

NOTES:

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Application boundary

REV	NOTES	DATE
St Bridget Nursery, Exeter		
Location Plan		DH / DC
200909 L 01 01	1:1250 @ A1	January 2022

CliftonEmerydesign

Helm House 84 Longbrook Street East, Devon, EX4 6AP
T: 01392 368866 W: www.cliffonemerydesign.co.uk E: mail@cliffonemerydesign.co.uk

GRAND-STATUS Planning

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SITE LOCATION PLAN



AERIAL VIEW



- Application boundary
- Existing trees retained
- Proposed tree planting
- 1 Vehicular access from Rydon Lane
- 2 Entrance and arrival space
- 3 Primary route
- 4 Central open space
- 5 North south green connections - with integrated surface water attenuation features
- 6 Areas of Landscape buffer and acoustic barrier
- 7 Pedestrian and cycle connections/routes
- 8 Pedestrian / cycle connection to the existing cycle route and bridge along Rydon Lane (A379)
- 9 Surface water attenuation features
- 10 Areas of POS
- 11 Area of formal/informal play
- 12 Parkland edge development
- 13 Development holding key corners and fronting the primary routes and open space
- 14 Potential for north-east connection to adjoining land
- 15 Secondary vehicular exit/entrance points
- 16 Weir View house and associated grounds - with access from Old Rydon Lane retained



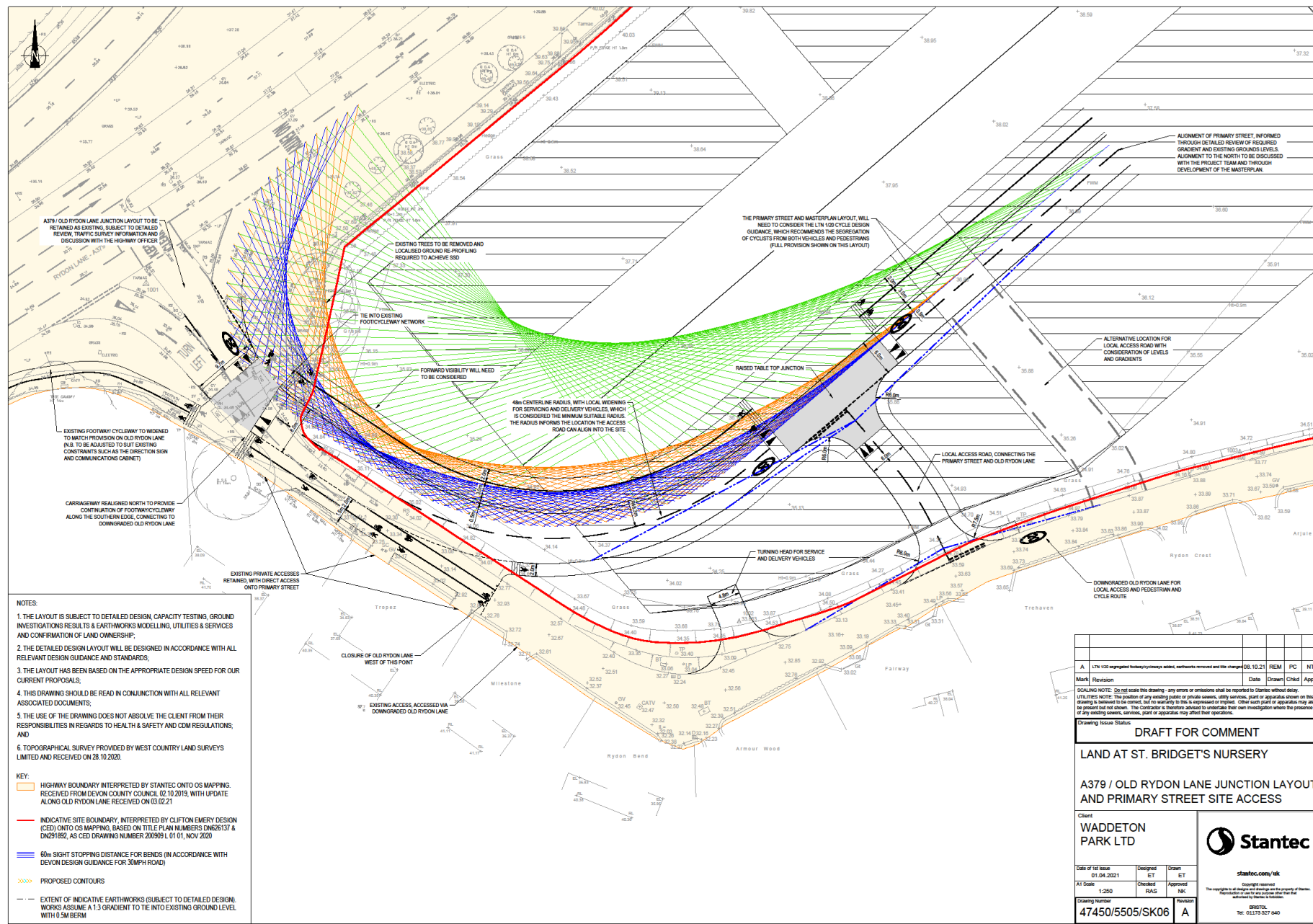
St Bridget Nursery, Exeter		A
Illustrative Layout		RJDH
200909 L 02 01	11250 @ A1	Jan 2022

