



- 1 Realignment of Clyst Road into the site
- 2 Section of Clyst Road to become pedestrian / cycle route
- 3 Entrance space with water attenuation feature
- 4 Care home at entrance to the scheme
- 5 Public open space / village green with equipped children's play area
- 6 Primary route through development with tree planting and swale
- 7 Housing in a variety of forms and sizes
- 8 Shared surface tertiary streets providing a pedestrian friendly environment
- 9 Managed landscape buffer to existing hedgerow bat flyway - existing hedgerow and trees retained
- 10 Managed landscape buffer to railway line
- 11 Existing hedgerow and trees retained and enhanced
- 12 Public open space with water attenuation features and informal children's play
- 13 Highway connection back to Clyst Road
- 14 Drainage connection to existing improved ditch
-  Indicative residential development
-  Indicative Care home
-  Indicative building frontage

Land at Clyst Road, Topsham	C
Illustrative Framework Master plan	DC / NE
161113 L 02 03	June 2017

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