

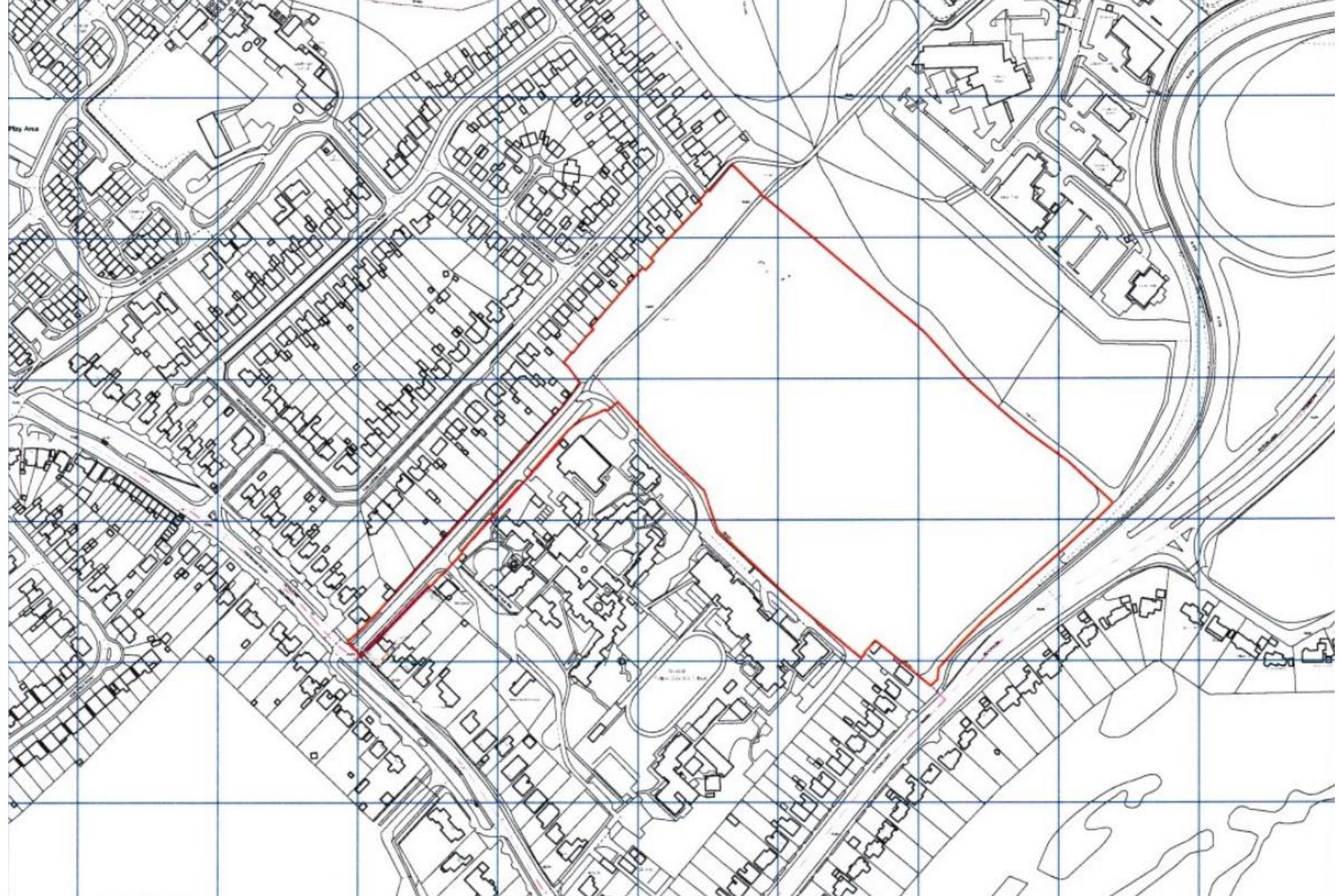
Application 24/1195/voc

Site: Land North East of 371 Topsham Road, Access to West of England School

Applicant: Mr Andrew Robbins

Proposal: Development comprising change of use to golf driving range including construction of an 8 bay and 2 bay facility incorporating equipment store and car park (Variation of condition 2 of 21/1676/FUL to change the surface material of the car park from grasscrete or similar to recycled plastic cell gravel).

