

Outline application for residential led development of up to 373 dwellings (C3) together with the means of vehicular and pedestrian/cycle access together with the principle of a public house (A3/A4 use), primary school with nursery (D1), internal access roads and the provision of public open space (formal and informal) and strategic mitigation. Details of access to be determined with all other matters reserved

LPA Reference P/2017/1133

PINS Ref APP/X1165/W/20/3245011

Appendices to Proof of Evidence on Landscape and Visual Matters of Peter Leaver BA(Hons) Dip LD CMLI. Director, David Wilson Partnership

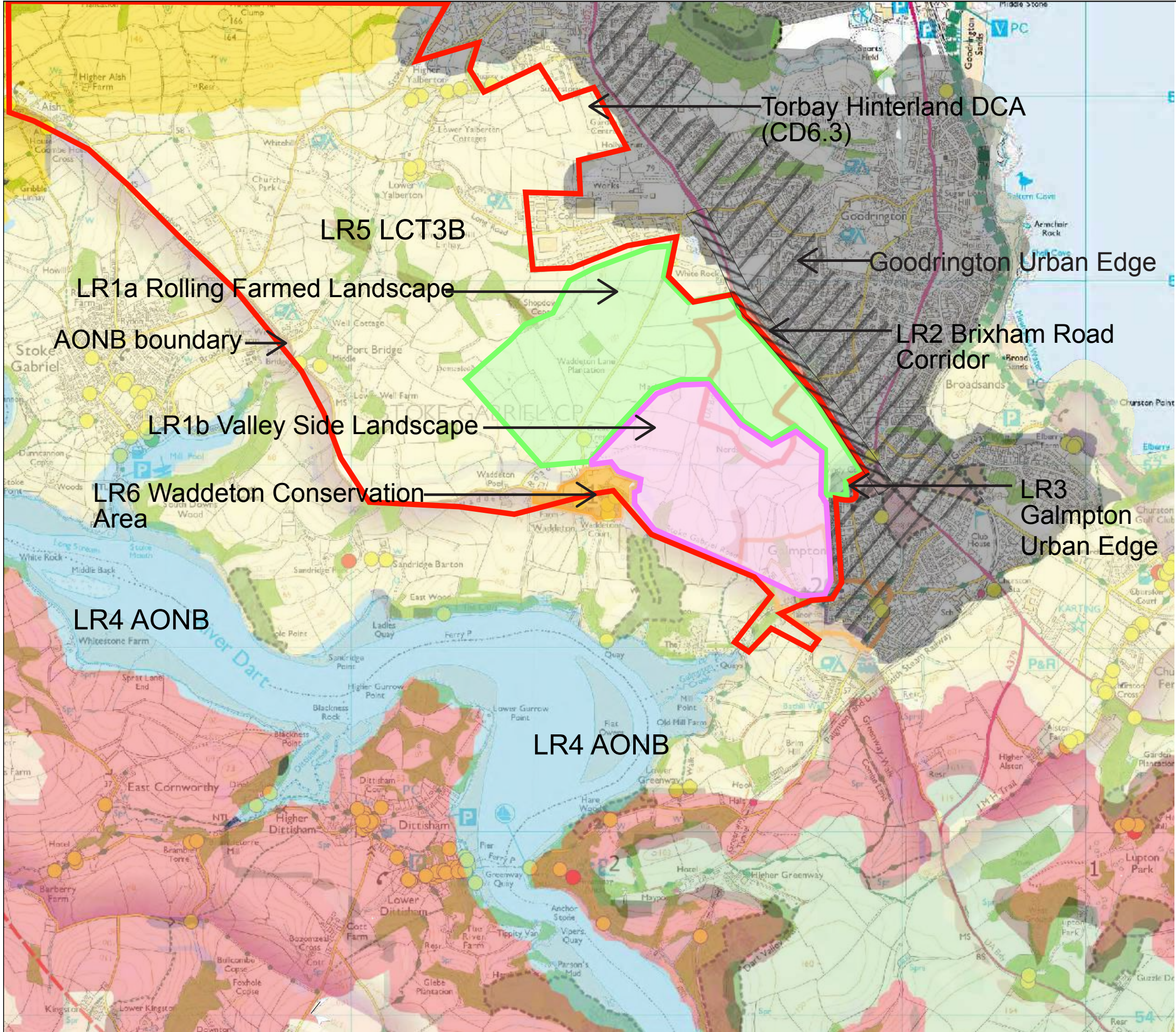
PL1 Landscape Character Areas

PL2 AONB Boundary and Site Topography

PL3 Examples of Tree Growth

PL4 Viewpoints with AONB Boundary Superimposed

Appendix PL 1
 Landscape Receptors
 Mark up on LVIA figure 6d
 (CD1.22)



