



- Lay-by parking formed in front of the village shop for up to 4 short stay parking spaces for shop use only.
- New hedge bank set back from road to permit formation of parking lay-by and provide natural screening.
- Existing hedge retained to the north eastern boundary and supplemented with new planting. Existing grass verge retained to provide visibility splay.
- North eastern corner of the sloping site reduced in levels to allow the eastern terrace of houses to be set into the landscape to reduce visual impact within the setting of the AONB.
- Removed spoil used to form earth bunding/screen planting to the southern boundary. This boundary to be extensively planted with native hedgerow trees and plants.
- Western end of the development to be planted with a mixture of trees to provide visual break and provide privacy screening to the adjoining properties to the west.
- Linear arrangement of proposed terraced housing reflects the street frontage defined in the historic pattern of the village but with separation from the road by new and existing hedgerow screen banks.
- South facing gardens are provided for three 3 bedroom and three 2 bedroom properties. All gardens have rear access for maintenance.
- Photovoltaic panels to the south facing roofs of all properties to help power air source heating units for domestic hot water and heating.
- Two parking spaces per dwelling plus two visitor (accessible) spaces for development.
- Secure child play space provided for residents.
- Extensive tree and native planting to screen development and to enhance the ecology/biodiversity of site and an enhancement within the South Devon AONB.

