

# BAILEY'S CHARACTER AREA 1



## OVERVIEW

Bailey's Pit is located within the redundant quarried area to the west of the site. The linear and steep sided landform offers an opportunity for a river valley treatment. The site is partly obscured from distant views, but is more visible from the east.

## ARCHITECTURE AND LANDSCAPE

- 62 holiday lodges - arrangement to reflect the form and layout of North Devon and Cornwall river valley villages in terms of orientation and gable relationships.
- Buildings are typically 1 or 2-storey with an active frontage to the waterbodies.
- Mix of storey heights and roofs forms provide a complex silhouette.
- Extensive planting will reduce visibility.
- Buildings will be linked by a series of naturalistic waterbodies running centrally through this area with small islands and boardwalks.

## BIODIVERSITY

- • Development area will include a mosaic of wetlands, wooded copse and species-rich acidic meadow habitat.
- Water feature species – amphibians, grass snakes, wetland birds, aquatic invertebrates.
- Wooded copse species – Dormice, Linnet, Bulfinch, Dunnock, Song Thrush, Common Whitethroat, Garden Warbler.
- Foraging opportunities for bats.
- Quarry face species – Peregrine Falcon and Raven.



Proposed sketch concept plan



Section illustrating principles of Bailey's Pit



Look and feel



Look and feel



# BIRCHWOOD LAKES



HABITAT FIRST