



■ **AMENDED APPLICATION** ■

**PROPOSED BUSINESS PARK**

**AT WHITE ROCK, PAIGNTON**

**Sir Robert**  
**M<sup>C</sup>ALPINE**

**APRIL 1996**

**GLHEARN**  
**& PARTNERS**

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**AMENDED APPLICATION - WHITE ROCK**

**EXPLANATORY STATEMENT**

This document is submitted in support of Sir Robert McAlpine Ltd's amended planning application for a business park on land at White Rock. The amended application is occasioned by Torbay Borough Council's decision, in approving the Brief for the site, to exclude a leisure element.

In order to comply with the Brief this amended application excludes the leisure element (D2 and A3 uses) previously proposed and substitutes business/employment use for it. In all other respects the application is unchanged.

This document, in addition to this statement, includes:-

- (i) the site location plan (1334/16),
- (ii) a revised application site plan removing reference to the leisure content (1334/14A),
- (iii) the means of access plan submitted to the Council on 12th January 1996 (FA044/5 REV.B), and
- (iv) a revised draft master plan (for illustrative purposes only).

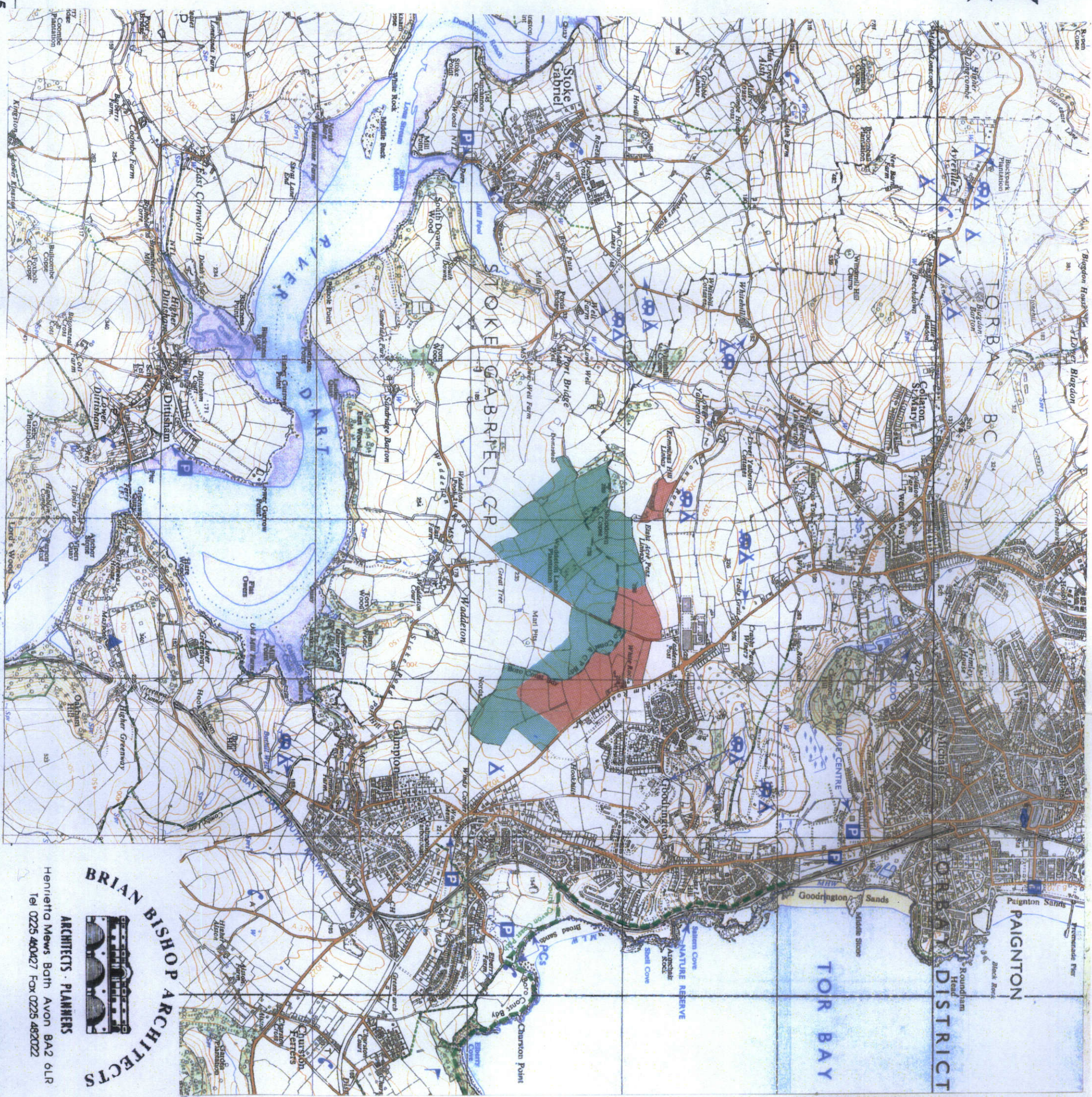
The original application submitted on the 23rd October 1995 was accompanied by two documents - a 'statement in support' of the application and an 'illustrative plan'. These two documents have now been superseded by the three volumes of the Environmental Impact Assessment (EIA). The EIA has been amended reflect the revised proposal.

In addition to the material referred to above a 'traffic impact assessment' (TIA) has also been prepared and together with related correspondence is being discussed with the Highway Authority.

Copies of the revised EIA and the TIA and related correspondence have been lodged with Torbay Borough Council.

# SITE LOCATION

DRAWING NO 1334/16 Scale: 1:25,000 OCTOBER 1995



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 4 Little London Court, Old Town, Swindon SN1 3JY  
 Telephone 01793 542555 Facsimile 01793 542600

CLIENT  
**ABACUS PROJECTS LTD**

PROJECT  
**TORBAY BUSINESS PARK**

DRAWING TITLE  
**PLAN SHOWING MEANS OF ACCESS TO A3022**

DRAWING No.  
**FA 044/5** Revision B

DATE July 1995 DRAWN BY D.P.B.

SCALE 1:500 CHECKED

| No. | DATE     | REVISIONS                         | AUTH |
|-----|----------|-----------------------------------|------|
| A   | 12/11/95 | Layout revised                    | MJP  |
| B   | 21/12/95 | South arm of Roundabout 1 amended | MJP  |

Plan based on Survey undertaken by  
 C R Dunkley (Surveys) Dated October 1994

WHITE ROCK  
 PRIMARY SCHOOL

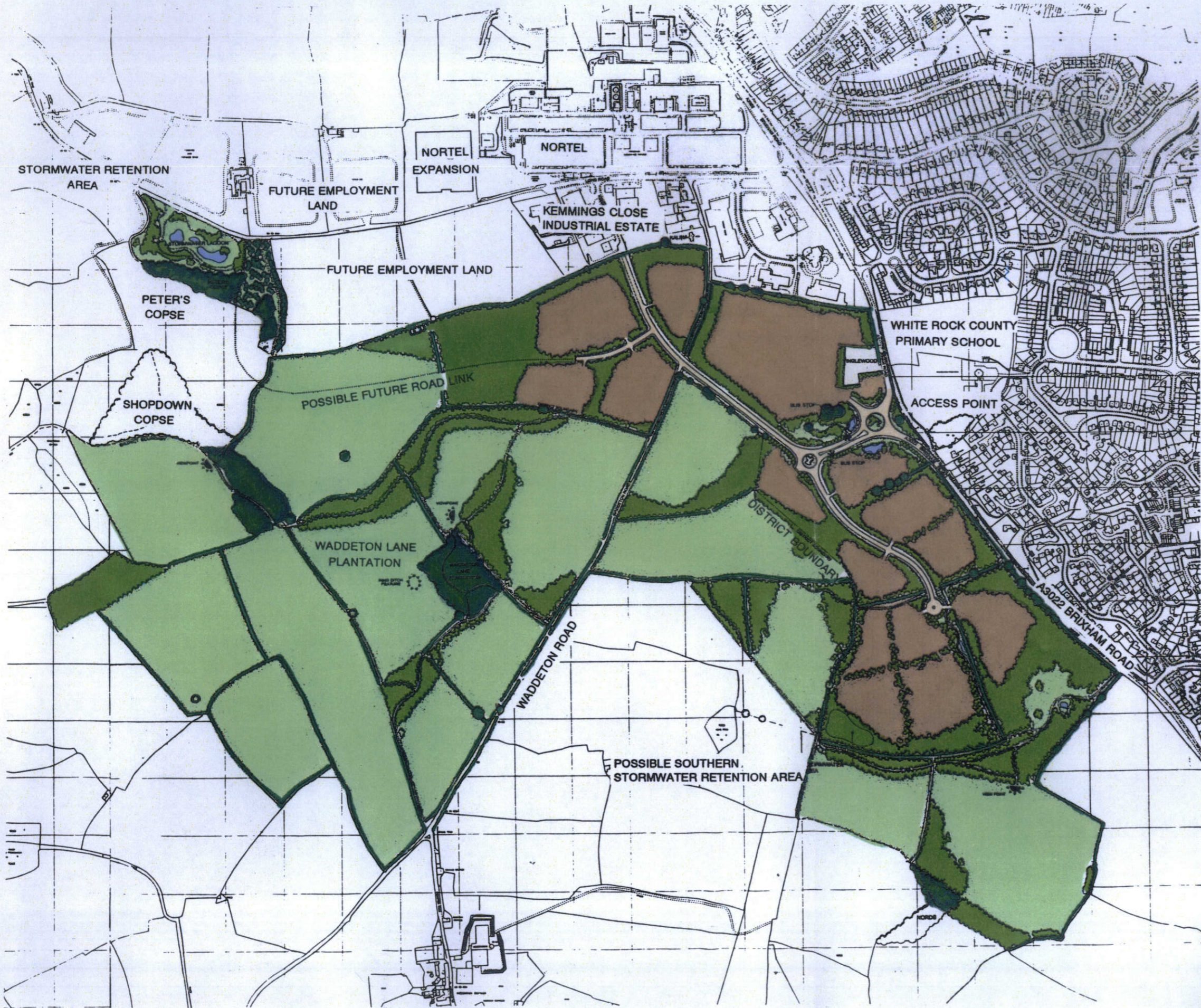
Retaining wall/bank  
 around trees



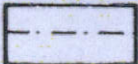






**PROPOSED ROUNDABOUT 1**  
 Inscribed circle diameter = 50m  
 drawn in accordance with TD 16/93

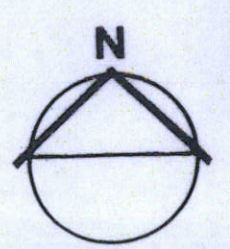
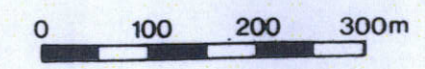
**PROPOSED ROUNDABOUT 2**  
 Inscribed circle diameter = 40m  
 drawn in accordance with TD 16/93



# T O R B A Y ■ B U S I N E S S ■ P A R K



- KEY**
-  Business Park
  -  Countryside Fringe
  -  District Boundary
  -  Access point
  -  Bus layby
  -  Footpaths
  -  Existing woodlands
  -  New planting
  -  Proposed viewpoints





**TORBAY**  
**BUSINESS PARK**

McAlpine sketch  
pp 20-21  
Illustrative Plan  
pp 2, 3, 4, 5.  
Martyr  
One for you!  
Cawby

**ILLUSTRATIVE PLAN**  
**PROPOSED BUSINESS/LEISURE PARK**  
**AT WHITE ROCK, PAIGNTON**

**Sir Robert**  
**McALPINE**

**OCTOBER 1995**

**G L HEARN**  
**& PARTNERS**

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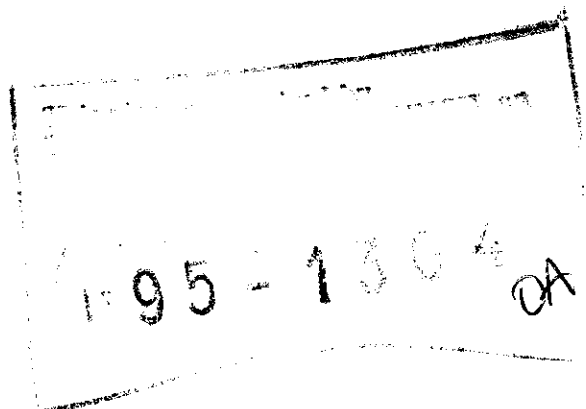
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## THE PROFESSIONAL TEAM

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- \* ARCHITECTS - The Brian Bishop Partnership
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- \* ENGINEERS - Peter Finlayson Associates
- \* ENVIRONMENTAL CONSULTANTS - Macgregor Smith
- \* CONSULTANT SURVEYORS - Alder King





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### MAPS

APPLICATION SITE PLAN (REDUCED)

DRAFT MASTER PLAN (ILLUSTRATIVE & REDUCED)

### SECTIONS

DRAFT MASTER PLAN

## 1.0 INTRODUCTION

- 1.1 The material contained within and forming part of this document is submitted to Torbay Borough Council for Illustrative Purposes Only. Its purpose is to indicate one way in which the White Rock site could be developed as a Business/Leisure Park.
- 1.2 The statement in support of the planning application describes the broad principles of the proposed development. The Illustrative Plan seeks to indicate graphically how those principles might be applied. It is important, however, with a development of this type that within a set of principles flexibility is maintained to such an extent that the site remains capable of meeting market demand.
- 1.3 This statement includes a reduced version of the Application Site Plan, the Illustrative Draft Masterplan, (1334/15) and two key Sections (1334/17) through the site. Section 2.0 describes the Draft Masterplan and Section 3.0 describes the sections through the site.

