

Vistry Group

ADDLEPOOL VILLAGE

EAST DEVON



VISION DOCUMENT
NOVEMBER 2022

Contents

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VISION STATEMENT

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EXECUTIVE SUMMARY

Vision Statement

This Vision for Addlepool Village (The Site) is to deliver a high quality, self-contained, exciting and sustainable new village, creating homes and a neighbourhood which complements the existing character and needs of the local area. Much needed affordable homes, community facilities and recreational amenity will be created, respecting and enhancing the existing ecology and landscape, with an aspiration of achieving Biodiversity Net Gain. Good local connections to nearby existing communities and services, with improved sustainable links to the main centres of Topsham and Exeter will ensure an integrated community is achieved.

Local distinctiveness will be at the heart of the new neighbourhood, with design inspired by positive features in the local context, yet creating its own identity through the introduction of some more contemporary architecture within the centralised spaces, and be of the best design possible to ensure the new homes sit comfortably in their surroundings and establish a strong sense of place.

01 Vistry's Sustainability Approach

Vistry has an established reputation for quality, developing sustainable new homes and communities across all sectors of the UK housing market. In Vistry, the Site has the benefit of a house builder with the necessary experience and expertise to successfully guide a proposal through to implementation;

About us

Vistry brings together the well-recognised brands Bovis Homes and Linden Homes, and the newly named Vistry Partnerships (formerly Galliford Try Partnerships). Vistry Partnerships is the Group's affordable homes and regeneration specialist. Working in close partnership with housing associations, local authorities, and government agencies, it is one of the UK's leading providers of affordable housing and sustainable communities.

With developments from Northumberland to Cornwall and Cheshire to Norfolk, Vistry Group will be delivering around 12,000 private and affordable homes a year across the country, positioning it within the top five housebuilders in the UK by volume.

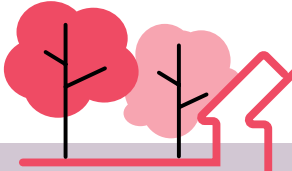
Vistry is one of the country's leading housebuilders, with well-known brands that have an established reputation for quality that runs through their homes' design, build, specification and customer service. The range of properties across the Linden and Bovis Homes brands is wide and flexible - with designs that can be adapted to the changing needs of the market, the customer and the environment in which we build.



WHAT WE DO...



A PARTNER YOU CAN TRUST...



Sustainability Strategy

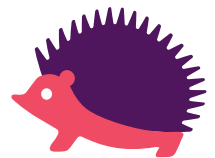
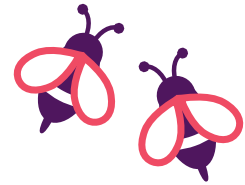
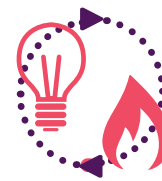
Vistry Group's purpose is to deliver sustainable homes and communities across all sectors of the UK housing market. Key to this purpose is a successful and ambitious sustainability strategy.

Our strategy launched in 2021 and is focussed on three priority areas of People, Operations and Homes & Communities. It includes a commitment to setting carbon reduction targets consistent with reduction required to keep warming at 1.5°C and the development of a roadmap to deliver net zero carbon homes.

We recognise that key to success in meeting the sustainability challenges we face as a society and industry is collaboration, and to facilitate this we have become members of the UK Green Building Council, as well as corporate members of the Institute for Environmental Management and Assessment. We continue to be gold members Supply Chain Sustainability School of the and members of the Future Homes Task Force.

Our Operations | Climate Change

- The targets covering greenhouse gas emissions from company operations are consistent with reduction required to keep warming at 1.5°C.
- 100% of electricity used in our offices and sites is from renewable sources.
- Responsibility for climate related issues resides with Executive Leadership Team (ELT) and our COO is the executive sponsor and chairs the quarterly Group's Sustainability Forum.



Our Homes & Communities | Future Homes Standards

- We are currently developing the 2025 housetype range to meet the new Part L and Future Homes Standard (FHS).
- We are piloting the construction of zero carbon homes on a site with Vistry Partnerships West Midlands (Europa Way Triangle, Warwick).
- Building upon its fabric-first approach, Vistry currently aims to: make its entire build process as efficient as possible.



Our Homes & Communities | Placemaking

- Our approach to placemaking is designed to improve people's quality of life and support our customers health and wellbeing.
- Providing our customers with access to high quality amenities that support local economies is a key consideration when selecting and designing our sites and in addition to section 106 and community infrastructure contributions.
- Our master planning approach aims to provide a clear hierarchy of public, private, and semi-private spaces that encourage neighbours to interact with each other and build strong communities.

Our Homes & Communities | Nature

- Our approach to development design focusses on the principles of Green Infrastructure - networks of multifunctional green space which includes parks, open spaces, playing fields, woodlands, street trees, allotments, private gardens, sustainable drainage systems and soils
- Ahead of a 10% biodiversity net gain being mandated by the emerging Environment Bill, we are seeking to assess and future-proof our schemes.

Affordable Housing

- We work collaboratively with local authorities and registered providers (RPs) to provide affordable housing across a range of different tenure types.
- Vistry Partnerships is the leading private sector provider of affordable housing creating 1,306 affordable homes during 2020, our product range includes one-bedroom apartments through to larger five-bedroom family homes.



02 Introduction to Addlepool Village

CSA Environmental has prepared this Vision Document on behalf of Vistry Group (Vistry) who are working with the landowner, to promote this new village. The 37.0 hectare (Ha) Site presents an exciting opportunity to create a sustainable new, self-contained neighbourhood to address the future housing needs of both the surrounding settlements to the east of Exeter and the wider district of East Devon.

The Vision Document demonstrates how the Site could be brought forward as a comprehensively planned development to deliver a high quality and sustainable new village of approximately 700 homes, as well as the potential for a new primary school and community, retail and/or health facility in the form of a local centre.

Purpose of the Vision Document

The purpose of this Vision Document is, therefore, to demonstrate that the Site represents a logical and sustainable residential development opportunity which should be allocated for new housing.

This Vision Document identifies the Site's opportunities, with an emerging Concept Masterplan to support further consultation and engagement. This has been informed by initial technical work assessing accessibility, transport, ecology, drainage and flooding, and landscape.

This Vision Document sets out:

- An initial understanding of the Site and its local context;
- A summary of current Site assessment undertaken to date; and,
- The emerging key design principles and Concept Plan.

The Site and its Immediate Context

The Site lies within the administrative area of East Devon District. It comprises a series of fields located to the north and south of Woodbury Road, to the east and south of Clyst St George and north of Ebford.

The Parish of Clyst St. George is located to the south east of Exeter and east of Topsham. It is bounded by the M5 motorway. The Parish is bisected by the A376 which extends between Exeter and Exmouth. The River Clyst forms part of the Parish's western boundary and is tidal for most of its course through the Parish.

