



LEGEND

- ▭ Site Boundary
- ▭ 2M Contours
- Land Use & Scale**
- ▭ Indicative Dwellings
- ▭ Indicative Eco Hub
- Movement**
- ▭ Indicative Road
- ▭ Indicative Footpath
- ▭ Indicative Shared Surface
- Green & Blue Infrastructure**
- ▭ Amenity Grassland
- ▭ Wildflower Grassland
- ▭ Indicative Tree Planting
- ▭ Hedgerow to Reflect Historic Parish Boundary
- ▭ Indicative Play
- ▭ Indicative Grow Zone
- ▭ Indicative Orchard Trees
- ▭ Indicative SUDS

Land Use, Scale & Appearance

- 1 Appearance to reflect local character by use of various two storey housing typologies and a mixture of materials, colours, forms and architectural details.
- 2 Development set back from the southern edge to respond to local heritage and landscape sensitivities.
- 3 Linear built form with minimal breaks along the eastern edge to reflect local character and create a defined frontage along Ottery Road and the village.
- 4 Looser built form along the western edge to respond sensitively to the landscape.
- 5 Car-free frontages in certain locations towards the south of the scheme. Access from the rear with back gardens balancing privacy and visual permeability.
- 6 Eco-hut to sit in the heart of the community in close proximity to shared facilities. The building will incorporate flexible community space for youth / home-work gatherings and community events, aiming to bring together existing and new residents and increase climate and habitat awareness.

Movement

- 7 Single vehicular access point off Ottery Road with internal loops for efficient movement and servicing.
- 8 Various pedestrian access points to Ottery Road to open land up to local community and bring together existing and new residents.
- 9 Pedestrian loop around the development and along the green corridor / community heart for recreation and access to nature and amenity space.

Green & Blue Infrastructure

- 10 Natural and semi-natural open space providing a green backdrop to the development and incorporating natural meadow, native trees, SuDS and pedestrian connections, with scope for biodiversity enhancement and amenity.
- 11 Retained views of Long Park Hillside through the site from Ottery Road and Green Lane.

- 12 Retained existing trees and hedgerows along the site boundaries and enhanced where necessary, with minor breaks for access purposes.
- 13 Reinstatement of the historic parish boundary by linear, native hedgerow planting.
- 14 Multi-functional green corridor to form the community heart, and provide amenity space for existing and new residents, incorporating grow zones, play, fruit trees that frame the views to the Long Park Hillside, the eco-hut building and pedestrian connections.
- 15 Small pockets of green space to include productive landscape, such as community grow zones, edible planting and hedgerows. Secure community space at the heart of the southern neighbourhood.
- 16 Sustainable urban drainage in the form of a swale along the eastern edge and a basin at the lowest point of the site between the development parcel and the Flood Alleviation Scheme.