

Project
Cranbrook

Supporting photographs

For
Savills

By

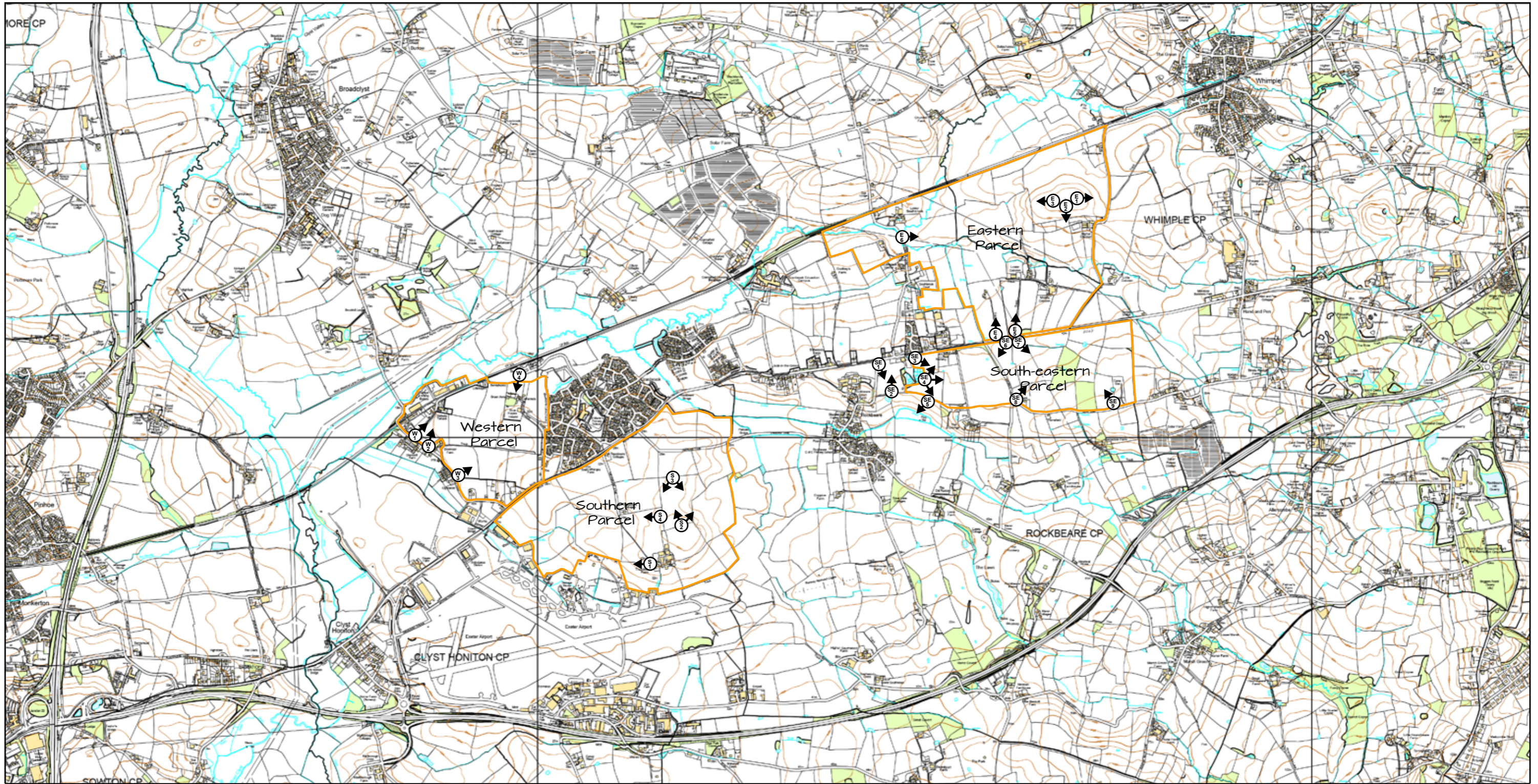
Hankinson Duckett Associates

HDA LVIA Photograph Methodology:



- Take advice from client and agree locations and directions for photographs.
- Visit site to take existing situation photographs from agreed positions.
- Photographs should be taken in accordance with the guidance from the Landscape Institute Advice Note 01/1. Although the guidance states that the use of 35mm colour film and a 50mm focal length is still valid, traditional film and associated cameras have been almost entirely supplanted by digital image processing and associated digital cameras. Therefore a digital equivalent of 50mm focal length on a 35mm film camera, should be used.
- HDA uses a Nikon D5100 camera fitted with a AF-S DX NIKKOR 18-105mm f/3.5-5.6G ED VR lens. The Nikon D5100 camera uses DX technology in its sensor which requires a x1.5 crop factor in order to replicate a traditional 35mm film camera. Therefore the Nikon D5100 should be set to 35mm focal length as the closest equivalent to a traditional 50mm lens i.e. $35\text{mm} \times 1.5 = 52.5\text{mm}$.
- Whilst on site, the Nikon D5100 is connected to a 'Solemeta Geotagger Pro2' GPS device which records the location and elevation of each photograph taken, by imbedding the GPS information into the metadata of each photograph file. As a check, the position and directions of photographs should also be noted onto a paper copy of site survey as accurately as possible by hand.
- On return from site, collate existing situation photographs and document photograph locations and directions.



1:25,000 at A3 - kilometres:



KEY

-  Assessment Parcel
-  Photolocations

CLIENT:
Savills
PROJECT:
Cranbrook LS
TITLE:
In-site photolocations
SCALE AT A3:
1:25,000

DATE:
April 2017

838.1 / 24

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The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology



Western Parcel

Station Road Bridge
over railway

Echoes Childcare



Photograph W1: View north-east from Station Road, towards the railway line.

Echoes Childcare

Station Road

Western field
boundary

Parcel W



Photograph W2: View north-east into the parcel from Station Road.

North-western field
of the parcel



Photograph W1: Continued.



Photograph W3: View east into the site from the southern part of Station Road.



Photograph W4: Looking south-west towards the western parcel from Cranbrook Station.



Photograph W3: Continued.



Photograph W4: Continued.