## 2.0 THE DRAFT MASTERPLAN

- 2.1 The Illustrative Draft Masterplan shows the two sites proposed for development in the application by Sir Robert McAlpine.
- 2.2 The larger area (Site A on the Application Site Plan) is the principal development site. The smaller area off Long Road (Site B on the Application Site Plan) would purely be used for the creation of a balancing pond. This pond would offer storage facility for surplus surface water from the northern part of the application site and the other employment sites in Long Road including the Nortel site and feed into a new sewer leading to Yalberton stream. This approach has been agreed in principle with South West Water but the details have to still be finalised. Site B does not therefore warrant further mention.
- 2.3 Before turning to describe the development proposed on Site A a brief reference to the whole of the area of land in the control of Sir Robert McAlpine should be made. This area comprises all of sites A and B and the area edged blue on the Application Site Plan. On the draft Masterplan an area to the west of the main site (containing the lettering "Possible Future Road Limits") has been left white. It is understood that this area is one of five alternative sites suggested by the Torbay Borough Council for a new Sewage Treatment Works to serve the southern part of Torbay. It is also understood that if this site were not to be selected for this purpose it would be the Council's intention to allocate it for Employment Development in the Review of the Local Plan along with the other land at White Rock. In view of the uncertainty which exists until the Sewage Treatment Works site is selected the site has not been included in the application proposal and has been shown white on the Illustrative Draft Masterplan. If eventually included in the Local Plan it would be the subject of a separate (Phase 4) application by Sir Robert McAlpine.
- 2.4 The Draft Masterplan shows that access to the business/leisure park would be created on the A3022 Brixham Road in the form of a roundabout in

approximately the present location of White Rock farm, which would be demolished. This roundabout would afford two access roads into the site.

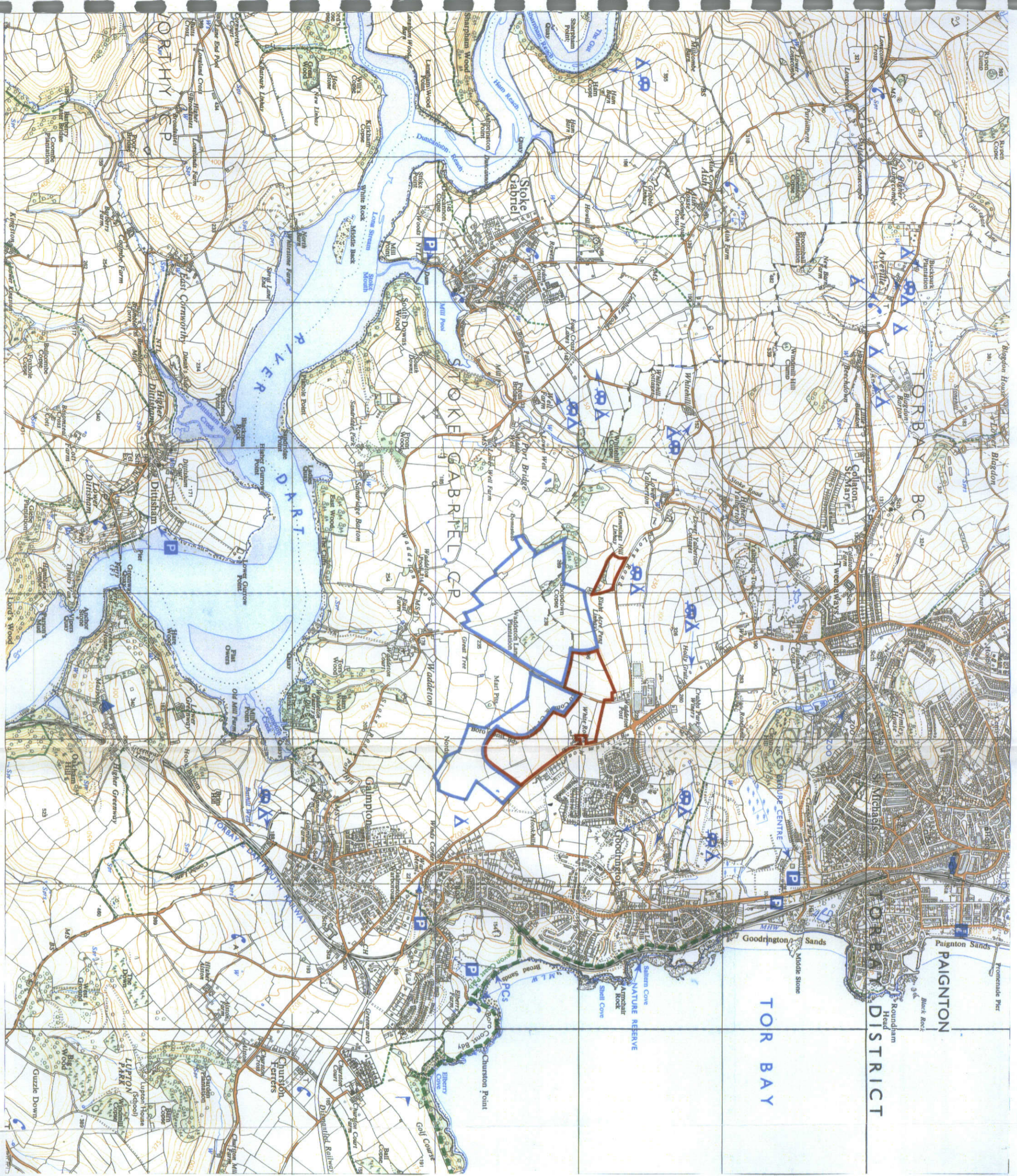
- 2.5 The southernmost access would be in the form of a dual carriageway leading to a second roundabout. This would represent the principal access into the Business Park and would be designed as a "gateway" to reflect the quality and status of the intended development. The northernmost access would be designed to serve the location of the leisure element of the development which would have a frontage on to the A3022 and lie adjacent to the existing industrial estate lying to the south of Long Road and to the west of Brixham Road. This would have an approximate gross area 5.7 hectares (14.0 acres). An existing property (Inglewood) lying adjacent to this area is not at present within the Applicant's control.
- 2.6 The Torbay Business Park would be served by two distributor roads radiating to the south-east and north-west from the second roundabout referred to above. These two areas are described in turn.
- 2.7 The area to the south-east would be served by a distributor road which would in effect be a cul-de-sac some 500 metres long. Parts of the site in this area are potentially visually prominent and considerable trouble has been taken to design a three tiered landscape structure (described in the Supporting Statement) to contain the built development within the landscape. In this area a number of development areas are shown contained within Primary and Secondary landscaping together with retained landscape features (Devon banks, trees and hedgerows). The precise size and shape of these areas would be treated flexibly depending on the requirements of potential occupants within the constraints of the key landscape features just referred to.
- 2.8 The area to the north-west, together with the leisure element of the proposal, is naturally contained by the topography of the area. It has therefore been possible to rely on existing features and a more limited primary landscape structure

although considerable enhancement to planting would be undertaken on the ridge to the west of the proposed business park.

- 2.9 This part of the development site would be bisected by Waddeton Road running diagonally across the site to a narrow T junction with Long Road. This would intersect with the distributor road at a third roundabout. The illustrative plan shows Waddeton road as being retained although traffic management measures would be adopted to ensure that only light vehicles could gain access to Waddeton Road from Long Road and vice versa. From the third roundabout the distributor road is shown as possibly linking to Kemmings Close which is currently a short cul-de-sac off Long Road serving a small modern industrial estate.
- 2.10 The north-western part of the business park would be served from this third roundabout and from the distributor road - again it would be necessary to retain detailed flexibility for marketing purposes. The total gross area for business use would be some 25 ha (61.7 acres). The illustrative Master Plan shows that this north-western area of the Torbay Business Park could be linked into the Phase 4 area referred to in paragraph 2.3 and also to Long Road.
- 2.11 The illustrative plan shows the intended phasing of the development. It is anticipated that the leisure element would form phase 1 thereby pump-priming the infrastructure for the remainder of the site. Phase 2 (the first part of the business park) would be to the west of leisure element and Phase 3 to the south of White Rock.
- 2.12 It will be noted that all development contained in the proposal falls within the Borough of Torbay. Land outwith the application site both in Torbay and South Hams Districts would form a "countryside fringe" completely surrounding the development areas. Arrangements would be sought which enable the local authority to control the long-term future use of this area.

### 3.0 SITE SECTIONS

- 3.1 The Draft Masterplan illustrates the position of two sections through the site. These are shown on the Sections plan.
- 3.2 Section A runs from the southernmost tip of the proposed development to the existing industrial estate at the junction of Long Road. It demonstrates how the development, which would be on a series of plateau levels, would be screened and contained by planting on higher land.
- 3.3 Section B shows the greater degree of containment already referred to on the northern part of the site with development contained by the topography.
- 3.4 It should be noted that both sections assume 10 years growth of the infrastructure landscape. Clearly in the interim period some buildings could therefore have a little greater prominence than shown. It needs to be appreciated however that a business park of this nature will be built over a number of years and the effectiveness of the landscaping which would be carried out at an early stage would be considerable before any development took place on Phase 3 land to the south of White Rock.
- 3.5 It is important also to remember, although this is not evident from the sections, that none of the development will be skyline development. In all longer distance views including those from the Dart Valley, the proposed development would be contained within the landscape against the background of the existing skylines.