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INDICATIVE LAYOUT



ACCESS POINTS



- NOTES:
1. THE LAYOUT IS SUBJECT TO DETAILED DESIGN, CAPACITY TESTING, GROUND INVESTIGATIONS RESULTS & EARTHWORKS MODELLING, UTILITIES & SERVICES AND CONFIRMATION OF LAND OWNERSHIP.
 2. THE DETAILED DESIGN LAYOUT WILL BE DESIGNED IN ACCORDANCE WITH ALL RELEVANT DESIGN GUIDANCE AND STANDARDS.
 3. THE LAYOUT HAS BEEN BASED ON THE APPROPRIATE DESIGN SPEED FOR OUR CURRENT PROPOSALS.
 4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ASSOCIATED DOCUMENTS.
 5. THE USE OF THE DRAWING DOES NOT ABSOLVE THE CLIENT FROM THEIR RESPONSIBILITIES IN REGARDS TO HEALTH & SAFETY AND COM REGULATIONS, AND
 6. TOPOGRAPHICAL SURVEY PROVIDED BY WEST COUNTRY LAND SURVEYS LIMITED AND RECEIVED ON 28.10.2020.

- KEY:
- HIGHWAY BOUNDARY INTERPRETED BY STANTEC ONTO OS MAPPING, RECEIVED FROM DEVON COUNTY COUNCIL 02.10.2019, WITH UPDATE ALONG OLD RYDON LANE RECEIVED ON 03.02.21
 - INDICATIVE SITE BOUNDARY, INTERPRETED BY CLIFTON EMERY DESIGN (CED) ONTO OS MAPPING, BASED ON TITLE PLAN NUMBERS DN626137 & DN291892, AS CED DRAWING NUMBER 200909 L 01 01, NOV 2020
 - 60m SIGHT STOPPING DISTANCE FOR BENDS (IN ACCORDANCE WITH DEVON DESIGN GUIDANCE FOR 30MPH ROAD)
 - PROPOSED CONTOURS
 - EXTENT OF INDICATIVE EARTHWORKS (SUBJECT TO DETAILED DESIGN), WORKS ASSUME A 1:3 GRADIENT TO TIE INTO EXISTING GROUND LEVEL WITH 0.5M BERM