Eastern Parcel



Photograph E1: Looking east from the top of the hill within the eastern parcel.



Photograph E2: View south from the top of the hill within the eastern parcel.



Photograph E1: Continued



Photograph E2: Continued.



Photograph E3: Looking west and north from the top of the hill within the eastern parcel.



Photograph E3A: Looking north-east from the top of the hill within the eastern parcel.



Photograph E3: Continued



Photograph E4: Looking north from the southern boundary of the eastern parcel.

Ashclyst Forest



Photograph E5: Looking north along the access track to Little Cobden Farm from London Road.

Lower Southbrook



Photograph E6: View east into the parcel from Southbrook Lane.

Lower Cobden Farm

Higher Cobden

Middle Cobden



Photograph E5: Continued.

Southbrook Lane



Photograph E6: Continued.

Southern Parcel

Treasbeare Farm



Photograph S1: Looking west from Treasbeare Farm.

Northern edge of Exeter

Ashclyst Forest



Photograph S2: View north-east from high ground within the southern parcel.

Northern edge of Exeter



Photograph S1: Continued.

Cranbrook Phase 1

Local Ridge

Properties lining London Road

Church of the Blessed Virgin Mary

Rockbeare



Photograph S2: Continued.

Rural landscape to the south-east

High point within southern parcel



Photograph S3: View south-east from the local ridge within the southern parcel.

Exeter Airport

Avenue leading to Treasbeare Farm

Sky park



Photograph S4: Looking west from the local ridge within the southern parcel.

Barns at Treasbeare Farm

Treasbeare Cottage

Sky park



Photograph S3: Continued.

Northern edge of Exeter

Treasbeare Cottages

Cranbrook Phase 1



Photograph S4: Continued.

South-eastern Parcel

Woodland block with ponds blocks views of south-eastern parcel

The field forms part of the critical separation between Cranbrook and Rockbeare



Photograph SE1: View south-east towards the south-eastern parcel, from London Road to the west.

Rockbeare Court Farm

Properties on London Road



Photograph SE2: View north across the field to the east of the south-eastern parcel. This field forms part of the essential separation between Rockbeare and Cranbrook.



Photograph SE1: Continued.



Photograph SE2: Continued.

Hedgerow lining London Road

Nursery



Photograph SE3: Looking south-east from the north-eastern boundary of the parcel.

Properties on London Road

Nursery



Photograph SE4: Looking north and east from the eastern part of the site.

Woodland copse with ponds



Photograph SE3: Continued.

The Grange

Tree belt at southern boundary



Photograph SE4: Continued.



Photograph SE5: View south-west from the field to the south of the south-eastern parcel.



Photograph SE7: View south and east from a field gate on the northern boundary adjacent to London Road.



Photograph SE6: View west across the south-eastern parcel from a field gate on London Road.



Photograph SE7: Continued.

Hedge lining Gribble Lane

High point within eastern parcel

Higher Cobden Farm

Woodland Copse



Photograph SE8: View north-east from the junction between Gribble Lane and Rewe Lane.

Woodland copse within parcel



Photograph SE9: Looking north across the parcel from Rewe Lane.

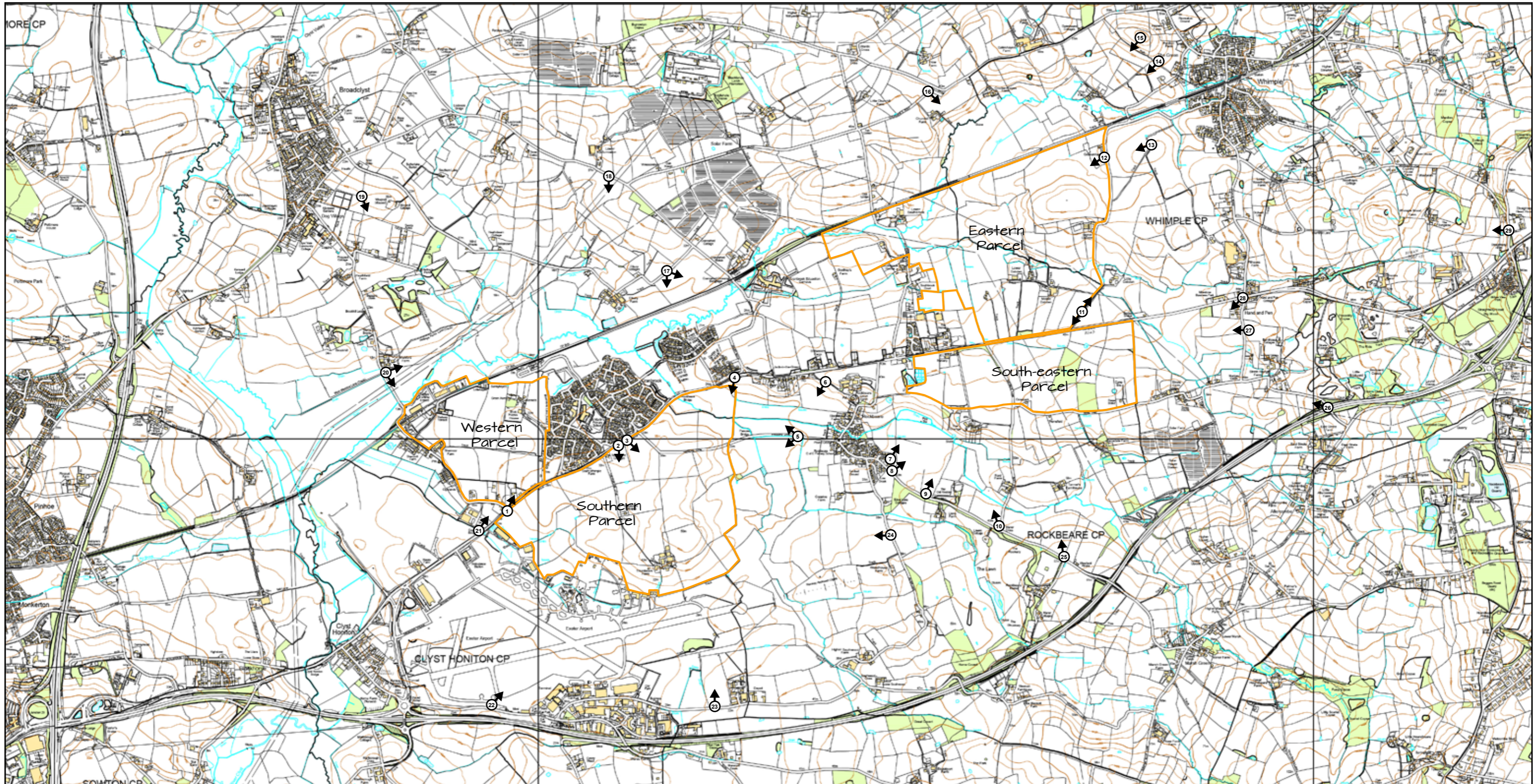
Little Brake Glamping





Photograph SE9: Continued.



