

| Dimensions are not to be scaled from this drawing |            |                                                                  |        |  |
|---------------------------------------------------|------------|------------------------------------------------------------------|--------|--|
| Rev                                               | Date       | Description                                                      | Author |  |
| -                                                 | 2022.11.30 | First Issue                                                      | rf     |  |
| A                                                 | 2022.12.02 | Potential Future Access Points Added                             | rf     |  |
| B                                                 | 2022.12.06 | Affordable Amended to 30%                                        | rf     |  |
| C                                                 | 2022.12.14 | Additional Future Access points added<br>Ecology Buffers updated | rf     |  |

| Legend |                                                                          |
|--------|--------------------------------------------------------------------------|
|        | Gross Site Area : [7.056 Ha/17.437Ac]                                    |
|        | NDA : [4.511Ha/11.147Ac]                                                 |
|        | Sales Arena                                                              |
|        | Total Amenity and Play Space : 1.02Ha<br>[Policy req. 1.02Ha @170 units] |
|        | Incidental Green Space                                                   |
|        | Ecology Buffers to retained vegetation                                   |
|        | Existing Vegetation to be Retained<br>[with associated assumed RPA]      |
|        | Proposed Trees                                                           |



Pedestrian Connection to Muxbeare Lane and Potential Future development access

| Accommodation Schedule 1700_SK102C |                         |      |      |         |        |              |
|------------------------------------|-------------------------|------|------|---------|--------|--------------|
|                                    | Name                    | Beds | %    | Storeys | GIA    | No.          |
| OpenMarket (50%)                   | 714                     | 2    | 19 % | 2       | 66.12  | 23           |
|                                    | 843                     | 3    |      | 2       | 78.38  | 27           |
|                                    | 864 IG                  | 3    |      | 2       | 79.97  | 11           |
|                                    | 939                     | 3    | 52 % | 2       | 87.3   | 3            |
|                                    | 939SA                   | 3    |      | 2       | 87.3   | 12           |
|                                    | 959                     | 3    |      | 2       | 89.1   | 9            |
|                                    | 1173                    | 4    |      | 2       | 108.93 | 8            |
|                                    | 1228 IG                 | 4    | 29 % | 2       | 119.74 | 5            |
|                                    | 1442 IG                 | 4    |      | 2       | 134.01 | 17           |
|                                    | 1514                    | 4    |      | 2       | 140.68 | 4            |
|                                    |                         |      |      |         |        | 119          |
| Affordable (50%)                   | Social Rented (60%)     |      |      |         |        | 10939.12     |
|                                    | Chinley                 | 1    | 19 % | 1       | 50.47  | 6            |
|                                    | 852                     | 2    | 29 % | 2       | 79.17  | 9            |
|                                    | 1011                    | 3    | 39 % | 2       | 94.02  | 12           |
|                                    | 1144                    | 4    | 13 % | 2       | 106.29 | 4            |
|                                    | Affordable Rented (75%) |      |      |         |        | 2568.75      |
|                                    | Chinley                 | 1    | 0 %  | 1       | 50.47  | 0            |
|                                    | 852                     | 2    | 60 % | 2       | 79.17  | 3            |
|                                    | 1011                    | 3    | 40 % | 2       | 94.02  | 5            |
|                                    | Shared Ownership (25%)  |      |      |         |        | 425.55       |
|                                    | Chinley                 | 1    | 27 % | 1       | 50.47  | 4            |
|                                    | 852                     | 2    | 73 % | 2       | 79.17  | 11           |
|                                    | 1011                    | 3    | 0 %  | 2       | 94.02  | 0            |
|                                    |                         |      |      |         |        | 15           |
|                                    |                         |      |      |         |        | 1072.75      |
|                                    |                         |      |      |         |        | 51           |
|                                    |                         |      |      |         |        | 4067.05      |
|                                    |                         |      |      |         |        | 170          |
|                                    |                         |      |      |         |        | 15006.17     |
|                                    |                         |      |      |         |        | 4.511Ha      |
|                                    |                         |      |      |         |        | 11.147Ac     |
|                                    |                         |      |      |         |        | 3326m2/Ha    |
|                                    |                         |      |      |         |        | 14490sqft/Ac |
|                                    |                         |      |      |         |        | 37.7dw/Ha    |
|                                    |                         |      |      |         |        | 15.3dw/Ac    |

grainge architects

FEASIBILITY

Braddon's Lane  
Willand  
for  
Wainhomes

Proposed Site Layout

Scale: 1:1250 @ A3

Drawing No: 1788 / SK102\_Rev C

The Boat Shed, Michael Browning Way  
Exeter, EX2 8DD  
01392 438051 mail@g-auk.com