

# NEW COMMUNITY EAST OF PINHOE, EXETER, EAST DEVON

## SKETCH MASTERPLAN



### Key

- Site boundary
- Proposed all modes access
- Proposed Country Park
- Proposed Country Park car park
- Existing lane maintained
- Proposed developable area of varying density (approx. 23 ha)
- Main tree lined street
- Existing trees and hedgerows retained
- Proposed vegetation
- North South Health Trail - part of the Clyst Valley Regional Park Strategy
- Central Community Green with play space
- Proposed sports pitches
- Potential Community facility
- Natural/Semi-natural greenspace for biodiversity enhancements
- Proposed/improved pedestrian and cycle access

## LANDSCAPE LED VISION