Case Officer: Matthew Diamond



SITE LOCATION PLAN



Google

Imagery ©2023 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023

United Kingdom

3D Earth view is not available

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AERIAL VIEW





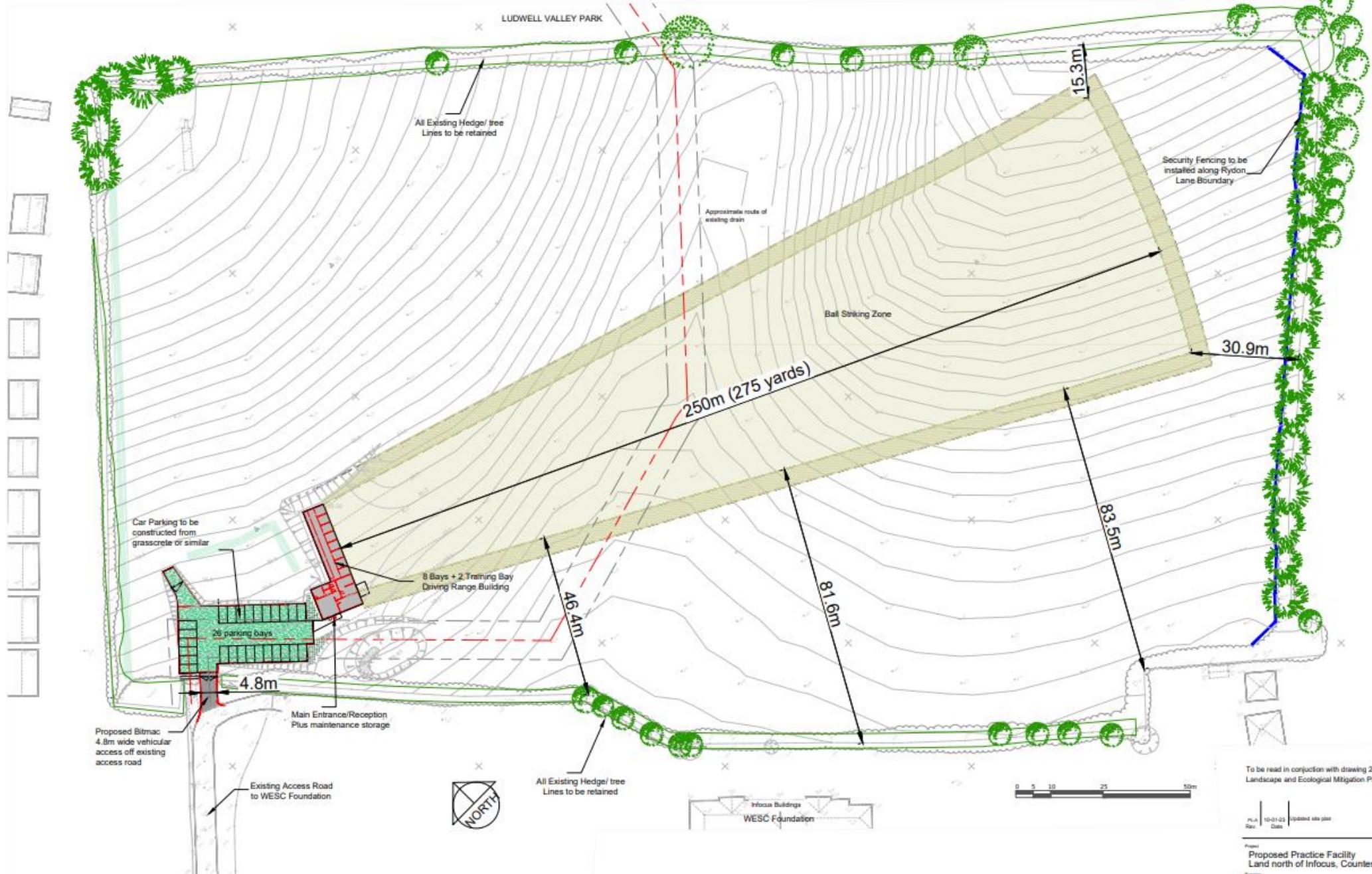
EXISTING GATE/LOCATION OF ACCESS