1:25,000 at A3 - kilometres:



KEY

-  Assessment Parcel
-  Photolocations

CLIENT:
Savills
PROJECT:
Cranbrook LS
TITLE:
Visibility photolocations
SCALE AT A3:
1:25,000

DATE:
April 2017

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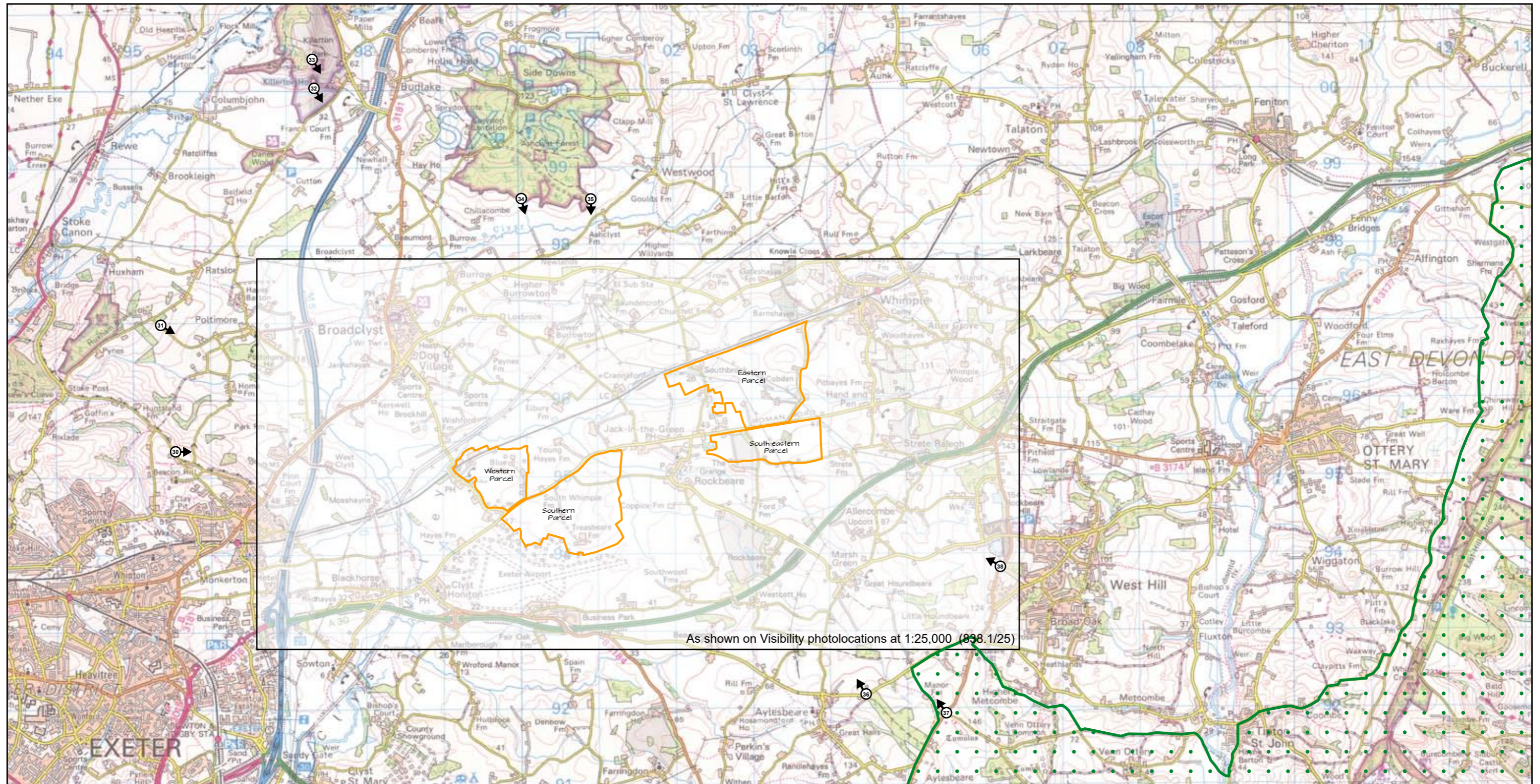
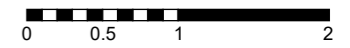
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology








1:50,000 at A3 - kilometres:



As shown on Visibility photolocations at 1:25,000 (938.1/25)

KEY

-  Assessment Parcel
-  Photolocations
-  East Devon AONB

CLIENT:
Savills
PROJECT:
Cranbrook LS
TITLE:
Visibility photolocations
SCALE AT A3:
1:50,000

DATE:
April 2017

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Landscape Architecture
Masterplanning
Ecology



Views of the western parcel are blocked by intervening hedgerows

Cranbrook phase 1



Photograph 1: Looking east along London road, from the western edge of the western and southern parcels.

Southern parcel

Treasbeare Cottage

London Road

Cranbrook Phase 1



Photograph 2: View south-west into the southern parcel from London Road.



Photograph 1: Continued.



Photograph 3: View east from a layby on London Road.



Photograph 4: Looking south-west from a layby on London Road. Only the southern parcel is visible within the view.



Photograph 5: View west from Parsons Lane. Only the southern parcel is visible.



Photograph 4: Continued.



Photograph 5: Continued.



Photograph 6: View south-west from the footpath between London Road and Rockbeare. Only the southern parcel is visible.