**TORBAY BUSINESS PARK**  
**APPLICATION SITE PLAN**

FOR ILLUSTRATIVE PURPOSES ONLY

SCALE : 1 : 25,000  
 DATE : OCTOBER 1995



|  |   |
|--|---|
|  | EXISTING ROADS  |
|  | PROPOSED ROADS  |
|  | PROPOSED DEVELOPMENT AREAS  |
|  | PRIMARY LANDSCAPE STRUCTURE<br>Strategic woodland belts to contain development and enhance local landscape character.   |
|  | SECONDARY LANDSCAPE STRUCTURE<br>Informal native tree and shrub planting related to distributor roads and development areas, incorporating hedging and Devon banks. |
|  | EXISTING TREES RETAINED   |
|  | DEVON BANKS AND ASSOCIATED HEDGING RETAINED   |
|  | TRADITIONAL DRY STONE WALLS AS ENTRY FEATURES   |

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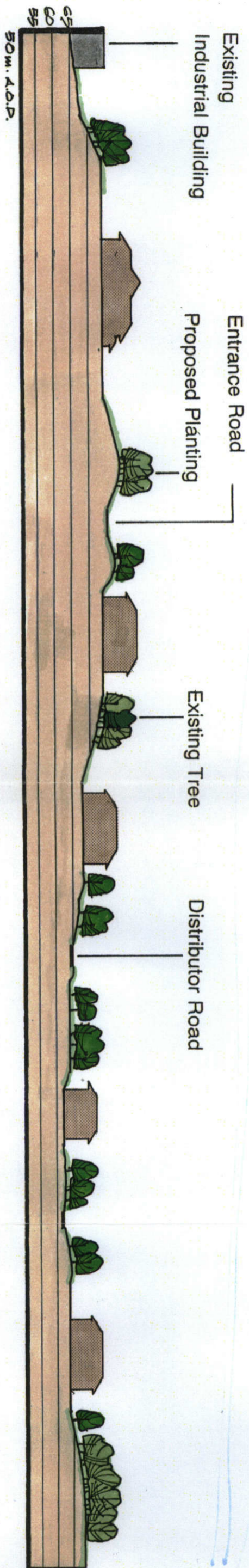




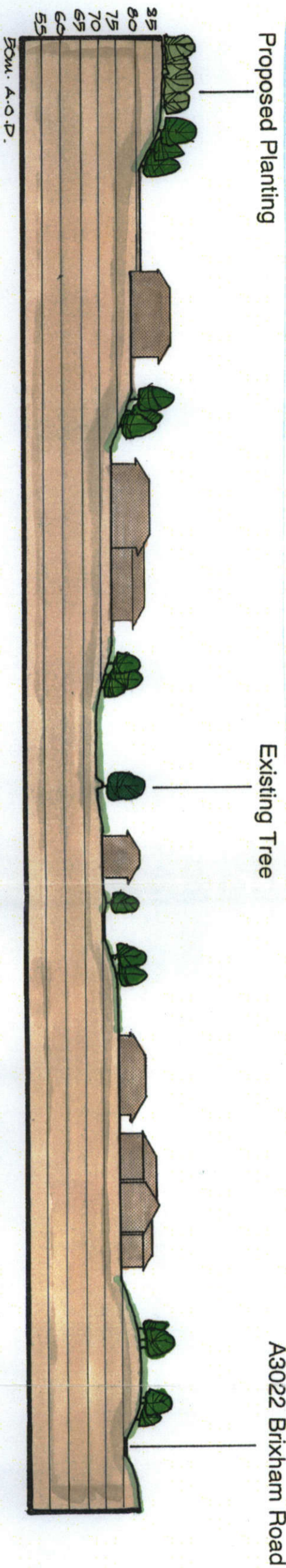
SECTIONS FOR ILLUSTRATIVE PURPOSES ONLY

DWG. NO. 1334/17

TORBAY BUSINESS PARK



SECTION A  
Showing indicative buildings and infrastructure  
landscape after 10 years growth



SECTION B  
Showing indicative buildings and infrastructure  
landscape after 10 years growth

Hor. 1:2500  
Vert. 1:1250

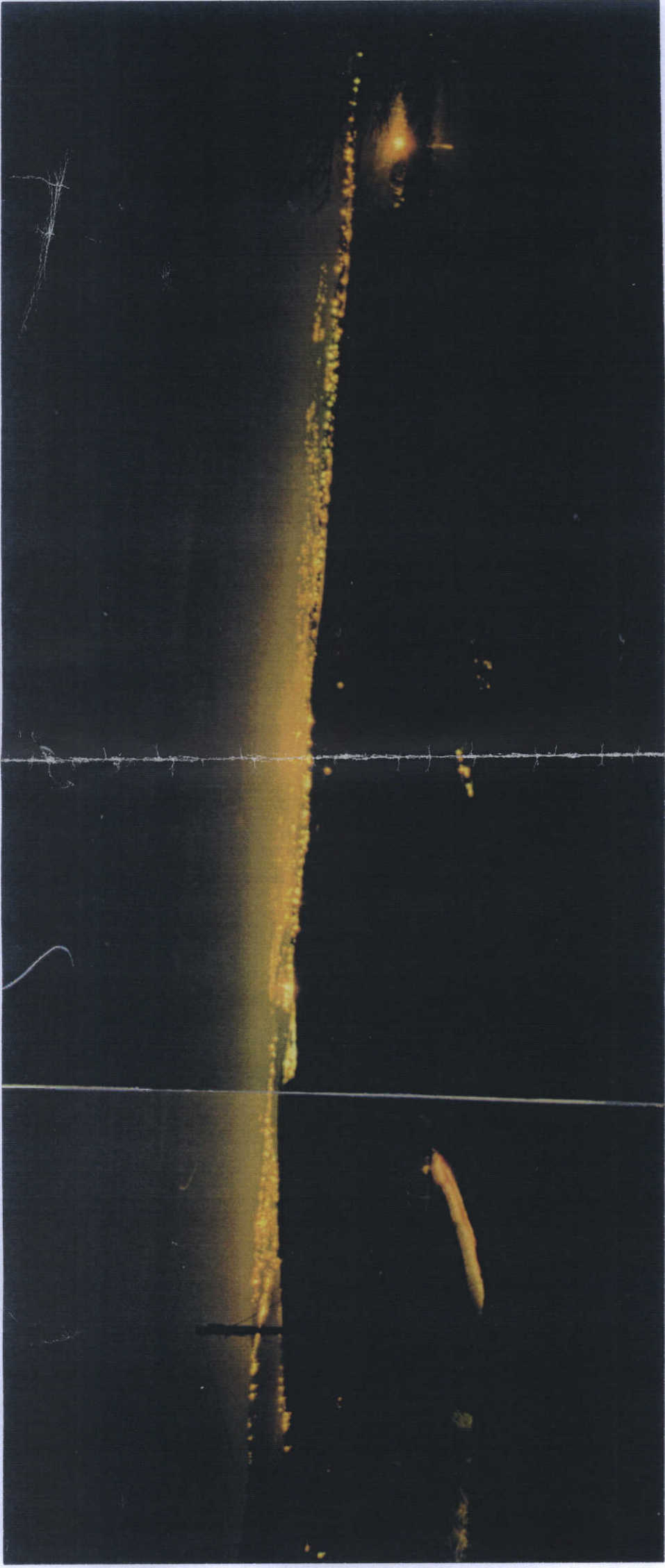
MACGREGOR • SMITH

LANDSCAPE CONSULTANTS

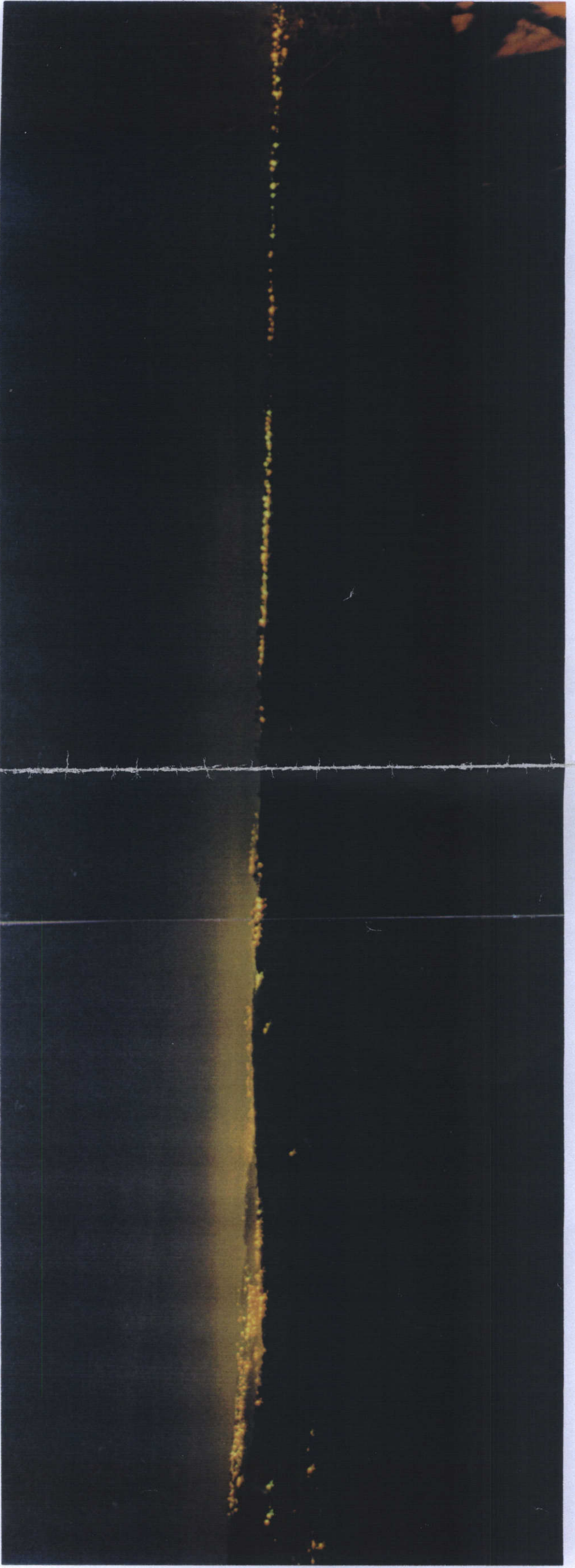


**SUPP BP4 - LIGHTING**

The urban area of Torbay is already visible at night from areas above Dittisham and East Cornworthy. PHOTOGRAPHS BP2S AND BP3S show this clearly. These viewpoints correspond with those in Appendix BP1 and 2. Modern lighting design in conjunction with landscaping will allow this site to be lit with~~in~~ any great change in light pollution when viewed from the AONB.



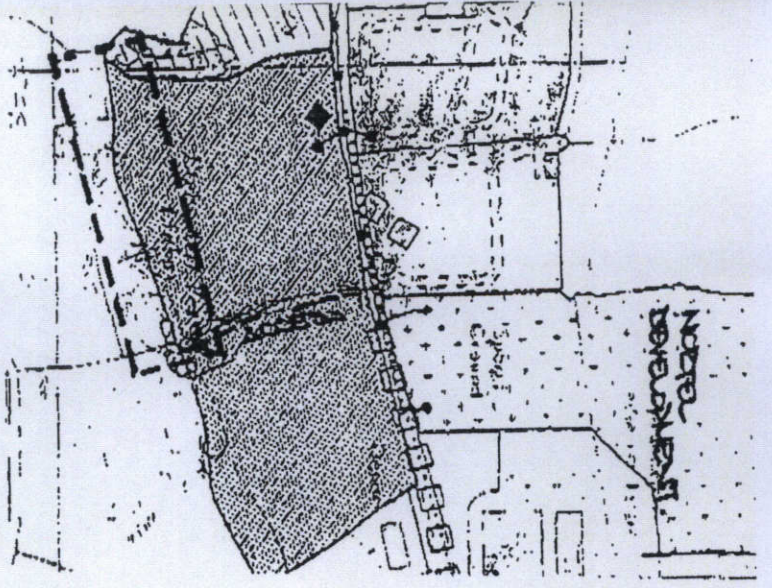
BP2S - FIRE BEACON HILL



BP3S - ABOVE EAST CORNWORTHY

**PLAN SUPP 3 - ADDITIONAL PLANTING OFF SITE NORTEL**

The proposed planting comprises of 54 standard oak and ash trees, and 154 whips, oak, ash, holly, and hawthorn



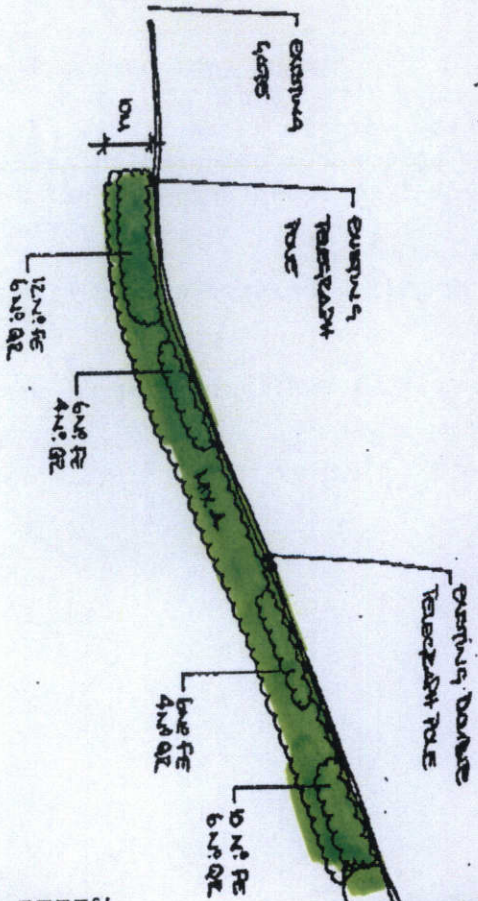
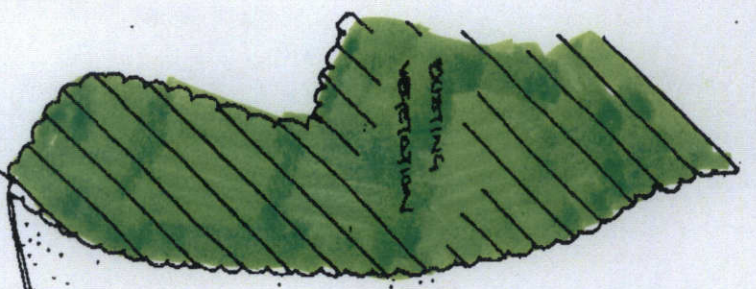
LOCATION PLAN

PLANTING AREA TO BE TREATED WITH APPROVED HERBICIDE ACCORDING TO MANUFACTURERS INSTRUCTIONS. CARE SHOULD BE TAKEN NOT TO INTERFERE WITH SURROUNDING CROPS.

