
- Provision of informal routes, with the inclusion of a circular walk. A walking distance of 2.3 - 2.5km is usually advised. Connections to public rights of way outside the proposed SANG is advantageous. Paths should be easy to locate and follow, and should be suitable for year- round use. Routes should feel safe and attractive.
- Adequate car parking - or close enough to homes to allow easy access for visitors.
- The introduction of ecological enhancement delivered as part of the works.
- Management of the land in perpetuity.

Chapter 2



2.1 National Policy

The National Planning Policy Framework (NPPF) 2012

2.1.1 In the NPPF are a number of chapters that are of particular relevance to Green Infrastructure.

2.1.2 Chapter 8, 'Promoting Healthy Communities', covers aspects such as creation of safe and accessible environments; creation of places where there are opportunities for people to meet; creation of legible pedestrian routes and high quality public space. All of these are relevant to the Green Infrastructure design.

2.1.3 Paragraph 73 discusses the health and well being of communities and highlights the fact that this is influenced by accessibility to high quality open spaces and opportunities for sport and recreation.

2.1.4 Paragraph 74 sets out the considerations that should be made when integrating development with existing open space, sports and recreational buildings and land, including playing fields.

2.1.5 Paragraph 75 states that public rights of way and accesses should be protected and enhanced. Better facilities should be provided for users, the example given being to add links to existing rights of way.

2.1.6 Chapter 10, 'Meeting The Challenge of

Climate Change, Flooding and Coastal Change', sets out how, '*Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.*'

2.1.7 Paragraph 99 refers to the planning of green infrastructure. It states that, '*Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New developments should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.*'

2.1.8 Chapter 11, 'Conserving and Enhancing the Natural Environment', states that, '*The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*

- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

2.1.9 Paragraph 114 states that local planning authorities should be, '*planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.*'

2.2 Local Policy

East Devon Local Plan 2013 to 2031

2.2.1 Cranbrook is part of a larger strategic development, referred to as 'East Devon's West End'. Strategy 10 sets out the expectations for Green Infrastructure across the whole West End:

'Strategy 10 - Green Infrastructure in East Devon's West End

We will ensure that the Green Infrastructure Strategy for East Devon's West End dovetails with comparable work being undertaken in Exeter to provide a green framework within which strategic development occurs. All development proposals of the West End will individually and collectively contribute to the implementation and long-term management of green infrastructure initiatives through appropriate contributions and/or on site provision, and Green Infrastructure initiatives should feature in all developments.'

2.2.2 Part of the Green Infrastructure strategy for the West End set out within Strategy 10 of the Local Plan is the allocation of land for Clyst Valley Regional Park, a 'landscape' scale strategic project. Development is restricted within the regional park *'unless it will clearly achieve valley park specific objectives for people and wildlife'*.

2.2.3 Within Part 2 of the local plan, development management policies relevant to this report and influential to the development of the masterplan for Cranbrook, are set out below:

*'D1 - Design and Local Distinctiveness
Proposals will only be permitted where they:*

1. Respect the key characteristics and special qualities of the area in which the development is proposed...

3. Do not adversely affect:

a) The distinctive historic or architectural

character of the area.

b) The urban form, in terms of significant street patterns, groups of buildings and open spaces.

c) Important landscape characteristics, prominent topographical features and important ecological features.

d) Trees worthy of retention.

e) The amenity of occupiers of adjoining residential properties.

f) The amenity of occupants of proposed future residential properties, with respect to access to open space, storage space for bins and bicycles and prams and other uses; these considerations can be especially important in respect of proposals for conversions into flats.

4. Have due regard for important aspects of detail and quality and should incorporate:

f) Appropriate 'greening' measures relating to landscaping and planting, open space provision and permeability of hard surfaces...

6. Green Infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users.'

'D2 - Landscape Requirements

Landscape schemes should meet all of the following criteria:

1. Existing landscape features should be recorded in a detailed site survey, in accordance with the principles of BS 5837:2012 'Trees in Relation to Construction' (or current version)

2. Existing features of landscape or nature conservation value should be incorporated into the landscaping proposals and where their removal is unavoidable provision for suitable replacement should be made elsewhere on the site. This should be in addition to the requirement for new landscaping proposals. Where appropriate, existing habitat should be improved and where possible new areas of nature conservation value should be created.

3. Measures to ensure safe and convenient public access for all should be incorporated.

4. Measures to ensure routine maintenance and long-term management should be included.

5. Provision for the planting of trees, hedgerows, including the replacement of those of amenity value which have to be removed for safety or other reasons, shrub planting and other soft landscaping.

6. The layout and design of roads, parking, footpaths and boundary treatments should make a positive contribution to the street scene and the integration of the development with its surroundings and setting.'

'EN5 - Wildlife Habitats and Features

Wherever possible sites supporting important wildlife habitats or features not otherwise protected by policies will be protected from development proposals which would result in the loss of or damage to their nature conservation value, particularly where these form a link between or buffer to designated

GI3. To manage population growth and promote economic development by:

- creating networks of new and improved open spaces, allotments, formal sports and play space and access routes in continuous green corridors linking the city to the wider countryside;
- enhancing the quality, character and identity of the landscape to promote the quality of the town and act as a gateway into urban and rural areas;
- helping to promote identity and sense of place by contributing to urban design;
- creating opportunities for sustainable community food production at local level to take advantage of their proximity to urban markets and encourage small scale urban and community farm initiatives;
- protecting features and patterns that display the evolution of urban and rural areas and improve opportunities to celebrate and understand the past and enrich the areas varied landscape character and sense of place;
- informing strategic decisions on the location and nature of major new development and infrastructure projects proposed in and around the city.

GI4. To improve the health and well being of our local communities by:

- creating a more accessible and attractive urban and rural environment close to where people live and work and the framework necessary to improve recreation and leisure opportunities necessary to promote healthier lifestyles;

- providing a diverse range of environments that can act as outdoor classrooms that supports all parts of the national curriculum with particular emphasis on environmental and rural studies;
- providing a mechanism for raising community confidence and skills in creating and managing community spaces and facilities and in bringing about other environmental improvements to enhance the local area.'

The GI and SANG strategy promoted through this document should fit these key objectives.

2.3.5 Sub-Regional GI Network: The Clyst Valley.

The GI Study identifies the Clyst Valley (to the east of the study area) as a sub-regional corridor.

'The GI Study identifies the valley has an important role in defining the setting of the eastern fringes of Exeter and maintaining the separate identity of several existing and future satellite communities...

...The valley corridor is highlighted as a major habitat reservoir, and key part of a wider habitat enhancement plan that seeks to address the fragmentation of landscapes to the east of the M5.'

Existing issues identified within the valley include:

- Agricultural improvements and hedgerow loss, which have led to a weakening in

landscape character and biodiversity.

- fragmented footpath and cycle networks, but with the potential to link several towns and villages to the east of Exeter.

2.3.6 The GI study goes on to state that:

'The Clyst Valley Projects seek to address these numerous issues and provide a focus for the enhancement of the Clyst Valley's GI assets whilst recognising the areas future role in addressing climate change and increased tidal and fluvial flooding. The Clyst Meadows and Lower Clyst projects identify significant areas fringing the city where habitat and landscape enhancement will be a priority, as well as tackle issues of flood water management, poor connectivity and access to learning facilities. Whilst no large new formal open spaces are proposed, improved access and general environmental enhancement will make an important contribution to drawing visitors away from more sensitive habitats on the Pebblebed Heaths and in the Exe Estuary as well as developing numerous opportunities for volunteering and outdoor/environmental education and research.'

The proposals at Cranbrook should protect the character of the Clyst Valley and seek to provide connections to the Valley landscape.

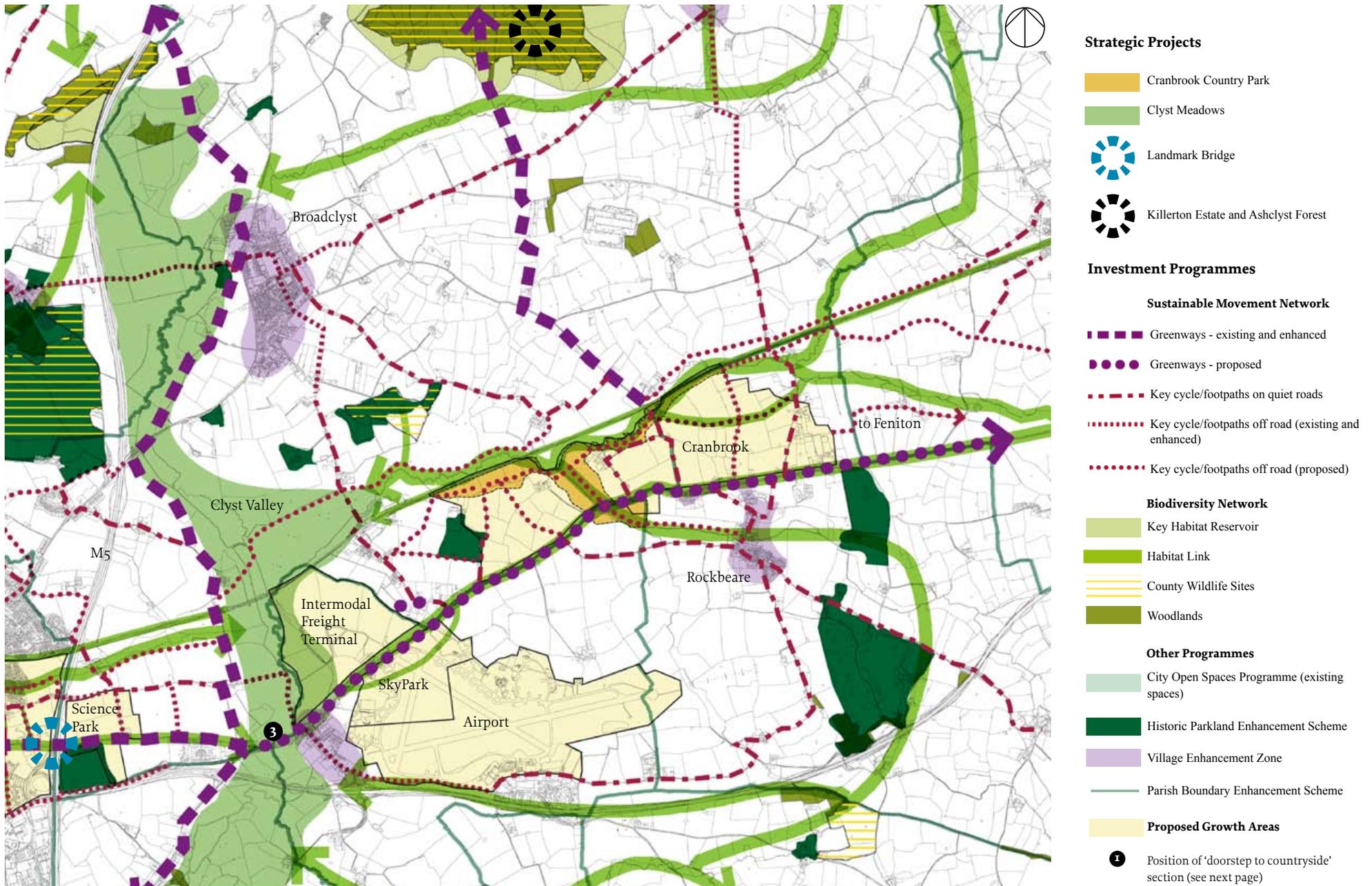


Figure 5: Green Infrastructure Study for the Exeter Area and East Devon New Growth Point - Cranbrook Area Framework Plan