Concept Site Plan 1:300 @ A3

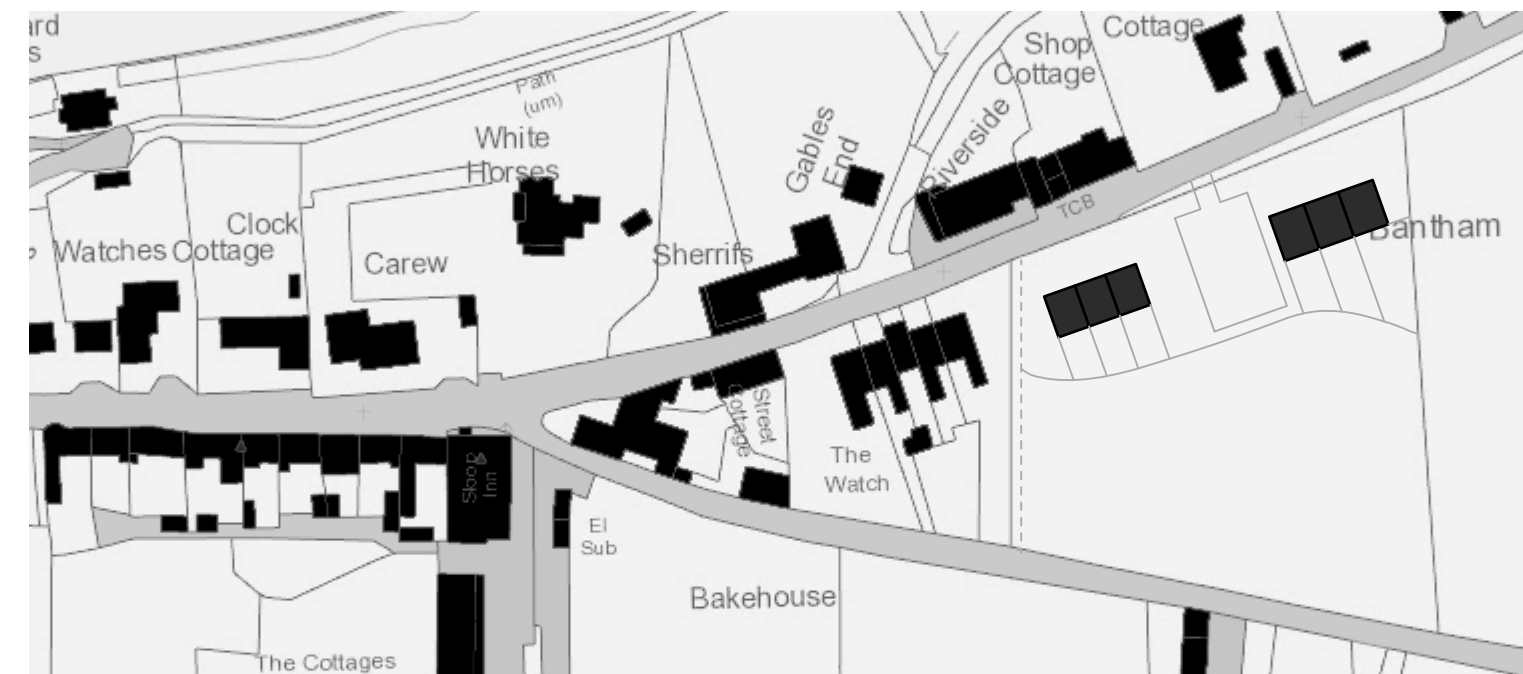
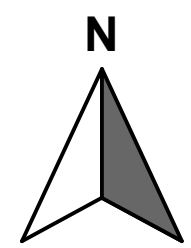
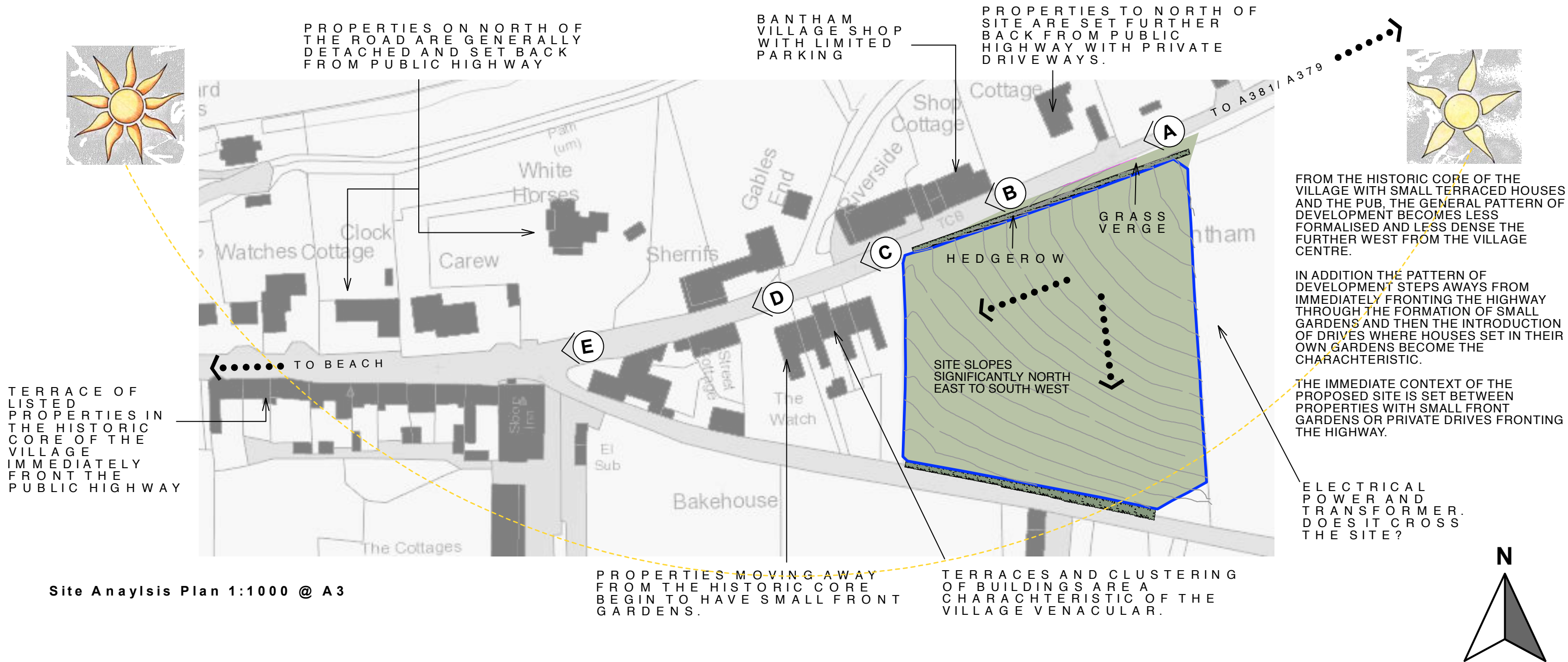


Figure ground of surrounding context with proposed development Not to Scale



Context Images Image Capture © 2020 Google

SITE ANALYSIS