WHIPS TO BE PLANTED @ 3M CENTRES IN TRANSPARENT PHOTO-DEGRADING SPIRAL SHELTERS OF 50MM Ø WITH BAMBOO CANE SUPPORT.

500M<sup>2</sup> WOVEN POLYPROPYLENE MULCH MATS TO BE PEGGED AROUND BASE OF WHIPS AND ILEX.

THESE NOTES FORM A SUPPLEMENTARY ADDITION TO THE SPECIFICATION.



|    |                    |    |      |
|----|--------------------|----|------|
| FE | FRAXINUS EXCELSIOR | 34 | 8-10 |
| QR | QUERCUS ROBUR      | 20 | 6-8  |

| MIX A              |    | NO             | SIZE |
|--------------------|----|----------------|------|
| SPECIES            |    |                |      |
| FRAXINUS EXCELSIOR | 61 | 600-900 WHIP   |      |
| QUERCUS ROBUR      | 61 | 600-900 WHIP   |      |
| ILEX AQUIFOLIUM    | 16 | 300-450 3L POT |      |
| CRATAEGUS MONOGYNA | 16 | 600-900 WHIP   |      |
| STANDARDS          |    |                |      |

CONTRACTOR  
NORTHERN TELECOM  
R.I BUSINESS  
BRIMHAM ROAD  
PA.CANTON - DEVON

DATE: 1 JULY 96  
SCALE: 1:1250  
DRAWN BY: [blank]  
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**noel**  
GROUNTS

ALLIANCE GROUNDWORKS  
222 BRISTOL ROAD  
BIRMINGHAM B15 2JQ



Certificate No. 28975

PLAN BP SUPP 1 - WOODLAND COVER

Area to north of Waddeton Road.

SCALE 1: 10000

SCHEDULE - WOODLAND ON OR ADJACENT TO SITE

| WOODLAND                 | HECTARES   |
|--------------------------|------------|
| WhiteHill Copse          | 6.65       |
| Yalberton Copse          | 2.6        |
| Oathills Copse           | 0.55       |
| Shopdown Brake           | 2.3        |
| Shopdown Copse           | 2.875      |
| Peters Copse             | 1.7        |
| Waddeton Lane Plantation | 1.0        |
| Nords                    | <u>0.6</u> |

TOTAL 18.275HA

OTHER WOODED AREAS

|                       |            |
|-----------------------|------------|
| Galmpton              | 0.9        |
| Galmpton Strip        | 0.3        |
| Kiln Copse            | 1.0        |
| Water Lane Plantation | 0.9        |
| Quarry Wood           | 0.8        |
| Castle Park Copse     | <u>0.9</u> |
| TOTAL                 | 4.8HA      |

OVERALL WOODLAND COVER

23.075HA

IN ADDITION THERE IS AN ALMOST CONTINUOUS LINE OF TREES ALONG THE NORTHERN EDGE OF WADDETON ROAD TO THE WEST OF WADDETON AND WOODED AREAS AROUND PORT BRIDGE.

AREA OF ANALYSIS

453HA  
5.09% WOODLAND COVER

PROPOSED WOODLAND PLANTING IN COUNTRYSIDE FRINGE.

21.8HA

TOTAL WOODLAND AS A RESULT OF THE PROPOSALS

44.15HA  
9.74% TREE COVER

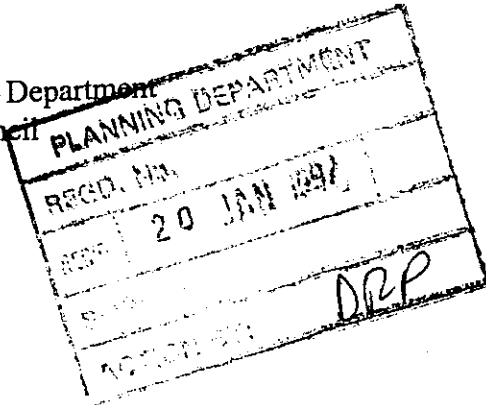
*the measure?*  
*good idea is more wood.*  
*local buy.*  
*with type py*



95. 1304.0A.

**GOULDENS**  
SOLICITORS

Mr David Pickhaver  
Programme Officer  
c/o Borough Planning Department  
Torbay Borough Council  
Town Hall  
Torquay  
TQ1 3DR



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Your ref

Our ref AT.dp.677097

Date 17 January 1997

Dear Sir,

**Application by Sir Robert McAlpine Ltd for a business park development on the land at White Rock, South of Waddeton Industrial Estate, West of Brixham Road Paignton**

As requested at the Pre-Inquiry meeting we now enclose 2 copies of the following documents:-

1. the illustrative masterplan MS3;
2. the illustrative landscape masterplan MS4;
3. explanatory text;
4. the drawings referred to in the illustrative text.

Yours faithfully,

- cc. the Government Office for the South West,  
the Planning Inspectorate,  
Torbay Borough Council - Mr M. Lewis,  
Mr Jonathan Milner,  
South Hams District Council - Mr G. Rowe,  
Mr Trevelyan Thomas,  
Mr Gillespie - Chapman Warren  
Mr Grimbley - Bond Pearce,  
Mr McMurtrie - Tozers,  
Mr Cave - DVAPC

Hugo Scott  
David Cooper  
Patrick Burgess  
Charters Macdonald-Brown  
Jeremy Nieboer  
Peter Westley

Claire Edeleanu  
Clare Deanesly  
Max Thorneycroft  
Martin Piers  
Jennet Davies

Neil Seaton  
Christopher Berry  
Adam Greaves  
Angela Turner  
Diana Spoudeas

Russell Carmedy  
Tom Budd  
Fiona Russell  
Kay Balaam  
James Campbell

Ian Lupson  
Barry Donnelly  
Paul Nield  
Hilary Winter  
Andrew Gumpert

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# LANDSCAPE STRATEGY

## 1.0 INTRODUCTION

The principal aims of the landscape strategy are as follows:

- To integrate the development with the surrounding landscape and reduce its visual impact on local views and more distant views from the south and west.
- To protect those features which can be retained within the site for the benefit of the views to and across the site and the interest of the development landscape.
- To create an attractive landscape setting for the working environment of the Business Park.
- To create a protected Countryside Fringe as a buffer to the development and an attractive public amenity.
- To establish public links through the site and the Countryside Fringe area.
- To enhance the ecological potential of the site.

The landscape strategy identifies 'strategic' landscape which applies to the 'Countryside Fringe', and 'Infrastructural' and 'Plot' landscape which applies to the Business Park. These are described below:

## 2.0 THE COUNTRYSIDE FRINGE : THE STRATEGIC LANDSCAPE (Refer to Master Plan)

- 2.1 This is woodland planting within the Countryside Fringe both in the outer areas and on the margins of the Business Park, and will be planted in advance of building development in the first available planting season. It will provide a large scale planting which will assist in absorbing the business park into the local and wider landscape and will be part of an attractive setting for a business environment. It will encompass new footpaths which will be set within the new plantations and will be linked to those provided in the Business Park which in turn link to the residential areas beyond.
- 2.2 It will create a ribbon of small woodlands and copses linking with the existing Shopdown Copse Waddeton Plantation and the Nords. These will absorb existing hedgerows and trees and link with the retained pond. In combination they will provide a new attractive pattern in the landscape and extensive new linear wildlife habitats.
- 2.3 The woodlands will be placed on ridge lines or along existing field boundaries and have been arranged so that agricultural uses can continue within the remaining fields and so retain this important element in the pattern of landscape.
- 2.4 Throughout the Countryside Fringe the planting will consist of young native trees chosen for their appropriateness to site conditions and for habitat creation. These will be typically planted at 1.5 metre centres, between 45/60 cm high at planting and protected by rabbit guards. The planting mix will contain ash, hazel, field maple, oak, wild cherry and some pine.
- 2.5 Against the immediate edges of and within the Business Park this planting mix will be substantially augmented by trees and shrubs which are larger at planting. Early screening will be provided by taller specimens between 3-5m tall to provide initial height, while interplanting of 'feathered' trees 1.8m-3.0m tall would provide the density to the planting.

### **3.0 THE BUSINESS PARK**

#### **3.1 Infrastructural Landscape (Refer to Landscape Master Plan)**

- 3.1.1 Will be laid out by the Park developer and maintained by the Park Development Company.
- 3.1.2 **Entrance Feature.** A substantial landscape scheme including a water feature, mounding and semi-mature trees will be provided at the Brixham Road roundabout (Drawing 7 and 11)
- 3.1.3 **Greenways.** These are meandering extensive planted strips which provide a buffer around the parks perimeter and green links crossing the site from the Brixham Road to the Countryside Fringe allowing cyclists/pedestrians to cross the park with minimum use of the roads (Drawing 8 and 9).
- 3.1.4 **Roadside Landscape.** This will also contribute to breaking down the open nature of the Park into small distinct areas. It will contain earth modeling to help blend the roads into the landscape, screen the car parks and help blend the buildings into the local and wider environment. It will be set out to avoid uniformity (Drawing 11 and 12).
- 3.1.5 **Planting Theme.** This will include a high proportion of native species chosen to ensure early maturity and will be combined with non-native varieties which will ensure an appropriate degree of interest colour and evergreen cover throughout the year. Significant numbers of semi-mature trees will be employed. Existing mature trees will be retained and in many cases existing hedgerows and ponds absorbed into the planted areas. The species will be chosen to enhance the ecological potential of the site.
- 3.1.6 **Footpaths and Devon Bank Hedges.** Where they are routed through the 'Greenways' the paving materials and hedging will be designed using traditional techniques including Devon Bank hedges.
- 3.1.7 **Irrigation.** The whole landscape infrastructure will be irrigated via piped supply with hose connections at 50m centres.
- 3.1.8 **Quality of shrubs and trees.** All trees and shrubs will be carefully selected from leading growers to ensure early establishment.
- 3.1.9 **Advanced planting.** As described in the Phasing diagrams significant areas of Infrastructural Landscape will be planted in advance of building development, thereby ensuring early maturity in key areas.
- 3.1.10 **Planting to Boundaries.** Will be generous and laid out to minimise visual impact from local views adjacent to the Brixham Road, and ensure effective integration with the adjacent open Countryside
- 3.1.11 **Development Plateaux/Heights of Buildings**
- The development plateaux finished levels are set to allow individual developments to sit low in the landscape with a general balance of cut and fill, and the avoidance of steeply exposed earthworks (See Drawing 13).
  - Heights of buildings in the more prominent parts of the site, adjacent to the site entrance will be limited to two storeys (8m to ridge)