2.3.7 The proposed development parcels which would form the extension to Cranbrook New Town fall within the *'Monkerton - Cranbrook Area Framework'* (section 5.1 of the phase 2 GI study). The vision for this area 'will be focussed on creating connections', including:

- sustainable movement
- bringing communities together
- creating wildlife corridors

2.3.8 The 'East Exeter, Cranbrook and Feniton Greenway' is described as the key movement elements within the framework area. The report states that: *'From the Clyst Valley the Greenway extends on to Cranbrook via the Intermodal Freight Terminal, SkyPark, Airport and providing a safe and attractive link for pedestrians and cyclists.'*

2.3.9 The Area Framework has been assigned 7 aims and opportunities.

1. Encouraging sustainable movement;
2. Reinforcing local identity and distinctiveness;
3. Enhancing biodiversity;
4. Strengthening community and cohesion;
5. Promoting health and well being;
6. Establishing multifunctional green space; and
7. Managing the environment

2.3.10 The GI study identifies opportunities for achieving these aims, which the masterplan

for the extension of Cranbrook should consider. Key themes include:

- The creation of footpaths and cycleways that provide connections between housing and public transport, facilities, employment, open space and the surrounding countryside.
- Retaining key features, particularly hedgerows, which form a key part of the existing landscape character and provide valuable wildlife corridors. Use proposed development to introduce new characteristic features and complimentary habitats.
- Provide easily accessible open space that caters for a wide range of land uses including informal recreation, formal play, sports facilities, opportunity for food production, surface water drainage and biodiversity enhancements.

Chapter 3



**SITE CONTEXT AND
WIDER GIS**

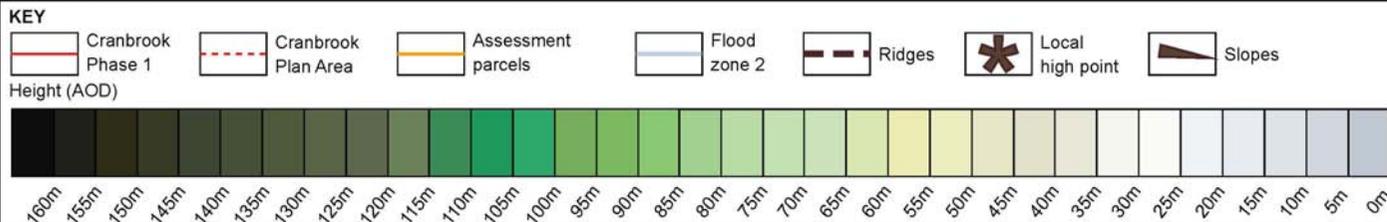
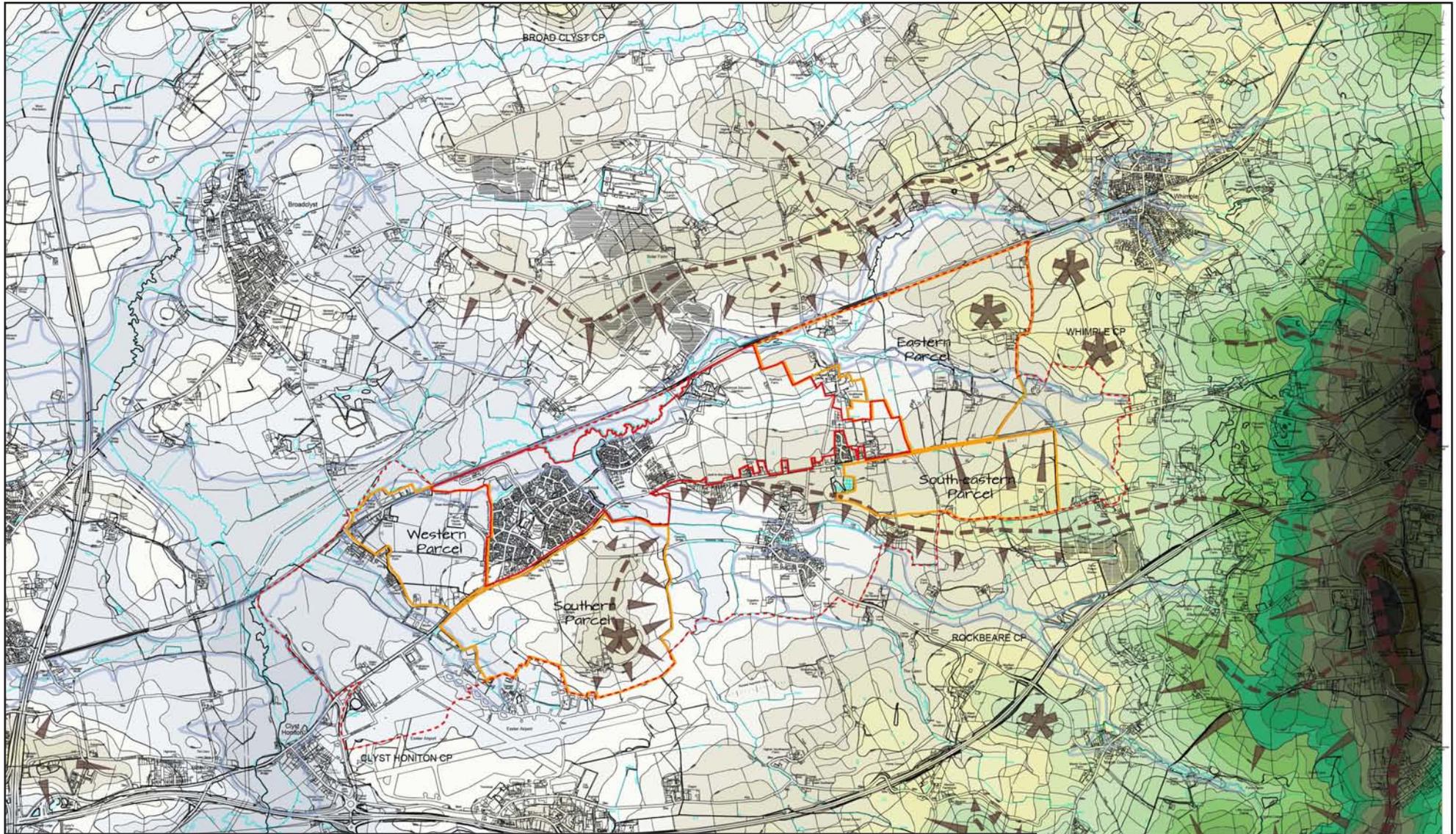


Figure 6: Topography map

Site context

3.1 Landform and drainage

3.1.1 Cranbrook Plan Area is located within an undulating landscape to the east of Exeter. To the west and north-west of the site is the low lying valley landscape of the River Clyst. The central and western parts of the site, along with the village of Broadclyst are located within this low lying landscape. The land rises again to the west of the valley, with high ground to the north-east of Exeter at Stoke Hill, Beacon Hill and Huxham.

3.1.2 To the north-west of the study area are two hills which overlook the valley landscape to the south and are associated with Ashclyst Forest and Killerton House. Further hills lie to the north beyond the study area.

3.1.3 The land to the east of the study area forms part of a ridge, which runs north-south through West Hill and broadly following the line of the B3180. Smaller, localised ridges run to the west of the ridge. One of these localised ridges runs to the north of Cranbrook and another to the south, to the north of Rockbeare.

3.1.4 A series of low hills lie between Whimble and the eastern parcel. A further isolated hill is associated with Treasbeare Farm, within the southern parcel.

3.2 Local Land Use and Vegetation

3.2.1 The city of Exeter lies to the west of the study area and extends east up to the M5

motorway. Exeter International Airport lies to the east of Exeter and south-west of the Plan Area. A large portion of Cranbrook Phase 1 is complete and forms a significant new settlement within the centre of the study area. Other existing settlement includes the villages of Broadclyst, Rockbeare, and Whimble. Significant new residential and employment areas are proposed between the Cranbrook and Exeter, which will see a substantial change in character as the proposals are developed.

3.2.2 Solar parks are a recent addition to the local landscape. A large area of land, between Broadclyst and Whimble is covered in solar panels. A further solar park lies to the east of the study area, to the north of the A30.

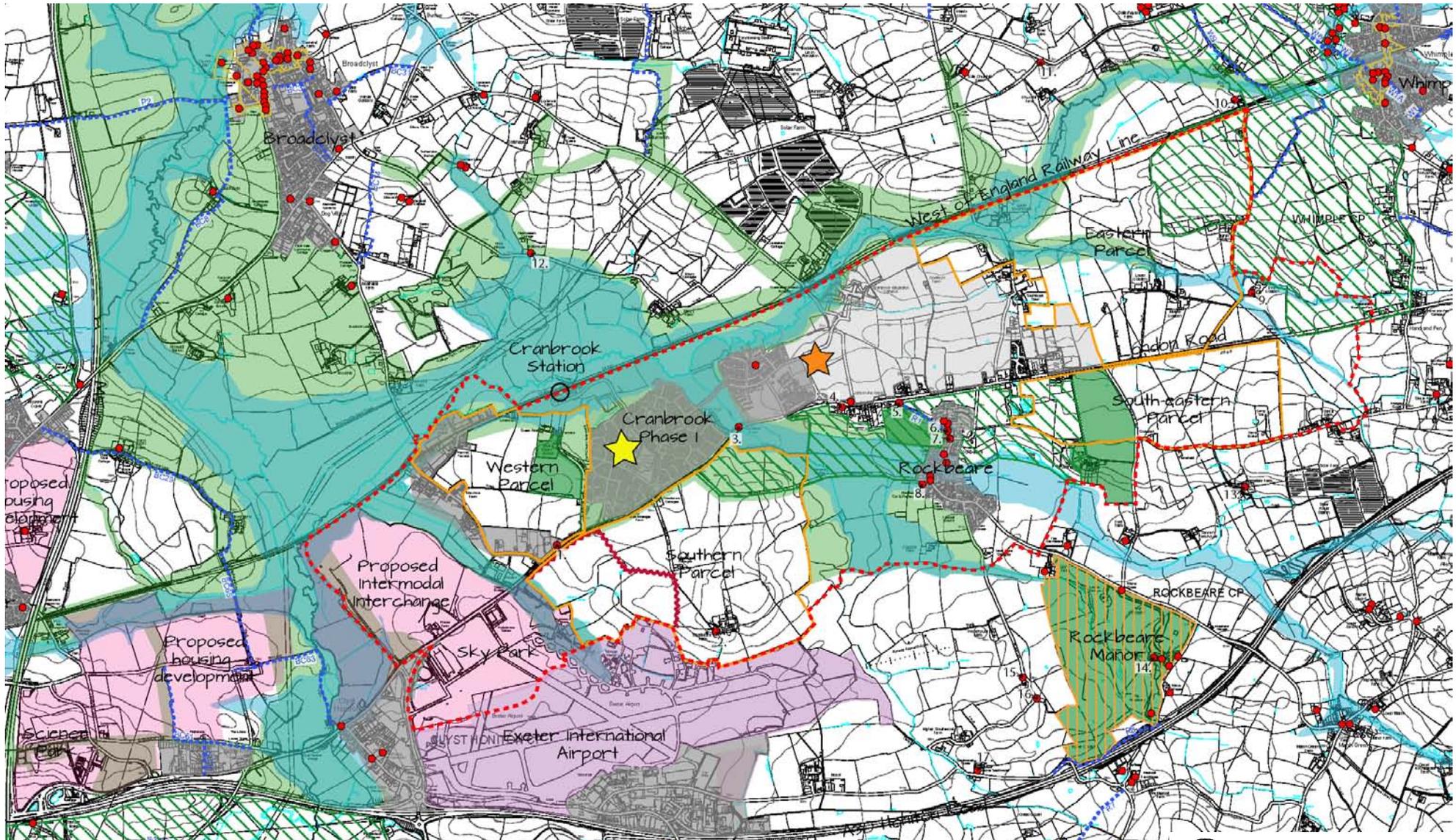
3.2.3 There are five areas of parkland within the study area, the most notable of which is the Registered Parkland at Rockbeare Manor. Another large parkland is located to the east of the study area at Strete Raleigh. Two smaller areas of parkland are located within the site, one west of Bluehayes Lane, within the western parcel and one to the west of the Church at Rockbeare. A final area of parkland is located to the north of 'The Grange', within the south-eastern parcel. This field consists of a field in pasture with scattered mature trees, however the trees within the field correspond with historic field boundaries, and may be the result of hedgerow trees being retained, rather than a designed planting.

