

- KEY**
- Site Boundary
  - 3km Buffer
  - Recent Consented Development (17/1148/OUT) & (20/0849/RES)\*
  - LS1 Landscape setting - Exeter Local Plan First Review, Adopted March 2005 Proposals Map
  - Green Wedge (Strategy 8) From the East Devon Local Plan (2013-2031)
- Listed Building Grade**
- I
  - II\*
  - II
- Public Footpaths
  - National Cycle Route
  - CRoW Access Land
  - Scheduled Monuments
  - Conservation Area
  - Ramsar
  - Special Protection Areas
  - Sites of Special Scientific Interest
  - RSPB Reserve
  - EA Flood Zone 3
  - EA Flood Zone 2

\*Data from report: Clyst Road, Topsham: Phase 2 Design and Access statement by CliftonEmery, January 2021

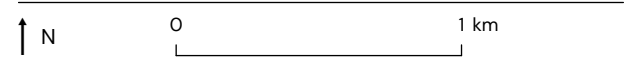
NOTES:  
REVISIONS:

**ENVIRONMENTAL DESIGNATIONS PLAN**

**Clyst Road, Topsham**

DATE	DRAWN	APPROVED	SCALE
26/07/2022	CFR	CR	1:26,500@A3

SHEET	REVISION	DRAWING NUMBER
-	-	P22_1850_EN_02



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