#### **4.0 THE BUSINESS PARK : Plot Landscape**

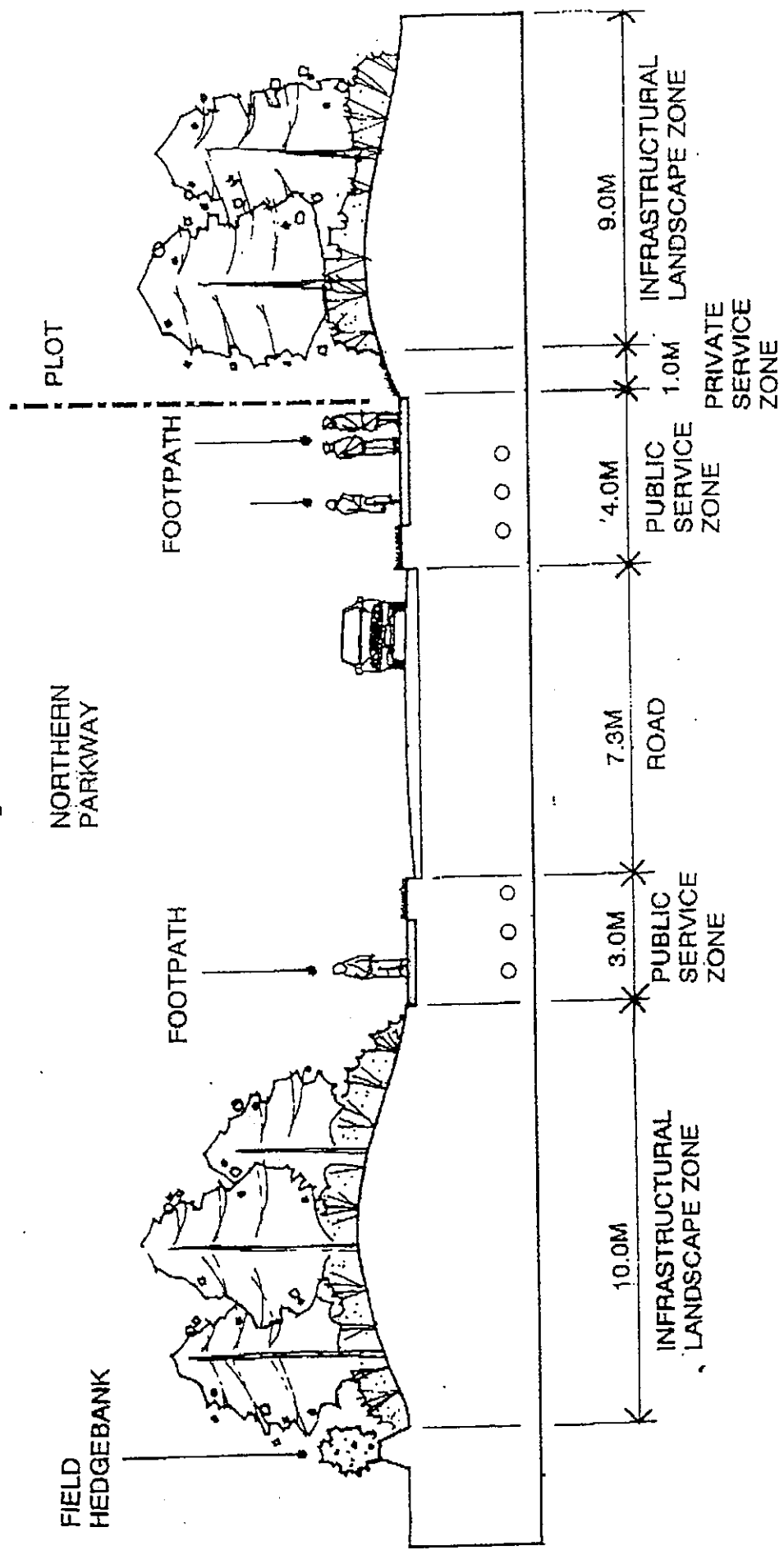
- 4.1 This is to ensure that it combines with the fixed infrastructure landscape to meet the requirements of the design concept for the park.

## 4.2 The Business Park Plot Landscape

High quality landscape design implementation and maintenance to the plot developments is also crucial to the success of the Park. The following design requirements apply to the plots:

- Infrastructural landscaping planted by the Park Developer will be maintained by the Park Management Company and should be enhanced by plot landscaping to the same standard, density and compatible design.
- A minimum of on-plot landscaping is to be provided. Car parking, hard standing areas and access roads etc. cannot be included as landscaping, but on plot structural landscaping can.
- Particular attention will be paid to plot entrances. The infrastructure roadside landscaping should be reinforced to emphasise the entrance with sweeping grassed and planted verges and carefully positioned large trees group on the adjacent mounding to highlight the entrance.
- A minimum of 3m landscaping, including trees and at least 50% shrub planting is to be provided on plot to plot boundaries. Increased widths will be encouraged to enhance the setting.
- All existing trees and boundary hedgerows are to be retained whenever possible.
- A balance of deciduous and evergreen shrubs is to be incorporated in plot landscape schemes to ensure all year round leaf cover and interest and in keeping with the design principles of the park greater emphasis should be placed upon the proportion of evergreen shrubs.
- Plot landscaping should include for shrub and ground cover planting around the building perimeter at a minimum of 50% of the total area.
- Shrub and ground cover to kerb edges should be low for approximately 500mm to ensure growth does not overhang and obstruct pedestrians and cars. Grass edges to kerbs should be 25mm above kerbs to facilitate easy mowing.
- Additional embankments and mounding may be incorporated on-plot. Generally mounding exceeding 1:3 will not be permitted nor to a greater height than 3m except where the scale of the development or particular plot restraints may dictate otherwise. In the event of new mounding merging with infrastructural mounding then this shall be subject to the satisfaction of Master Plan Landscape Architect based on detailed contour plans.
- A paved maintenance strip should be provided around the perimeter of buildings thus avoiding damage to plot landscaping and to act as a mowing strip.
- On-plot landscaping is to be properly maintained by the owner/occupier with planting failures replaced in the first available planting season. Should plot landscaping not be properly maintained the Park Management Company reserve their right to enter the plot and carry out the necessary work and countercharge for such work.
- Existing trees and hedgerows are to be protected during plot construction according to the requirements of BS 5831 "Trees in Relation to Construction".

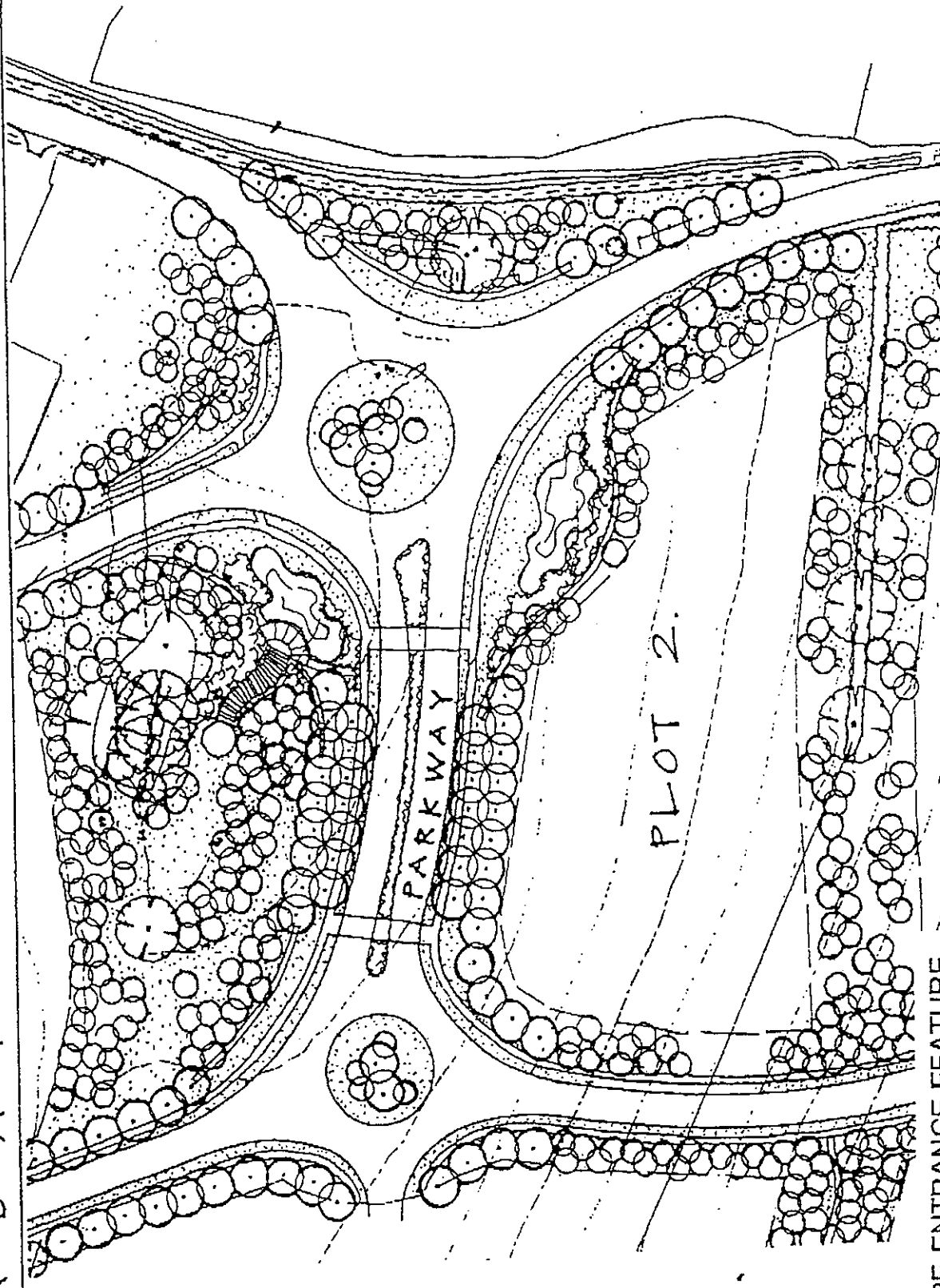
T O R B A Y ■ B U S I N E S S ■ P A R K



TYPICAL LANDSCAPE SECTION  
NORTHERN PARKWAY

M A S T E R P L A N S T A T E M E N T

T O R B A Y ■ B U S I N E S S ■ P A R K



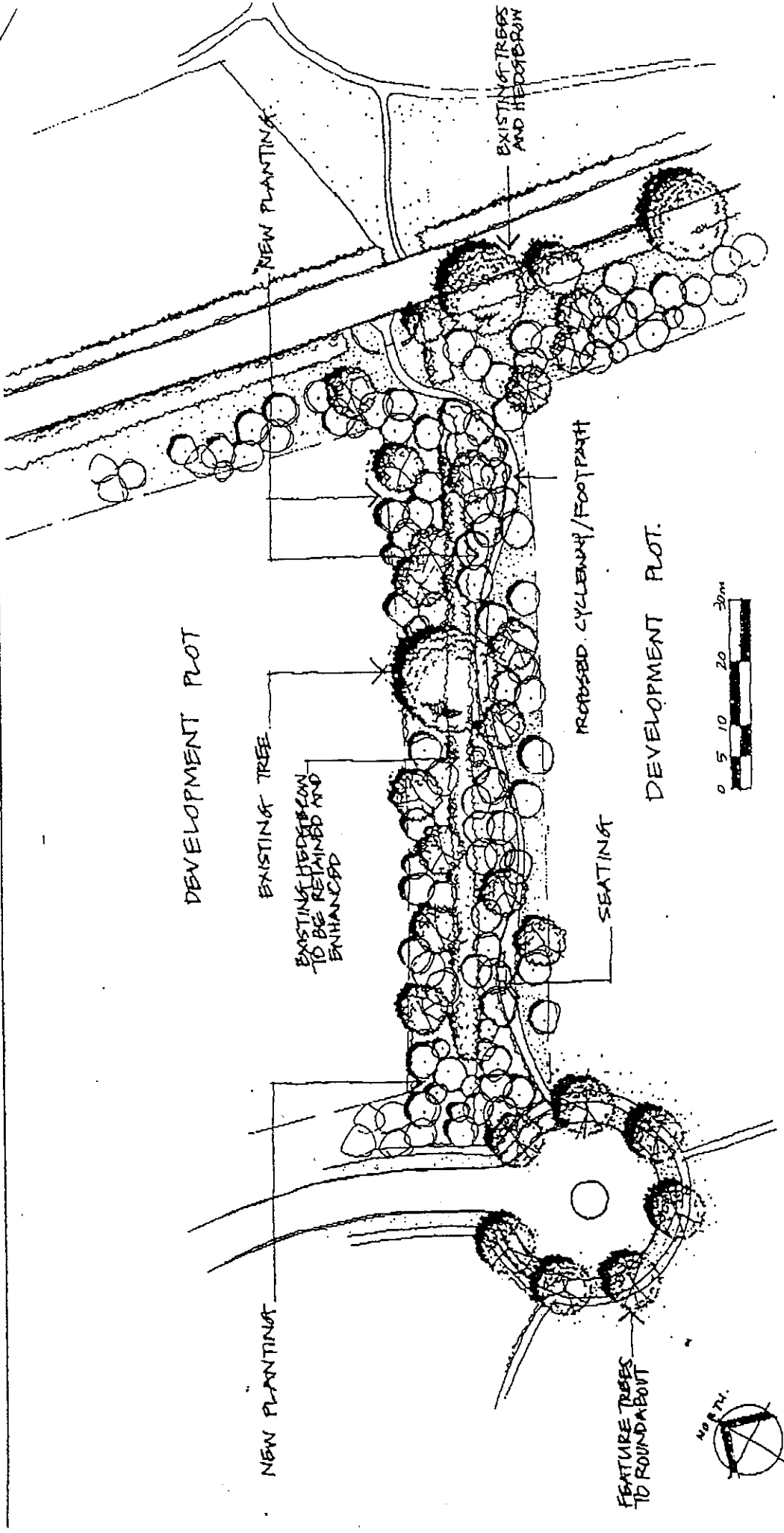
PLOT 2.