3.2.4 The remaining land within the study area is predominantly small to medium sized fields in pasture, bound by an intact hedgerow network. The land to the south of London Road and north of the A30 is larger in scale and generally under arable cultivation. Occasional arable fields are also found to the east and north of the study area. Orchards are a common land use around the village of Whimble, but are less frequently occurring in the remainder of the study area. Woodlands are infrequent around the site and where they do occur; they are in discrete geometric blocks. More extensive areas of woodland are found to the north-west of the study area, including Ashclyst forest.

3.3 Designations

3.3.1 The East Devon Area of Outstanding Natural Beauty (AONB) lies to the south and east of the study area, with the nearest point approximately 3km to the south-east of the site at Higher Metcombe (see Figure 1). The distance between the AONB and the site, in combination with the changing topography between the two, means that further development at Cranbrook is unlikely to significantly affect the character and appearance of the AONB. There are no other landscape or nature conservation designation within or adjacent to the site.

3.3.2 There are a large number of heritage assets within the study area. Both Whimble and Broadclyst have Conservation Area designations. The study area contains



KEY	
	Existing settlements
	Cranbrook Phase 1
	Cranbrook Plan Area
	Assessment Parcel
	Local centre
	Proposed town centre
	Other proposed development areas
	Airport
	Noise levels exceeding WHO recommendations
	Conservation Areas
	Listed buildings
	Registered Parks and Gardens
	Parkland
	Proposed Clyst Valley Regional Park
	Green Wedge
	Floodzone 2
	Public rights of way

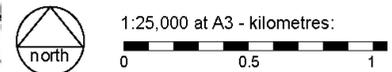


Figure 7: Constraints and designations

numerous listed buildings. These are generally either associated with the nearby villages of Rockbeare, Whimble and Broadclyst, or are isolated dwellings or farmsteads scattered throughout the rural landscape.

3.3.3 There are two parks on the Register of Parks and Gardens within the Study Area. Both are associated with listed buildings. Killerton Park is a Grade II* listed Parkland associated with the Grade II* Killerton House. The Park lies approximately 5km to the north-west of the site. The parkland surrounding the Grade I listed Rockbeare Manor, is located on low-lying ground approximately 600m to the south of the site. The Park is Grade II listed on the Register of Parks and Gardens. The Park is designed to block views to the north and allow vistas to the west and south-west from the Manor.

3.3.4 Land to the north of Rockbeare and to the south-west of Whimble is designated as 'Green Wedge'. The designation addresses coalescence between settlements and is set out in Strategy 8 of the Local Plan.

3.3.5 There are a number of public rights of way (PROW) located to the north-east and north-west of the site, however none are located within any of the proposed development parcels. The nearest right of way to the four parcels is the footpath to the north-west of Rockbeare, which has long views to the south-west, which include elements of the

southern parcel. The rights of way located on the hills to the west and south-west of Whimble are close to the eastern parcel.

3.3.6 Other constraints to development within the development parcels include:

- Noise from the airport – this restricts the developable area to the south and west of the southern parcel.
- Flooding – development within the eastern parcel is restricted by the flood zone associated with the stream that runs through the site. The restriction of development in this location creates opportunities to improve biodiversity along stream corridors as part of the development proposals.
- The relationship between the development parcels and the Clyst Valley Regional Park – generally located to the north of Cranbrook, but includes the waterways within the site, in addition to the land which lies between Rockbeare and the southern parcel. There are opportunities to improve connections to the park and expanding the park by creating open space adjacent to the park boundary.

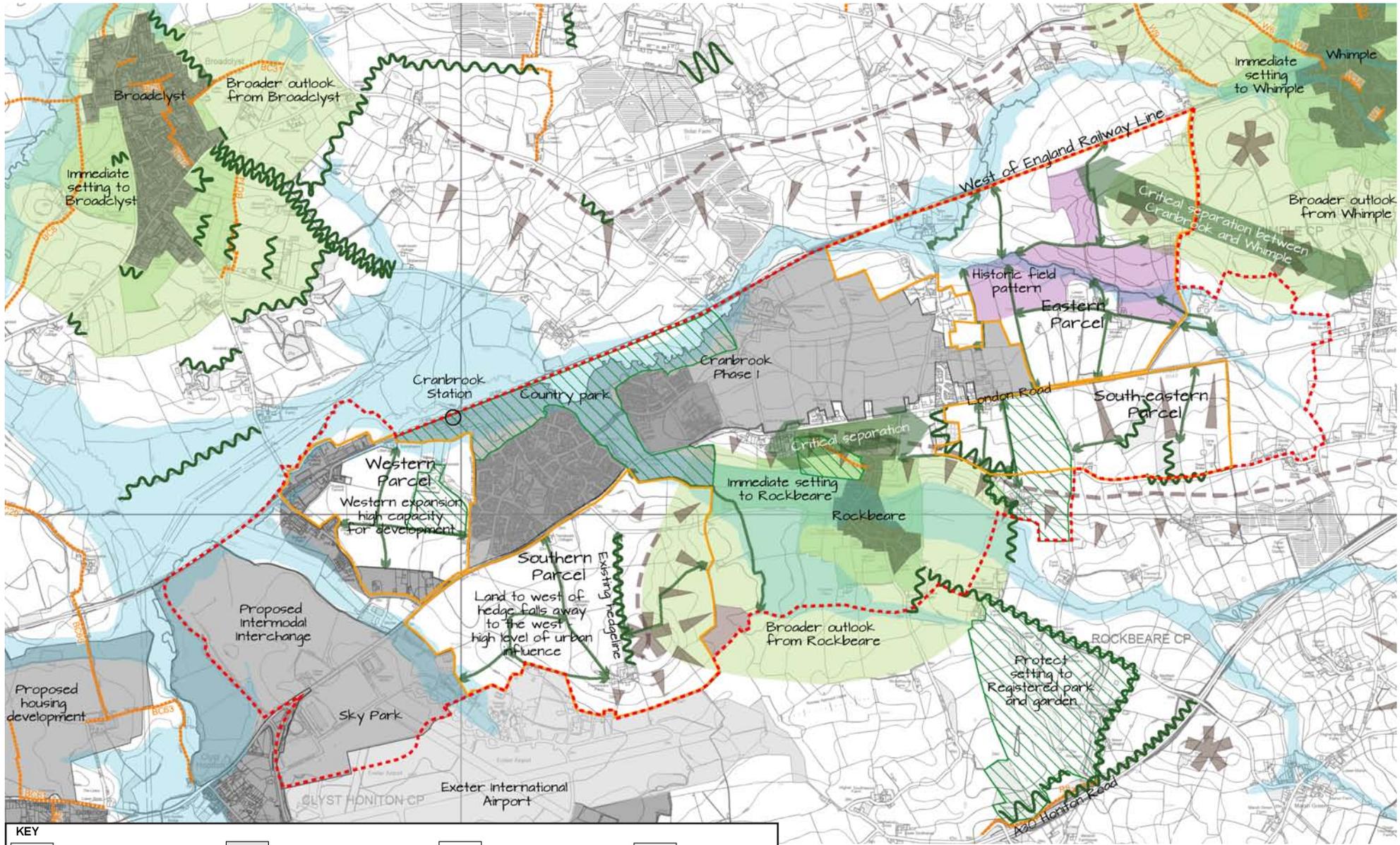
3.3.7 These constraints place limitations on development and potential opportunities, which may alter the potential landscape and visual effects of development within the site.

3.4 Landscape character

3.4.1 The four development parcels lie within character area Clyst Lowland Farmlands. Special qualities and features noted for the Clyst Lowland Farmlands, that are relevant to the Cranbrook Plan Area include:

- *'Well managed, generally low hedgerows enabling views to distinctive wooded skyline hills around Budlake and to the south (Pebble Bed Heaths), which help provide orientation and sense of place.'*
- *'Sense of tranquillity enhanced by natural qualities of the meandering streams and rivers.'*
- *'Other nature conservation interest mainly limited to patches of unimproved neutral grassland and marshy grassland or fen, traditional orchards, stream margins and areas of parkland containing veteran trees.'*
- *'Concentration of historic parklands... including Sprydton Park (National Trust), Killerton Park and House (National Trust) and Rockbeare Manor with one of the largest populations of veteran trees in Devon.'*
- *'Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings and Conservation Areas at Sowton, Whimble and Ottery St Mary.'*

3.4.2 The study area shares many of these special qualities. The key difference in character between the study area and the wider character area, is the intensification



KEY			
	Cranbrook plan area		Exeter International Airport
	Assessment Parcels		Parkland
	Existing settlements		Immediate setting to villages
	Cranbrook phase 1 and other proposed development areas		Broader outlook to villages
	Landscape buffer		Flood zone
	Ridge		Historic field pattern
	Hill top		Public rights of way
	Slope		Primary Corridor

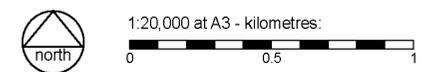


Figure 8: Plan area analysis

of development within the study area, including: the new houses built as Phase 1 of Cranbrook, the new business uses at Sky Park and the allocation of much of the land to the west of Cranbrook for residential or employment uses. This intensification, combined with the presence of large infrastructure including Exeter Airport, the M5 and the adjacent railway line, has a marked effect on the rurality and tranquillity of the area.

- 3.4.3 The overall strategy set out for the character area, includes enhancement of stream corridors, protection of views to wooded hills, which skyline to the north and east, restoration of woodland, protection of veteran trees within parkland, restoration and management of hedgerows and traditional orchards.

Settlement character and setting

- 3.4.4 The study area contains four settlements, which may be affected by further development at Cranbrook. These are the rural villages of Rockbeare, Whimble and Broadclyst, in addition to the existing settlement at Cranbrook. Phase 1 of Cranbrook is located on low-lying land between the railway (to the north) and the London Road (to the south). The immediate setting comprises establishing parkland and existing farmland. The low ridge to the north of the settlement is a containing feature and forms the northern landscape setting to the new town. The

southern setting to the town is formed of the rural landscape to the south of London Road. The settlement is contained to the west by vegetation lining Bluehayes Lane. The land to the east is under construction and is in a transitional state.

- 3.4.5 Rockbeare is located on low-lying land to the south of Cranbrook. The village is nucleated and outward looking and has a strong relationship with the landscape that surrounds it to the east, south and west. A shallow escarpment encloses the village to the north and north-east. A further hill lies to the west, within the southern parcel, which forms the skyline to west-facing views from the village. The ridgetop of the escarpment and hilltop to the west form the rural setting to Rockbeare and provide visual separation between the village and Cranbrook.

- 3.4.6 Whimble lies to the north-east of Cranbrook. The village is a nucleated settlement, located on low-lying ground, with the railway crossing through the centre of the village. To the east and south-east of the village, the ground rises steeply to the high ridgeline to the east of the study area. A series of hillocks lies to the west and south-west of the village, which form an important part of the setting to the village. The hill within the eastern parcel is part of this series of hillocks. The village also has a strong association with traditional orchards, which are a common landscape feature, particularly to the north-west and south-east of the village. The landscape

to the south-west is much more open in character, with a larger field pattern and arable land use. The hill within the eastern parcel forms part of the setting to Whimble.

- 3.4.7 Broadclyst lies to the north-west of Cranbrook, on a low hill within the Clyst Valley. There are long views out from the western edge of the village towards the high ground to the north and west. The land to the east and south of the village is generally flat and enclosed by hedgerows and tree lines, with occasional small blocks of woodland. The landscape is small scale and the trees and hedgerows provide a high level of containment, which restricts the relationship between the village and the wider rural landscape.

3.5 The western parcel (Bluehayes)

3.5.1 The western parcel is relatively flat, with a shallow north-west facing slope and is contained to the east and west by existing settlement. The parcel is contained to the south by London Road and to the north by Lodge Trading Estate and the Railway line.

3.5.2 The parcel consists of mixed farmland, comprising medium sized predominantly arable fields, with an area of parkland to the east. The parcel contains the following landscape features:

- Parkland with high quality and veteran trees.
- Hedgerows.
- Hedgerow trees.
- Agricultural fields.

3.5.3 The parcel contains a number of the key characteristics of the wider character area and type, however the surrounding settlement and infrastructure reduces the rurality of the parcel and the tranquillity experienced within the parcel.

3.5.4 The parcel has a number of urban influences and is seen in the context of existing housing from distant viewpoints. Providing that high quality features are retained and protected, the parcel would be suitable for a housing extension to Cranbrook.

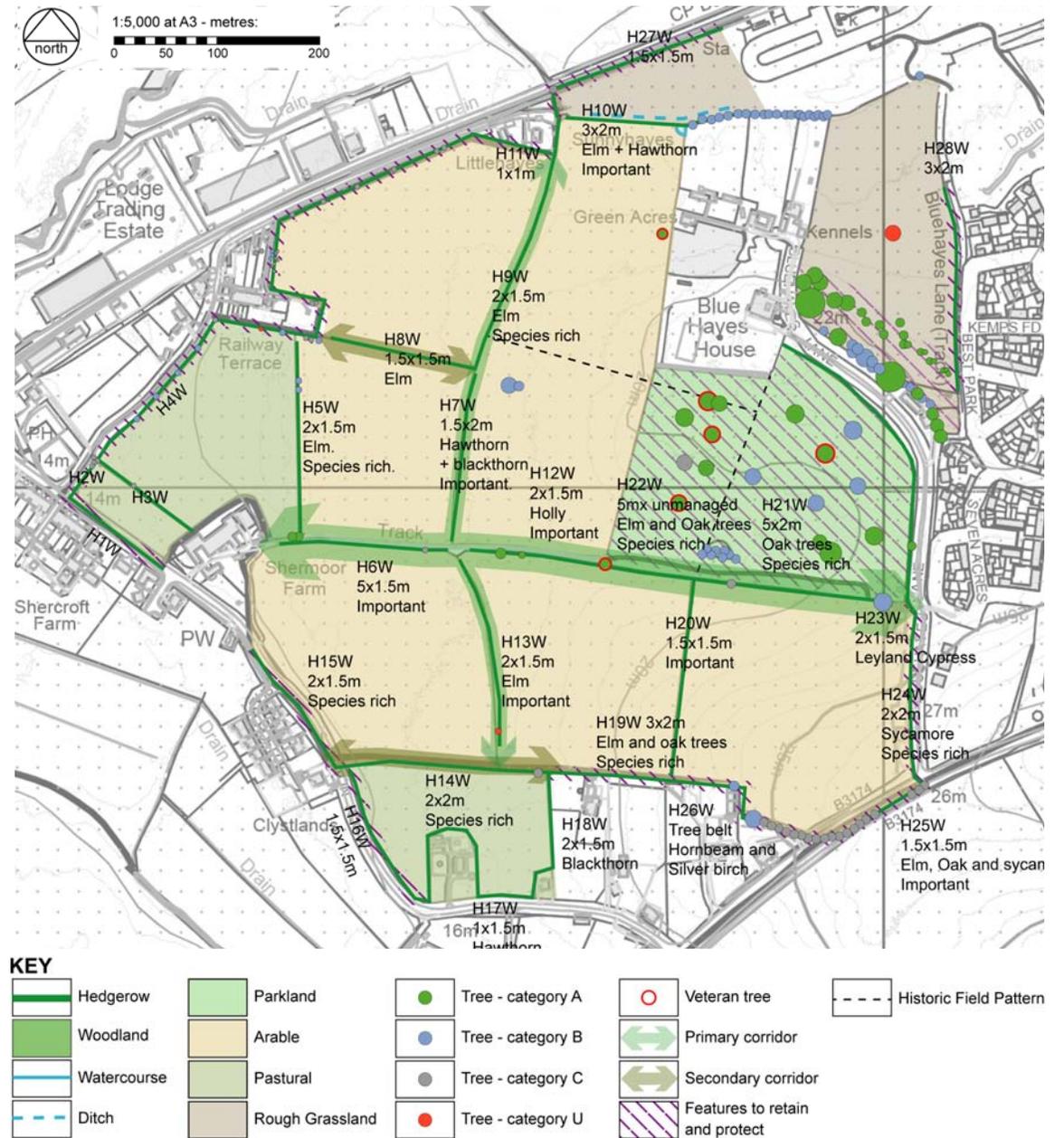


Figure 9: Landscape features and habitats - western parcel

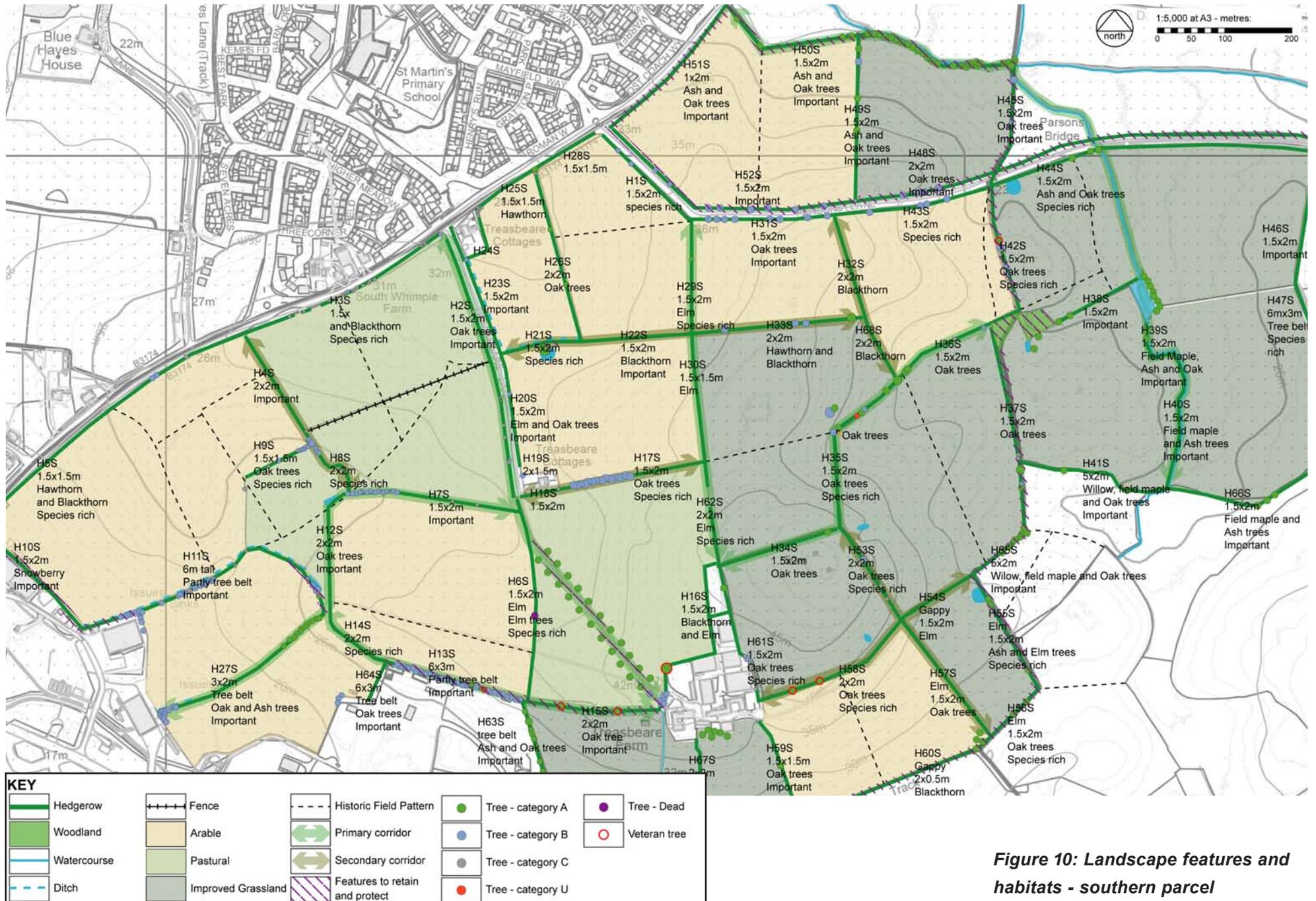


Figure 10: Landscape features and habitats - southern parcel

3.6 The southern parcel (Treasbeare)

- 3.6.1 The southern parcel contains a low hill, located to the north-east of Treasbeare farm. A small, localised ridge of high ground, runs north from the hill. From the high ground, the land falls away sharply to the north, east and south and more gently to the west. A small stream runs along the eastern boundary. The parcel is bound to the north by London Road, to the south by Exeter Airport and to the west by Skypark. The eastern slopes of the parcel form part of the wider setting to Rockbeare
- 3.6.2 The southern parcel is predominantly medium to large sized fields in a mixture of arable and pastoral use. Fields in pasture are generally associated with the steeper sloping fields to the east of the parcel. The parcel contains the following landscape features:
- Avenue of trees leading to Treasbeare Farm
 - Stream at the eastern boundary.
 - Hedgerows
 - Hedgerow trees
 - Small woodland copses to the east of the parcel.
 - Agricultural fields.
- 3.6.3 This parcel is has the highest visual sensitivity of the four parcels, due to its elevation in comparison to the surrounding lowland landscape. The local ridge has a marked effect on the character of the

parcel. The land to the west of the ridge is orientated towards existing development at Cranbrook, the evolving business complex at Sky Park and Exeter Airport. In contrast, the eastern part of the site faces out over a rural landscape with few detractors. This part of the site has a strong relationship with the wider landscape and forms part of the wider setting to Rockbeare.