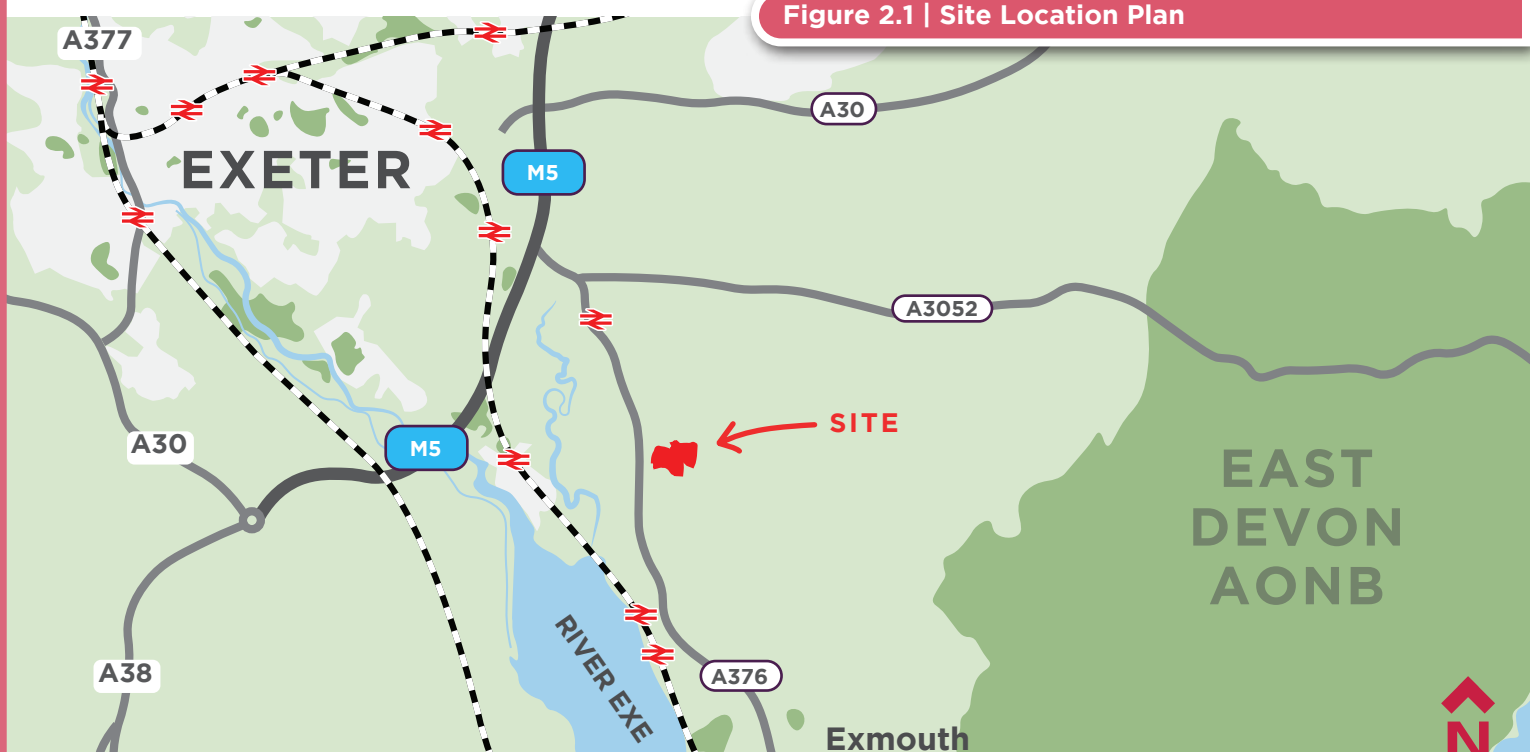


Figure 2.1 | Site Location Plan



Figure 2.2 | Facilities & Connections Plan



A Sustainable Location

The Site is in close proximity and with good connectivity to the main district and regional centres of Topsham and Exeter. Clyst St George currently has good public transport connections and is served via a number of bus services, including 56, 57 Gold, 58C and the 95. These routes provide connections to Topsham, Woodbury, Exeter and the villages in between. The nearby station at Topsham is located approximately 1 mile (1.6km) to the west of Addlepool Village. Great Western Rail service provides connections to Exeter, Plymouth, Taunton and beyond, including London Paddington.

Clyst St George and Ebford have limited facilities and services. Clyst St George Church, Cricket Club and Lady Seaward's Primary School are located immediately to the north of the Site. The Devon & Somerset Fire & Rescue Service Centre is located immediately west of the roundabout. A short distance westward along Topsham Road is Darts' Farm Shopping Village and farm shop, with The George and Dragon Public House located at the junction of Topsham, Road and the A376.

| | | | |
|--|---------------------------------|--|-------------------------------------|
| | Religious Facility | | Educational facility |
| | Restaurant | | Public Footpaths |
| | Sports Facility | | National Cycle Way Route 2 |
| | Supermarket Convenience Store | | Existing Cycle Connections |
| | Public Open Space | | Proposed New Connections |

There are no policies or statutory designations affecting the Site and limited technical and environmental constraints, as explained in the following sections.

Addlepool Village presents the opportunity to deliver wider benefits for Clyst St George, Ebford and the wider area, not just through the delivery of market and affordable homes, but through the provision of improved bus, cycle and footpath connections, a local centre, a new primary school, green infrastructure, biodiversity enhancements, new open spaces and supporting wider access to the countryside. This would help to address the aspirations of the Clyst St George's Neighbourhood Plan, which is seeking greater provision of open space and footpath networks, as well as habitats, including wildlife meadows.

03 The Site

The Site comprises a series of fields located either side of Woodbury Road (B3179). Those to the northern side of the road are in pastoral use, those to the south are arable. All of the fields are separated by hedgerows and scattered hedgerow trees some of which are larger, more mature oaks. The majority of the hedgerows on Site are trimmed, well maintained and continuous with few gaps.

The Site lies on a north-facing slope. The highest point of the Site lies at its south easternmost corner at approximately 51 metres Above Ordnance Datum (AOD), the lowest is at the north westernmost corner at approximately 19m AOD. The A376 and B3179 roundabout junction is located immediately north west of the Site, with the village of Clyst St George located adjacent to the roundabout junction to the north east.

South of the Site the land falls away towards Ebford which lies at approximately 9m AOD at its lowest point. There is a line of fields located on this south-facing slope which lie between the Site's southern boundary and residential properties along Ebford Lane which form the northern edge of Ebford village.

South west of the Site and Ebford is the River Exe Estuary which is wide, open and flat. East of the Site, the landform becomes more steeply undulating across mixed farmland and sunken lanes before sloping downwards towards Woodbury village approximately 2.5km east of the Site. The East Devon Area of Outstanding Natural Beauty (AONB) boundary is located a short distance east of Woodbury village in conjunction with much more steeply undulating landform.

Designations

The Site lies approximately 3.4km west of the East Devon Area of Outstanding Natural Beauty (AONB).

There is a TPO covering various trees located along the Site's southern boundary with the property Oak Ridge, Ebford Lane. The Site does not lie within or adjacent to a Conservation Area. The nearest is Topsham Conservation Area, approximately 1km west of the Site.

There are no Listed Buildings within the Site. Clyst St George Church is Grade II listed and located approximately 140m north west of the Site. There are locations within the Site which have intervisibility with the church tower. Lady Seaward's Primary School is also Grade II listed and located in the centre of Clyst St George. There is no intervisibility between the Site and the school.