LANDSCAPE ENTRANCE FEATURE

Drawing 7

M A S T E R P L A N S T A T E M E N T

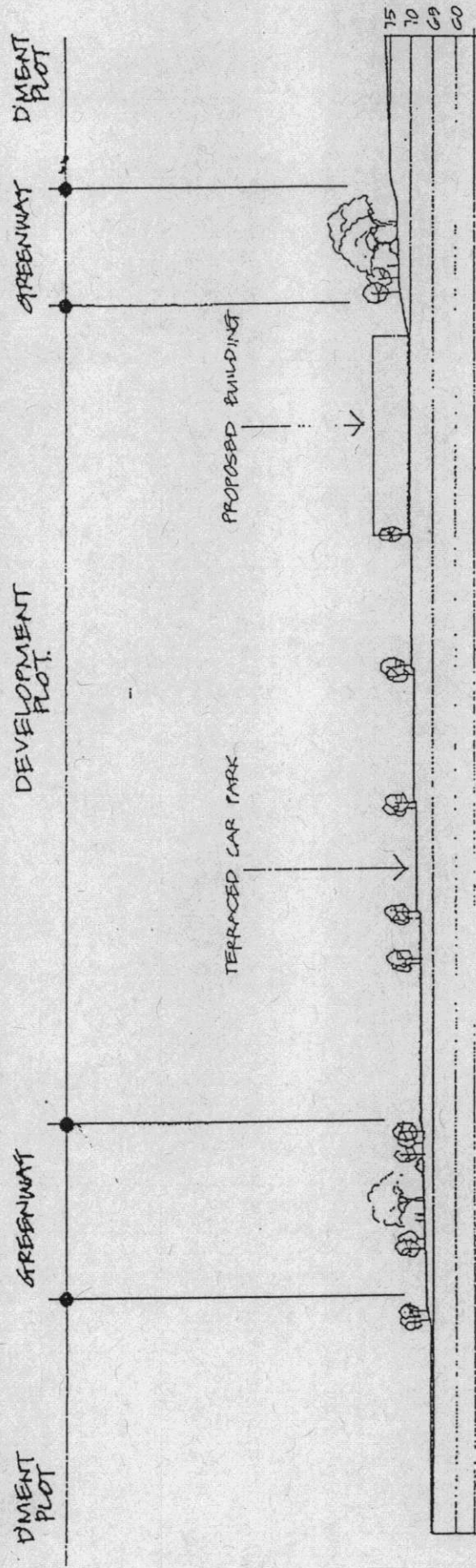


TYPICAL AREA A 'GREENWAY

Drawing 8

M A S T E R P L A N S T A T E M E N T

T O R B A Y ■ B U S I N E S S ■ P A R K



SECTION THROUGH DEVELOPMENT PLOT.

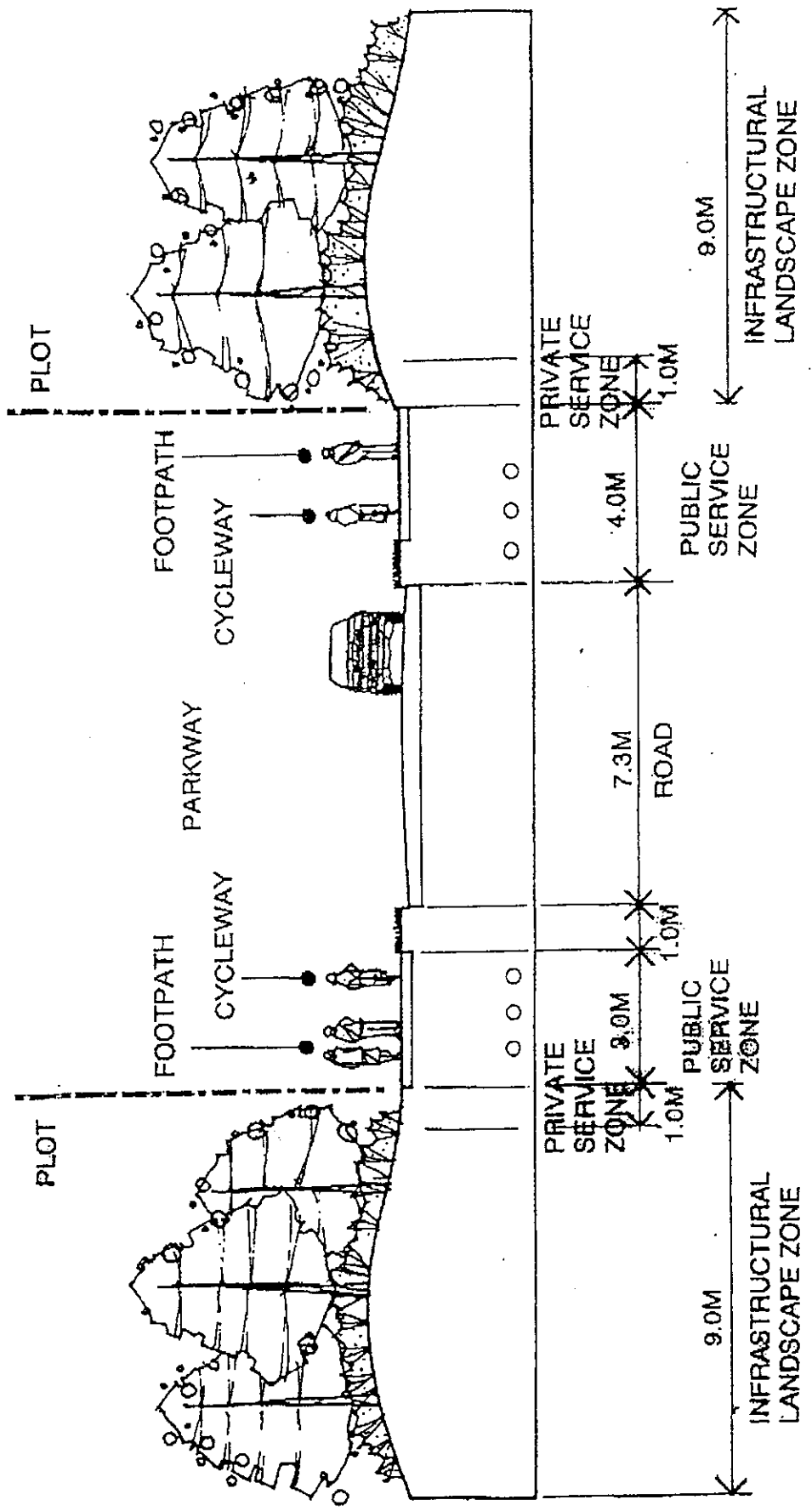
1:1000

TYPICAL PLATEAU

Drawing 13

MASTER PLAN STATEMENT

# TORBAY BUSINESSPARK



TYPICAL LANDSCAPE SECTION  
SOUTHERN PARKWAY

## MASTER PLAN STATEMENT





**KEY**

Countryside Fringe Strategic Planting



Planting Type A



Planting Type B

Infrastructure Planting

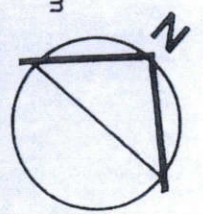


Planting Type C



Planting Type D

This plan was received by  
TORBAY BOROUGH COUNCIL on  
20 JAN 1997  
Application No. **95 1304**



ILLUSTRATIVE

LANDSCAPE MASTER PLAN



**KEY**

**Countryside Fringe Strategic Planting**

Planting Type A

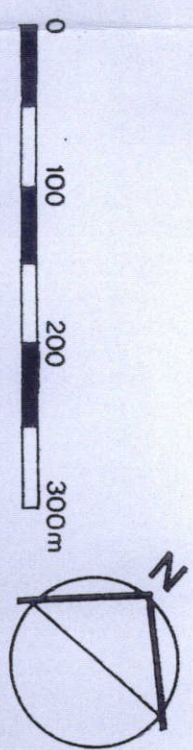
Planting Type B

**Infrastructure Planting**

Planting Type C

Planting Type D

This plan was received by  
**TORBAY BOROUGH COUNCIL** on  
9<sup>th</sup> JAN 1997  
Application No. **9.5 1304** OR

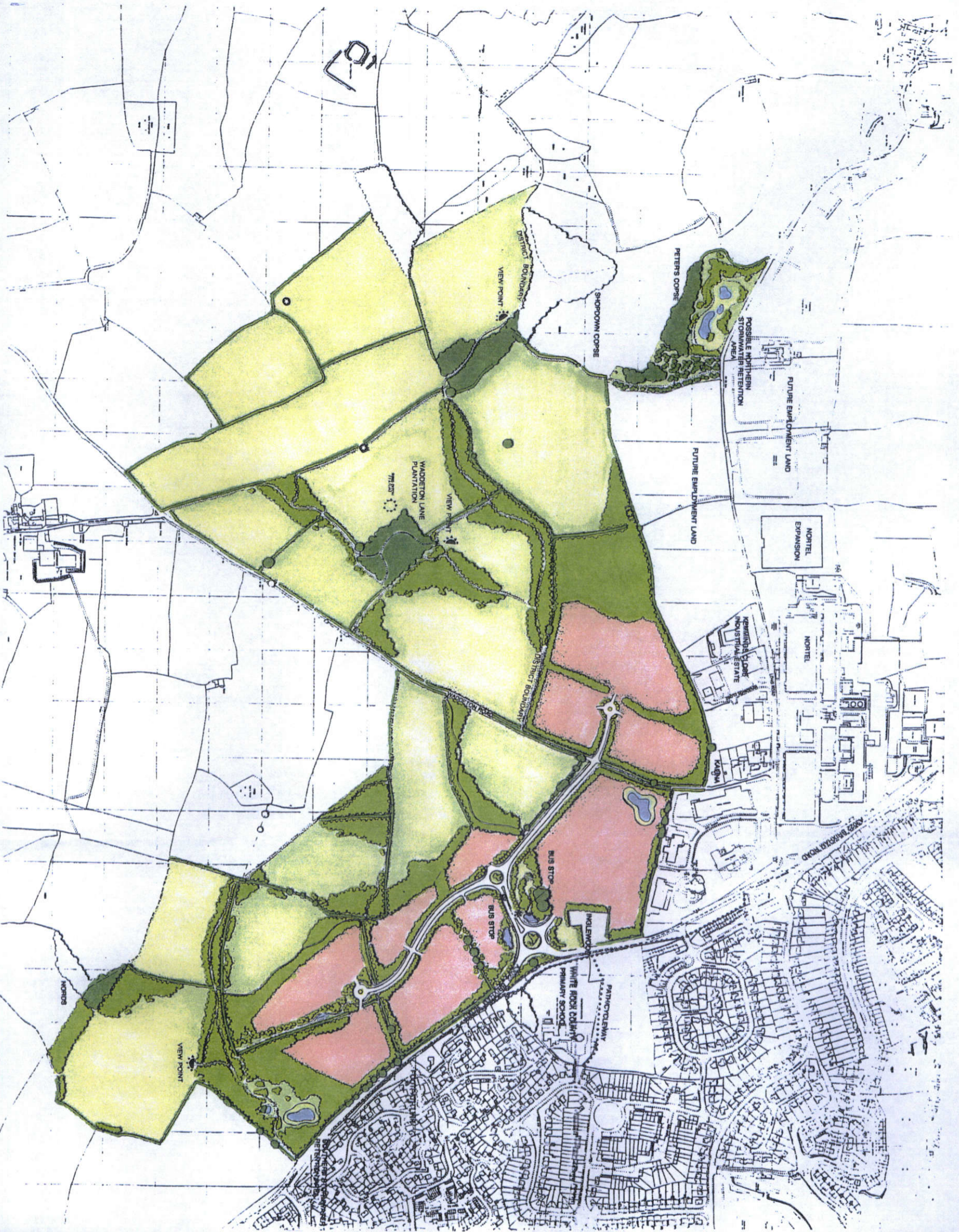


ILLUSTRATIVE

LANDSCAPE MASTER PLAN

# TORBAY BUSINESS PARK

PROOF OF EVIDENCE  
OF MICHAEL SMITH



| KEY |                     |
|-----|---------------------|
|     | Business Park       |
|     | Countryside Fringe  |
|     | District Boundary   |
|     | Access point        |
|     | Bus Stop            |
|     | Footpaths           |
|     | Existing woodlands  |
|     | New planting        |
|     | Proposed viewpoints |