Photograph 7: Looking north from Hazel Grove in Rockbeare.

Housing within Hazel Grove

South-eastern parcel beyond tree line.



Photograph 8: View north from the south-eastern edge of Rockbears. Only the southern boundary of the south-eastern parcel is visible.



Photograph 9: Looking north from the field gate adjacent to The Old Rectory. Only the southern boundary of the south-eastern parcel is visible.



Photograph 10: View north from the entrance to Rockbeare Manor, opposite Gribble Lane.

Extents of south-eastern parcel



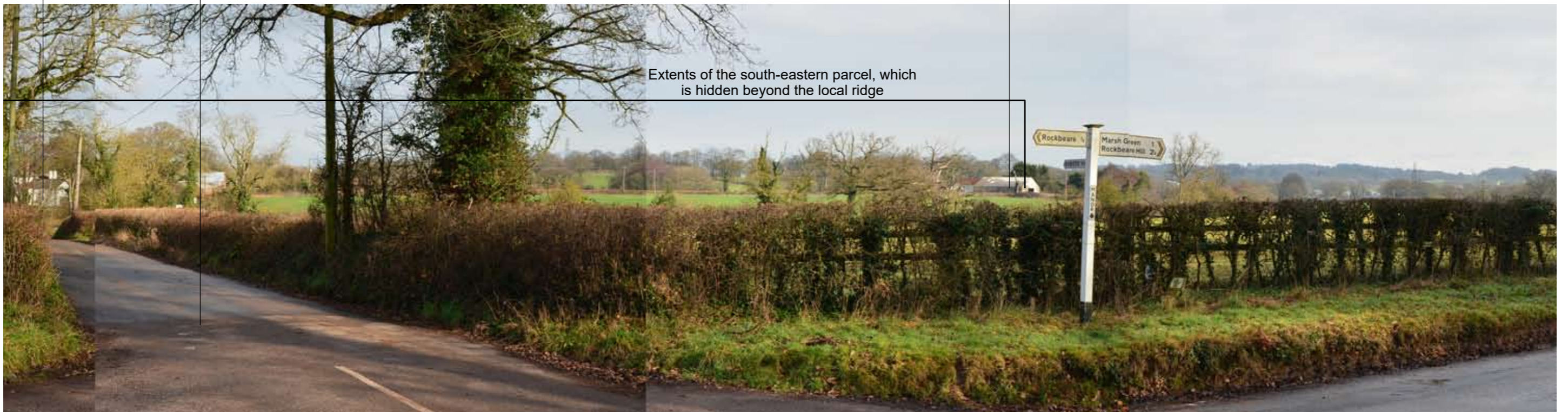
Photograph 9: Continued.

Ford Farm

Gribble Lane

Tanner's Farmhouse

Extents of the south-eastern parcel, which is hidden behind the local ridge



Photograph 10: Continued.



Photograph 11A: View south along the lane leading to Whimble, at the eastern boundary of the eastern parcel. Only glimpses of the parcel can be seen and there are no views of the other 3 parcels.



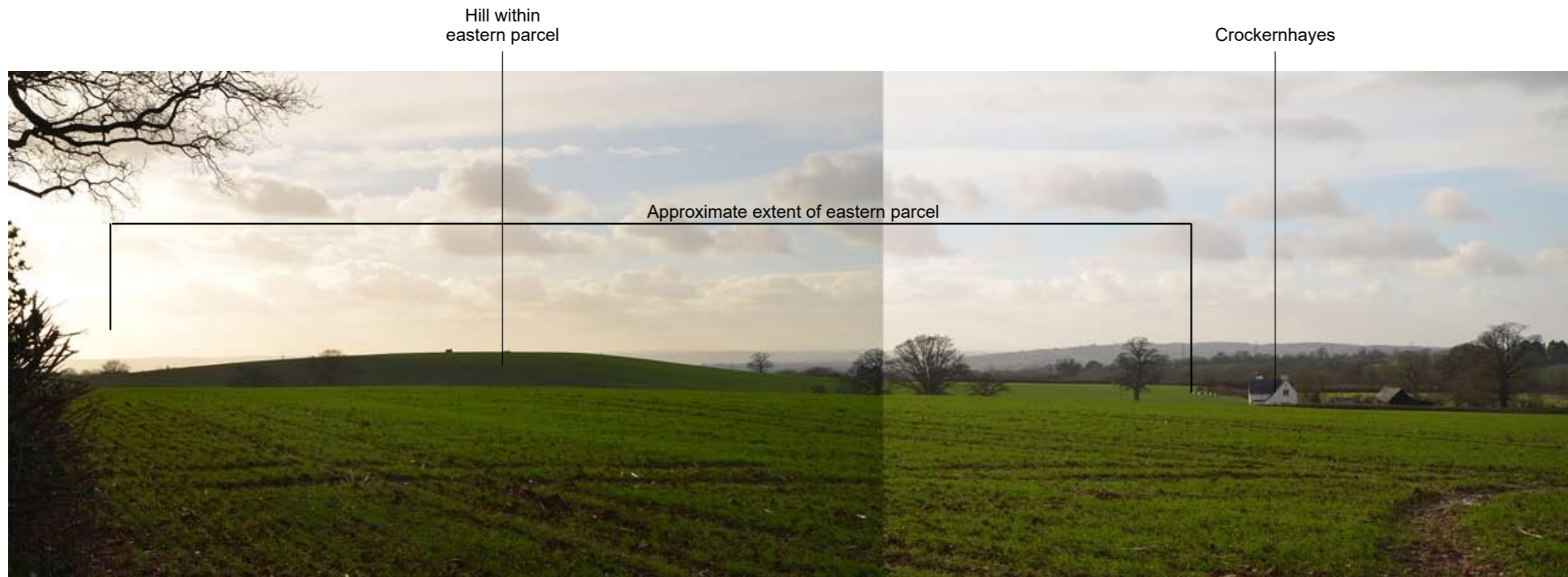
Photograph 12: Looking south-west from the lane adjacent to Crockernhayes. There are views of the high ground within the eastern parcel over the hedgerow lining the road. No other parcels are visible.



Photograph 11B: Looking north along the lane.