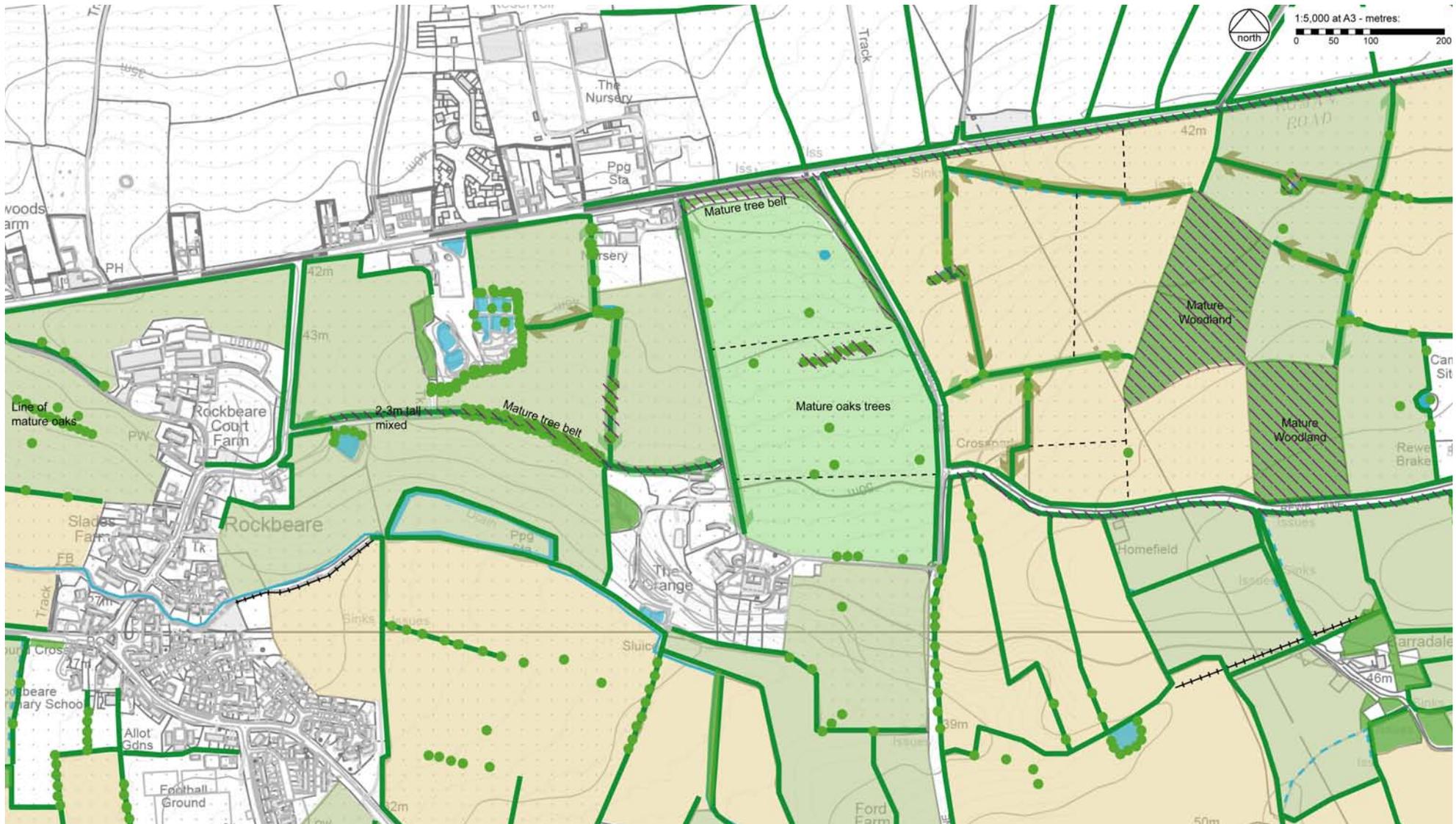
- 3.6.4 Views of the western parcel of the site are seen in the context of existing development and, as a result, changes within this part of the parcel would be less noticeable than changes within the eastern part of the parcel, which is currently substantially rural.



Figure 11: Landscape features and habitats - eastern parcel

3.7 The eastern parcel (Cobdens)

- 3.7.1 The eastern parcel has a stream crossing from the south-eastern corner, to the north-western corner. The stream sits within a low-lying landscape, which extends to the southern boundary of the parcel. The parcel is bound to the west by the emerging settlement at Cranbrook, to the south by London Road, to the east by a rural lane and to the north by the railway line.
- 3.7.2 The eastern parcel comprises small scale fields in pasture with trees lining the stream that passes through the area. The north-eastern part of the parcel is formed of one large arable field, located on a hill, which is a marked difference in topography, scale and land use to the remainder of the parcel. The north-eastern field is open and exposed, with no internal vegetation and long views to the surrounding hills and over the lower-lying landscape to the south-east. There is a clear distinction in character between the north-eastern part of the parcel and the remainder of the parcel.
- 3.7.3 The parcel contains the following landscape features:
- Stream corridor.
 - Hedgerows.
 - High quality and veteran trees.
 - Small scale historic field pattern.
 - Agricultural fields.
- 3.7.4 The parcel contains landscape elements that are highly sensitive to change and would be difficult to replicate. These include the stream corridor and associated trees and vegetation, which lie within floodplain and have high ecological and aesthetic value. It also includes the small scale fields of medieval origin (see Figure 11), which have important links to the past, as well as containing high quality boundary features.
- 3.7.5 Development within the stream corridor or within the small-scale historic fields, has the potential to result in a high level of feature loss. The local hill to the north-east of the parcel has fewer constraints in terms of individual features, however it is visually prominent within local views and forms part of the wider setting to the village of Whimple. The rectilinear fields to the south and west of the site have the highest development potential as they relate well to existing settlement (including the proposed development within Phase 1 of Cranbrook) and are influenced by the comparatively busy London Road to the south.



KEY

	Hedgerow		Tree		Historic Field Pattern
	Woodland		Arable		Primary corridor
	Watercourse		Pastural		Secondary corridor
	Ditch		Park Land		Features to retain and protect

Figure 12: Landscape features and habitats - south-eastern parcel

3.8 The south-eastern parcel (Grange)

3.8.1 The south-eastern parcel is located on a gentle north-west facing slope, to the north of a local ridge. The parcel is bound to the north by London Road, to the south-east by Rewe Lane and to the east, west and south, west by mature tree belts. Gribble Lane runs north-south through the centre of the parcel.

3.8.2 The south-eastern parcel is split into several different land uses. The eastern fields are predominantly in arable production and contain two rectilinear copses of woodland. The central area has been identified as parkland within the district GI strategy. This parkland has an intact avenue, mature specimen trees and intact boundary tree belts, however the internal tree pattern is reminiscent of the historic field pattern and has fewer associations with a designed landscape. The western area comprises medium scale fields in pasture. The parcel contains the following landscape features:

- Parkland with high quality and veteran trees.
- Hedgerows with hedgerow trees.
- Ditches and small ponds.
- Woodland copses.
- Agricultural fields.

3.8.3 The south-eastern parcel has a strong relationship with London Road and the existing settlement pattern, particularly to the west of the parcel. The parcel is well

contained within the landscape (particularly to the west) and development to the west of the woodland blocks could occur within the parcel without harming the character of the rural landscape to the south and west. The woodland blocks and tree belts within the parcel could be built upon to provide a strong structure and edge to a potential development.

3.8.4 Any potential development would need to be mindful of the high quality landscape features within the parcel, which would need to be retained and protected. The southern edge to the parcel would need to be enhanced with additional planting to maintain the physical and visual separation between Cranbrook and Rockbeare.

Chapter 4



Site specific Green Infrastructure Strategy

4.1 Broad principles for the Green Infrastructure Strategy

4.1.1 The Green Infrastructure and SANG Strategy is based on the following opportunities and constraints presented by the Site and its setting including:

- The sensitivity of rural villages and their setting (including Rockbeare, Whimble and Broadclyst), to the proposed development.
- The visual sensitivity of the high ground within the southern and eastern parcels and protection of existing views of the surrounding wooded hills.
- Protection of the stream corridor within the eastern parcel.
- Protection of existing parkland.
- Heritage assets including listed buildings and the registered park at Rockbeare Manor, in addition to the medieval field pattern of some of the land within the eastern and southern parcel.
- Existing high quality landscape features within each parcel, which should be retained where possible. This includes high quality and veteran trees, hedgerows, woodland blocks and the stream corridor within the eastern parcel.
- Protection of rural sunken lanes from increased traffic pressure.

- Provision of sufficient Suitable Alternative Natural Greenspace (SANG) to mitigate for potential increases in visitor pressure on protected habitats, as a result of the additional housing proposed.