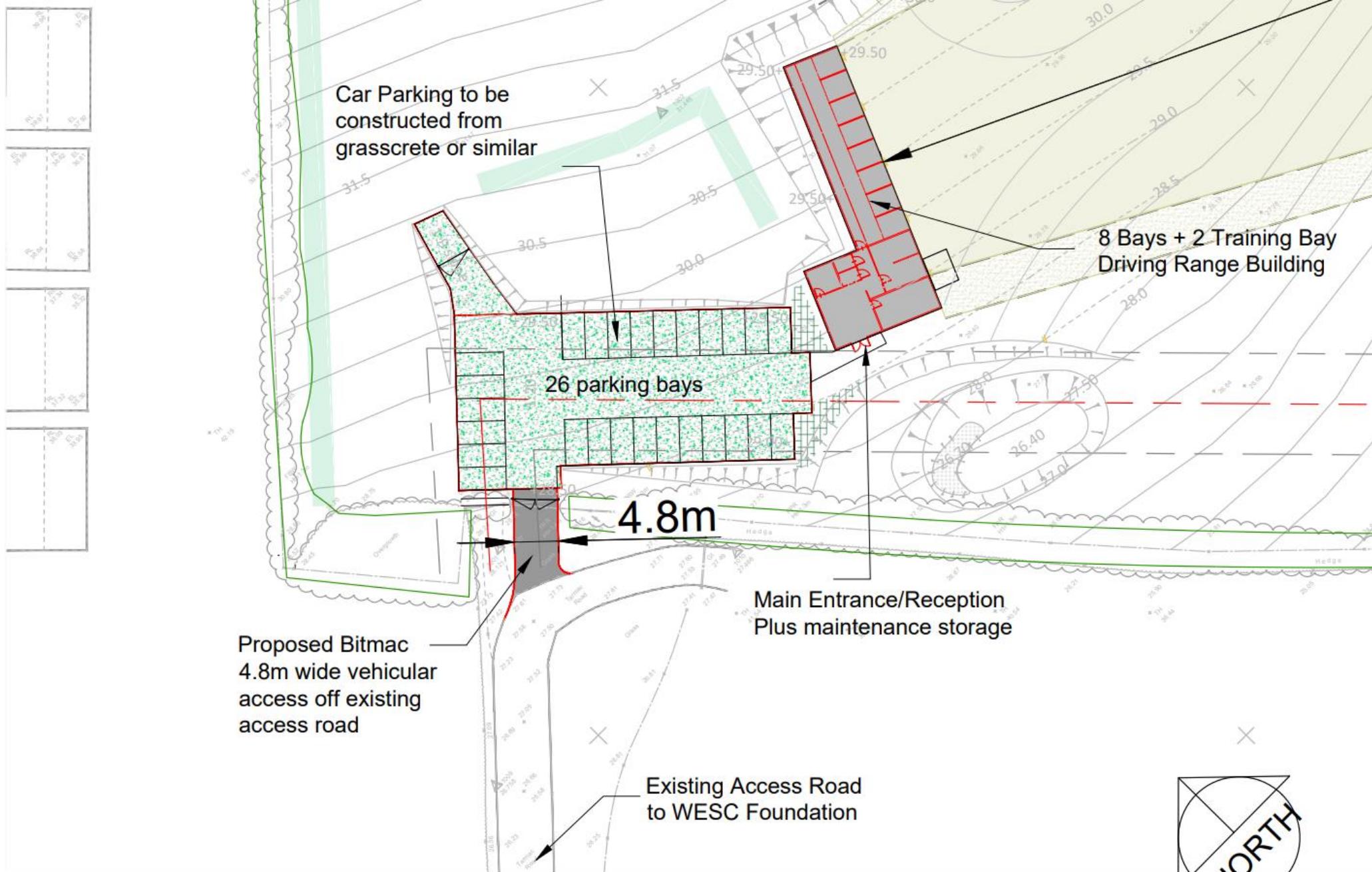
EXISTING ACCESS ROAD LOOKING SOUTH



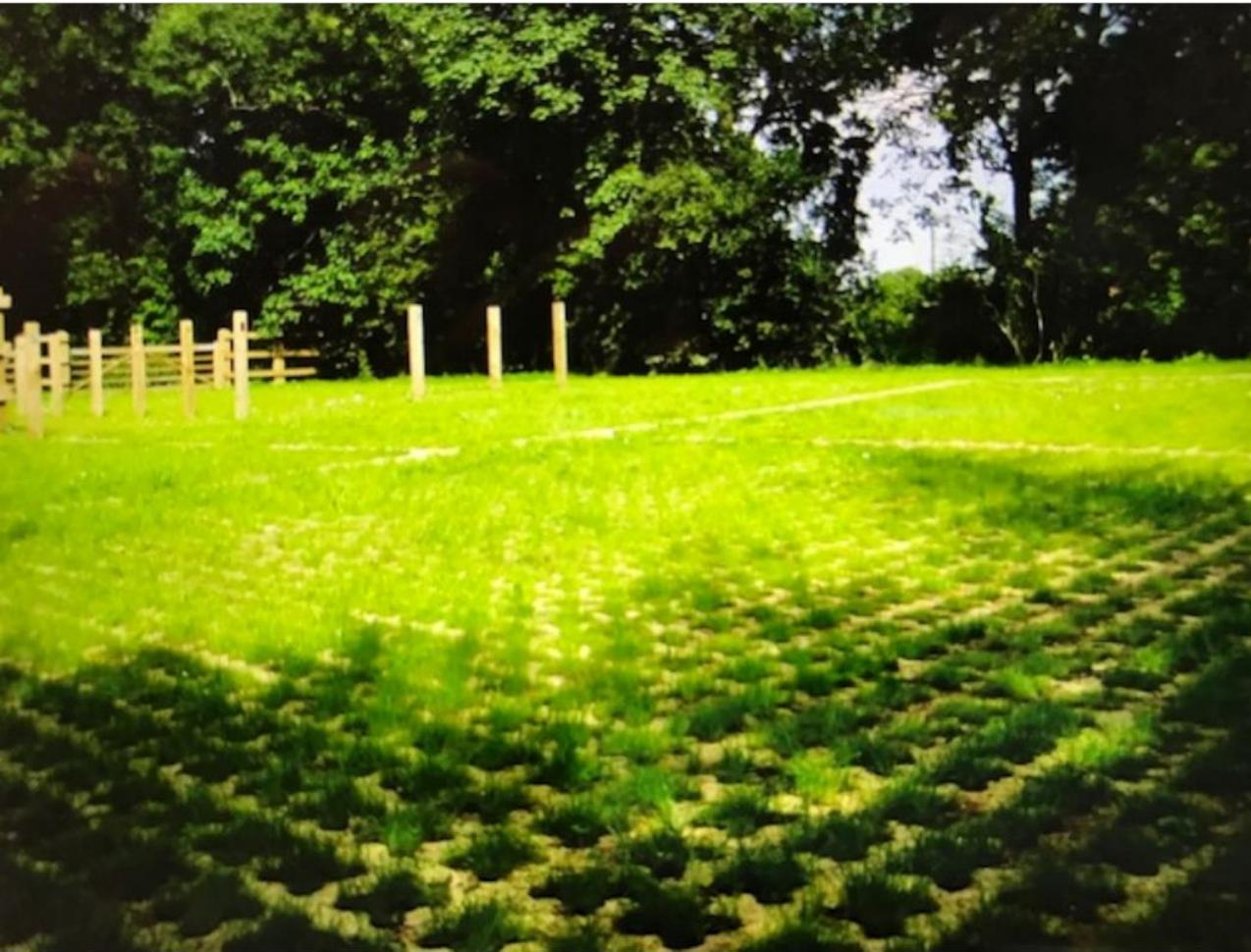
VIEW OF SITE FROM EXISTING ACCESS LOOKING EAST