The Exe Estuary RAMSAR, SSSI and SPA are located approximately 0.5km south west of the Site.

PUBLIC FOOTPATH
2337



LADY SEAWARD'S CHURCH OF ENGLAND PRIMARY SCHOOL

CLYST ST. GEORGE CHURCH

EXMOUTH ROAD A376

WOODBURY ROAD B3179

THE SITE

Figure 3.1 | Aerial Location Plan

04 The Vision

Addlepool Village presents an exciting opportunity to deliver a range of private and affordable homes supported by a variety of new community, recreational and ecological opportunities to create a self-contained, well-connected, lively and vibrant new neighbourhood. Local distinctiveness will be at the heart of the new neighbourhood, with design inspired by positive features in the local context, whilst incorporating some more contemporary architecture to give Addlepool Village its own identity to ensure the new homes sit comfortably in their surroundings and establish a strong sense of place.

Vistry and their supporting consultant team have been working closely together to understand the character and context of the Site to ensure these principles are embedded within this Vision Document. This includes the importance of creating a self-contained new village, whilst connecting the development both visually and physically to the surrounding settlements of Ebford and Clyst St George, and to understand how existing topography, Site features, and fluvial and surface water flooding will influence the location of the new homes and areas of public open space.





05 Site Opportunities & Influences

A series of initial technical studies have been undertaken on and around the Site, in order to identify the key opportunities and influences to development. The findings have not identified any issues that would prevent a successful, high-quality proposal from coming forward in this location. The Opportunities and Influences Plan provides a visual representation of the key findings, which are summarised below.

Highways & Access

Vehicular access is to be taken from Woodbury Road, with a further emergency vehicle and pedestrian/cycle link to the west and another from Exmouth Road.

A number of bus services are available within easy walking distance of the Site. Currently, the nearest bus stop to the Site is located on Woodbury Road. Additional stops are provided on the A327, and Topsham Road, just to the west of the Site. The bus routes serving these stops call at a number of locations, including Exeter and Exmouth.

An initial Transport Strategy has demonstrated that the Site is well-connected in terms of walking, cycling and public transport. New traffic-free linkages could be provided throughout the proposals to maximise integration with the existing settlements and the surrounding countryside. Addlepool Village provides the opportunity to create a new bus route through the development along the street lined spine street and will connect the new homes to the proposed new facilities and beyond to the surrounding settlements.



Landscape

The Site is not covered by any statutory or non-statutory designations for landscape character or quality.

The Site comprises mixed farmland north and south of Woodbury Road (B3179) and east of the A376. It lies south and east of the village of Clyst St. George.

The northern part of the Site is separated from Clyst St. George by intervening fields. There are open views across this area on the approach into Clyst St. George along Woodbury Road from the east. The southern part of the Site lies on a north-facing slope which is slightly elevated above the Site's immediate vicinity and also has a visual relationship with the church in the centre of the village. It features in views on the approach into the village from east along Woodbury Road and from the west along Topsham Road. It is also visible from neighbouring residential properties and the George and Dragon Pub.

Whilst it is acknowledged that both parts of the Site are partially visible in the middle distance from Public Footpaths within the AONB, such views also contain development and seen within the context of Exeter.

The proposals present opportunities to extend public access into the Site through substantial new areas of green infrastructure to include new recreational routes. These would be located within new green spaces which would provide varied habitats and have different character. Including new woodland, wildflower meadows and play spaces. Views towards the church and across the wider landscape from higher ground that are currently not publicly accessible would become so, adding to the recreational value of the Site.



Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken to identify important ecological features at the Site and inform sensitive design recommendations. The PEA included a Phase 1 Habitat survey which found the Site to be dominated by uniform agricultural land of low ecological value, both arable crops and cattle pasture. A network of native hedgerows with occasional mature trees bound the various fields within the Site, in addition to a narrow watercourse that flows along the northern boundary. Targeted survey work for potential species would be undertaken in due course to inform the scheme.

No designated wildlife sites or ancient woodland are present on or directly adjacent to the Site. Five designated sites of international importance are present within a 10km radius of the Site and mitigation for recreational impacts that may occur to these sites from an increase in local residents would be secured as part of the proposals, in the form of financial contributions towards improved access management and provision of substantial alternative recreation locations.

The hedgerows, mature trees, watercourse and a more floristically diverse grassland field provide the features of greatest ecological value at the Site. The development vision provides for the retention and enhancement of the majority of these features, in addition to substantial new habitat creation measures, including species-rich wildflower meadows and dense woodland and thicket buffer planting. Targeted ecological mitigation areas are highlighted in the north-east and south-east parts of the Site where significant biodiversity improvements could be incorporated, alongside new habitats such as a community orchard and improvements along the existing watercourse corridor that would improve habitat diversity within the Site.

A Biodiversity Net Gain feasibility study has been undertaken, utilising high-level information from the baseline Phase 1 Habitat survey and proposed Concept Masterplan. At this stage, the Site is considered to have the capacity to achieve a biodiversity net gain based on the substantial open space areas currently illustrated and a range of standard assumptions on habitat creation and enhancement measures that could be implemented. Detailed ecological inputs would be provided as the scheme comes forward to ensure biodiversity value is maximised on-site and that the proposals accord with national and local planning policies.



Flooding & Drainage

The majority of the Site falls within Flood Zone 1 and experiences minor surface water flooding. The northern parcel, which follows the route of a small stream, falls within Flood Zone 3. The annual probability of flooding is less than 0.1% (1 in 1,000 year chance) in Flood Zone 1 and greater than 1% (1 in 100 year chance) in Flood Zone 3.

Drainage basins can be located at the low points of both parcels of land, outside the surface and fluvial flood zones.

Summary of Opportunities and Influences

The specific features and characteristics of the Site described in the preceding pages have been drawn together to prepare an initial Opportunities and Influences Plan for the Site. These are illustrated in on pages 14 and 15, and are summarised below:

OPPORTUNITIES

- Provision of a new roundabout access from Woodbury Road (B3179), would help to slow approaching traffic from the east and could incorporate further traffic calming measures if necessary. Traffic flows on the surrounding network and the opportunity for appropriate improvements would also be considered as part of the transport assessment. Additional emergency pedestrian/cycle links onto Woodbury Lane and Exmouth Road will provide connection to Clyst St. George, Ebford, Topsham, and beyond.
- Opportunity to provide new community facilities, such as a new primary school, local centre, bus route and allotments. The new homes will help support these facilities which will be accessible to both new and existing residents, creating a development with community at its heart.
- Opportunities to extend public access into the Site through substantial new areas of green infrastructure to include new recreational routes. A central 'Village Green' will be attractive in nature and draw upon the historic importance and role a village green plays in shaping a sense of community.
- Opportunity for hedgerows to be retained within generous green corridors, which will create strong green framework and wildlife corridors across the Site accommodating recreational informal play opportunities.
- Opportunity to create new woodlands, with additional thicket, tree and hedgerow planting which will help to filter views of the new homes from the surrounding villages of Ebford and Clyst St George. Setting Addlepool Village within its own landscape framework aiding its sense of self-containment.
- SuDS will form an integral part of the development's green infrastructure, providing ecological benefits and habitat creation, as well as performing their principal function of controlling and managing the flow of surface water run-off during periods of heavy and persistent rainfall.
- Opportunity to create new habitats, including wildflower meadows wildlife and woodland area, where ecological enhancements could be implemented. Enhanced green and blue corridors along the existing landscape framework and within areas prone to flooding. will improve wildlife connectivity, and provide a connection to surrounding habitats and open spaces, beyond the Site's boundaries.
- In accordance with Vistry's sustainability credentials, the scheme will look to incorporate nature interventions such as hedgehog highways, bee bricks, insect friendly planting and bird boxes with and in new homes delivering electric charging, waste water heat recovery and enhanced insulation.