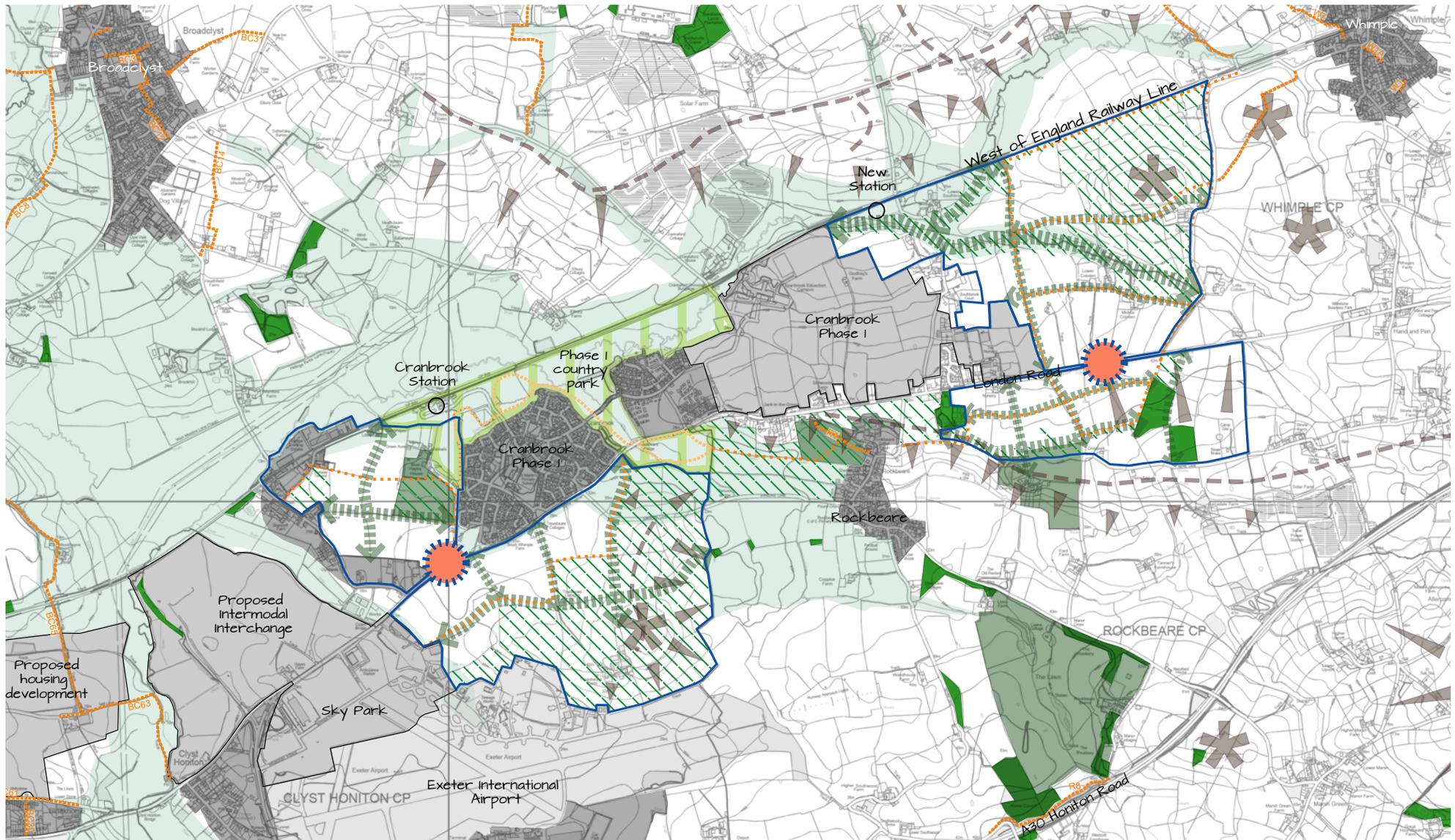
4.1.2 The GI and SANG strategy also seeks to respond to the 7 aims of the *'Monkerton - Cranbrook Area Framework'*, set out within the Green Infrastructure Strategy for the Exeter area and East Devon growth point (see section 2.3).

1. Encouraging sustainable movement - through the creation of new Green Corridors and improved linkages to public transport networks;
2. Reinforcing local identity and distinctiveness-through the development of four different parcels, each with its own character and identity. New gateway features would be introduced along London Road, to provide arrival space into Cranbrook;
3. Enhancing biodiversity - through the planting of characteristic landscape features and the creation of new habitats;
4. Strengthening community and cohesion - with improved movement through the town and provision of additional spaces for people to meet and interact;
5. Promoting health and well being - through the provision of new recreational facilities (both formal and informal), to encourage exercise and introducing

places to grow food. Access to natural green space has been shown to have benefits for mental health;

6. Establishing multifunctional green space - each area of proposed open space has a number of functions; and
7. Managing the environment - a management strategy would be required as part of any proposal.

4.1.3 The main elements of the GI and SANG strategy are illustrated on the diagram at Figure 13.



KEY

	Assesment Parcels		Existing and retained parkland		Ridge
	Proposed gateway to Cranbrook		Existing and retained woodland		Hill top
	Proposed Clyst Valley Regional Park		Potential open space / SANGS		Slope
	Cranbrook Country Park		Potential Green Corridor		Public rights of way
					Footpaths delivered within Cranbrook Phase 1
					Proposed footpaths and / or cycleways

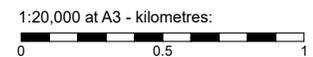
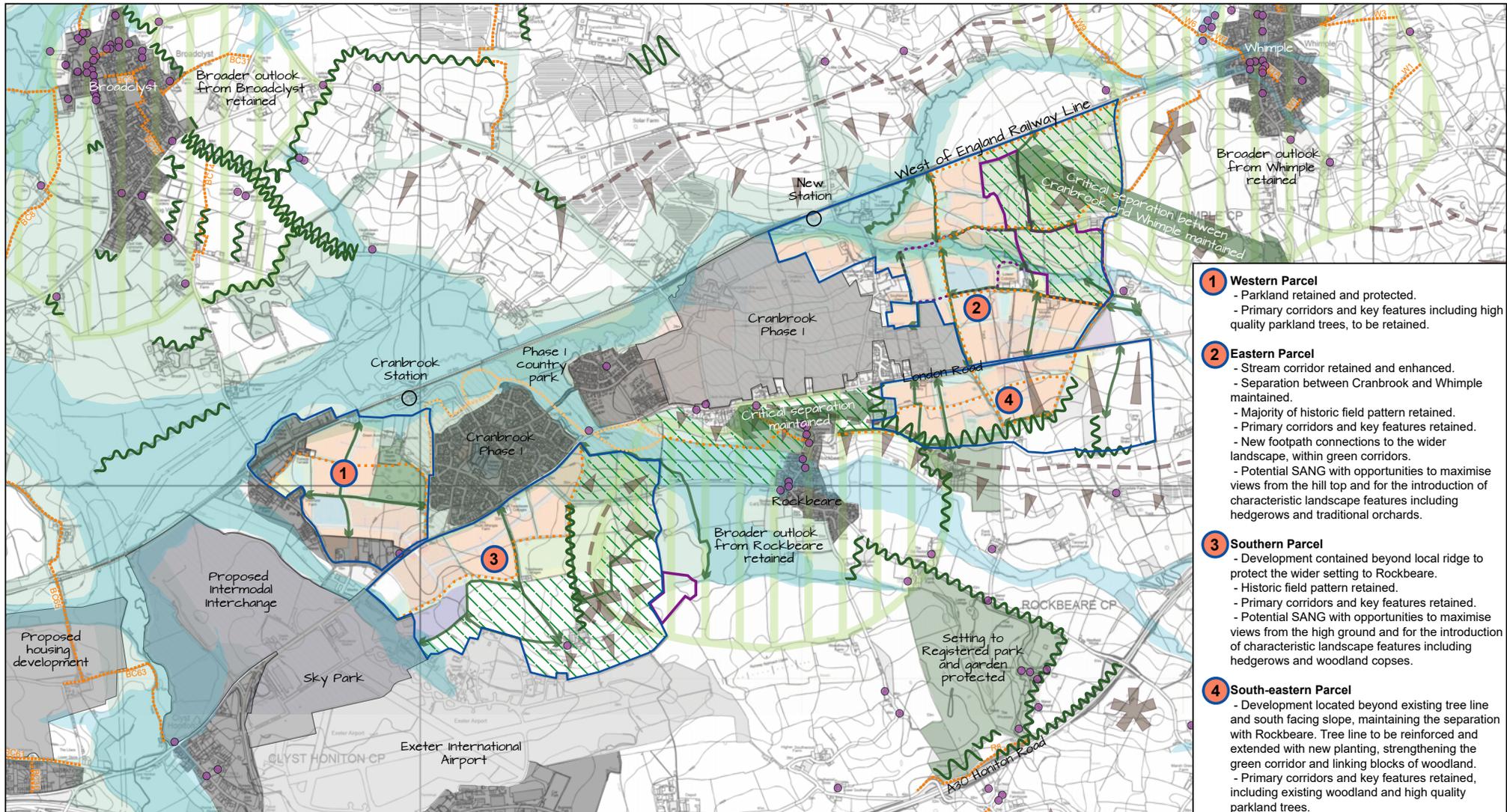
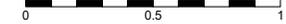


Figure 13: Broad Green Infrastructure Strategy



1:20,000 at A3 - kilometres:



- 1 Western Parcel**
 - Parkland retained and protected.
 - Primary corridors and key features including high quality parkland trees, to be retained.
- 2 Eastern Parcel**
 - Stream corridor retained and enhanced.
 - Separation between Cranbrook and Whimble maintained.
 - Majority of historic field pattern retained.
 - Primary corridors and key features retained.
 - New footpath connections to the wider landscape, within green corridors.
 - Potential SANG with opportunities to maximise views from the hill top and for the introduction of characteristic landscape features including hedgerows and traditional orchards.
- 3 Southern Parcel**
 - Development contained beyond local ridge to protect the wider setting to Rockbeare.
 - Historic field pattern retained.
 - Primary corridors and key features retained.
 - Potential SANG with opportunities to maximise views from the high ground and for the introduction of characteristic landscape features including hedgerows and woodland copses.
- 4 South-eastern Parcel**
 - Development located beyond existing tree line and south facing slope, maintaining the separation with Rockbeare. Tree line to be reinforced and extended with new planting, strengthening the green corridor and linking blocks of woodland.
 - Primary corridors and key features retained, including existing woodland and high quality parkland trees.

KEY

	Assesment Parcels		Retained parkland		Listed buildings		Public rights of way		Ridge
	Parcel reference number		Potential SANGs		Historic field pattern retained		Footpaths delivered within Cranbrook Phase 1		Hill top
	Proposed Clyst Valley Regional Park		Landscape buffer		Historic field boundaries retained within changed land use		Proposed links to rights of way		Slope
	Broader outlook to villages		Primary Corridor retained						

Figure 14: Landscape strategy

4.2 The Landscape Strategy

4.2.1 Leading on from the Site analysis and development of a concept plan, the landscape strategy was developed hand in hand with the masterplanning of the four parcels and demonstrates the GI Strategy for the site. The Landscape strategy is shown in Figure 13.

4.2.2 The public open space and SANG within the landscape strategy would incorporate the following elements:

- Formal sports pitches;
- A Multi Use Games Area (MUGA);
- Neighbourhood and Local Equipped Areas of Play (NEAPs, LEAPs and LAPs);
- Allotments;
- Informal open space;
- Balancing Ponds and swales;
- Green corridors accommodating existing landscape features such as water courses, hedgerows and trees;
- New planting; and
- Ecological Enhancement and Habitat Creation;

4.2.3 The Landscape strategy sets out the proposed land uses and illustrates the main footpath and cycleway links. The following section considers each development parcel in turn and highlights specific opportunities for Green Infrastructure.



