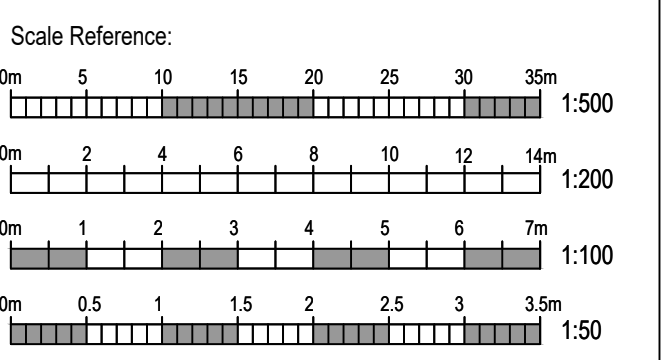


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- Contractors are not to scale from this drawing, but to check all dimensions on site prior to the commencement of work.
- Any discrepancies should be reported to the Architect.
- All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

NOTES / REVISIONS			
REV	DATE	NOTES	BY

ORIGINAL DRAWING SIZE : A1



SITE
 3.86Ha (9.56 Acres)

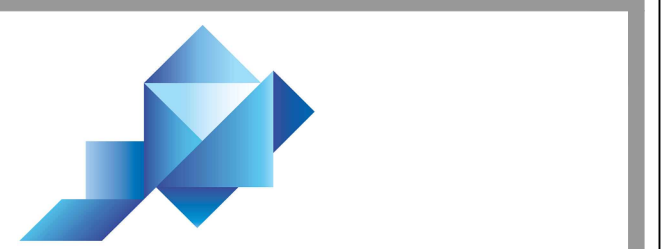
TOTAL: 96 Dwellings

Density = 24.9 Dwellings Per Ha

Public Open Space, Wildlife Corridors and Green Space:
 1.57ha (3.89 Acres) 40.7% Of Site Area

KEY:

- AFFORDABLE - RENT
- AFFORDABLE - INTERMEDIATE
- OPEN MARKET



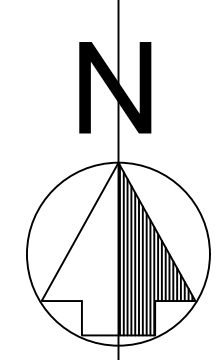
Westcountry Land
 1 Riverside House | Heron Way | Newham | Truro | Cornwall
 TR1 2XN | Telephone 01872 248 758
www.westcountryland.com

Job Description / Location
PROPOSED RESIDENTIAL DEVELOPMENT
 LAND OFF (WEST OF) BELLE HILL
 KINGSBRIDGE
 SOUTH DEVON

Drawing Title
PROPOSED SITE MASTERPLAN
 SKETCH LAYOUT SHOWING
 AFFORDABLE HOUSING DISTRIBUTION

Date	Scale	Drawn By	Checked
28-11-16	1:500	JRD	
Job Ref	Drawing No.	Revision	
122	PL-02	-	

PLANNING



83.2m

73.2m

01 PROPOSED SITE LAYOUT PLAN (MASTERPLAN)
 SCALE 1:500

Schedule of Accommodation:

Affordable Housing: 29 Units (30.2%)
Affordable Rent Units: 6 x One Bedroom Apartments (28.5%) 2 x Two Bedroom Apartments (9.5%) 8 x Two Bedroom Units (38%) 5 x Three Bedroom Houses (24%) Sub-total: 21 Affordable Rented Units (72.4%)
Intermediate Affordable Units - Discount Sale/Shared Ownership: 4 x Two Bedroom Houses (50%) 4 x Three Bedroom Houses (50%) Sub-total: 8 Intermediate Affordable Units (27.6%)
Open Market Units: 9 x Two Bedroom House - Terraced/Semi-Detached 10 x Three Bedroom House (Type 1) - Terraced/Semi-Detached 6 x Three Bedroom House (Type 2 - Corner Unit) - End of Terrace/Semi-Detached 7 x Three Bedroom House (Type 3) Split Level with undercroft Car Parking 7 x Four Bedroom Dormer Bungalow - Detached 9 x Four Bedroom House (Type 1) - Detached 7 x Four Bedroom House (Type 2) - Detached / Split Level 12 x Four Bedroom House (Type 3) - Semi Detached / Split Level Sub-total: 67 Open Market Units (69.8%)

96 - Total No. of Units

Minimum 2 car parking spaces per dwelling
 (Total 194 Car Parking Spaces including Garages)