INFLUENCES











- Addlepool Village is partially visible in the middle-distance views available from public footpaths within the East Devon Area of Outstanding Natural Beauty, which is located approximately 3km east of the Site. Development within Exeter features in the far distance of these views. A generous area of open space and woodland planting is to be provided to all boundaries of the new village to protect the setting of the adjacent countryside and provide a green edge between built development and the wider landscape.
- Drainage basins can be located at the low points of both parcels of land, outside the surface and fluvial flood zones.
- Views from within the Site to Clyst St George Church to the north of the Site should be respected and either set within green corridors, or within tree lined streets, to frame this Listed asset.

















INFLUENCES & OPPORTUNITIES

 Site Boundary: **Aprx. 37.0ha**

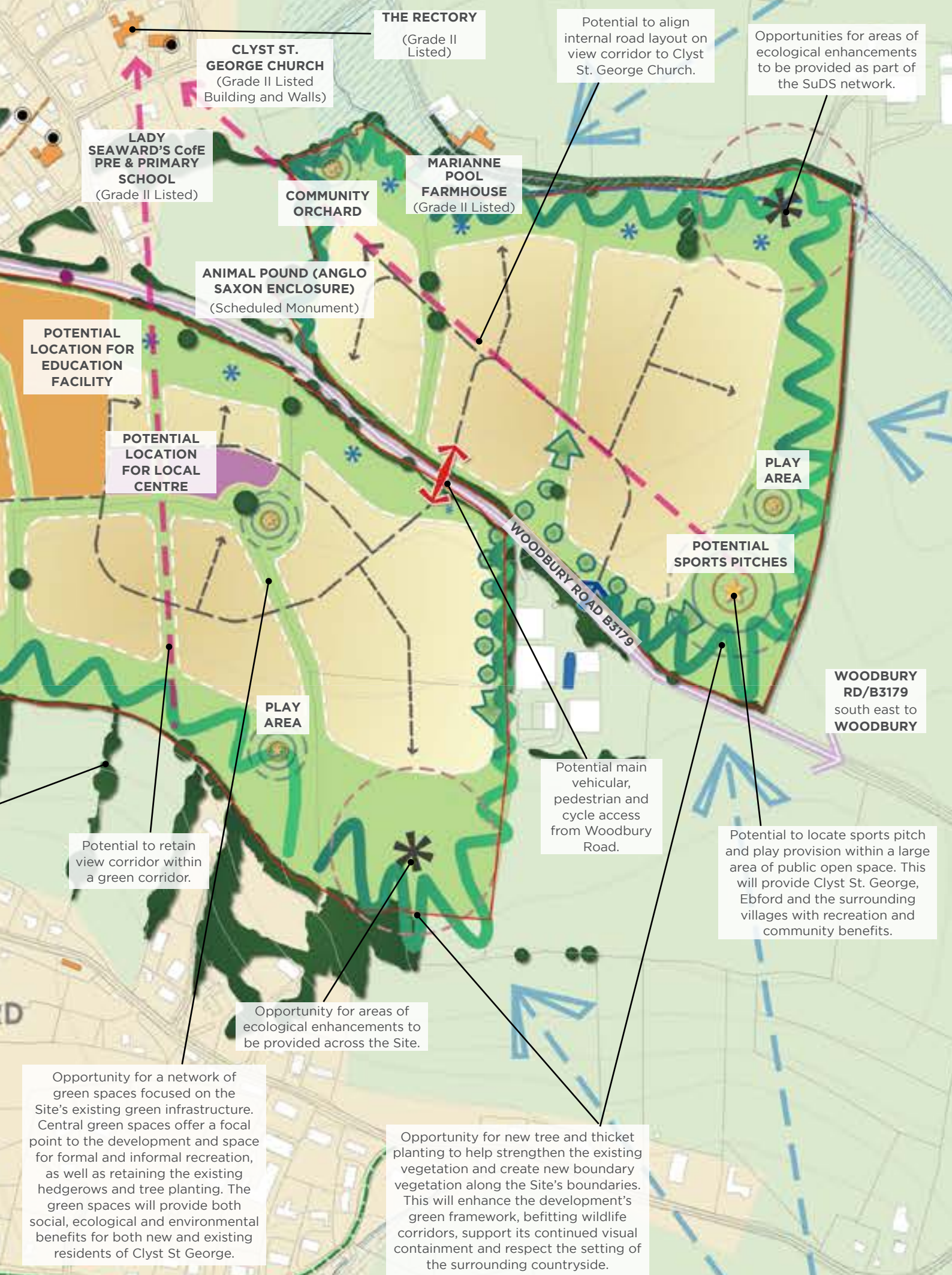
CONSTRAINTS & CONTEXT

-  Existing Public Rights of Way
-  Existing National Cycle Network Link Route
-  Existing Vegetation
-  Scheduled Monuments & Listed Buildings
-  Green Wedge (**Strategic Policy 8**)
(Source: East Devon Local Plan 2013-2031)
-  Coastal Preservation Area (**Strategic Policy 44**)
(Source: East Devon Local Plan 2013-2031)
-  Existing Watercourses and Bodies
-  Extent of Fluvial Flooding
(Source: Gov.uk - Flooding)
-  Existing Contours
-  Potential Visually Important Views

OPPORTUNITIES

-  Potential Vehicular Access Points
-  Potential Secondary Vehicular Access Points
-  Potential Vehicular Route through the New Developable Area
-  Potential Developable Area
-  Potential Location for Education Facility
-  Potential Location for Local Centre
-  Potential Area for Public Open Space
-  Opportunity for New Woodland/Tree and Hedgerow Planting
-  Potential 'Green' Link/Connections between Development Parcels
-  Potential Location for Sustainable Drainage Features (SuDS)
-  Potential View Corridors Retained and Strengthened to Clyst St. George Church
-  Potential Visually Important Views
-  Potential Areas for Amenity/Recreation - Children's Play/Community Orchards/Allotments
-  Potential Areas Habitat Creation





CLYST ST. GEORGE CHURCH
(Grade II Listed Building and Walls)

THE RECTORY
(Grade II Listed)

Potential to align internal road layout on view corridor to Clyst St. George Church.

Opportunities for areas of ecological enhancements to be provided as part of the SuDS network.