Photograph 12: Continued.



Photograph 13: Looking west from the field access on the public access track to the east of the eastern parcel. This is the only clear view available from the length of the track. Remaining views are restricted by hedgerows lining the track.



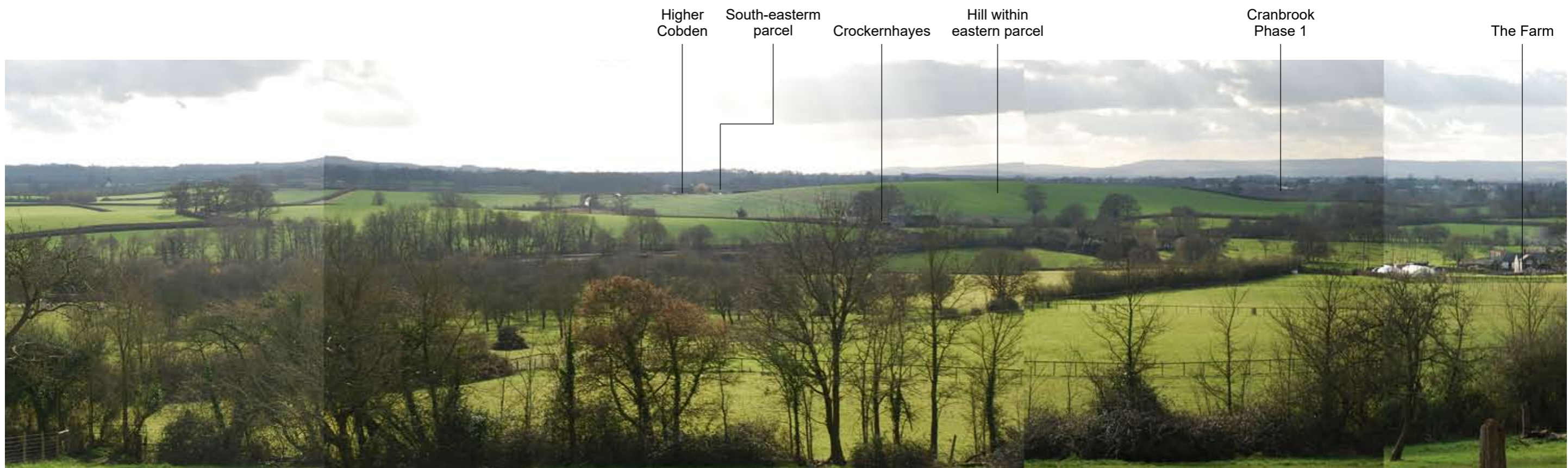
Photograph 14: View south-west from a footpath W9 leading north-west out of Whimble.



Photograph 14: Continued.



Photograph 15: Looking south-west from footpath within orchard to the north-west of Whimple. Orchard trees obscure views of the Plan Area.



Photograph 15A: View south-west from the footpath within the orchard to the north-west of Whimple, through a gap in the orchard trees. The hill within the eastern parcel is clearly visible and there is a distant glimpse of part of the south-eastern parcel. There are no views of the western or southern parcels.



Photograph 15: Continued.

Properties on Rewe Lane

Churchill Farm



Photograph 16: Looking south from Cockeram Road to the north of the eastern parcel.



Photograph 17: Looking south from a field gate on the Lane to Broadclyst, to the north-west of Cranford Crossing.



Photograph 18: Looking south from a field gate to the south of Lower Burrowton. None of the parcels are visible.

High ground within the southern parcel



Photograph 17: Continued.



Photograph 19: View south from the footpath to the east of Broadclyst. No views of Cranbrook or the plan area are possible.



Photograph 20: View south-east from the Station Road, to the north of the railway line. Only the Lodge trading estate, within the western parcel is visible.



Oaklee - property on Station Road

Photograph 21: Looking east along London Road from Coach Bridge.

Lodge trading estate

Station Road



Photograph 20: Continued.

Clistford - property on Station Road

London Road

Cranbrook Phase 1
Southern parcel



Photograph 21: Continued.

Northern extent of Exeter

Eon building

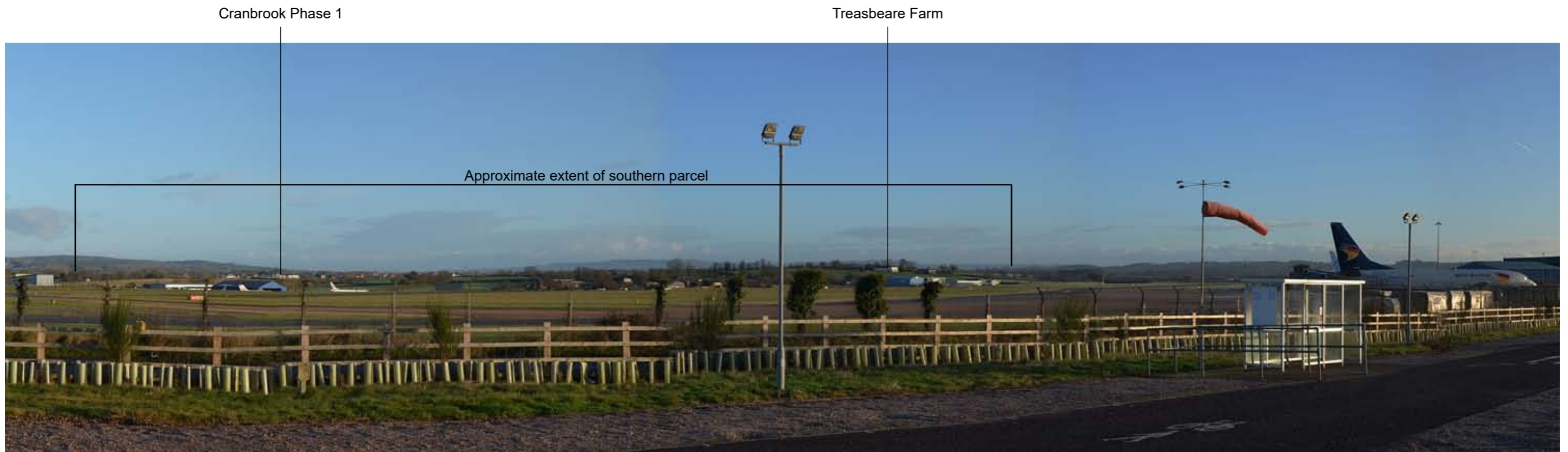


Photograph 22: View north from a car park to the west of Exeter Airport.

