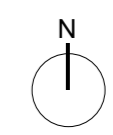


Dimensions are not to be scaled from this drawing			
Rev	Date	Description	Author
A	20 Sep 24	Notes updated.	bb



Key Principles		Legend	
1	New route connecting A3052/ Sidmouth Road and Bishop's Court Lane		SOWT 11A (approx. 3.23Ha)
2	New cycle trail route: opportunity to provide off-road trail via land within ownership		SOWT 03 (approx. 2.11Ha)
3	Generous Green Buffer to Bishop's Court Lane and Sidmouth Road to retain landscape character. Particular opportunity for tree planting buffer to screen views, circa. 10m deep. SUDs features to be incorporated at lower levels of the site		Proposed GI with ecology protection zone
4	Frontages to green buffers and to cycle trail where possible		Informal Open Space
5	Public Open Space to hill crest with additional native planting to provide landscape screen		Proposed Tree Planting
6	Lower density development to retain rural character edge		Existing vegetation retained where possible
7	Higher density development to reflect adjacent settlement		Attenuation Feature
8	Considered back to back distances with adjacent development to ensure strong public/private relationships		Cycle Route
9	Retained and enhanced hedgerows throughout with opportunity for new native planting to provide vegetative screening		Primary Route
10	Opportunity for route west along Bishop's Court Lane to be access only to village		Key Frontage
11	Foul Drainage route connection		25-30 dwellings per hectare
			30-35 dwellings per hectare
			35-40 dwellings per hectare
			40-45 dwellings per hectare
			45-50 dwellings per hectare

Note: Drawing based on OS Mapping. Subject to detailed survey information & searches.



**FEASIBILITY**

Bishop's Court Lane  
Clyst St. Mary  
for  
M. Dart  
Concept Framework Plan

Scale: 1:2000 @ A3  
Drawing No: 1964 / SK104 Rev A  
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grainge architects

**BISHOP'S COURT LANE, CLYST ST. MARY**