LADY SEAWARD'S CofE PRE & PRIMARY SCHOOL
(Grade II Listed)

COMMUNITY ORCHARD

MARIANNE POOL FARMHOUSE
(Grade II Listed)

ANIMAL POUND (ANGLO SAXON ENCLOSURE)
(Scheduled Monument)

POTENTIAL LOCATION FOR EDUCATION FACILITY

POTENTIAL LOCATION FOR LOCAL CENTRE

PLAY AREA

POTENTIAL SPORTS PITCHES

WOODBURY ROAD B3179

WOODBURY RD/B3179
south east to **WOODBURY**

PLAY AREA

Potential to retain view corridor within a green corridor.

Potential main vehicular, pedestrian and cycle access from Woodbury Road.

Potential to locate sports pitch and play provision within a large area of public open space. This will provide Clyst St. George, Ebford and the surrounding villages with recreation and community benefits.

Opportunity for areas of ecological enhancements to be provided across the Site.

Opportunity for a network of green spaces focused on the Site's existing green infrastructure. Central green spaces offer a focal point to the development and space for formal and informal recreation, as well as retaining the existing hedgerows and tree planting. The green spaces will provide both social, ecological and environmental benefits for both new and existing residents of Clyst St George.

Opportunity for new tree and thicket planting to help strengthen the existing vegetation and create new boundary vegetation along the Site's boundaries. This will enhance the development's green framework, befitting wildlife corridors, support its continued visual containment and respect the setting of the surrounding countryside.

06 Design Concept

The vision for the Site at Addlepool Village is to create a place which is well integrated, yet self-contained within its context and responds sensitively and appropriately with the assessed influences and opportunities. A mix of housing types and tenures will be provided that suit the needs of the local community, including first time buyer homes and family homes.

The development can provide high quality, sustainable and sensitively designed development to include new market and affordable homes, a local centre and primary school, which will create a locally distinctive new place, aligning with the 20-minute neighbourhood concept, drawing upon local vernacular, whilst creating its own identity. The masterplan demonstrates how the Vision can be achieved:

- **Capacity:** Around 17.50ha of residential development facilitating a range of housing types, resulting in around 700 new homes. Homes will be orientated to frame the vistas towards Clyst St George Church, anchoring the new homes into the settlement fabric.
- **“A connected and walkable neighbourhood”:** The village will prioritise and support virtual mobility and sustainable travel behaviour. Streets will be designed to facilitate a bus connection and encourage low vehicle speeds, and high quality walking and cycling routes provided throughout. This will promote “active travel” and align with the 20-minute neighbourhood concept, which has featured heavily in the Council’s emerging Local Plan and aspirations for creating a Greener East Devon.
- **“Homes for All”:** Creating an inclusive environment with a range of property types to suit people in all stages of their lives. Vistry are committed to providing new homes for those most in need. Therefore, the new homes will include 35% of affordable tenures, including social rent, affordable rent, affordable home ownership and shared ownership to meet, and where possible, exceed policy requirements.
- **Sustainable Drainage Systems:** A network of SuDS in the form of attenuation basins will manage the flow of surface water runoff.
- **“Village Green”:** A central area of open space containing a children’s play area and existing high-quality tree will provide a focal point for the new homes. Creating a village green within the centre of Addlepool Village will anchor the new homes to the community assets, promoting a social cohesion.
- **“Creating a community”:** The proposals provide for much needed local facilities such as a Community/Sustainable Travel Hub and a primary school, to ease the pressure on the surrounding schools within the district. These community assets will be knitted together via vast amounts of new public open, which will include community allotments, orchards, play areas, trim trail and space for informal recreation.
- **“A Walkable neighbourhood”:** Connecting to Addlepool Village, both visually and physically. A number of pedestrian and cycle connections will link the development to the existing settlements of Ebford and Clyst St George, as well as creating its own internal sustainable connections, linking the community assets to the new homes, encouraging
- **Respecting and enhancing wildlife habitats:** 17.45ha (circa 46%), of the Site will be delivered as new public open space and will provide recreational opportunities, children’s play facilities, trim trails, community orchards, allotments and ecological enhancements. Biodiversity of the Site will be protected, diversified and improved through new habitats and wildlife corridors, hedgerow and tree planting and delivery of new garden spaces and formal and informal green spaces. Overall, the proposals will seek to achieve a net gain in biodiversity. Wildlife areas, community orchards and wildflower meadows will help achieve this.



Artistic Impressions




















'A Village Heart' | A central village green incorporating existing vegetation, new planting, village 'pon








d' and space for recreation, which will be easily accessible to the community facilities and new homes.

CONCEPT MASTERPLAN

-  Site Boundary: **Aprx. 37.0ha**
-  Proposed Vehicular Access Point
-  Proposed Secondary Vehicular Access Point
-  Proposed Developable Area (**Aprx. 17.50ha**) **Up to 700 dwellings** (Density will vary across the Site)
-  Proposed Location for Education Facility
-  Proposed Location for Local Centre
-  Proposed Green Infrastructure, Central Green Spaces & Corridors with Structural Tree Planting
-  New Woodland Planting
-  Proposed Areas for Amenity/ Recreation - Children's Play
-  Proposed Location for Allotments
-  Proposed Location for Sports Pitches
-  Potential Area for Habitat Creation (Biodiversity Net Gain - Where possible habitat creation will be provided across the entire Site)
-  Potential Location for Sustainable Drainage Features (SuDS)
-  Proposed Primary Vehicular Route through the New Developable Area
-  Indicative Secondary Streets within the Development
-  Potential Pedestrian and Cycle Links
-  Proposed Recreational Routes

INFLUENCE & CONTEXT

-  Existing Vegetation
-  Scheduled Monuments & Listed Buildings
-  Existing Bus Routes/Bus Stops & Vehicular Routes
-  Existing Watercourses and Bodies
-  Existing Public Rights Of Way



EXMOUTH RD/A376
north west to
EXETER/M5
MOTORWAY

**DEVON & SOMERSET
FIRE AND
RESCUE
SERVICE**

**CLYST ST.
GEORGE
VILLAGE HALL**

**LADY SEAWARD'S
CofE PRE &
PRIMARY SCHOOL**
(Grade II Listed)

This area to be retained as green space, incorporating existing mature trees. This area will retain the verdant character and setting along the Exmouth Road.

Potential main vehicular, pedestrian and cycle access from Woodbury Road

Proposed secondary vehicular, pedestrian and cycle access point.

**PROPOSED
LOCATION
FOR
EDUCATIONAL
FACILITY**

A network of SuDS features are proposed at the low points of the Site, including wet and dry attenuation ponds and swales, and provide multifunctional benefits.

**THE ST GEORGE & DRAGON
PUBLIC HOUSE**

SuDS

**COMMUNITY
ORCHARD/
ALLOTMENT**

TOPSHAM ROAD

New community orchards will provide further habitat enhancements at the heart of the development, as well as social benefits, including a space to 'pick your own' and informal recreation.

A large area of public open space is proposed along the southern boundary will help retain separation between Ebford and Clyst St George. The open space will also provide social and environmental benefits for the new development, in the form of community orchards, allotments and play opportunities.

A network of green spaces are focused on the Site's existing green infrastructure. Central green spaces offer a focal point to the development and space for formal and informal recreation, as well as retaining the existing hedgerows and tree planting. The green spaces will provide both social, ecological and environmental benefits for both new and existing residents of Clyst St George.



