

05H - Strategic Landscape Proposals

05



STRATEGIC LANDSCAPE MASTERPLAN

The Power Park strategic landscape strategy centres around the principles of integrating and maximising amenity, landscape and ecological conservation and the enhancement of bio-diversity, green and blue infrastructure within the parameters of current national and local planning policy, compliance with AOA/CAP guidance and the Airports OSWI. Working with EDDC and Aviaire Wildlife Hazard experts, this is evidenced by the retention and protection of all viable, existing trees, hedgerows, vegetation as well as the ecologically sensitive approach to design taken when creating a suitable ecological habitat within the Site to support the achievement of 10%BNG (TBC following Phase 2 Ecological Surveys and Reporting). The Sites green space will build upon the existing landscape character by means of protection and enhancement with a view to significantly improving existing habitats and the stepping stones of natural open spaces while aspiring to create beautiful and functional spaces surrounding the buildings for employees and visitors to enjoy. Landscape interventions within the green spaces will include creating screening, flowering meadow, retention of existing paths for pedestrian connections between the Site, the local area, seating, bird strike minimising planting from UK provenance and bio-secure certified stock and varied, grassland habitats around the drainage pond and swales.

KEY

- Green space to protect existing habitat and species present, to supply mitigation and enhancement of that created in lieu of habitat lost through development.
- Existing trees, hedgerows and vegetation retained, enhanced (bramble clearance and infill planting) and protected.
- The minimum number/area of existing trees and vegetation removed to enable development. That lost to be mitigated for by a 3/1 ratio as part of the detailed landscape proposal.
- Hedgehog boxes to be placed throughout the Site in suitable locations (Exact no. to be confirmed during detailed design).
- Hibernacula made from any felled timber to be built in suitable locations throughout the Site (Exact no to be confirmed during detailed design).
- Suitably managed, clipped mixed native and ornamental hedgerows define space and soften built form.
- Suitable trees (informed by the north/south variable OSWI) supply interest, aid in urban cooling, sink carbon, aid flood mitigation and screen and soften built form. Trees deliberately spaced out so as not to form a continuous canopy provided where utilities will allow in line with AOA/CAP/Aviaire guidance.
- New suitably seeded swales created to provide sustainable drainage solutions.
- Structural landscaping reflective of that accepted on the Future Skills Centre opposite the Site and Natural England's National Character Area (NCA) 148: Devon Redlands. Devon Redlands key landscape characteristics and Devon County Councils East Devon and Blackdown Hills Landscape Character Assessment, 2019 character types '3E - Lowland Plains', '3G = River Valley Slopes and Combes' and '5D - Estate Wooded Farmland' and following pre-submission consultation with the Airport, EDDC and specialist design team.
- Hard landscape materials and street furniture selected for their sustainable credentials and to be reflective of the local vernacular, whilst being fresh and modern. Permeable parking spaces if infiltration tests allow. Bitmac roads and footpaths and concrete service yards.
- Pedestrian links to the wider area maintained, and created to seating areas.
- On such a diverse scheme there is a call to use a wide palette of grass seed and turf to suit specific applications. These are: Rowlawn Turf - used on road verges, at the side of paths, where visibility and tolerance to a high frequency of mowing is required.
- General Purpose Wildflower Meadow Mix - within public open space to create diversity and for visual amenity.
- Wet Grass Seed Mix - used on the banks of the Balancing Pond feature and Swales to aid diversity, assist in erosion control and for visual amenity in areas designed to flood and occasionally be inundated but mostly dry.
- Existing semi-improved grassland to be retained.
- Low key timber post and rail boundary treatment, bollards and gates where security is not required otherwise 2.4m.
- Low key seating/respice areas with simple timber tables and chairs furniture. Surface treatment to be Hoggin or similar and approved.
- Individual timber seating.



Power Park, Exeter Planting Schedule				
Trees				
Number	Species	Height	Density	
10 No.	Acer campestre	425-600cm	Counted	
28 No.	Betula pendula	250-300cm	Counted	
9 No.	Carpinus betulus	150-405cm	Counted	
2	Malus sylvestris	425-600cm	Counted	
43 No.	Salix caprea	1.5m	Counted	
7 No.	Sorbus devoniana	300-350cm	Counted	
Total 99 -				
Hedges				
Number	Species	Height	Density	
180 No.	Cornus sanguinea	60-80cm	0.45Cr Double Staggered at 0.35m offset	
89	Cornus sanguinea	60-80cm	0.9Cr Double Staggered at 0.35m offset	
2273 No.	Cornus avellana	60-80cm	0.45Cr Double Staggered at 0.35m offset	
180 No.	Corylus avellana	60-80cm	0.45Cr Double Staggered at 0.35m offset	
89	Corylus avellana	60-80cm	0.9Cr Double Staggered at 0.35m offset	
2960 No.	Ilex aquifolium	30-40cm	0.45Cr Double Staggered at 0.35m offset	
180 No.	Ilex aquifolium	60-80cm	0.45Cr Double Staggered at 0.35m offset	
89	Ilex aquifolium	90-80cm	0.9Cr Double Staggered at 0.35m offset	
180 No.	Ligustrum vulgare	60-80cm	0.45Cr Double Staggered at 0.35m offset	
89	Ligustrum vulgare	60-80cm	0.9Cr Double Staggered at 0.35m offset	
265 No.	Prunus spinosa	60-80cm	0.45Cr Double Staggered at 0.35m offset	
133	Prunus spinosa	60-80cm	0.9Cr Double Staggered at 0.35m offset	
180 No.	Rosa carina	60-80cm	0.45Cr Double Staggered at 0.35m offset	
89	Rosa carina	60-80cm	0.9Cr Double Staggered at 0.35m offset	
Total 6925 -				





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