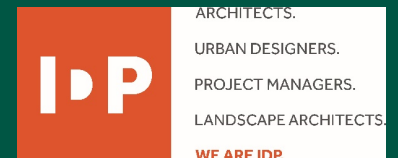


## 05H - Strategic Landscape Proposals

# 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: Rowlawm 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/respite areas with simple timber tables and chairs furniture. Surface treatment to be Hoggins or similar and approved.
- Individual timber seating.





LANDSCAPE KEY

Existing trees/vegetation to be retained and protected during construction.

in accordance with BS5837:2015

Existing trees/vegetation to be removed to enable construction.

in accordance with BS5837:2015 and AML

Retained trees/hedges and vegetation protective fencing.

in accordance with BS5837:2015 and AML

Existing semi-improved grassland to be retained and protected

Proposed specimen trees

Multi-stem, 8-10, 10-12 and 14-16cm girth established trees with clear stems.

Proposed clipped deciduous hedgerow

60-80cm bare root transplants and 30-40cm contained stock in a double staggered row at 1.5m intervals with 1.5m post and wire fence to substrate.

Proposed native, species rich hedgerow

60-80cm bare root transplants and contained stock in a double staggered row at 1.5m intervals with 1.5m post and wire fence to substrate.

Proposed amenity turf

Recreate traditional turf or similar and approved.

Proposed seasonally wet meadow mix:

Encourage EME Meadow Mixtures for Wetlands, sowing rate 8g m<sup>2</sup>.

Proposed wildflower meadow mix:

Encourage EME Special General Purpose Meadow mixture, sowing rate 8g m<sup>2</sup>.

Proposed Self binding gravel surface seating area:

Mainland Aggregates Ltd Old English with marine ply edging or similar and approved.

Proposed Street furniture:

Benches, tables and chairs to be Group Hatton Rustic or similar and approved.

Existing levels

0102030405060708090100

metres

scale 1:1250

1 No.BET PEN

2 No.SORBDEV

179 No.Ac30%

179 No.Cav30%

238 No.I.a40%

215 No.Ac30%

215 No.Cav30%

238 No.I.a40%

404 No.Ac30%

404 No.Cav30%

539 No.I.a40%

1 No.SORBDEV

8 No.SALCA

1 No.BET PEN

2 No.BET PEN

1 No.BET PEN

4 No.SALCA

1 No.BET PEN

100 No.Ac30%

100 No.Cav30%

133 No.I.a40%

1 No.BET PEN

1 No.SALCA

108 No.Ac30%

108 No.Cav30%

144 No.I.a40%

1 No.BET PEN

1 No.SALCA

595 No.Ac30%

595 No.Cav30%

733 No.I.a40%

493 No.Ac30%

493 No.Cav30%

657 No.I.a40%

293 No.Ac25%

81 No.Cor.san10%

81 No.Cav10%

81 No.Lig.aqu10%

81 No.Lig.vul10%

81 No.LONPE10%

122 No.Pru.spl15%

81 No.Rca10%

126 No.Ac25%

11 No.Cor.san10%

11 No.Cav10%

11 No.Lig.aqu10%

11 No.Lig.vul10%

11 No.LONPE10%

16 No.Pru.spl15%

11 No.Rca10%

16 No.Ac25%

7 No.Cor.san10%

7 No.Cav10%

7 No.Lig.aqu10%

7 No.Lig.vul10%

7 No.LONPE10%

10 No.Pru.spl15%

7 No.Rca10%

28 No.Ac25%

12 No.Cor.san10%

12 No.Cav10%

12 No.Lig.aqu10%

12 No.Lig.vul10%

12 No.LONPE10%

17 No.Pru.spl15%

12 No.Rca10%

82 No.Ac25%10%

25 No.Cor.san10%

25 No.Cav10%

25 No.Lig.aqu10%

25 No.Lig.vul10%

25 No.LONPE10%

25 No.Pru.spl15%

25 No.Rca10%

127 No.Ac30%

127 No.Cav30%

170 No.I.a40%

127 No.Ac30%

127 No.Cav30%

170 No.I.a40%

203 No.Ac25%

81 No.Cor.san10%

81 No.Cav10%

81 No.Lig.aqu10%

81 No.Lig.vul10%

81 No.LONPE10%

122 No.Pru.spl15%

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7 No.Cor.san10%

7 No.Cav10%

7 No.Lig.aqu10%

7 No.Lig.vul10%

7 No.LONPE10%

10 No.Pru.spl15%

7 No.Rca10%

Power Park	Planting Schedule					
Tree	Abbreviation	Species	Specification	Height	Grth.	Density
10-	Ac	Alder campestre	Clear Heavy Standard Clear Stem 175-200 5/7 10-15 BR	45-60cm	14-16cm	Counted
28-	BET PEN	Betula pendula	Standard Clear Stem 150-175 1/3 10-15 BR	25-30cm	8-10cm	Counted
9-	C be	Carpinus betula	Heavy Standard Clear Stem 175-200 5/7 10-15 BR	85-140cm	12-14cm	Counted
2-	MALSY	Malus sylvestris	Clear Heavy Standard Clear Stem 175-200 5/7 10-15 BR	45-60cm	14-16cm	Counted
43-	SALCA	Salix caprea	Multi-Stemmed C 15m	15m		Counted
7-	SORBDEV	Sorbus domestica	Clear Stem 150-175 3/4 10-15 BR	80-100cm	10-12cm	Counted
Total 59-						