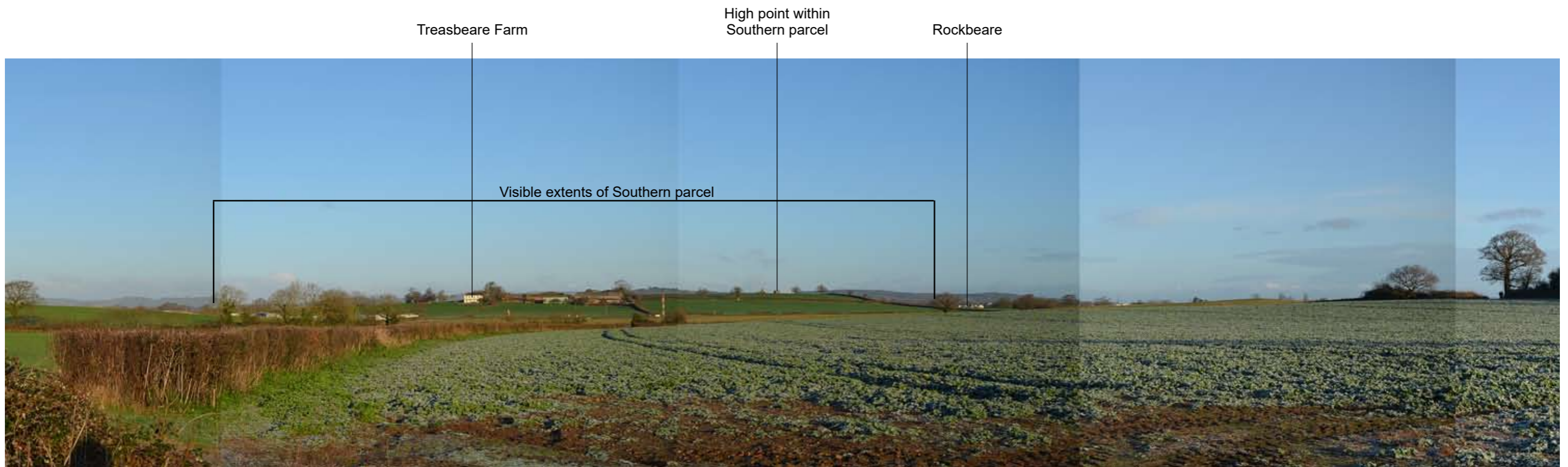
Exeter Airport



Photograph 23: Looking north from a field gate on the lane to the east of Exeter Airport. Only the southern parcel is visible within the view.



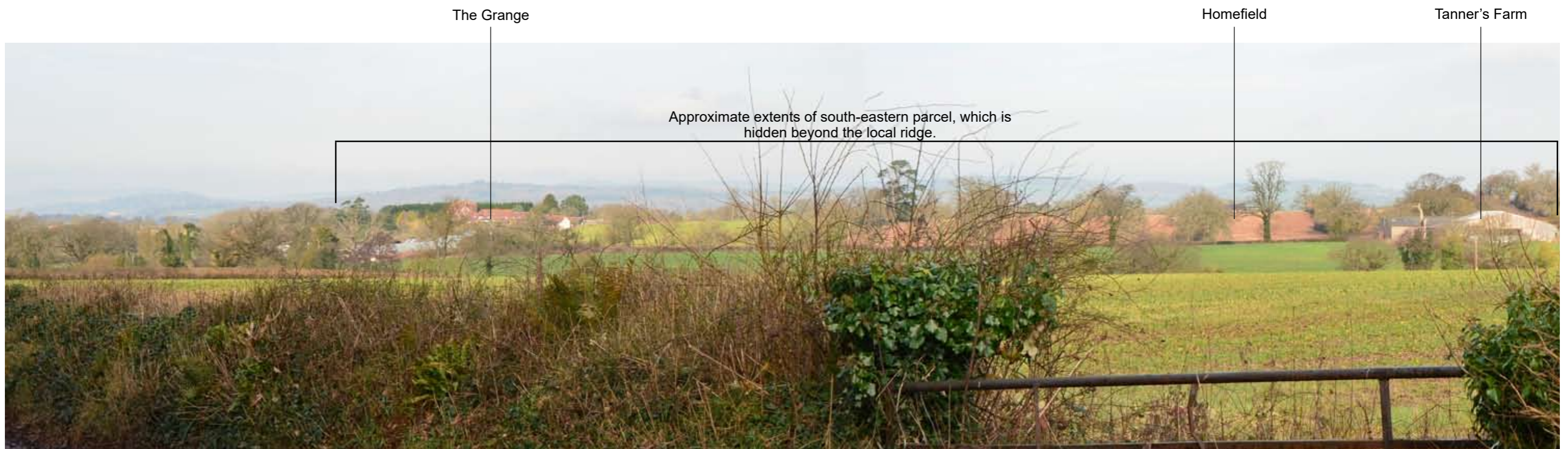
Photograph 22: Continued.



