



# Courtlands Cross, Exmouth

## Have your say

We would like to inform you of our ideas and designs for the site at Courtlands Cross. This is your opportunity to comment.

More information can be found at:

[www.courtlands-cross.co.uk](http://www.courtlands-cross.co.uk)

Please take time to view the information and to complete the feed back form which can be found on the website.

## The Land

The land is located at Courtlands Cross on the northern urban boundary of Exmouth and covers about 3.7 hectares.

The site meets all the requirements for the location of new housing. For example it has excellent accessibility by foot, cycle and to the public transport network connections to Exeter and Exmouth town centre which provides a good range of local services and facilities.

## What is proposed?

The indicative layout plan shows 33 new homes. The housing will be a mix of high quality open market and affordable family homes, including homes for rent and shared ownership.

Land will be utilised for landscaping and tree planting on the northern site boundary and will also be available for open space use with links to the nearby East Devon Way footpath.

The design will incorporate the latest best practice and the energy rating of the houses will comply with the Code for Sustainable Homes which significantly exceeds current building regulation standards.

## Benefits

The scheme will:

Help East Devon District Council to meet the local need for housing and in particular affordable housing.

Provide new areas of high quality public open space including children's play areas and landscape areas.

Provide an opportunity to enhance the ecology of the area.

Provide improvements to the footpath network.

We will shortly submit a Planning Application for development of the site. We will provide further updates on the website.

If you are unable to access the website please contact:

Strategic Land Partnerships  
Greendale Court, Clyst St Mary  
Exeter, Devon, EX5 1AW

Telephone: 01395 233433

Email: [enquiries@greendalecourt.com](mailto:enquiries@greendalecourt.com)



The proposed illustrative layout

- ① Vehicular entrance
- ② 'Village green' / LEAP
- ③ Terraced dwellings at entrance
- ④ Gateway building
- ⑤ Semi-detached properties overlooking 'village green'
- ⑥ Parking court and driveways
- ⑦ Properties overlooking Public Open Space to North
- ⑧ Green link between Public Open Space and 'village green'
- ⑨ Retained hedgerow and trees to East Devon Way
- ⑩ Buffer planting to existing properties on Courtlands Lane
- ⑪ Existing tree planting to northern boundary
- ⑫ Proposed shrub and tree planting around proposed attenuation pond / basin
- ⑬ Attenuation pond / basin
- ⑭ East Devon Way
- ⑮ Existing devon bank alongside East Devon Way
- ⑯ Proposed new hedgerow between Public Open Space and development area
- ⑰ Retained existing trees and hedgerow to eastern boundary
- ⑱ Proposed native broadleaved tree planting