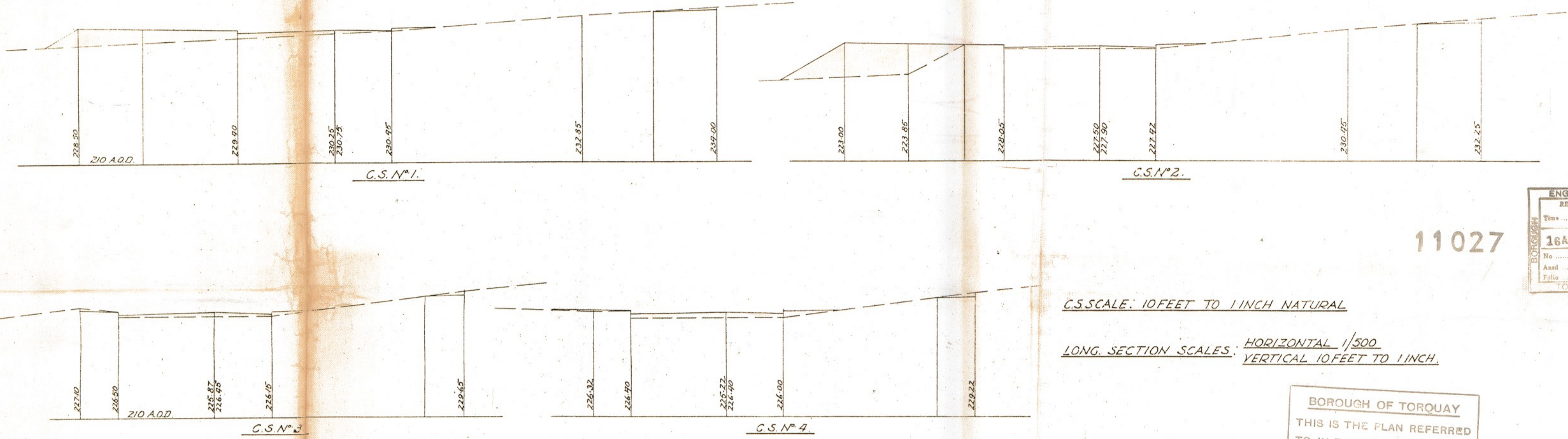
This plan was received by  
TORBAY BOROUGH COUNCIL on  
20 JAN 1997 *MS*

Application No. **95 1304**

0 100 200 300m

ILLUSTRATIVE  
TORBAY BUSINESS PARK  
MASTER PLAN

MS 3

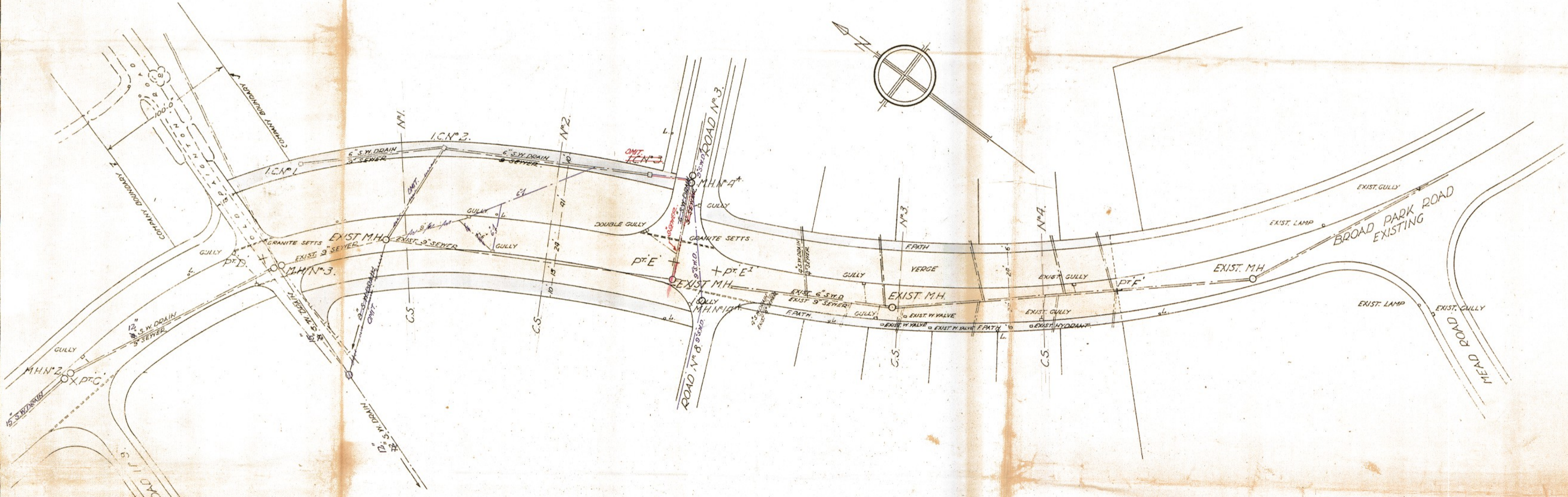
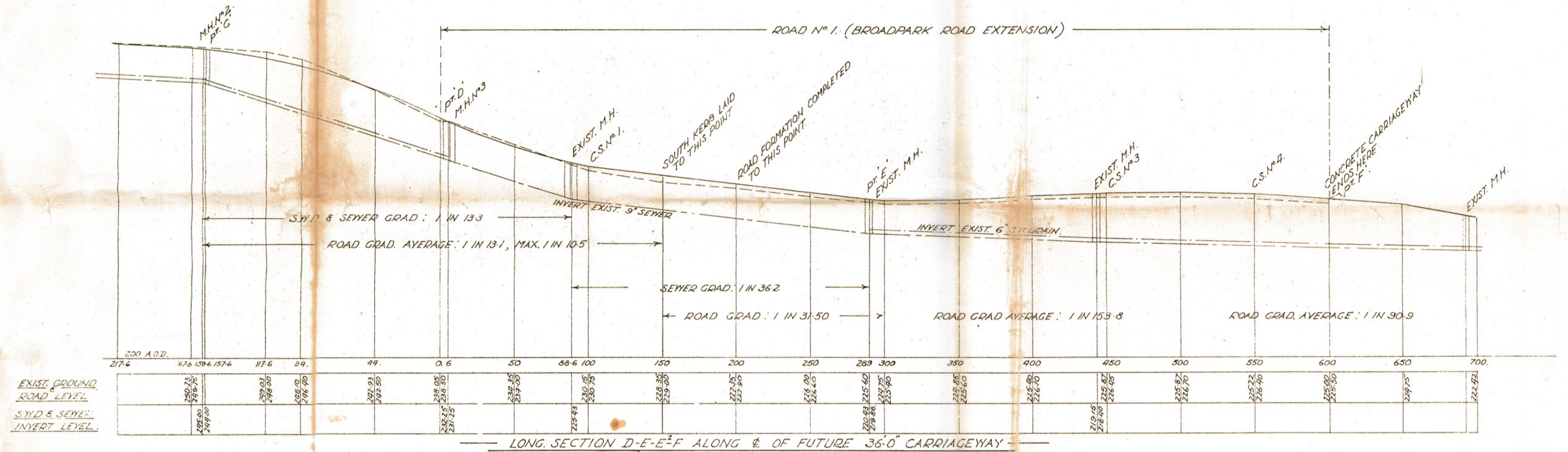


11027

ENGINEERS RECEIVED  
 16 AUG 1946  
 No. 9556  
 Asst. Eng.  
 TORQUAY

C.S. SCALE: 10 FEET TO 1 INCH NATURAL  
 LONG SECTION SCALES: HORIZONTAL 1/500  
 VERTICAL 10 FEET TO 1 INCH

BOROUGH OF TORQUAY  
 THIS IS THE PLAN REFERRED  
 TO IN THE ANNEXED NOTICE  
 NUMBERED 1054  
 BOROUGH SURVEYOR'S DEPT. 11

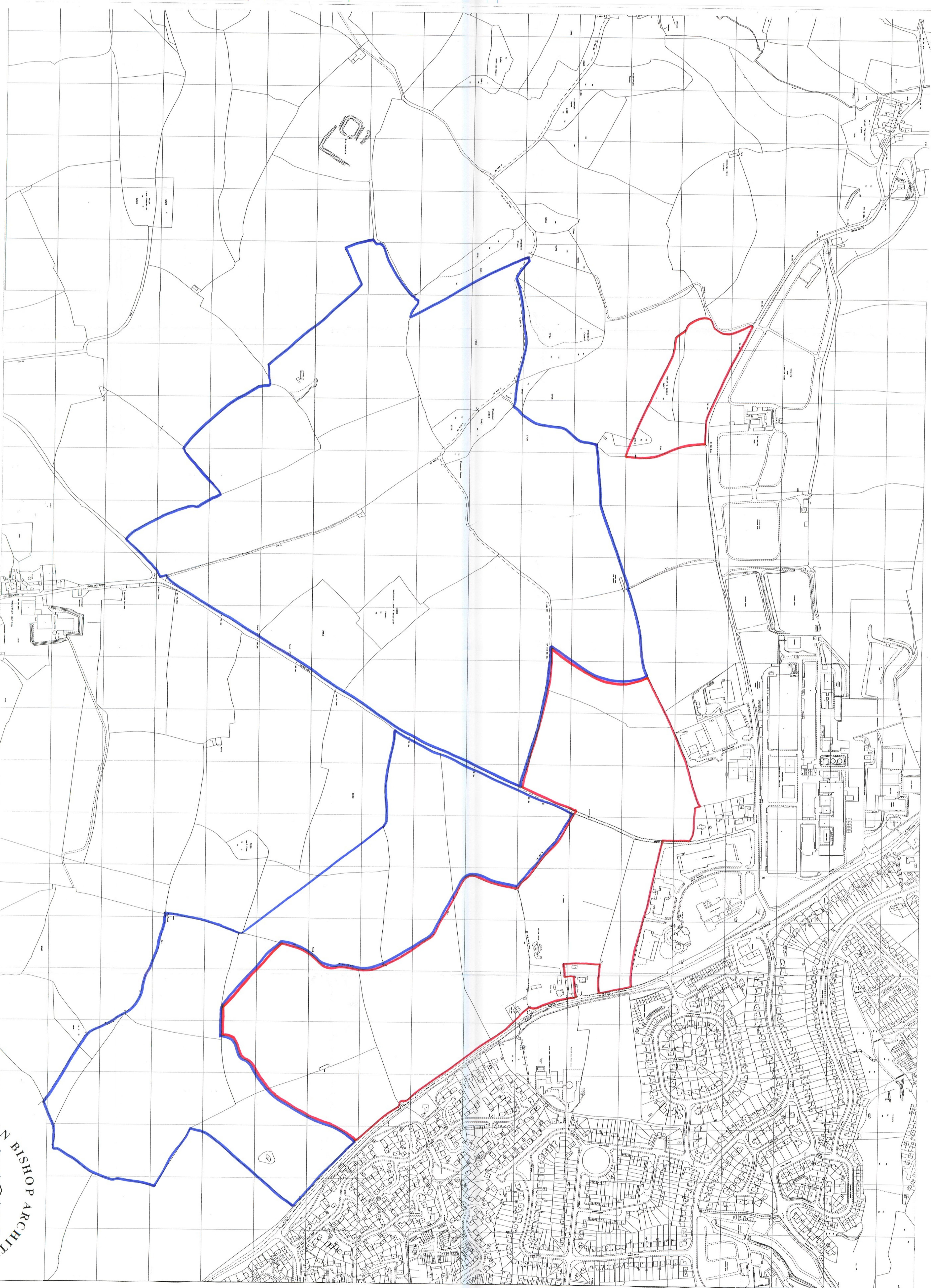


ESTATES DEVELOPMENT (TORQUAY) LTD.  
 PROPOSED EXTENSION OF BROADPARK ROAD (ROAD N° 1.)  
 UP TO THE OLD PAIGNTON ROAD




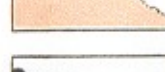
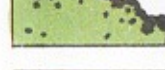



PLAN SCALE: 1/500

For and on behalf of  
 ESTATES DEVELOPMENT (TORQUAY) LTD.  
 F.P. INMAN, F.I.A.S., ETC., Surveyor,  
 OLDWAY ESTATE OFFICE PAIGNTON.  
 E.S.P. 15 AUG. 1946.