CLYST ST. GEORGE CHURCH
(Grade II Listed Building and Walls)

THE RECTORY
(Grade II Listed)

MARIANNE POOL FARMHOUSE
(Grade II Listed)

New recreational footways will meander through the open space, providing opportunities for informal play and recreation. The routes will pass by places of interest such as the play areas and sports pitch to promote a healthy and active community, providing a range of play opportunities for all ages and abilities.

Proposed location for ecological enhancements to be provided as part of the SuDS network.

COMMUNITY ORCHARD

ANIMAL POUND (ANGLO SAXON ENCLOSURE)
(Scheduled Monument)

PROPOSED LOCATION FOR LOCAL CENTRE

'VILLAGE GREEN'

PLAY AREA

WOODBURY ROAD B3179

PLAY AREA

PROPOSED LOCATION FOR SPORTS PITCHES

Proposed location for sports pitch and play provision set within a large area of public open space, will provide Clyst St George, Ebford and the surrounding villages with recreation and community benefits. Recreational routes and green infrastructure will connect the two development parcels.

WOODBURY RD/B3179
south east to **WOODBURY**

Proposed main vehicular, pedestrian and cycle access from Woodbury Road, which will also provide the main linkage between the two development parcels.

New woodland planting to reinforce and strengthen the existing boundary vegetation to help filter views of the development and respect the setting of the surrounding countryside.

Proposed location for habitat creation.

Artistic Impression



'Play for all' | Formal and informal play opportunities will be provided across the entire site which will c



create a healthy, active and connected community.

07 Addlepool Village Key Benefits

Potential 2 form new primary school



Local Centre including a Sustainability / Transport Hub



700 New Homes



35% Affordable New Homes



New EVC to serve all new homes



Support the employment of Local people



17.45ha or 45% of the Site delivered as Green infrastructure



1,680 New people live here



Sports Provision
new sports communal play pitches



Linking & enhancing existing footpaths to the wider community



3 New play areas for all ages & abilities



New SuDS basins to manage water & provide habitat creation



Connections
new footpath/ pedestrian/ cycle routes



Hedgehog Highway Gateways (every garden on each home) and the surrounding infrastructure



Ecological Enhancements
Bat Roost Boxes & Bird/ Owl Nest Boxes



10% Biodiversity Net Gain of new and enhanced habitats



08 Delivery



The Site is deliverable. Vistry would welcome continued discussions with the Council and other consultees through the Call for Sites and Local Plan Consultation process at this early stage, as we look to realise this exciting development opportunity, and deliver a carefully integrated and sustainable settlement at Addlepool Village.

Through this Vision Document, it has been demonstrated how Addlepool Village has the potential to support a new, self-contained and sustainable residential village:

- **The Site is within the control of a landowner who is committed to progressing a proposal as soon as possible;**
- **In Vistry, the Site has the benefit of a house builder with the necessary experience and expertise to successfully guide a proposal through to implementation;**
- **The Site is well located in relation to Exeter and the surrounding settlements services and facilities, and there are opportunities for sustainable means of travel into the centre of these, and also beyond;** and
- **There are no technical impediments or environmental constraints that could not be mitigated through a sensitive and successful design, to deliver a high-quality proposal in this location.**

Vistry Group has extensive experience in bringing forward strategic allocations through Local Plans to planning permissions, and importantly then delivering the social, amenity and civil infrastructure and new homes on the ground in a timely manner. Vistry's proposals for the Site have carefully considered the social, economic and environmental dimensions set out in the NPPF and Building for a Healthy Life principles, and responds to the technical opportunities and influences of the Site to date.

Our Vistry Partnerships division is a leading provider of high demand, high growth affordable housing with capability across all housing tenures.

The combined depth of Vistry Group enable us to plan, implement and deliver large scale sustainable developments, without the need to rely on other parties.

Being involved in the evolution of the Local Plan policies, the masterplanning and through to the construction of the schemes, enables Vistry to provide assurances about the design, quality and legacy of the new communities we can deliver. Vistry Group has a 5-star HBF Customer Satisfaction rating.

Artistic Impression



'Countryside Edge' | New woodland, thicket and wildflower planting, recreational routes and areas for



or informal play will create an accessible landscape and transition to the countryside beyond.

09 Planning Policy Context

National Planning Policy

The National Planning Policy Framework was revised on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

The NPPF identifies a presumption in favour of sustainable development and one of its key objectives is to significantly boost the supply of housing to address the national housing shortage and promote economic growth. The NPPF also sets out that small and medium sized sites can make an important contribution to meeting housing requirements of an area as they can be built out relatively quickly. Furthermore, the NPPF recognises that housing can enhance and maintain the vitality of rural communities, allowing villages to grow and thrive through support of local services.

The publication of the 'Building Beautiful Places' Plan is at the centre of change within the UK Planning system. The recent update to the NPPF ensures that 'beautiful, environmentally sustainable, and life-enhancing communities' are created. This means good quality design is paramount, with local communities put at the very heart of decision-making to help shape the places they live.

National Design Guide

In October 2019, the Ministry of Housing, Communities and Local Government (MHCLG) published the National Design Guide (NDG). The NDG has been put in place to advise local authorities and their officers when assessing planning applications, councillors when making planning decisions, applicants and their design teams when preparing a planning application and local communities and their representatives.

Whilst it seeks to inform development proposals and guide the assessment of them, it also supports paragraph 130 of the NPPF which states "planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Part 2 of the NDG sets out the ten characteristics which help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF.



Adopted Local Plan

The adopted Local Plan for East Devon comprises the Local Plan 2013-2031, which was adopted in January 2016. The adopted Local Plan sets out the Vision for East Devon to 2031 and employs strategic spatial policies for development and the scale and distribution of residential development.

In accordance with the adopted Proposals Map, the Site is largely undesignated.

Emerging Local Plan

East Devon are preparing a new Local Plan which will guide development until 2040.

Whilst the emerging Local Plan is in its preliminary stages, having undergone Regulation 18 Consultation in 2021, a working draft version has been published, which sets out the proposed overarching strategy and framework for development until 2040. The working draft Local Plan (hereafter referred to as the “emerging Local Plan”) is currently being reviewed and deliberated by the East Devon Strategic Planning Committee.

The emerging Local Plan recognises the benefits of locating new growth on the edges of Exeter, and this is emphasised through the emerging spatial strategy, which seeks to allocate growth on the western site of East Devon and to allocate major strategic developments close to the city of Exeter.

Whilst Clyst St George is not currently identified for potential future growth, the working draft Local Plan acknowledges that the option of planning a series of separate larger scale new villages in the western part of East Devon may have the “potential for speedier [housing] delivery”.

The Draft Local Plan Consultation is due to commence in September/October 2022, with a Local Plan adoption targeted for early 2024.



Neighbourhood Plan

Clyst St George’s Neighbourhood Plan was made in January 2019, following successful referendum in July 2018.