APPROVED SITE LAYOUT



APPROVED SITE LAYOUT ZOOMED



From: Grasscrete

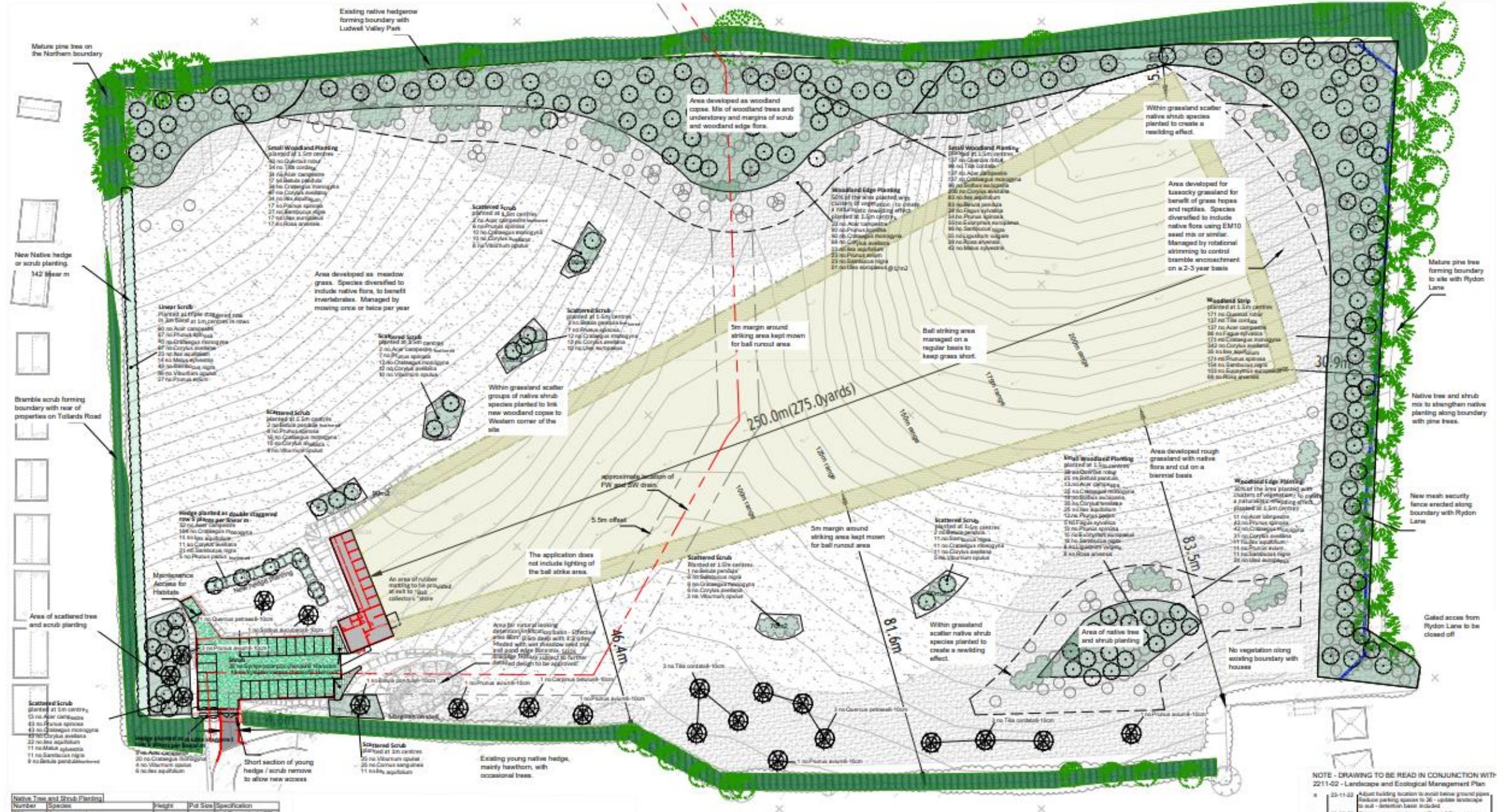


To: Recycled Plastic Cell Gravel

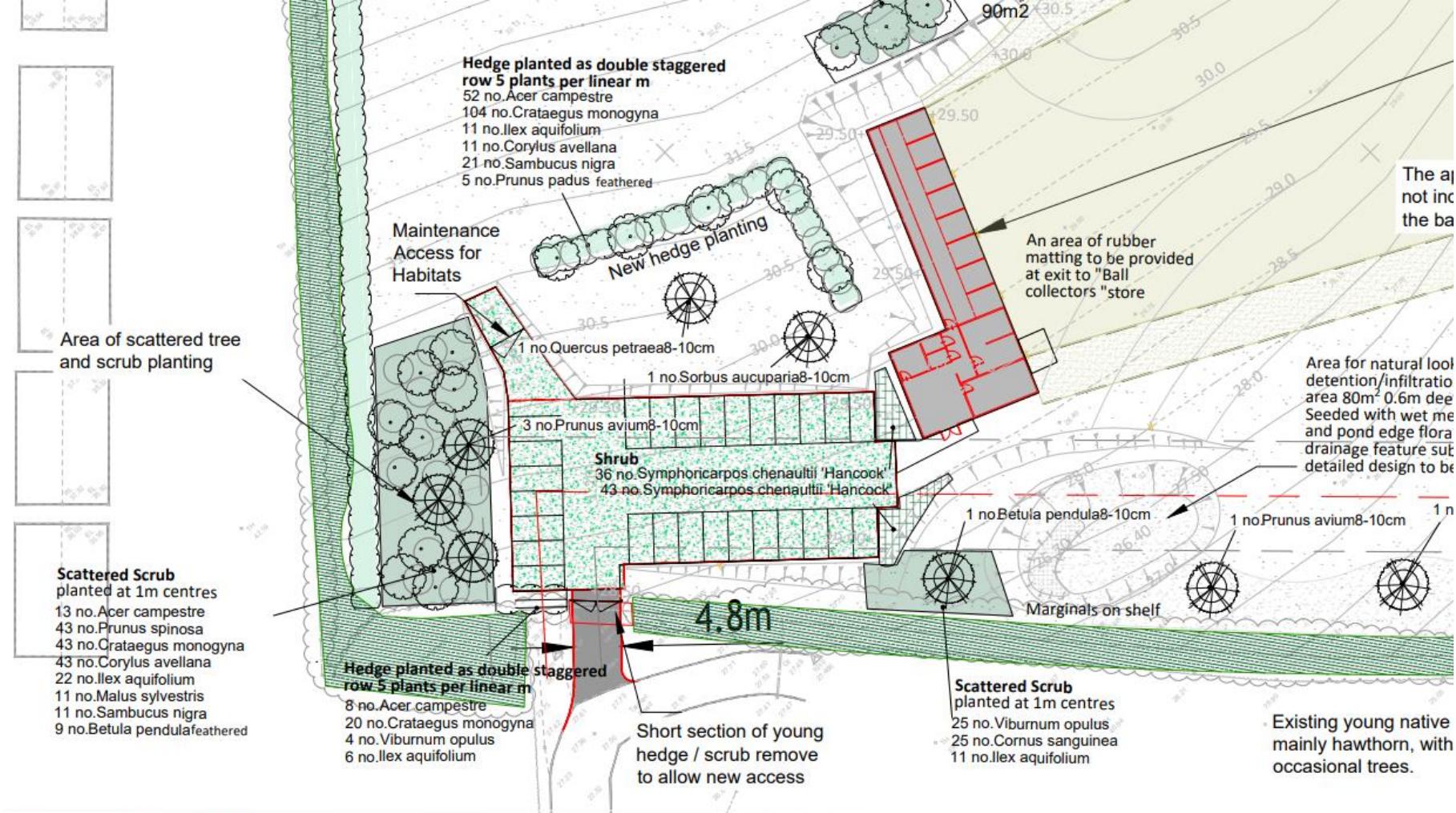
PROPOSED CHANGE



SUGGESTED COLOUR



APPROVED PLANTING PLAN



Native Tree and Shrub Planting

| Number | Species | Height | Pot Size | Specification |
|--------|---------------------------|-----------|----------|---------------------|
| 591 | <i>Acer campestre</i> | | | 1+1:Transplant: :BR |
| 4 | <i>Acer campestre</i> | 150-175cm | 2x | :Feathered |
| 17 | <i>Betula pendula</i> | 150-175cm | 2x | :Feathered |
| 184 | <i>Betula pendula</i> | | | 1+1:Transplant: :BR |
| 25 | <i>Cornus sanguinea</i> | 60-80cm | 1+1 | :Transplant :BR |
| 1202 | <i>Corylus avellana</i> | 60-80cm | 1+1 | :Transplant :BR |
| 989 | <i>Crataegus monogyna</i> | 60-80cm | 1+1 | :Transplant: BR |
| 173 | <i>Euonymus europaeus</i> | 60-80cm | 1+1 | :Transplant: BR |
| 33 | <i>Fagus sylvatica</i> | 60-80cm | 1+1 | :Transplant: BR |

Landscape strategy:

To increase the bio diversity of the field beyond the main ball strike area, by diversifying grass and flora within the swards and managing areas at different mow heights to create a varied structure to benefit range of wildlife. Native tree and shrub planting increase the habitat mosaic, with trees and shrub planted at varying densities to create a re-wilding appearance to the planting. All tree, shrub and grass and flora to be native species. Tree and shrub planting to

APPROVED PLANTING PLAN ZOOMED



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



PREVIOUS PHOTO ZOOMED

APPROVE with conditions as set out in Update Sheet

RECOMMENDATION