

# Addlepool Village

EAST DEVON



**VISION DOCUMENT**

September 2023

**Vistry Group**

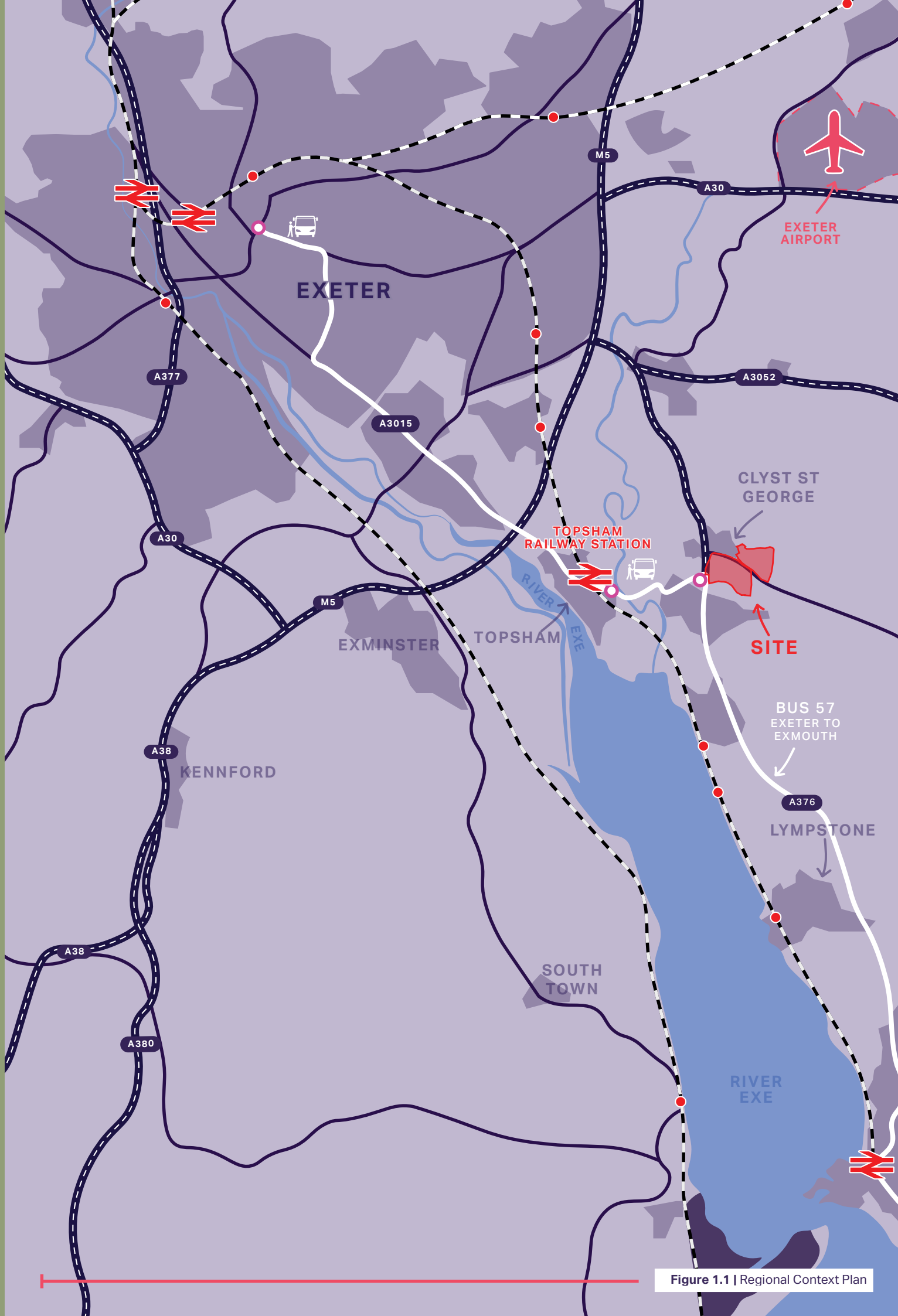


Figure 1.1 | Regional Context Plan



# Contents

## Executive Summary | Introducing Vistry

Introducing the Site	01
Site Features & Designations	03
Addlepool Village Opportunities & Influences	05
Our Vision for Addlepool Village   Placemaking Principles	11
Delivering our 'Vision'   Addlepool Village	13

