



NOTES:

Application boundary	2.08 ha (5.13 acres)
Developable area <i>including dwelling plots, access roads, courtyards, play / open space and footpaths.</i>	1.72 ha (4.32 acres)
Non-developable <i>including existing dwelling, highway verge and attenuation area.</i>	0.36 ha (0.88 acres)
Open space <i>including amenity and informal children's play areas (e.g. LAP).</i>	886 sqm (9536 sft)

Illustrative development schedule		
Type	%	No.
2 Bed <i>Fogs & terraced</i>	22	10
3 Bed <i>Terraced & semi-detached</i>	52	23
4 Bed <i>Semi-detached & detached</i>	26	12
Total 45 dwellings		

Illustrative parking schedule		
Type	%	No.
Curtilage <i>By garage or next to house</i>	60	47
Garage <i>Private or within FOG</i>	40	32
Total 79 spaces		

Average density	26 dph (10.5 dpa)
Average parking ratio	1 : 1.75

- Legend**
- 1 Gateway / proposed access
 - 2 Terraced units fronting the entrance space
 - 3 Existing house retained
 - 4 New footpath into town running alongside Sidmouth Road within the site
 - 5 Terraced, semi detached and detached properties fronting the Street
 - 6 A village green at the heart of the development incorporating children's play
 - 7 Biodiversity retention and enhancement area
including ponds running along the northern boundary
 - 8 Detached and semi detached units arranged around small courtyards
 - 9 Buffer planting to existing dwellings
 - 10 Enhanced hedgerow and tree planting to western boundary
 - 11 Existing shed retained

E	Amendments to redline	May 2014
D	Amendments to layout and numbers	May 2014
C	Review area of ponds and retained existing shed	Apr 2014
B	Amendments redline, blue line and developable area	Apr 2014
A	Amendments to junction and development layout	Feb 2014
-	First issue	Jan 2014

REV	NOTES	DATE
	Land at Gerway, Ottery St Mary	E
	Illustrative masterplan	DCC/DC
	130406 L 01 02	1:500
		May 2014