The Neighbourhood Plan does not allocate housing, however, includes a number of design-related policies, which have been considered through the evolution of this concept masterplan. Policy CSG9 Design Matters requires new development to be of scale, massing, density and design of neighbouring buildings and requires an assessment of the character of the site and its context to demonstrate how the development has been appropriately designed to relate to these characteristics.

In March 2018, Clyst St George adopted a Design Statement, which is considered to represent a “companion document” to the Neighbourhood Plan.

The Design Statement emphasises the importance of: retaining key hedgerows; protecting habitat; retaining important views; and preserving the rural character of Clyst St George. Design guidelines and recommendations are also provided, which have been considered through the evolution of this concept masterplan.



10 Building for a Healthy Life

This Vision Document follows the Building for a Healthy Life (BHL) principles. BHL is one of the most widely used design tools in England for creating places that are better for people and nature. It was written in partnership with Homes England, NHS England and NHS Improvement and is structured to set clear expectations for new developments. By following BHL's structure, the following Vision offers a clear set of design qualities and 'testable' principles for Addlepool Village, which will be followed by a subsequent outline planning application.

By following BHL, a critical aspect of the Vision for the Site is to design for active travel and access to green space. The proposals align with the 20-minute neighbourhood concept and recognise that the ability to be able to walk and cycle within the new neighbourhood and further afield to essential services and work is key in order to minimise traffic and mitigating climate change. Equally, and as BHL sets out, the COVID-19 pandemic has reinforced the importance of designing for active travel. This is in recognition that design choices that help people feel disposed to walk or ride a bicycle in their neighbourhood are critical to supporting a sense of well-being from outdoor exercise.

The development of the Site will also respond positively to climate change. The principles embedded in the Vision Document as a whole create the basis for a sustainable development and accord with the Council's Energy Hierarchy, including in relation to designing for active travel, maximising access to green space, working with the existing landscape and securing biodiversity enhancements.

The Vision set out on the following pages is a visual and written declaration of the place that the Addlepool Village team collectively wish to be created, in order to provide a lasting legacy that existing and new residents will be proud of for many generations to come. Ensuing the principles set out in the BHL, has created six key principles, which are explored further in the following pages.

1. Visual and Physical Connections
2. Respecting and Responding to the Local Landscape
3. Respecting and Reflecting the Character of Clyst St George and Ebford
4. Creating an Inclusive Environment
5. Respecting and Enhancing the Natural Environment
6. Recreation for the Wider Community





AN INTEGRATED NEIGHBOURHOOD

NATURAL CONNECTIONS

The development of the Site will create a place that is well-integrated into its immediate context and wider natural and built surroundings. This will create a visually and physically well-connected place that is easy to move through and around. The masterplanning of the Site will look beyond its boundaries to provide connections to adjacent streets, create a well-connected street and path network, and respond to how water flows and nature moves across the Site and the wider surroundings.



- **Edge to edge connectivity:** clear and direct routes will be provided across the Site, with safe linkages between them.

- **Pedestrian and cyclist desire lines:** although there are no Public Footpaths within the Site, new pedestrian and cycle routes will connect the existing transport network to ensure an integrated and connected neighbourhood is achieved.

- **Creating Vistas:** to Clyst St George Church through the centre of the development, will create a visual connection and anchor the proposed new homes to the settlement of Clyst St George.

- **A connected street pattern:** these will include a network of interconnected streets and paths to make pedestrian and cycle routes as direct as possible and encourage sustainable modes of transport.

- **The principles of filtered permeability:** will be achieved - a useful technique that designs out 'rat running' and creates a pleasant, low traffic environment around people's homes, whilst still allowing pedestrian and cycle movement.

- **Movement corridors:** will be made between existing and new habitats. Existing trees and hedgerows are to be retained within the public realm, safeguarding their future retention and management.

AN INTEGRATED NEIGHBOURHOOD

WALKING, CYCLING AND PUBLIC TRANSPORT

The opportunity for short trips for local journeys on foot or bicycle will be maximised by providing a new local centre and primary school within the proposal at Addlepool Village, which will be connected via safe and convenient routes, helping to maximise healthier lifestyle choices. The nearest bus stops are located along Woodbury Road and at the junction of Exmouth Road and Topsham Road, all within walking distance of the development, which will provide a sustainable transport option for those less able to walk and cycle, and where distance cannot be reduced to enable active travel.



- **A network of safe, convenient and direct pedestrian and cycle paths**, which follow desire lines, will be provided.

- **Short and direct walking and cycling connections**, will make public transport an easy choice to make to existing bus routes located along Woodbury Road and Exmouth/Topsham Road.

- **Bus Route:** Addlepool Village also provides the opportunity to create a new bus route through the neighbourhood which would be served via the spine street and connect the new homes, local centre and primary to the existing public transport network. Allowing new residents, the option to travel to larger settlement such as Exeter via a sustainable means of transport.

- **20mph design speeds**, designations and traffic calming will create safe streets which encourage and prioritise walking and cycling.

AN INTEGRATED NEIGHBOURHOOD

DELIVERING FACILITIES AND SERVICES TO CREATE VIBRANT NEIGHBOURHOODS

The new neighbourhood can offer community facilities including a new primary school and local centre, a range of recreational opportunities for both new residents and the wider community, just a short walk or cycle from the new homes. The pedestrian and cycle connections within the Site will maximise accessibility to the open space assets, creating more vibrant streets and public spaces by virtue of people travelling to these uses by foot or bicycle.



- **'Play on the way':** trim trail exercise equipment will be located on key routes to the children's play area and informal open space to make the whole experience of going to play more exciting and inclusive for everyone.

- **Frequent benches along key routes** to the new recreation and ecological assets will help residents with mobility difficulties to walk more easily between places.

AN INTEGRATED NEIGHBOURHOOD

HOMES FOR EVERYONE

A range of homes are to be provided at the Site that meet local community needs. This is likely to include first time buyer homes, family homes and homes for those wishing to downsize.



- **Homes and streets are to be designed to be tenure blind to encourage social cohesion.**

- **A range of housing typologies** supported by local housing needs and policies will help create a broad-based community.

- **Affordable homes** will be distributed across the new neighbourhood as a whole.

- **2 Storey apartments and maisonettes** will be provided with private outdoor amenity space such as semi-private garden spaces for ground floor homes; balconies and terraces for homes above ground floor.

DISTINCTIVE PLACES

MAKING THE MOST OF WHAT IS THERE

The masterplanning of the Site will be based upon a strong understanding of the Site and its surroundings. The layout of the masterplan proposals will respond to the unique opportunities of the Site.



- **Visual connections** out of and through the Site have been identified and responded to, such as framing views across the Site towards Clyst St George Church.

- **Strengthening of existing hedgerow planting and green corridors**, to tie the Site's landscape framework into the immediate context and wider landscape. The creation of woodland, allotments and orchard habitats to enhance the setting of the development and to provide Biodiversity Net Gain (BNG).

- **A sensitive transition between existing and new development** is to be achieved so that building heights, typologies and tenures sit comfortably next to each other, setting the entire neighbourhood in a string green framework to respect the setting of Ebford and Clyst St George.

DISTINCTIVE PLACES

WELL-DEFINED STREETS AND SPACES

A network of streets and spaces are to be created that are well enclosed by buildings and/or landscaping, with the principal frontages of buildings facing the streets and public spaces to provide overlooking, natural surveillance and attractive aspects.