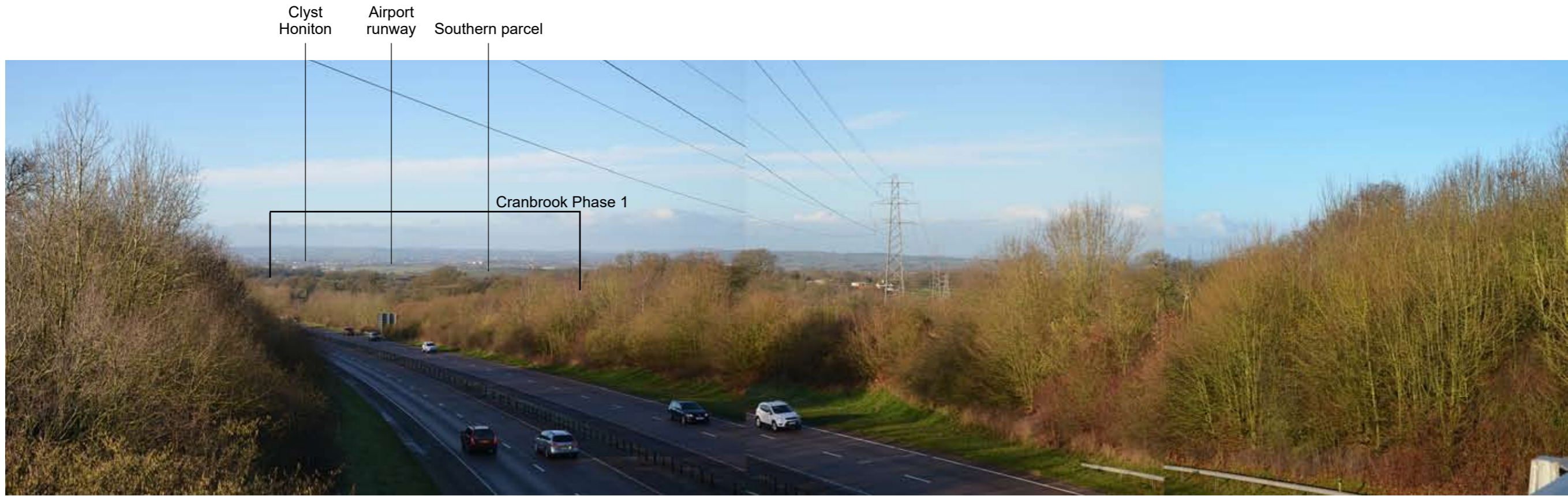
Photograph 23: Continued.



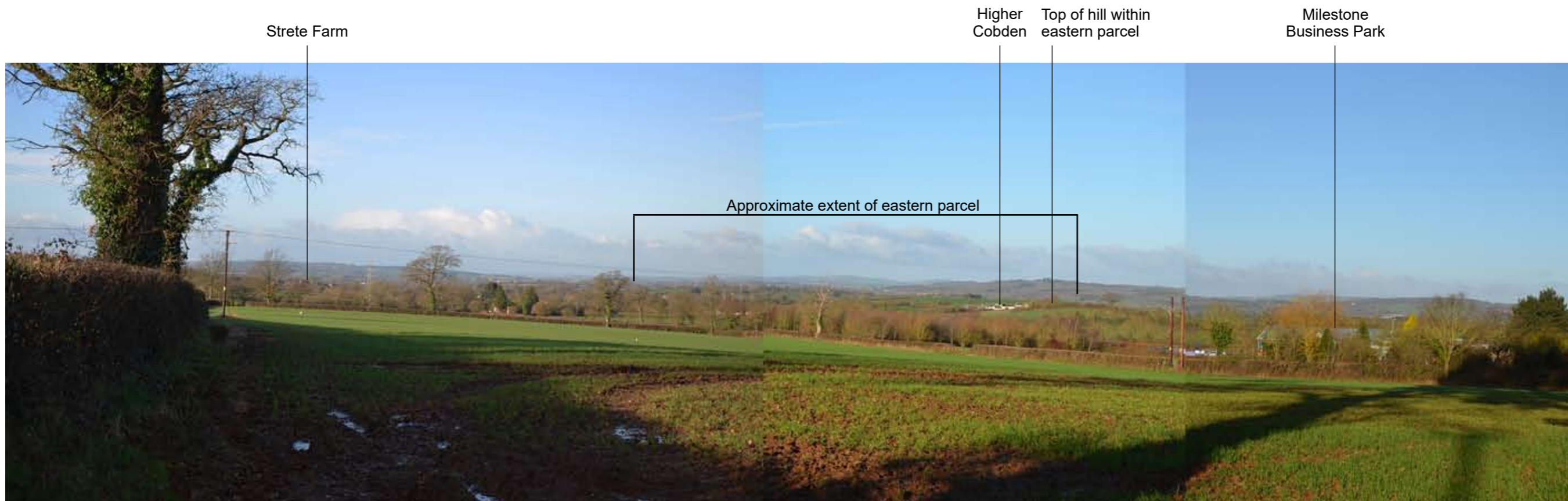
Photograph 24: View west from Silver Lane, over the hedgerow lining the lane. The majority of motorists will not be able to see over the hedgerow.



Photograph 25: Looking north from the field gate opposite Rag Lane, to the north-west of Rockbeare Manor registered Park and Garden.



Photograph 26: View west from the bridge over the A30, north of Allercombe. Only the southern parcel is visible.



Photograph 27: View west from the road to the south of Hand and Pen. Only the eastern parcel is visible.

London Road

Milestone Business Park



Photograph 28: Looking west along London Road from the junction at Hand and Pen. None of the potential development parcels are visible.

Broadclyst

Cranbrook



Photograph 30: View east from Beacon Hill to the north of Exeter.



Photograph 29: View west from pull-in on lane to the north of Straightway Head.



Photograph 30: Continued.