- Landscape Character Types**
- 1B Open coastal plateaux
 - 1D Inland undulating uplands
 - 1E Wooded ridges and hilltops
 - 2B Coastal scarp slopes and combs
 - 2C River valley slopes and combs
 - 2D Moorland edge slopes
 - 2E Steep wooded settled scarp slopes
 - 3A Upper farmed wooded slopes
 - 3B Lower rolling farmed and settled slopes
 - 4A Unsettled farmed valley floors
 - 4B Unsettled marine levels
 - 4C Estuaries
 - 4D Lowland plains
 - 5 Coastal cliffs
 - 6 Inhabited islands
 - Urban

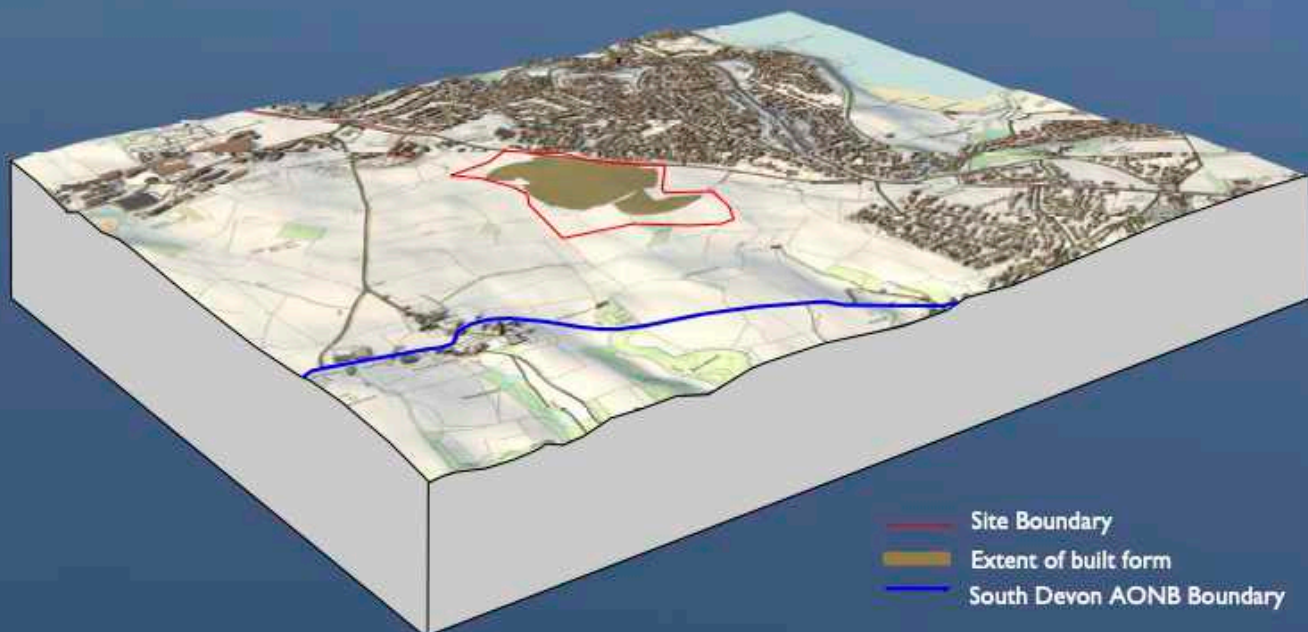
PROJECT NO:	10874ABA	CLIENT:	ABACUS PROJECTS LTD.
DATE:	October 2017	PROJECT:	INGLEWOOD, PAIGNTON LANDSCAPE & VISUAL IMPACT ASSESSMENT
ISSUE STATUS:	PLANNING		