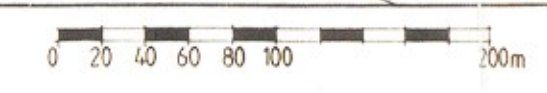


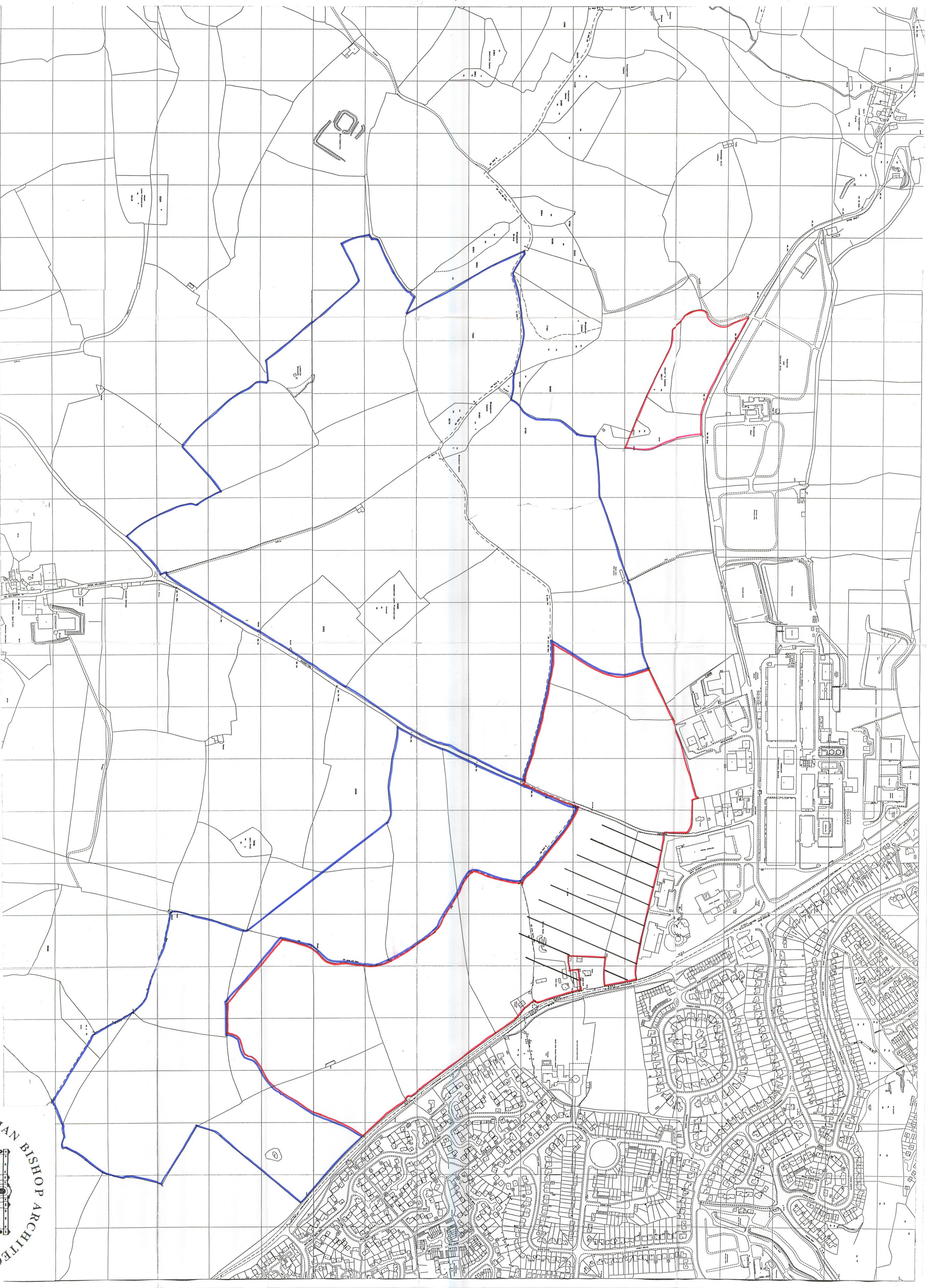


-  EXISTING ROADS
-  PROPOSED ROADS
-  PROPOSED DEVELOPMENT AREAS
-  PRIMARY LANDSCAPE STRUCTURE  
Strategic woodland belts to contain development and enhance local landscape character.
-  SECONDARY LANDSCAPE STRUCTURE  
Informal native tree and shrub planting related to distributor roads and development areas, incorporating low mounding and Devon banks.
-  EXISTING TREES RETAINED
-  DEVON BANKS AND ASSOCIATED HEDGING RETAINED
-  TRADITIONAL DRY STONE PILLARS AS ENTRY FEATURES

**BRIAN BISHOP ARCHITECTS**  
  
 ARCHITECTS · PLANNERS  
 Henrietta Mews Bath Avon BA2 6LR  
 Tel 01225 460427 Fax 01225 482022

**TORBAY**  
 BUSINESS PARK







3rd copy

Received by  
TORBAY BOROUGH COUNCIL on  
30 NOV 1995  
Application No.  
**95 1304**



Peter Finlayson Associates  
CONSULTING ENGINEERS  
4 Little London Court, Old Town, Swindon SN1 3HY  
Telephone 01793 542555 Facsimile 01793 542600

CLIENT  
**ABACUS PROJECTS LTD**

PROJECT  
**TORBAY BUSINESS PARK**

DRAWING TITLE  
**PLAN SHOWING MEANS  
OF ACCESS TO A3022**

DRAWING No.  
**FA 044/5 Revision A**

|       |           |                |       |
|-------|-----------|----------------|-------|
| DATE  | July 1995 | DRAWN BY       | D.P.B |
| SCALE | 1:500     | CHECKED        |       |
| No.   | DATE      | REVISIONS      | AUTH. |
| A     | 13/11/95  | Layout revised | MJP   |

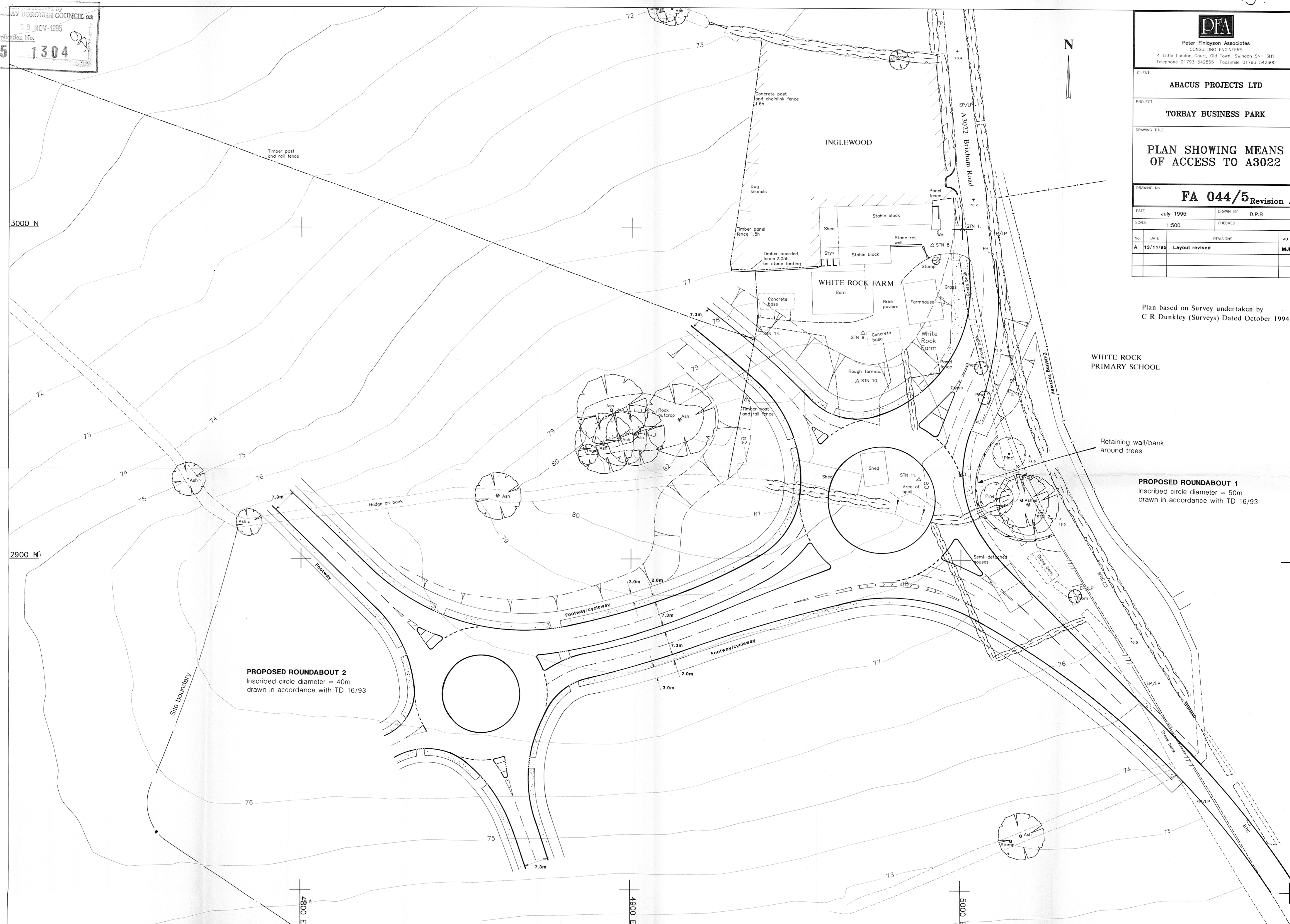
Plan based on Survey undertaken by  
C R Dunkley (Surveys) Dated October 1994

WHITE ROCK  
PRIMARY SCHOOL

Retaining wall/bank  
around trees

**PROPOSED ROUNDABOUT 1**  
Inscribed circle diameter = 50m  
drawn in accordance with TD 16/93

**PROPOSED ROUNDABOUT 2**  
Inscribed circle diameter = 40m  
drawn in accordance with TD 16/93



3000 N

2900 N

4800 E

4900 E

5000 E



Peter Finlayson Associates  
 CONSULTING ENGINEERS  
 4 Little London Court, Old Town, Swindon SN1 3HT  
 Telephone 01753 542555 Facsimile 01753 542600

CLIENT  
**ABACUS PROJECTS LTD**

PROJECT  
**TORBAY BUSINESS PARK**

DRAWING TITLE  
**PLAN SHOWING MEANS OF ACCESS TO A3022**

DRAWING No.  
**FA 044/5** Revision B

DATE July 1995 DRAWN BY D.P.B.  
 SCALE 1:500 CHECKED

| No. | DATE     | REVISIONS                         | BY  |
|-----|----------|-----------------------------------|-----|
| A   | 13/11/95 | Layout revised                    | MJP |
| B   | 21/12/95 | South arm of Roundabout 1 amended | MJP |

Plan based on Survey undertaken by  
 C R Dunkley (Surveys) Dated October 1994

WHITE ROCK  
 PRIMARY SCHOOL








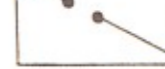
Retaining wall/bank around trees

**PROPOSED ROUNDABOUT 1**  
 Inscribed circle diameter = 50m  
 drawn in accordance with TD 16/93

**PROPOSED ROUNDABOUT 2**  
 Inscribed circle diameter = 40m  
 drawn in accordance with TD 16/93





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