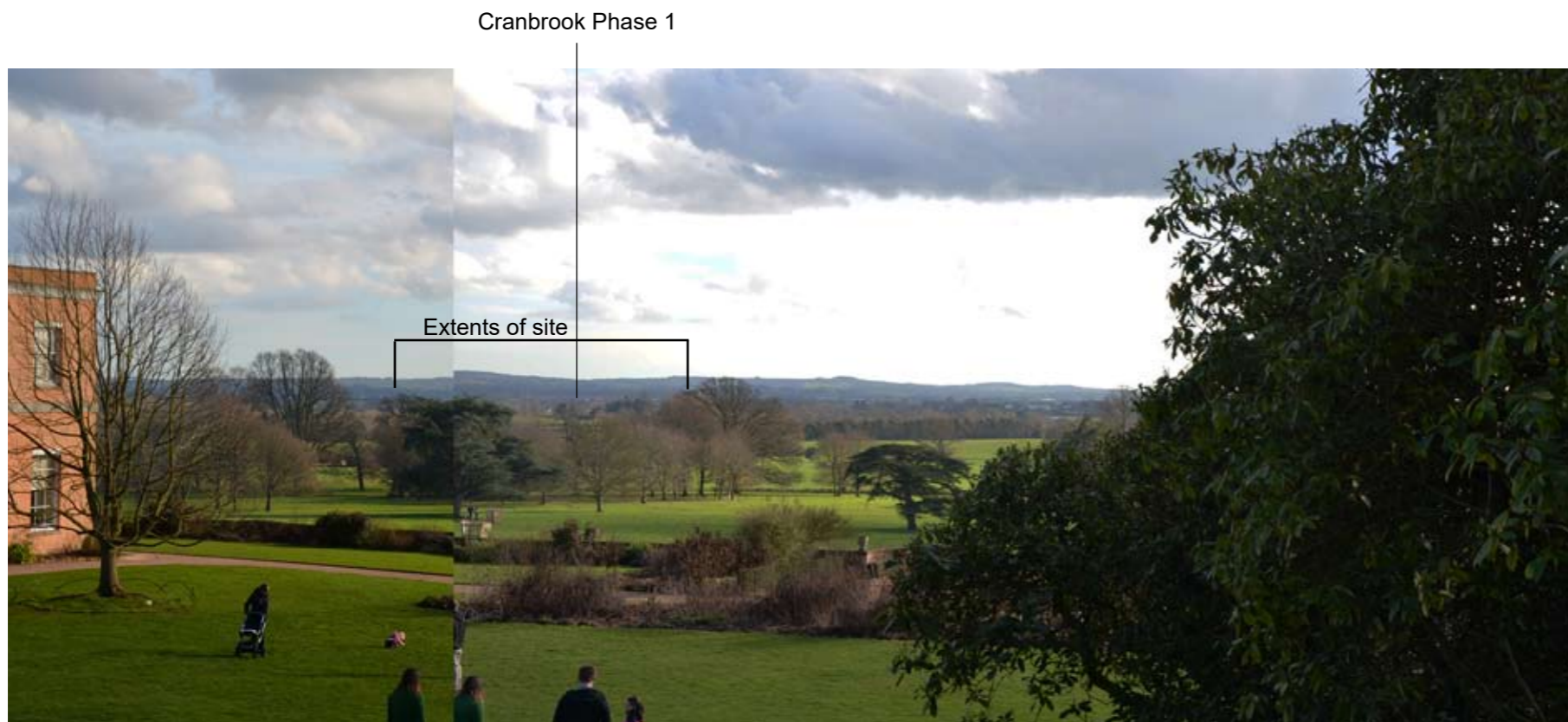
Photograph 30 (Zoomed in): View east from Beacon Hill to the north of Exeter.



Photograph 31: Looking east from the road to Poltimore, at the junction with Huxham Brake, over a field gate.



Photograph 30 (Zoomed in): Continued.



Photograph 32: Looking south-east from Killerton House, there are no clear views of the Cranbrook Plan Area.

Cranbrook
Phase 1 Airport

Extents of site



Photograph 32: View south-east from high ground within Killerton Park.

Cranbrook
Phase 1

Extents of site



Photograph 34: Looking south from the southern edge of Ashclyst Forest. Landform and tree belts screen views of the Cranbrook Plan Area.

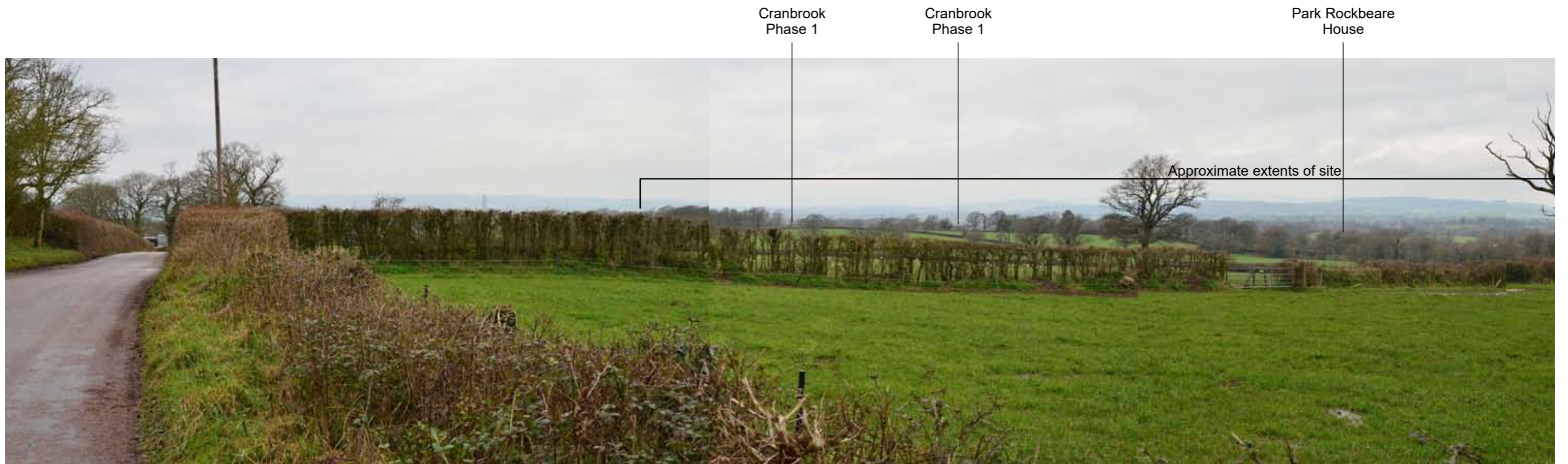
Broadclyst



Photograph 34: Continued.



Photograph 35: View south from the south-esatern corner of Ashclyst Forest. Views of the proposed development parcels are obscured by landscape and trees.



Photograph 36: View north-west from Oak Road, to the east of Aylesbeare.



Photograph 35: Continued.



Photograph 36: Continued.



Photograph 37: View north-west from open access land to the north of Manor Farm, within the AONB.

Cranbrook



Photograph 37 (zoomed in).



Photograph 38: Looking north-west from the B3180 to the east of west hill, through a gap in the vegetation lining the road.



Photograph 38 (zoomed in).