KEY

- | | | | |
|--|--|---|--|
|  Existing trees to be retained |  Proposed trees |  Proposed allotments |  Strategic green corridor with retained hedgerows and proposed swales within open space |
|  Existing veteran trees to be retained |  Proposed hedgerows |  Proposed pedestrian links | |
|  Existing hedgerows to be retained |  Proposed SUDs basins and associated wetland planting |  Proposed play area | |
|  Existing parkland and woodpasture to be retained |  Proposed informal open space |  Cranbrook Phase 1 | |

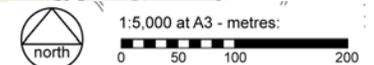


Figure 15: Landscape strategy - western parcel

4.3 Green Infrastructure opportunities

Western Parcel (Blue Hayes)

4.3.1 Blue Hayes could consist of a housing development of between 800-950 homes. A new primary school is proposed within the centre of the scheme and new movement routes will provide connections through the development to Sky Park in the south-west, Cranbrook Station, to the north and to the existing country park at Cranbrook phase 1.

4.3.2 The GI strategy for the parcel will:

- Retain the existing parkland and improve the management of the trees. Additional tree planting will be introduced to allow for the continuity of the parkland and the space will be opened up for the public to enjoy. There is the potential to introduce areas of meadow and bulb planting within the parkland to increase species diversity and seasonal interest. New pathway links will be created and seating provided to allow residents to enjoy the mature landscape.
- Introduce a multifunctional area of open space to the west of the parcel, which contains formal play facilities, a SuDS attenuation feature and allotments. Existing hedgerow features will be retained and new hedges will be introduced to formalise the edge of the allotments.

- Create two Green Corridors through the parcel. One north-south, connecting the development to the station (to the north) and an east-west route, which connects the two large areas of open space. Both corridors include hedgerows and hedgerow trees retained within open

space associated with the street scene in addition to new planting and swales. These corridors will provide safe movement corridors for people and wildlife.

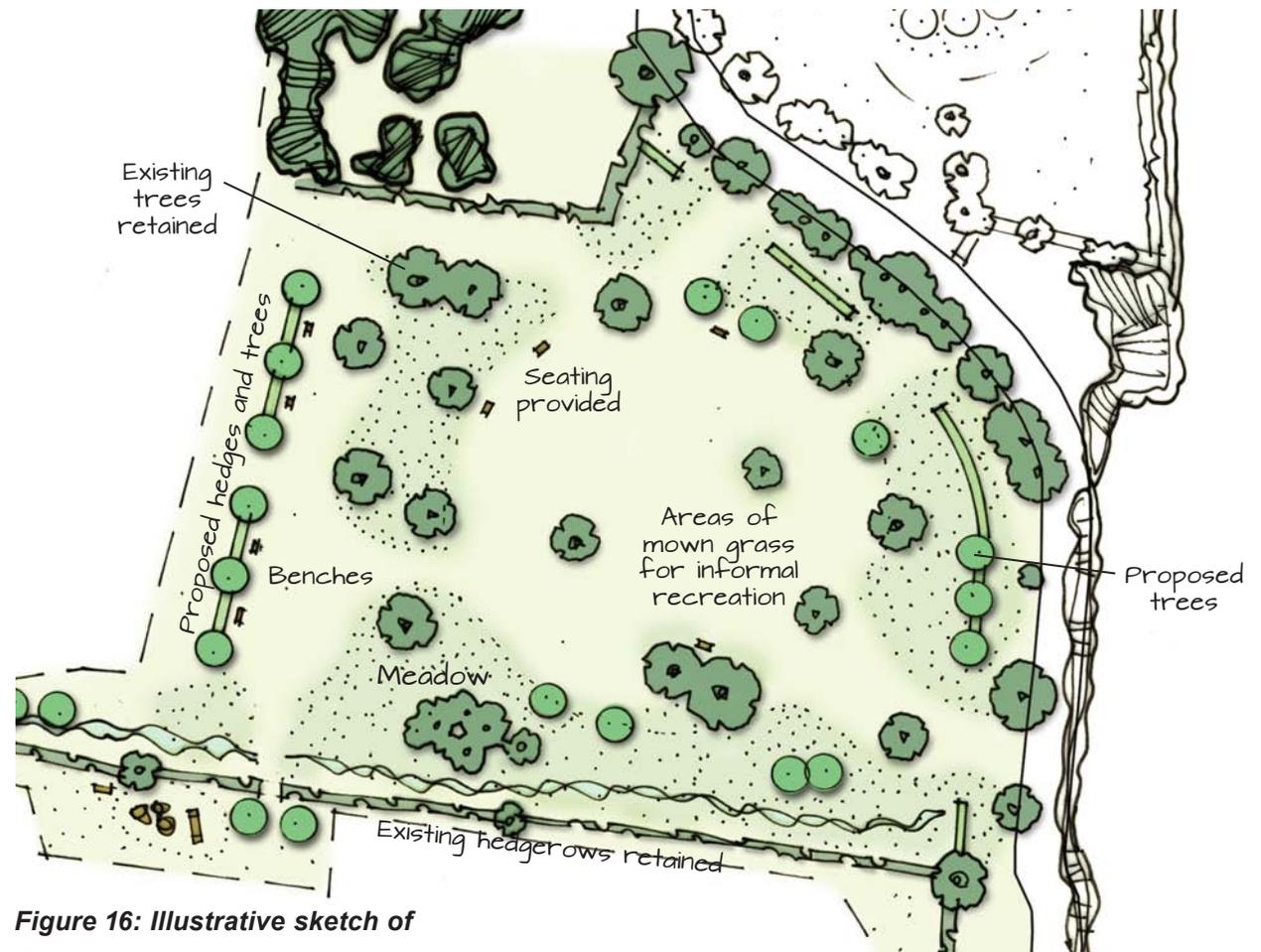


Figure 16: Illustrative sketch of Bluehayes parkland.



Figure 17: Landscape strategy - southern parcel

Southern Parcel (Treasbeare)

- 4.3.3 This parcel is highly constrained by noise to the west and visual sensitivity to the east. In response to these sensitivities, just over one third of the parcel has been proposed for development. The masterplan proposes approximately 800 – 950 homes. Employment land uses are proposed to the south-west, along with allotments.
- 4.3.4 The proposed development will be contained to the west of the local ridgeline. The edge to development is currently demarcated by a hedgerow, which would be subject to additional tree planting, to further screen the proposals from views to the east. This strategy will maintain the setting to Rockbeare and the sense of separation currently enjoyed between Rockbeare and Cranbrook.
- 4.3.5 The GI and SANG strategy for the parcel is to:
- Create a sports hub with formal play facilities and pitch provision, located in the centre of the parcel, within easy walking distance of local residents.
 - The land to the east of the proposed development would become open space or SANG and constitutes a rural landscape with long and attractive views out to the east, which could be enjoyed by the public. This provides the opportunity to create new areas of parkland / woodpasture, and provide opportunities for informal recreation including pedestrian connections to the country park at Cranbrook. The parkland would incorporate SuDS basins as required. The introduction of parkland / wood pasture provides opportunities to enhance biodiversity. It would create an improved setting to Cranbrook.
- Retain the southern part of the parcel in its existing agricultural land use or could be incorporated into the SANG provision.
 - Introduce a multifunctional area of open space which runs to the south of the proposed development area and forms a linear park to the south of the parcel. Existing features would be retained and new features including formal play facilities, SuDS attenuation features, allotments, recreational routes and new areas of planting would be introduced. The park would be contained by existing and new hedgerows.
 - Create a series of smaller Green Corridors, which would maintain connectivity across the parcel. Corridors would be based upon existing features, proposed for retention within open space associated with the street scene, in addition to new planting and swales.
 - Introduce new characteristic landscape features, including hedgerow trees, species rich grassland, parkland / wood pasture and woodland copses, which would increase biodiversity within the parcel.



- KEY**
-  Existing trees to be retained
 -  Existing veteran trees to be retained
 -  Existing hedgerows to be retained
 -  Proposed trees
 -  Proposed woodland
 -  Proposed orchard
 -  Proposed hedgerows
 -  Proposed scrub planting
 -  Proposed SUDs basins and associated wetland planting
 -  Proposed informal open space
 -  Proposed parkland and woodpasture
 -  Proposed allotments
 -  Proposed sports pitches
 -  Strategic green corridor with retained hedgerows and proposed swales within open space
 -  Proposed pedestrian links
 -  Potential SANGS
 -  Cranbrook Phase 1
 -  Existing field in pasture retained
 -  Existing arable field retained

Figure 18: Landscape strategy - eastern parcel

Eastern Parcel (Cobdens)

- 4.3.6 The masterplan proposes approximately 1350 – 1500 homes. The scheme would contain a neighbourhood centre on London Road, a primary school within the centre of the site and a proposed traveller site to the south-west of the parcel. The masterplan also allows for a proposed second railway station for the town. Approximately 50% of the parcel would comprise open space or SANG. Where possible existing features have been retained, particularly high value trees and high quality hedgerows, within green corridors which run through the proposed development area.
- 4.3.7 The GI for the site focusses on two key spaces: the stream corridor and the high ground to the north-east of the parcel. The combination of the stream corridor and open space to the north-east allows for the

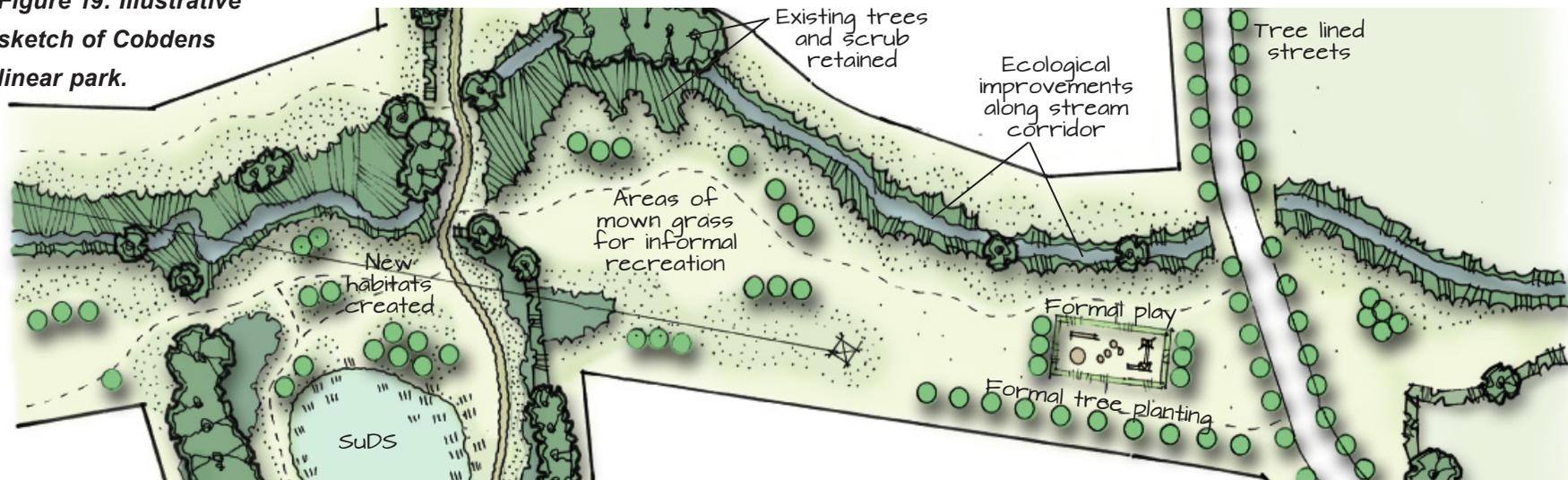
introduction of new pedestrian and cycle connections across the parcel, with links to Cranbrook phase 1, Whimble and the wider landscape.

