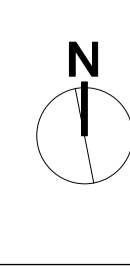




- KEY**
- 1 Oldway Road (A38), Traffic noise and open views from road.
 - 2 Potential Access point where site is level with road - no conflict with other junctions and good sight lines
 - 3 Active travel link. Potential to enhance and provide links into Wellington along PROW
 - 4 Existing tree planting
 - 5 Root protection area Grade A tree
 - 6 Root protection area Grade B tree
 - 7 Root protection area Grade C tree
 - 8 Woodland planting off site - provides screening and buffer to development on the eastern side
 - 9 Existing native species hedgerow
 - 10 10m hedgerow buffer protection zone - ecological asset
 - 11 Gappy (poor) hedgerow or no hedgerow. Potential to provide new hedgerow
 - 12 Fence boundary to road.
 - 13 Potential for cycle route along Oldway Road (LPA / Somerset aspirations for connected route promotion)
 - 14 Site raised above the adjacent road, partially screening views into the further parts of the site
 - 15 Existing route of water pipes with 6m easement (rights granted under deeds) - exact route to be confirmed. Distances between indicated.
 - 16 Key views
 - 17 Key Views towards the Wellington Monument to be retained.
 - 18 Public Right of Way
 - 19 Drainage ditch (location and full extent to be determined by survey and drainage consultant). Potential ecological asset
 - 20 Potential pond / widened ditch
 - 21 Utilise landform with opportunities for attenuation
 - 22 Open character to surrounding fields due to topography and gaps in hedgerows and trees
 - 23 Potential ecology links into the wider landscape - hedgerows, tree planting and green routes. Develop links where possible
 - 24 Key views from Blackdown Hills indicating area of site most visible
 - 25 High points in the site. Potentially most exposed and visible but also potential for focal points
 - 26 Grade II Listed Barn at Middle Green Farm



GENERAL NOTES:
 1. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS ARE TO BE USED. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
 2. THIS DRAWING IS COPYRIGHT

FILE NAME: /Applications/Vectorworks 2020/Untitled 1

REVISION LOG:

REV	BY/CHECKED	DATE	COMMENT



PROJECT: 1069 Land off Oldway Road, Wellington
 SHEET TITLE: Constraints and Opportunities
 PROJECT ID: ORW - APG - XX - ZZ - DR - A
 ORIGINATOR: APG
 ZONE: XX
 LEVEL: ZZ
 TYPE: DR
 ROLE: A

SHEET SCALE: 1:1250 @ A1
 STATUS: S0
 STATUS DESCRIPTION: PLANNING
 SHEET NO: 005 / P3
 REVISION NO: