



Gravity

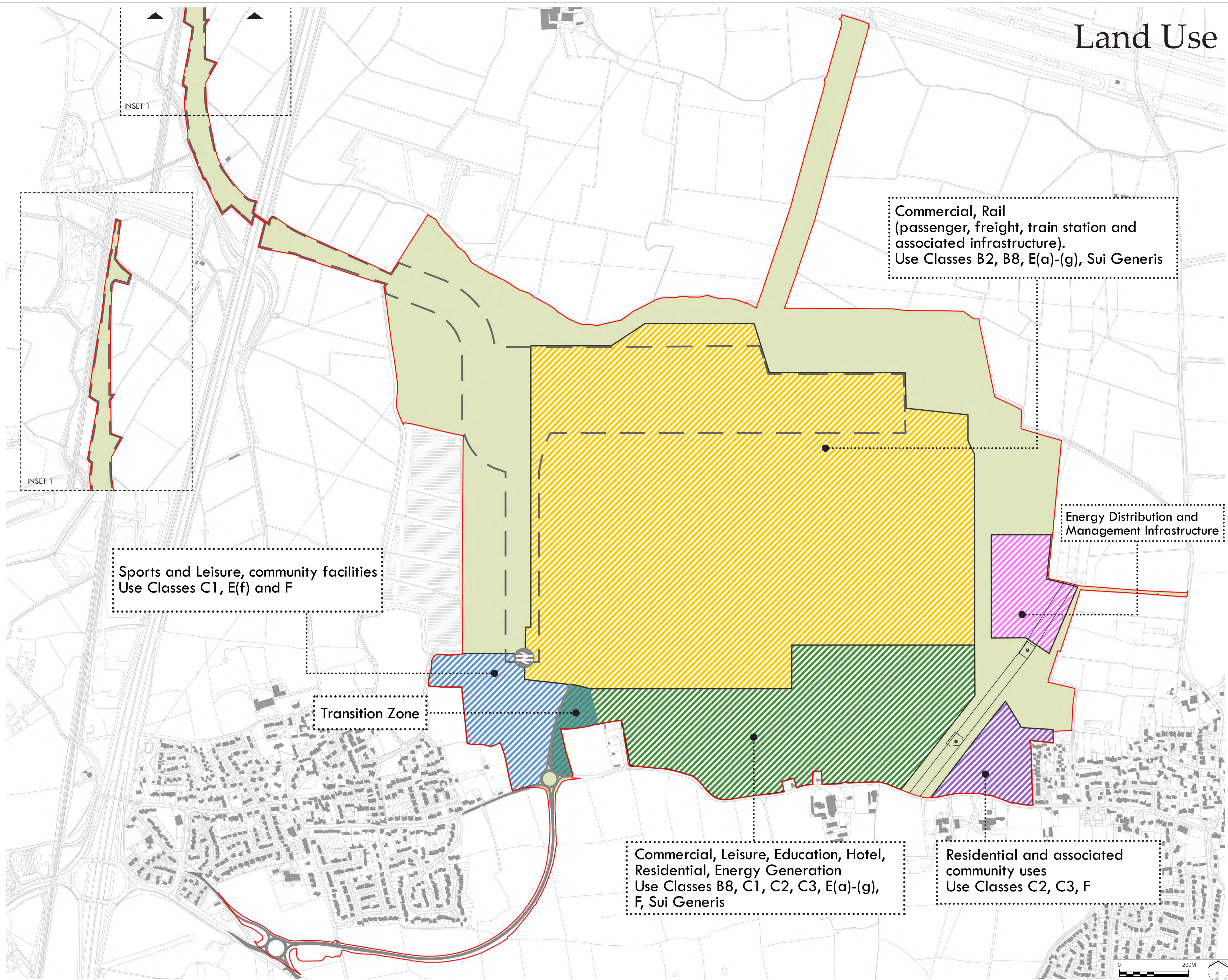
Smart Campus

Gravity EIA Scoping Report
Chapter 1-6
Appendix F – Parameter Plans

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- LEGEND
- LDO Boundary
 - Commercial, Rail (passenger, freight, train station and associated infrastructure). Use Classes B2, B8, E(a)-(g), Sui Generis
 - Energy Distribution and Management Infrastructure
 - Residential and associated community uses Use Classes C2, C3, F
 - Commercial, Leisure, Education, Hotel, Residential, Energy Generation Use Classes B8, C1, C2, C3, E(a)-(g), F, Sui Generis
 - Sports and Leisure, community facilities Use Classes C1, E(f) and F
 - Transition Zone
 - Open space and biodiversity zones including surface water attenuation features, watercourses, woodland, hedgerows and trees, utilities, occasional vehicular routes and rail line with associated infrastructure.
 - Rail corridor - Freight and Passenger, and associated infrastructure
 - Passenger Station (indicative location)

L	Changes to title block	RF	08.09.21
K	Key updated	RF	25.08.21
J	Key updated	RF	16.08.21
I	Key updated	RF	16.08.21
H	Key updated	RF	16.08.21
G	Uses zones updated	RF	13.08.21
F	Key updated and train station logo relocated	RF	13.08.21
E	Key updated following comments from JH	RF	08.06.21
D	Key updated following comments from CP	RF	04.06.21
C	Rail corridor: plan inset	RF	03.06.21
B	Use classes	RF	24.05.21
A	Format of key amended	RF	24.05.21
-	First Issue	RF	21.05.21

REV.	DESCRIPTION	APP.	DATE
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LD&A DESIGN

PROJECT TITLE
GRAVITY

DRAWING TITLE
PARAMETER PLAN
Land Uses

ISSUED BY	Exeter	T: 01392 260430	
DATE	May 2021	DRAWN	KS/DA
SCALE@A1	1:5,000	CHECKED	RF
STATUS	LDO	APPROVED	FO

DWG. NO. 6599_PP201L

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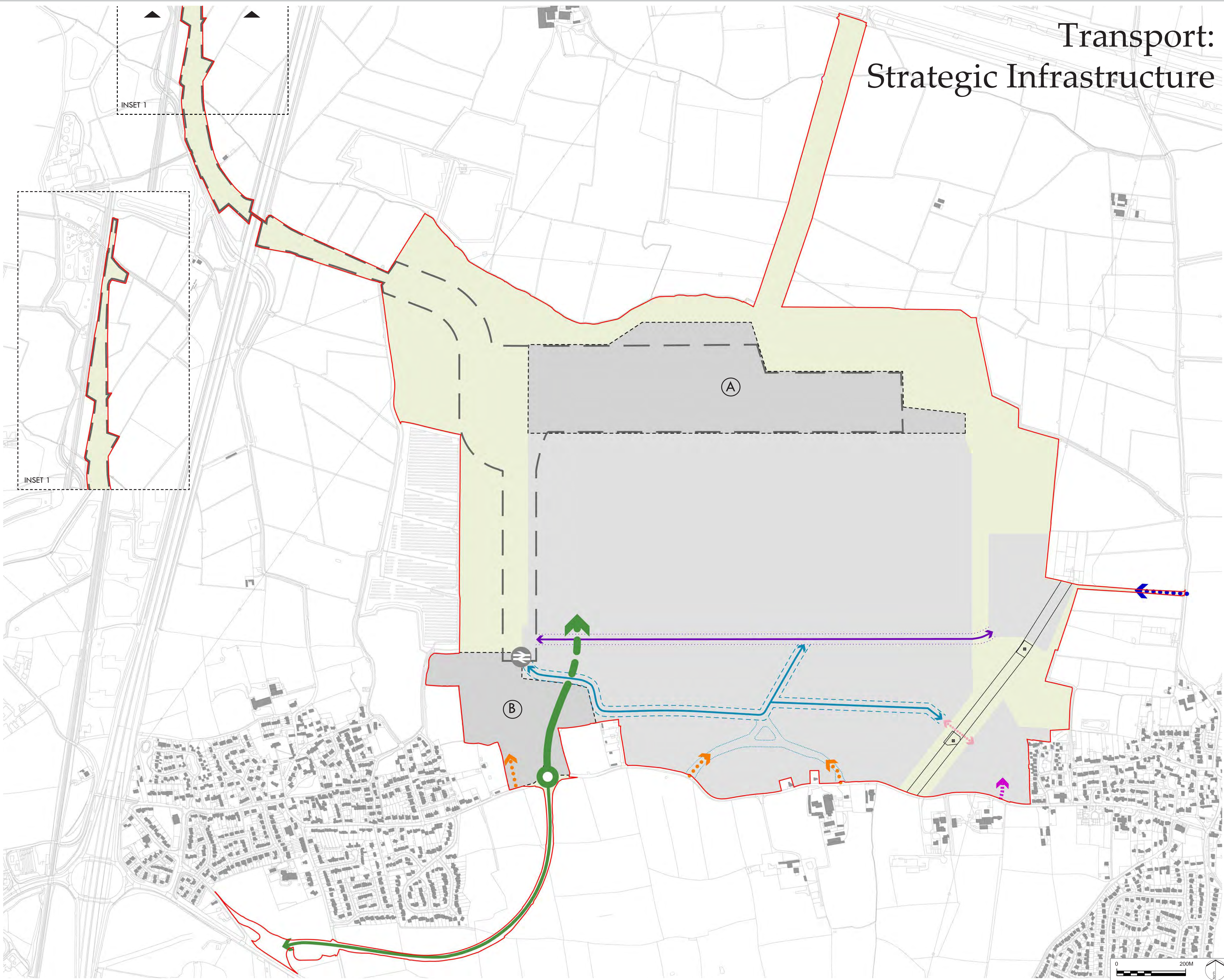
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Sources: Ordnance Survey

Z:\6599_Purton_Gravity Masterplan Development\Graphics\Plans - Images\Parameter Plans\6599_PP103_Transport Movement Strategic.indd

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LEGEND

LDO Boundary

Primary Road (all modes)

Link Road (approved)

Secondary Access (all modes)

Emergency / operations / pedestrian / cycle access only

Indicative vehicular crossing

Residential and smart mobility access

Transport corridor
(Subject to centre line deviation limits of +/- 30m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor .

Primary road corridor
(Subject to centre line deviation limits of +/- 50m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor).

Existing road network to be retained

Rail corridor - Freight and Passenger, and associated infrastructure

Passenger Station
(indicative location)

Development zone

(A)velopment zone - Up to 50% of the zone will accommodate buildings, the remainder will be:
(A) associated infrastructure such as (B), including mobile gantry cranes, roads and laydown space and/or green infrastructure.
(B) blue and green infrastructure, tree nursery, community uses, sports, leisure or associated infrastructure such as roads, footpaths and cycle routes.

Overhead powerlines 400 kVA

F

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D

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F	Amends to access labelling	RF	09.09.21
E	Changes to title block	RF	08.09.21
D	Train station logo relocated	RF	13.08.21
C	Key updated following comments from CP	RF	04.06.21
B	Changes to development zone plan inset	RF	03.06.21
A	Format of key amended	RF	24.05.21
	First Issue	RF	21.05.21
REV.	DESCRIPTION	APP.	DATE

LDĀDESIGN

PROJECT TITLE
GRAVITY

DRAWING TITLE
PARAMETER PLAN
Transport and Movement
Strategic Infrastructure

ISSUED BY	Exeter	T: 01392 260430	
DATE	May 2021	DRAWN	KS/DA
SCALE@A1	1:5,000	CHECKED	RF
STATUS	LDO	APPROVED	FO

DWG. NO. 6599_PP202F

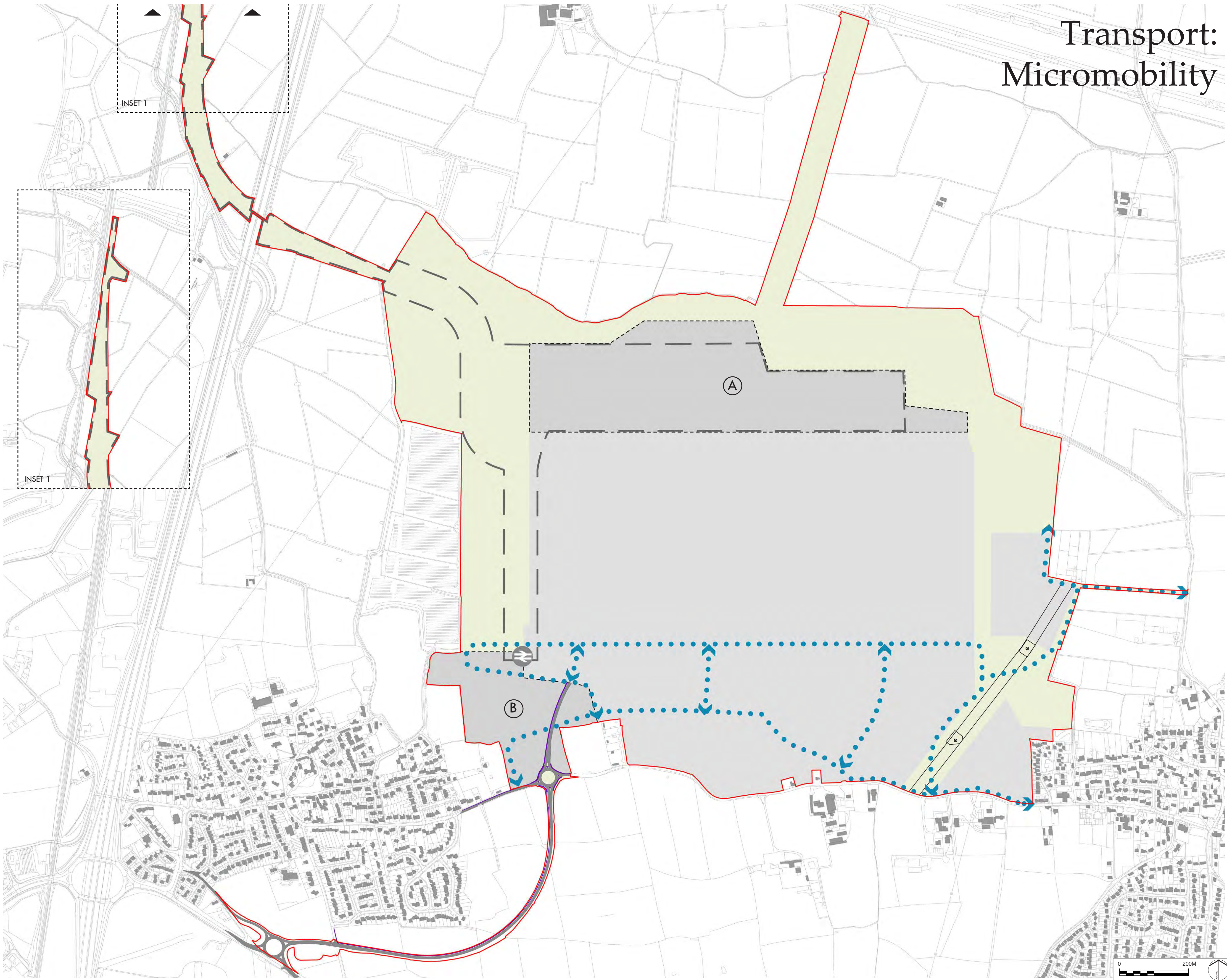
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Transport: Micromobility

LEGEND

LDO Boundary

Micromobility connections (including pedestrian and cycle), indicative alignment

Footpath provided as part of Link Road

Open space and biodiversity zones including surface water attenuation features, watercourses, woodland, hedgerows and trees, utilities, occasional vehicular routes and rail line with associated infrastructure.

Rail corridor - Freight and Passenger, and associated Infrastructure

Passenger Station (indicative location)

Development zone

Development zone - Up to 50% of the zone will accommodate buildings, the remainder will be:
(A) associated infrastructure such as rail, including mobile gantry cranes, roads and laydown space and/or green infrastructure.
(B) blue and green infrastructure, tree nursery, community uses, sports, leisure or associated infrastructure such as roads, footpaths and cycle routes.

Overhead powerlines 400 kVA

E	Changes to title block	RF	08.09.21
D	Train station logo relocated	RF	13.08.21
C	Key updated following comments from CP	RF	04.06.21
B	Changes to development zone: plan inset	RF	03.06.21
A	Format of key amended	RF	24.05.21
-	First Issue	RF	21.05.21
REV.	DESCRIPTION	APP.	DATE

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PROJECT TITLE
GRAVITY

DRAWING TITLE
PARAMETER PLAN
Transport and Movement
Micromobility

ISSUED BY	Exeter	T: 01392 260430	
DATE	May 2021	DRAWN	KS/DA
SCALE@A1	1:5,000	CHECKED	RF
STATUS	LDO	APPROVED	FO

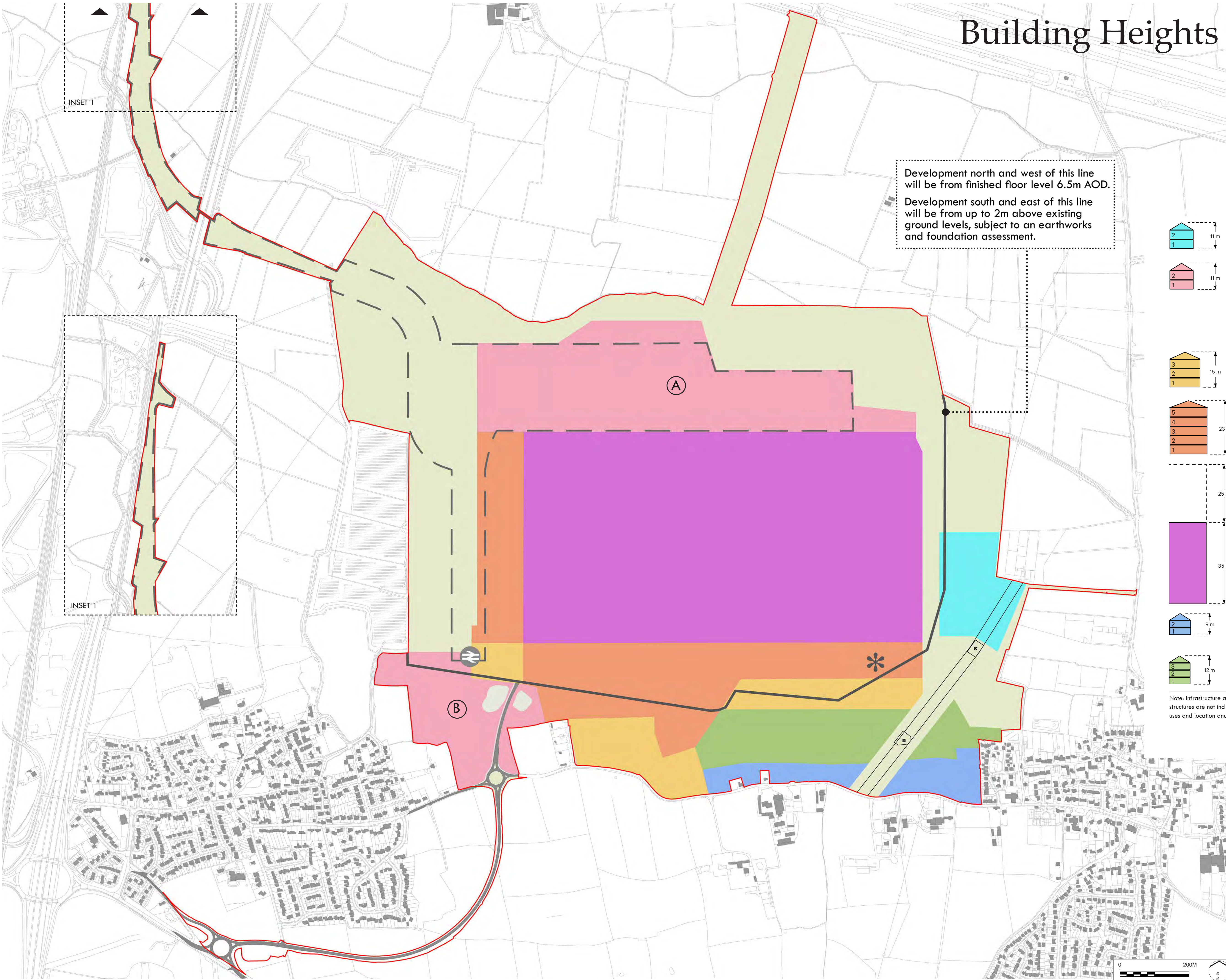
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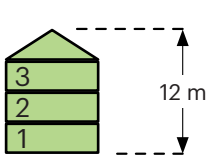
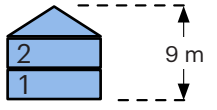
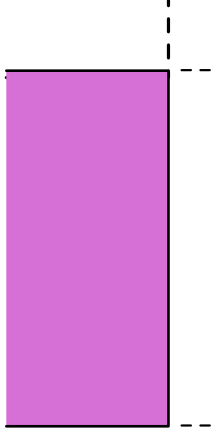
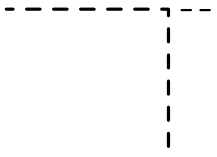
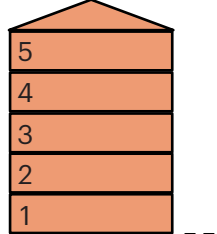
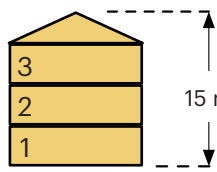
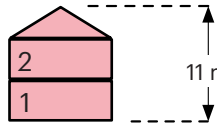
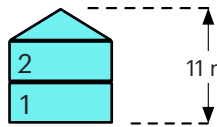
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Development north and west of this line
will be from finished floor level 6.5m AOD.

Development south and east of this line
will be from up to 2m above existing
ground levels, subject to an earthworks
and foundation assessment.

- LEGEND
- LDO Boundary
 - Open space and biodiversity zones
Including surface water attenuation
features, watercourses, woodland,
hedgerows and trees, utilities, occasional
vehicular routes and rail line with
associated infrastructure.
 - Indicative location for Energy Generation.
The height and number of flues
associated with the Energy Generation
will be determined by dispersion
modeling. Typically 3m higher than
adjacent building height.
 - Rail corridor - Freight and Passenger,
and associated infrastructure
 - Passenger Station
(indicative location)
 - Development north and west of this line
will be from finished floor level 6.5m AOD.
Development south and east of this line
will be from up to 2m above existing
ground levels, subject to an earthworks
and foundation assessment.
 - Overhead powerlines 400 kVA



- Up to 11m ridge height from up to 2m above
existing ground level.
- Up to 15m ridge height from up to 2m
above existing ground level.
- Up to 23m ridge height from up to 2m
above existing ground level.
- Up to 35m ridge height from up to 2m
above existing ground level.
An additional 25m permitted for stacks.
- Up to 9m ridge height, with limited areas
(up to 5% of the height zone), of up to 12m
ridge height in key locations, from up to 2m
above existing ground level.
- Up to 12m ridge height from up to 2m
above existing ground level.

Note: Infrastructure associated with utilities and rail such as cranes and other
structures are not included within the parameters set out as they are likely to be mobile
uses and location and number are to be determined by the end user.

H	Changes to title block	RF	08.09.21
G	Train station logo relocated	RF	13.08.21
F	Key updated following comments from JH	RF	12.07.21
E	Key updated to include +2m for ground reprofiling	RF	09.06.21
D	Key updated following comments from JH	RF	08.06.21
C	Key updated following comments from CP	RF	04.06.21
B	Cranes and rail line; key; plan inset	RF	03.06.21
A	Format of key amended	RF	24.05.21
-	First Issue	RF	21.05.21
REV.	DESCRIPTION	APP.	DATE

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PROJECT TITLE
GRAVITY

DRAWING TITLE
PARAMETER PLAN
Building Heights

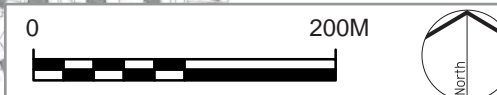
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DATE	May 2021	DRAWN	KS/DA
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DWG. NO. 6599_PP204H

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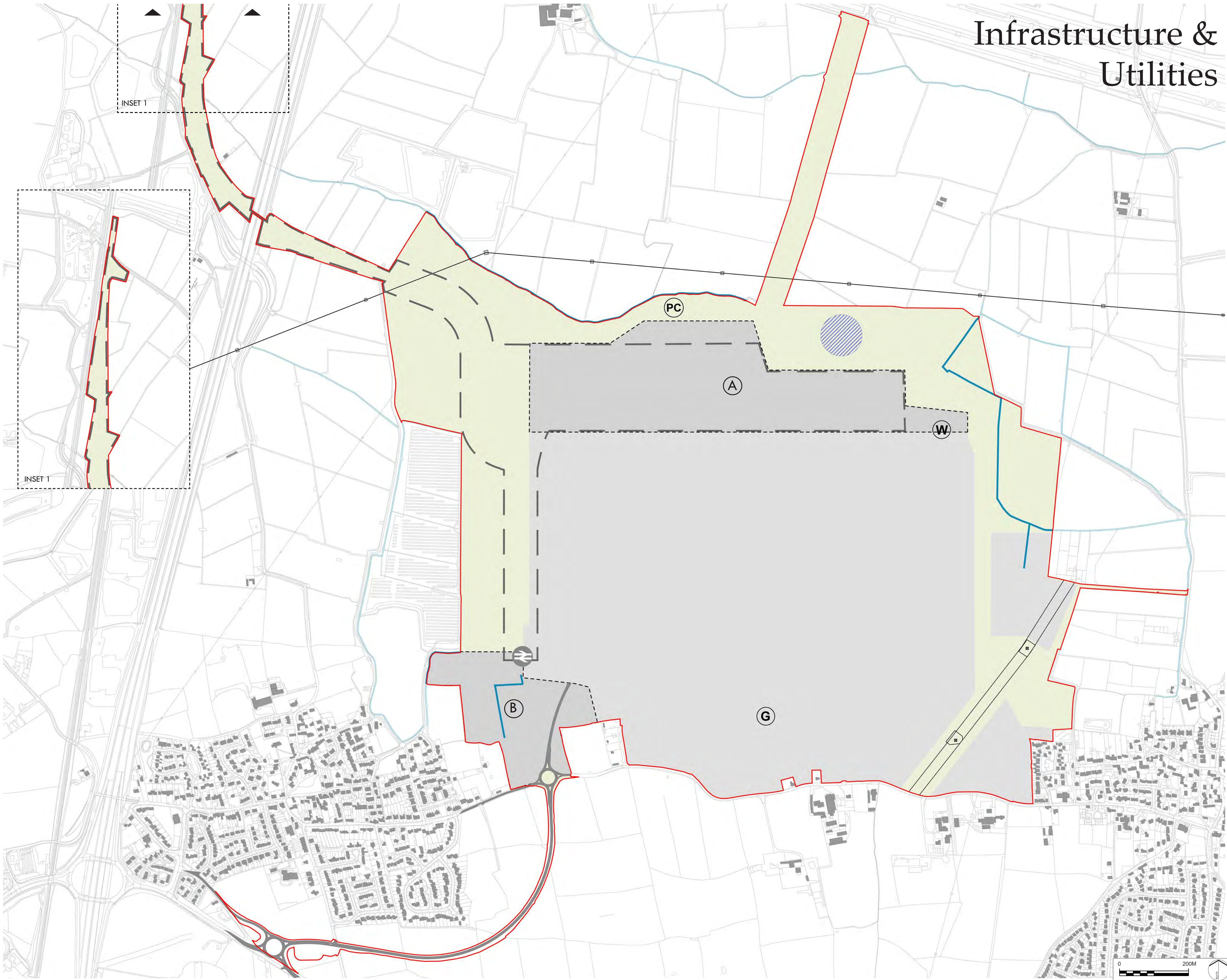
Sources: Ordnance Survey



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LEGEND

- LDO Boundary
- Existing IDB watercourse to be retained in situ
- Overhead powerlines 400 kVA
- Overhead powerlines 132 kVA
- Water Treatment Works (Indicative location)
- Indicative area of water attenuation
- Gas connection
- Indicative zone for connection to overhead powerlines
- Open space and biodiversity zones including surface water attenuation features, watercourses, woodland, hedgerows and trees, utilities, occasional vehicular routes and rail line with associated infrastructure.
- Rail corridor - Freight and Passenger, and associated infrastructure
- Passenger Station (indicative location)
- Development zone
- Development zone - Up to 50% of the zone will accommodate buildings, the remainder will be:
 - (A) associated infrastructure such as rail, including mobile gantry cranes, roads and laydown space and/or green infrastructure.
 - (B) blue and green infrastructure, tree nursery, community uses, sports, leisure or associated infrastructure such as roads, footpaths and cycle routes.

E	Changes to title block	RF	08.09.21
D	Train station logo relocated	RF	13.08.21
C	Key updated following comments from CP	RF	04.06.21
B	Key: power lines: plan inset	RF	03.06.21
A	Format of key amended	RF	24.05.21
-	First issue	RF	21.05.21
REV.	DESCRIPTION	APP.	DATE

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PROJECT TITLE
GRAVITY

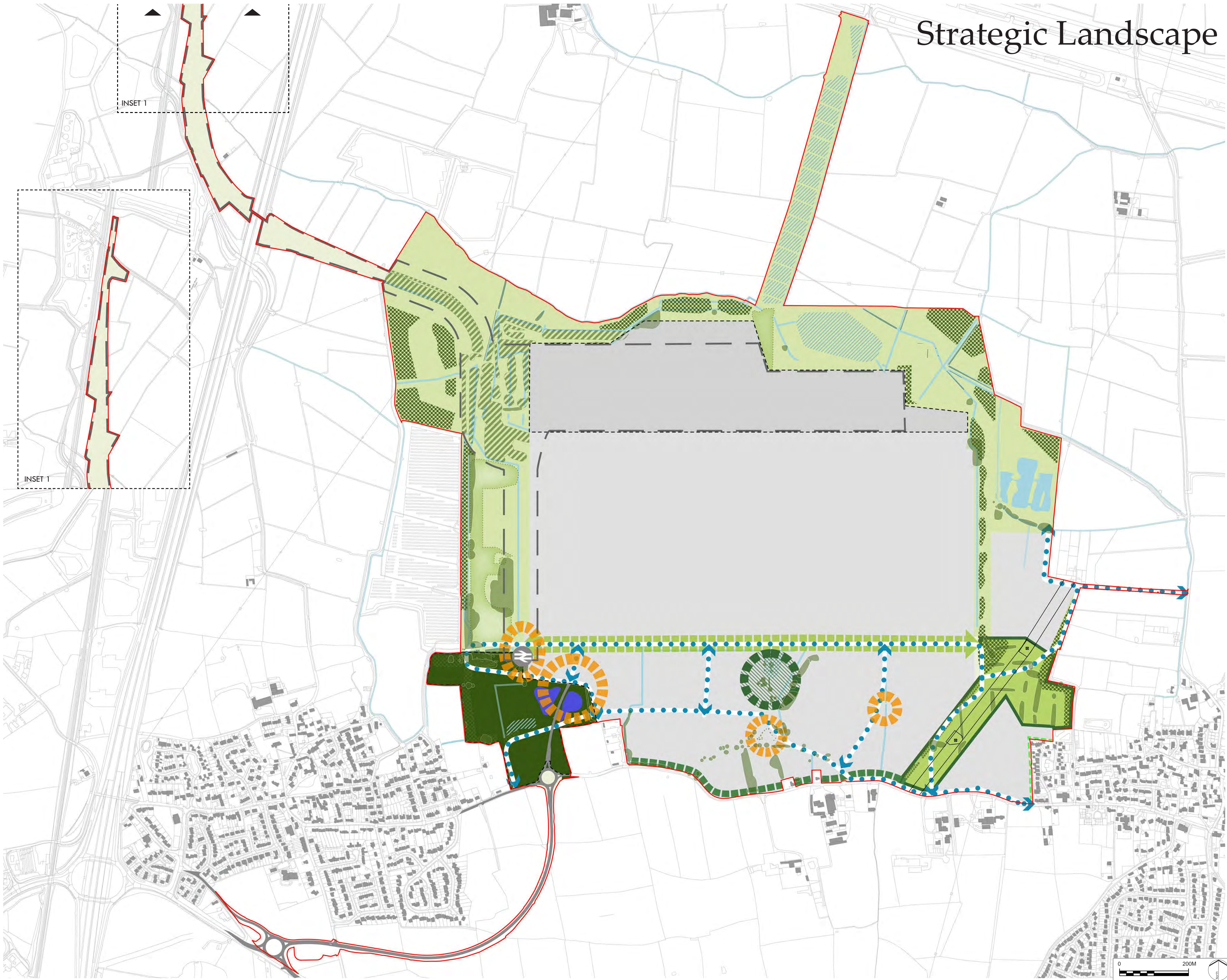
DRAWING TITLE
PARAMETER PLAN
Infrastructure and Utilities

ISSUED BY	Exeter	T: 01392 260430	
DATE	May 2021	DRAWN	KS/DA
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Strategic Landscape

- LEGEND
- LDO Boundary
 - Greenspace
 - Micromobility connections (including pedestrian and cycle)
 - East-west landscape corridor to incorporate landscaping such as street trees and rhynes
 - Existing trees/ woodland to be retained where possible
 - Structural tree and woodland planting (indicative extents)
 - Trees to be retained where possible subject to rail alignment and necessary associated infrastructure
 - Gravity Park
 - Green Edge to Woolavington
 - Indicative location of greenspace
 - Placemaking Node – important focal points, development should respond appropriately through landscape and built form.
 - Green Edge to Woolavington Road – landscaped area adjoining highway to reflect campus feel.
 - Landscape bund and planting
 - Existing water bodies to be retained
 - Indicative location of water attenuation
 - Attenuation areas to be delivered as part of the link road
 - Existing rhynes, IDB rhynes to be incorporated into site-wide drainage strategy
 - Wellbeing and Arrival Zone
Up to 50% of the zone will accommodate buildings, the remainder will beblue and green infrastructure, tree nursery, community uses, sports, leisure or associated infrastructure such as roads, footpaths and cycle routes.
 - Rail corridor - Freight and Passenger, and associated infrastructure
 - Passenger Station (indicative location)
 - Development zone
 - Development zone - Up to 50% of the zone will accommodate buildings, the remainder will be associated infrastructure such as rail, including mobile gantry cranes, roads and laydown space and/or green infrastructure.
 - Overhead powerlines 400 kVA

F	Changes to title block	RF	08.09.21
E	Woodland and water attenuation areas updated	RF	25.08.21
D	Train station logo relocated	RF	13.08.21
C	Key wording amended following CP comments	RF	04.06.21
B	Paths graphic representation/ key-plan inset	RF	03.06.21
A	Format of key amended	RF	24.05.21
-	First Issue	RF	21.05.21
REV.	DESCRIPTION	APP.	DATE

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PROJECT TITLE
GRAVITY

DRAWING TITLE
PARAMETER PLAN
Strategic Landscape

ISSUED BY	Exeter	T: 01392 260430	
DATE	May 2021	DRAWN	KS/DA
SCALE@A1	1:5,000	CHECKED	RF
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DWG. NO. 6599_PP206F

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