FIGURE NO:	6d
TITLE:	Landscape Character Areas (page 2)

Appendix PL 2

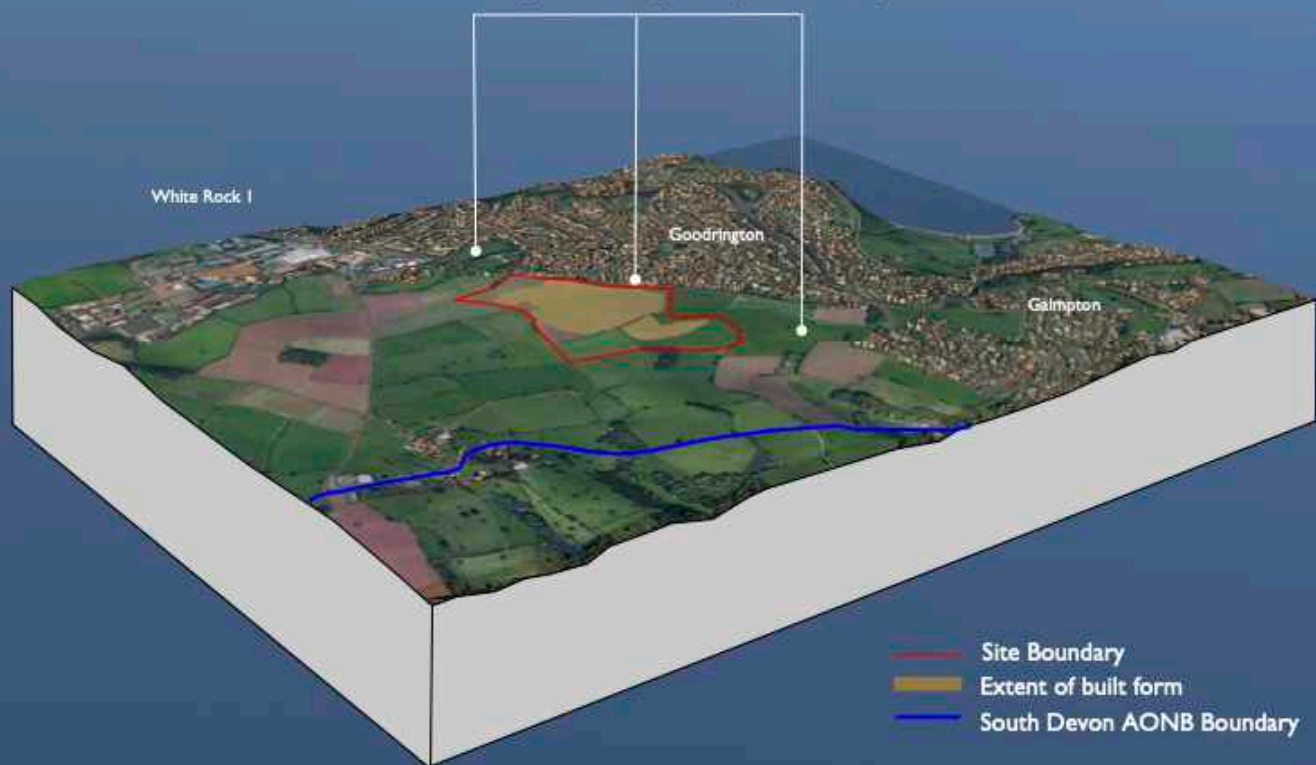
Isometric Projection of The Site in Relation to the AONB Boundary