Hedges	Abbreviation	Species	Specification	Height	Grth.	Density
160-	Cor.san	Corvus sanguinea	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
89-	Cor.san	Corvus sanguinea	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
2221-	Cav	Corvus caudata	1+1 BR	60-80cm	BR	1/400 Double Staggered at 0.35m offset
160-	Cav	Corvus caudata	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
89-	Cav	Corvus caudata	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
2960-	la	lae aquilum	Shady C	30-40cm	LA	1/400 Double Staggered at 0.35m offset
160-	la aqu	lae aquilum	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
89-	la aqu	lae aquilum	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
160-	la aqu	lae aquilum	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
89-	la aqu	lae aquilum	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
266-	Phu.spl	Phoenicis spina	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
155-	Phu.spl	Phoenicis spina	1+1 Transplant - seed raised	60-80cm	BR	1/400 Double Staggered at 0.35m offset
160-	Ria	Rosa canina	1+1 BR	60-80cm	BR	1/400 Double Staggered at 0.35m offset
89-	Ria	Rosa canina	1+1 BR	60-80cm	BR	1/400 Double Staggered at 0.35m offset
Total 595-						

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all dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.  
**do not scale.**

**DRAWING & PLANTING NOTES**  
1. Please note that further detailed design is likely to be required following confirmation of the finalised architectural layout.

2. All planting and operations should comply with the latest version of BS 4428:1989 'General Landscape Operations'. All plants shall be supplied in accordance with the HTA National Plant Specification and their certified nurseries, and BS 3936 Nursery Stock - Specification for Trees & Shrubs.

3. Specification of species, position and density shall be in accordance with drawing and planting schedule provided, and should not be amended without prior approval of the Landscape Architect. For detailed landscape specification information, please refer to the relevant documentation accompanying this drawing.

4. Planting outside the usual October-March growing season shall be pursued by approval only. If agreed all bare root plants shall be substituted with container grown stock, with additional establishment watering.

5. Grouping of planting mixes should be by species, in odd number groups of 3, 5, 7, 9, 12 and so on with larger species towards the rear of planting beds, groundcover to the front. For further, detailed information please refer to the Landscape Implementation Specification.

6. All foundation designs provided by the architect/engineer must take into account the effect of existing trees, and the proposed landscape scheme in accordance with the NHBC Standards. Every effort has been made within the design to follow advice in Chapter 4.2 of the Standards, however landscape proposals should be referred to a structural engineer for checks and any conflicts made known to the Landscape Architect for necessary changes.

7. The contractor is responsible for checking locations of all existing and proposed services, and shall advise the Landscape Architect if there are any conflicts.

8. Topsoil to be multi-purpose grade and free of all contaminants. In accordance with the latest version of BS 3882:2015 Specification for Topsoil. Topsoil analysis should be undertaken by an approved company to ensure the suitability of the topsoil for the intended use, with any recommendations for improvements.

9. Minimum topsoil depths should be as follows unless specified otherwise. Suitable (loosened) subsoil should provide the remainder of the rooting depths as required, and mixed with peat-free compost. Subsoil preparation shall be in accordance with BS 8601 and BS 4428 and scarified/ ripped to a suitable depth prior to spreading of topsoil. Any weed/grass growth to be sprayed with appropriate herbicide at least 10 days prior to cultivation. Spraying herbicide should not occur close to watercourses to protect against the risk of contamination.

- Ornamental shrubs 450mm;
- native shrubs 300mm;
- seeded grass 150mm;
- wildflower grass 50mm, or directly into existing ground;
- tree pits to be excavated to at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.

8. Trees within hardstanding or highways visibility plays shall be clear stem to 2m high unless specified otherwise. Trees adjacent to buildings and services shall include root barriers where necessary and should be planted in positions as indicated on the drawing.

9. All planting should be watered in to field capacity immediately after planting and mulched with minimum of 50mm depth of medium grade crushed mulch. Where necessary, plants to be protected with rabbit fence and/or individual rabbit guard securely fixed to timber stakes.

10. All existing trees and hedges shall be surveyed and protected in accordance with BS 5837:2012, and temporary protection fencing erected for the duration of the construction period. Refer to arboricultural consultants drawings for location and details.

11. Management operations for the site (shall be carried out as detailed in the agreed maintenance schedules at regular intervals, in accordance with any agreed Landscape and Ecological Management Plan (LEMP) including the sowing and cutting of grass.

12. Any tree or plant which, within a period of 5 years from the implementation, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless otherwise agreed with the Local Planning Authority.

13. In order to provide visual screening along Long Lane, newly planted and existing hedgerows should be managed in accordance with those actions described in the aforementioned LEMP and be reflective of the Hedgelink Management Cycle as required by EDDC.

C	05.05.22	Planting notes updated to EDDC comments.	KS	KC
B	04.05.22	Redesigned following comments and consultation with LPA.	KS	KC
A	28.03.22	Planting notes and leaders removed from plateau areas	LK	KS

ARCHITECTS

URBAN DESIGNERS

PROJECT MANAGERS

LANDSCAPE ARCHITECTS

WE ARE IDP.

## IDP LANDSCAPE

client: Oxenwood Real Estate

job: Power Park, Exeter

title: Landscape Proposals

drawn: KS date: March 2022

checked: KC scale @ A3: 1:1250

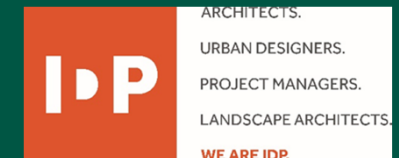
job no: LA5452 drg no: 001 C

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