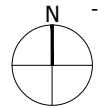


















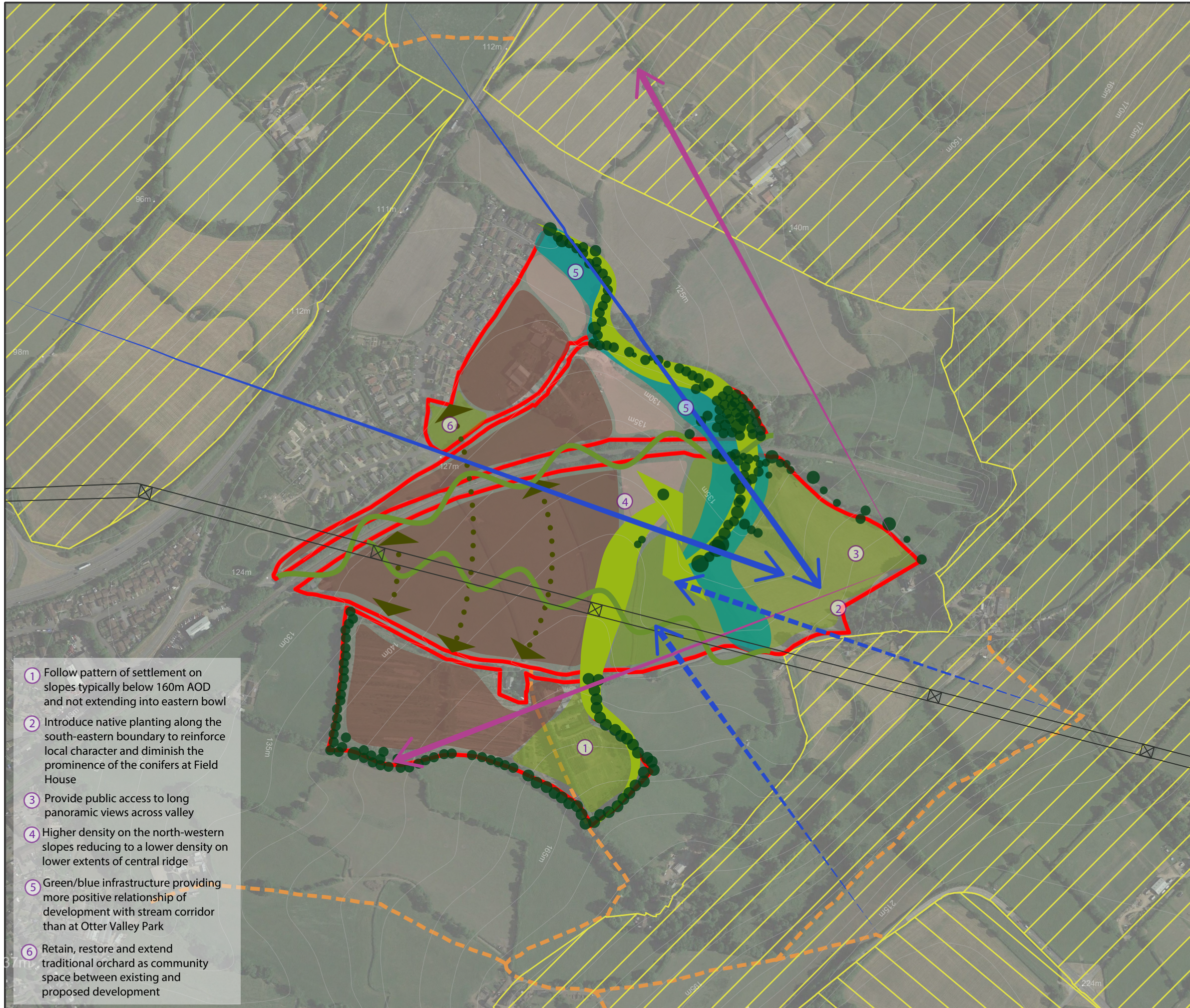
The scaling of this drawing cannot be assured

Revision - Date - Dm Ckd -



Legend

-  Site Boundary
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way *
-  East Devon National Landscape and Blackdown Hills National Landscape
-  Existing Structural Vegetation
-  Pylon and Overhead Cables
-  Core Development Area - Higher Density
-  Development Area - Lower Density
-  Strategic Public Open Space
-  Proposed Wetland Corridor
-  Extending Pattern of Structural Planting along ridgeline and valley floor
-  Existing native hedgerows to be retained where possible. Where not possible, new linear local green infrastructure corridors to be incorporated into the development areas with hedgerow, shrub and tree planting, following the grain of the topography
-  Green infrastructure within these areas to detract from and soften the linearity of the railway and pylons
-  Open Views In
-  Filtered Views In
-  Panoramic View Out



- ① Follow pattern of settlement on slopes typically below 160m AOD and not extending into eastern bowl
- ② Introduce native planting along the south-eastern boundary to reinforce local character and diminish the prominence of the conifers at Field House
- ③ Provide public access to long panoramic views across valley
- ④ Higher density on the north-western slopes reducing to a lower density on lower extents of central ridge
- ⑤ Green/blue infrastructure providing more positive relationship of development with stream corridor than at Otter Valley Park
- ⑥ Retain, restore and extend traditional orchard as community space between existing and proposed development

FIGURE 7

Project
**Land off Northcote Hill
 (Phase I and II), Honiton**

Drawing Title
**Landscape and Visual
 Opportunities and Constraints Plan**

Date	Scale	Drawn by	Check by
19.03.2025	1:5,000 @A3	DD	PC
Project No	Drawing No	Revision	
333102063	LN-LP-07	-	




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