Appendix 2.1 Site In Relation to AONB Boundary

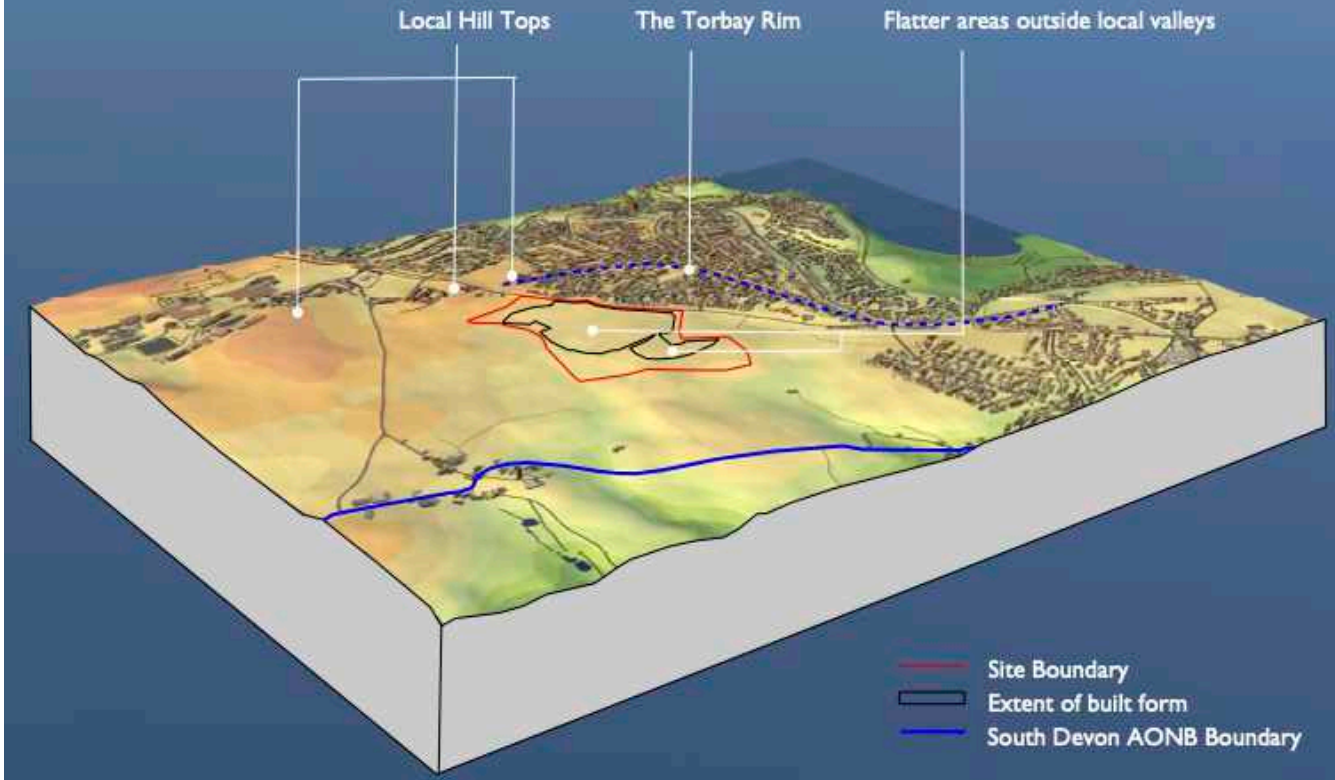


Appendix 2.2 Local Green Infrastructure Features

Green Fingers following Hill tops, Local valleys and Former track to Hookwells



Appendix 2.3 Local Topography



Appendix 2.4 Indicative New Public viewpoints from Site to AONB



Appendix PL 3

Photographic Examples of Tree Growth Rates, Developments in Devon.

Photographs of structural landscape planting at various growth stages from development schemes in Devon. Photographs taken December 2020. Dated aerial photographs from Google Earth.



Loc A December 2020



Loc B December 2020



Appendix 3.1 Tree Growth, Westfield Business Park, Long Lane, White Rock

GRSX 87016 58426



Loc A December 2020



Loc B December 2020



2001



2010



2016

Appendix 3.2 Tree Growth, Coppice Gate, Barnstaple, Devon

GRSS 57531 32143



Loc A December 2020



2017

★ Loc A



2019

★ Loc A

Appendix 3.4 Example of 1 season growth, Mead Park, Bickington, Devon

GRSS 52534 32819

Appendix PL 4: Y1 VVMs with AONB boundary marked as red line.

AONB Boundary overlain on VMS taken from LVIA Appendix V Addendum
January 2020 (CD 2.46). Reduced to A3 size



4.1 marked up Viewpoint 7D Fig28,
Footpath above Dittisham



4.2 marked up on Viewpoint 8c Fig 33
John Musgrave Trail



4.3 Marked up on Viewpoint 19 Fig 65
Road to Greenway