Mark	Revision	Date	Drawn	Chkd	Appd
A	1	08.10.21	REM	PC	NT

DRAFT FOR COMMENT

LAND AT ST. BRIDGET'S NURSERY

A379 / OLD RYDON LANE JUNCTION LAYOUT AND PRIMARY STREET SITE ACCESS

Client

WADDETON PARK LTD

stantec.com/uk

Date of 1st Issue 01.04.2021

Designed ET

Drawn ET

Checked RAS

Approved NPL

47450/5505/SK06

A



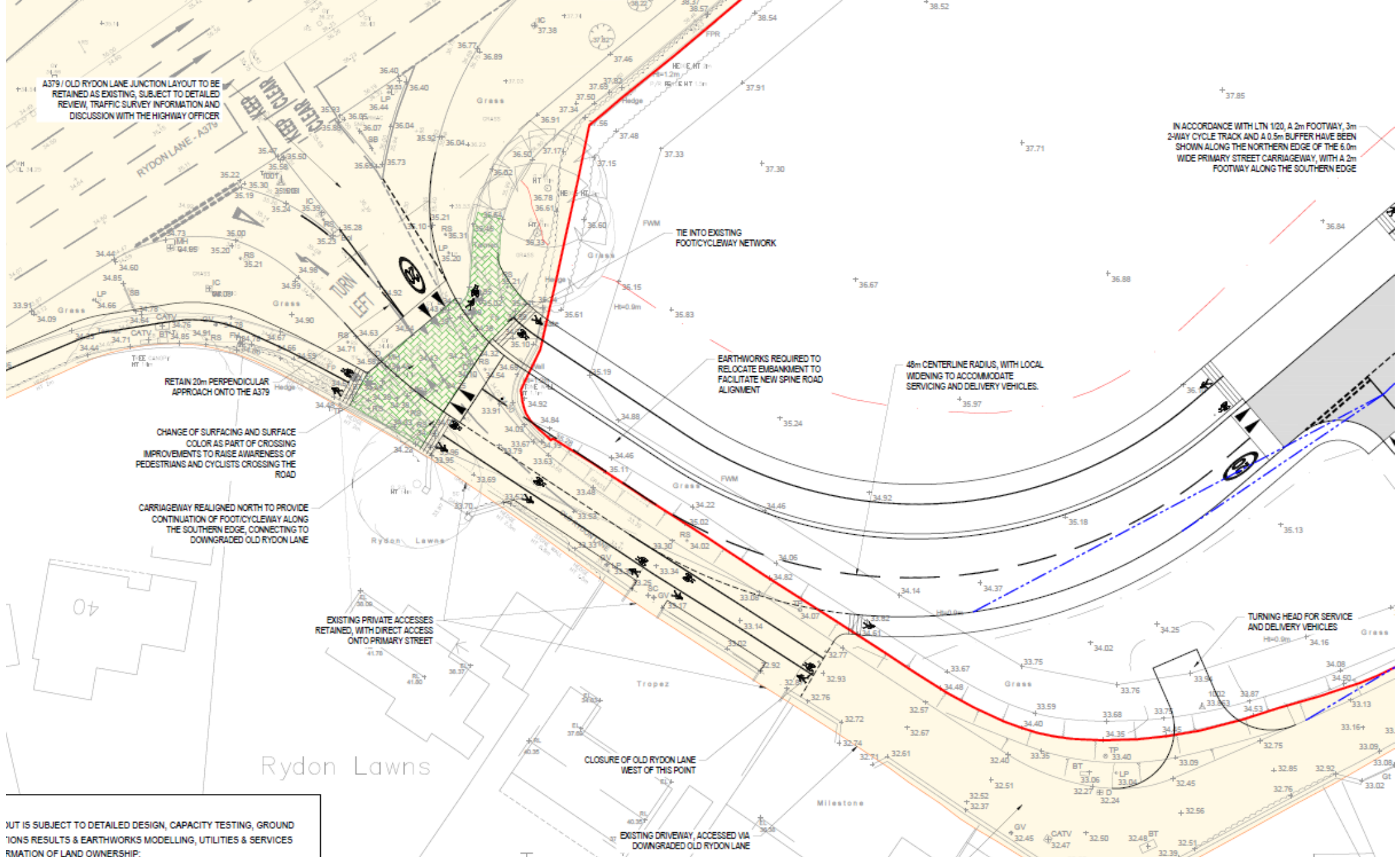
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BRISTOL TEL: 01175 927 640

ORIGINAL RYDON LANE ACCESS



REVISED RYDON LANE DETAILS

Deferred 08 February 2023 to allow further discussions on two aspects:

- Safety improvements at connection to Rydon Lane
- Use of third party land to the north-east

Rydon Lane Junction

- The raised table is proposed to be made more visible through coloured bricks and angle of table to ensure traffic slows on approach.
- Not suitable for traffic lights at this point due to impact on Rydon Lane traffic flows.

North-East Connection

- Land is under third-party ownership and out of the control of applicant.
- Scheme is considered acceptable in relation to Access as submitted, with Highways raising no objection.
- Third party land is subject to a ransom strip that would impact on development meeting full S106 contributions.