- 4.3.8 The stream corridor and associated trees and vegetation, will be retained and would form the basis of a naturalistic linear park. The park would include the introduction of SuDS basins and swales, which would create complementary wetland habitats to the stream corridor. Formal play facilities and new pedestrian routes will be introduced. An area of allotments is proposed to the east of the corridor, adjacent to existing farm buildings.
- 4.3.9 'Higher Cobden Hill' within the eastern parcel forms a critical part of the setting to Whimble and the separation between Cranbrook and Whimble. This feature is

proposed for retention as open space or SANG, which would protect the setting and separation to Whimble. The retention of the land that contains the hill as public open space (currently a large arable field), provides the opportunity to introduce new characteristic landscape features, including hedgerows, trees, small woodland copses and traditional orchards. It would also allow the public to experience the attractive and long ranging views from the hilltop.

- 4.3.10 Part of the parcel consists of small irregular fields, with a field pattern that has been traced back to medieval times. Over half of these fields would be retained within open space or SANG and the remainder would have the field boundaries conserved and integrated with the development proposals within green corridors, open space or as boundary features.

Figure 19: Illustrative sketch of Cobdens linear park.



1:5,000 at A3 - metres:

0 50 100 200



KEY

 Existing trees to be retained	 Proposed woodland	 Proposed allotments	 Strategic green corridor with retained hedgerows and proposed swales within open space	 Existing arable field retained
 Existing woodland to be retained	 Proposed hedgerows	 Proposed parkland and woodpasture	 Potential SANG	
 Existing hedgerows to be retained	 Proposed SUDs basins and associated wetland planting	 Proposed pedestrian links	 Existing field in pasture retained	
 Proposed trees	 Proposed informal open space	 Proposed play area		

Figure 20: Landscape strategy - south-eastern parcel

South-eastern Parcel (Grange)

4.3.11 Grange would consist of between 700-800 homes, with a proposed neighbourhood centre, located on London Road. New pedestrian and cycle routes have been proposed, which would connect the parcel to the eastern parcel (Cobdens), Rockbeare and the rural landscape to the north-east.

4.3.12 High quality existing features including mature trees, existing woodland blocks and key hedgerows would be retained and protected through the course of the development. and would form the basis for Green corridors, which would permeate the proposed development.

4.3.13 The GI and SANG strategy for the parcel is to:

- Retain part of the existing parkland, including the high quality trees, which would be located within open space. This would give a mature landscape structure to the proposed development. The southern part of the park would be retained as existing and the northern part, including the avenues would provide the framework for the proposed development. Additional formal parkland would be introduced to the south of the proposed development and would be designed to be consistent with the existing parkland trees. The space would be opened up for the public to enjoy. There is the potential to introduce areas of meadow and bulb planting within

the parkland to increase species diversity and seasonal interest.

- Retain existing blocks of woodland to the east and west of the site and create new areas of woodland. This would create new habitat, link areas of existing habitat and would assimilate the development into the wider landscape structure.
- Two equipped play areas would be provided.
- Allotments have been proposed to the north-east of the parcel.

Chapter 5



5.1 Green Corridors

5.1.1 Green Corridors would be created along the line of existing features or proposed movement routes. The pedestrian/cycle routes would be separated from the road and would consist of a hard surface of sufficient width to allow pedestrians, cyclists and pram / wheelchair users to pass.



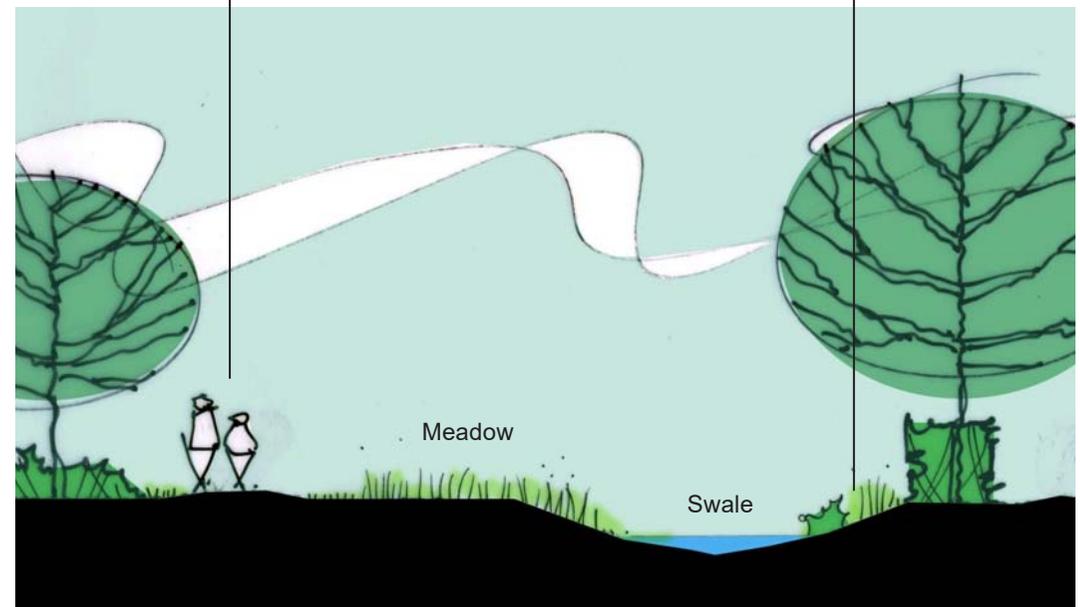
5.1.2 Existing features e.g hedgerows and trees that are present within the corridors should be retained and protected. These will form a mature landscape structure to the corridor. It may be possible to introduce swales along the route of the Green Corridor, however the root protection areas of existing features should be avoided.

5.1.3 New planting within the corridor provides opportunities to create complementary habitats (e.g wet grassland and marginal planting within swales) and to add seasonal variety and interest.



New
Footway/
cycleway

Proposed habitat enhancements through the creation of ecotones: matrix of hedge and tree planting; wet scrub; wet grassland; amenity grassland and wildflower meadow.



5.2 Formal play

5.2.1 Equipped play areas would be provided within the proposed development areas and within larger open spaces associated with Green corridors. Consideration would be given to the overall design of the park, which would dictate the style of play equipment provided and the landscape surrounding the play area. Play areas designed for younger children would be fenced and dogs would not be permitted.

5.2.2 Play spaces should be accessible and well connected, with pathways surrounding them and surveillance provided by passing cyclists, pedestrians and adjacent properties. The space would be designed to provide access for all in accordance with the Disability Discrimination Act 1995. Seating, litter bins and cycle racks should be located close to the equipped play area and/or within it.

5.2.3 A variety of play facilities should be provided. Play areas within the residential development block areas would be smaller areas designed specifically for very young children up to the age of 6. Play areas further from development within larger areas of open space would include equipment for older children and teenagers. These spaces

would provide a variety of activities for both active and passive play (social meeting place). This could include: play equipment, areas for skating/scooting/cycling, ramp, rebound wall, shelter for meeting and socialising.

5.2.4 New planting would be introduced around proposed play areas to create an attractive setting with a degree of enclosure and would create some more shady areas. Non-toxic plants would be used within and as a boundary to any play space, particularly spaces designed for younger children.

5.2.6 Formal sports provision would be aggregated into 'sports hubs', which would provide for a range of sports and activities within one accessible and managed area.



5.3 Community Orchards

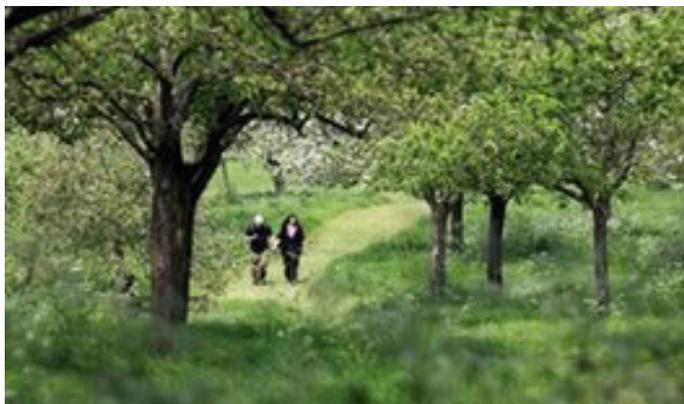
5.3.1 Traditional orchards are a characteristic landscape feature around Whimple, located to the north-east of the site. The open space / potential SANG within the eastern parcel provides the opportunity to create new areas of traditional orchard. Orchards provide a range of uses and benefits including:

- Maintain rural character that is in keeping with the setting to Whimple;
- Provide food;
- Provide informal amenity open space;
- Provide a new area of UK Biodiversity Action Plan habitat;
- Provide an educational resource.

4.4.2 Natural England defines a traditional orchard as, '*Traditional orchards are characterised by widely spaced standard or half-standard fruit trees, of old and often scarce varieties, grown on vigorous rootstocks and planted at low densities, usually less than 150 trees*

per hectare in permanent grassland'. New orchards would be planted with regard to Natural England guidelines. New orchards would be undersown with an appropriate meadow mix, which would enhance the habitat potential of the orchard and would create an attractive low-maintenance landscape. Existing hedgerow boundaries would be retained and new hedgerows / tree belts could be introduced to shelter the fruit trees. Nut trees could also be introduced to increase variety and productivity.

4.4.3 Within the orchards it may be possible to include an area for beehives to be located and leased to local beekeepers. Honey bees pollinate the fruit trees and help to produce better harvests. Hives would not be appropriate in close proximity to formal play areas, proposed footpaths or dwellings.



5.4 SuDS features

- 5.4.1 Surface water runoff will be attenuated by within the proposed development would be dealt with using Sustainable Drainage Systems (SuDS). This would include the introduction of naturalistic water storage features including swales and attenuation basins. Both features need to be designed with safety in mind. Slopes should be no steeper than a gradient of 1:3 and planting / appropriate fencing could be introduced to prevent access to open water
- 5.4.2 Swales would be introduced along linear routes, often within green corridors, and would comprise vegetated channels or shallow ditches. These would be planted with native marginal plant species, chosen to suit the site location. Blocks of suitable

native flowering species may be introduced to enhance the aesthetic quality of the swales.

- 5.4.3 Attenuation basins could either be seasonally dry, or designed to be permanently wet. The design should reflect the location of the basin: for example a wet pond may be more attractive within a development, where it may be overlooked by adjacent properties, whereas a seasonally dry basin may be more suitable near to a play space, where it can be designed so that it becomes usable for parts of the year. The permeability of the soil will also influence the design.
- 5.4.4 Proposed attenuation ponds should also be planted with appropriate marginal or wet grassland species, particularly if the basin is designed to be naturalistic.