- **Streets and open spaces will be fronted by active frontages:** Streets and open spaces will have active frontages created by front doors, balconies, terraces, front gardens and bay windows to enliven and add interest to the street and create a more human scale.

- **Streets and spaces will be well-defined,** using buildings, landscaping and/or blue infrastructure to enclose and define spaces.

- **Dual-aspect homes** will be used on street corners with windows serving habitable rooms.

- **Perimeters blocks** will create the basis of well-defined and overlooked streets and spaces with clearly defined public fronts and private backs.

- **Well thought out internal vistas** will be terminated by new key buildings and groupings. Key buildings will be marked by a range of features, including a change of building material, composition or building height.

DISTINCTIVE PLACES

CREATING A MEMORABLE CHARACTER

The Site will be designed to create a place that is memorable, through being inspired by the local character which is both evident within the rural areas to the north, west and south of the new neighbourhood. Local character will come from an understanding of architectural style and details, blocks and plots (urban grain), green and blue infrastructure, land uses, building form, massing and materials, but will also hint at a more contemporary architectural character within the more central parts of the neighbourhood, to create a sense of its own identity and self-containment.



- **A locally inspired palette of materials,** including red brick and orange clay pantiles to the roofs, with the limited use of flint, the use of white/pastel-coloured renders and black timber cladding to the facades of key buildings, to create a varied and interesting streetscene. By using these materials, it will connect the new development with place and key historic buildings within the local area. This does not mean that traditional architectural styles and detailing will be simply mimicked, but rather that the opportunity will be explored to interpret and develop traditional styles in a more contemporary manner befitting of the 21st Century.

- **Character will also be created through the social life of the new neighbourhood's public spaces.** The self-contained nature of Addlepool Village will allow for the creation of new places that maximise walking and cycling to public spaces, the potential new recreational and ecological uses and a new vista Clyst St George Church, will create the physical conditions for activity to happen, and bring the new neighbourhood to life.

STREETS FOR ALL

CREATING HEALTHY STREETS

The design of the new village at Addlepool Village will prioritise cyclists and pedestrians to encourage modal shift and recognise that streets are places which need to accommodate the movement of vehicles, alongside the need for people. Activity in the streets will be an essential part in creating a series of vibrant and lively new neighbourhoods with the development itself. This will create streets which will make it more attractive for people to choose to walk or cycle for short trips.



- **Streets to be designed to incorporate street furniture** to facilitate a 20mph (or lower) design speed with 20mph designations.

- **Principal streets to be tree-lined** where possible or set within pockets of green spaces to break up the built hard landscape – trees to have sufficient space to grow above and below.

- **The street network** will anticipate and respond to pedestrian and cycle desire lines and where these meet, shared surfacing will aid priority to pedestrians and cyclists.

- **New landscaping** will combine with existing landscaping to create layers that add sensory richness to a place – visual, scent and sound.

STREETS FOR ALL

SUCCESSFULLY ACCOMMODATING CYCLE AND CAR PARKING

The proposals will provide sufficient and well-integrated car and cycle parking serving both the new homes and the supporting non-residential uses. The design of the new neighbourhood will anticipate realistic levels of car parking in order to guard against the issues of insufficient car parking being provided whereby car parking 'overspills' onto the street to dominate streetscenes, and conflict with safe pedestrian and cycle movement.



- **Through the lifetime of the design and construction phase of the new neighbourhood,** the proposals will stay up to date with rapidly advancing electric car technology and will provide the necessary EVC charging points to serve the demands of new residents.

- **A range of creative parking solutions** are to be used to respond to different character areas and the function of the dwellings.

- **Secure and well-overlooked cycle parking** is to be provided in locations that are closer than the car parking spaces to the entrances of apartments and maisonettes.

- **New landscaping** will be used to 'settle' parked cars into the streetscenes. Where frontage car parking is used, space is to be provided to allow for new landscaping to be incorporated at approximate intervals of every four bays.

- **Where used, car parking courtyards** are to be limited in size, with dwellings located within the courtyards to provide natural surveillance.

STREETS FOR ALL

GREEN AND BLUE INFRASTRUCTURE

The new village will have creative surface water management at its heart to enrich the public realm, particularly the green infrastructure, and help to improve a sense of well-being and offer residents and visitors alike interaction with nature. As one of the richest habitats for a range of flora and fauna, the new drainage features will play a key role in maximising biodiversity enhancements. The green spaces will be defined by a connected network of different open space typologies, which will be overlooked by the new dwellings to afford strong levels of natural surveillance.



- **The green spaces** are to be defined by a range of specific characters and functions, such as 'woodland' and 'wildflower wetland meadows', rather than simply 'P.O.S'.
- **The structure of the new neighbourhood** will be defined by a connected and accessible network of green spaces incorporating the existing public footpaths, new paths for walking and cycling and connections to key destinations such as the new community orchards, allotments, wildlife areas and play spaces.
- **Creating a children's play area accessible to all**, will be designed with natural materials, with a rustic character and will respect the edge of settlement setting.
- **The new paths will create circular routes** in places in order to encourage higher levels of physical activity and social interaction, enhanced by trim trail stations which will further promote active lifestyles.
- **The connected nature of the green spaces** will provide wildlife movement and feeding corridors. This will provide plentiful opportunities for residents and visitors alike to interact with nature on a day-to-day basis.
- **Using the low-lying areas to create wetland habitats** to enhance the setting of the development and to provide Biodiversity Net Gain Opportunities.
- **Surface water run-off** will be captured and managed creatively and close to where it falls using features such as swales, basins and permeable surfaces.

STREETS FOR ALL

BACK OF PAVEMENT, FRONT OF HOME

Clear demarcations between public and private spaces will make it obvious what is public space and what is private, which is key to creating a safe and well-used public realm. Well-defined front gardens will play a particularly important role in the character of the new neighbourhood as they will encourage residents to personalise the front of their homes, whilst offering opportunities to sensitively integrate utility boxes.



- **The new neighbourhoods will provide defensible space and strong boundary treatments** to create the basis for a safe environment that minimises opportunities for crime.

- **Hedgerow planting** to front garden boundaries will be used in sensitive locations such as interfaces with the new green spaces.

- **Waste storage** is to be located away from front boundaries wherever possible.

- **Wherever possible and where used, ground floor apartments** will have their own front doors and semi-private amenity spaces to help enliven the street.

- **Balconies (including Juliet balconies)** to above ground floor apartments and maisonettes will help to enliven the streets of the new neighbourhood, increasing natural surveillance and providing access to the open air.

Executive Summary

Addlepool Village will deliver a high quality, self-contained, exciting and sustainable new village, creating homes and a neighbourhood which complements the existing character and needs of the local area. The Site is deliverable and, in Vistry, has the benefit of a house builder with the necessary experience and expertise to successfully guide a proposal through to implementation.

The Site is well located in relation to Exeter and the surrounding settlements' services and facilities. There are no technical impediments or environmental constraints that could not be mitigated through a sensitive and successful design, to deliver a high-quality proposal in this location.