- Context & Identity
- Nature
- Movement
- Public Spaces
- Supporting Uses
- Homes

The Masterplan   'How it Could Look'	31
Conclusion & Key Benefits	35

## Appendices

Planning Policy Background	39
Who will Deliver Addlepool Village?	41
Vistry's Sustainability Strategy	42

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## Executive Summary

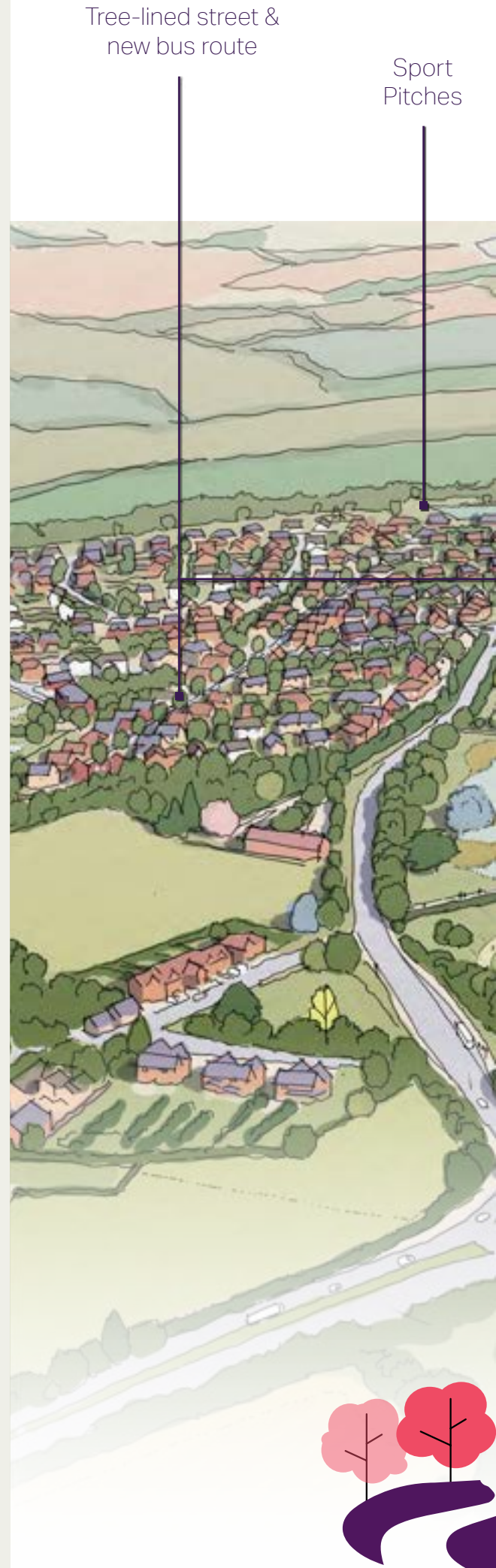
This document sets out Vistry's exciting vision for a new sustainable 'village'. Addlepool Village will deliver new homes and a neighbourhood which complements the existing character and needs of the local area. Much needed affordable homes, community facilities and a range of greenspaces will be created, respecting and enhancing the existing ecology and landscape, to help achieve a Biodiversity Net Gain.

This document confirms that there are no overriding constraints in terms of highways, landscape, ecology, drainage, or other matters, which would prevent the early delivery of the Site. The Site's sustainable location means that the neighbourhood can contribute significantly to meeting housing need early within the new Local Plan period.

The village provides an opportunity to deliver significant social, environmental and economic benefits. Addlepool Village has the means and ability to deliver a number of much needed services and facilities, including a local centre and new primary school, creating a self-contained, well-connected, high-quality development, which is centred on a rich and diverse network of green spaces, as well as improving sustainable transport links, via bus, foot and cycle.

The approach to the development of the Site will be to deliver social and environmental sustainability via good design and exemplary place making. This approach will also promote the use of technical best practice, social inclusion and the provision of new high quality green infrastructure, as set out in this Vision Document.

We very much look forward to genuine collaboration between the local community, stakeholders and East Devon District Council in developing the vision into fully worked up proposals aimed at delivering new homes at Addlepool Village.



New Local Centre  
(Health, Retail & Employment)

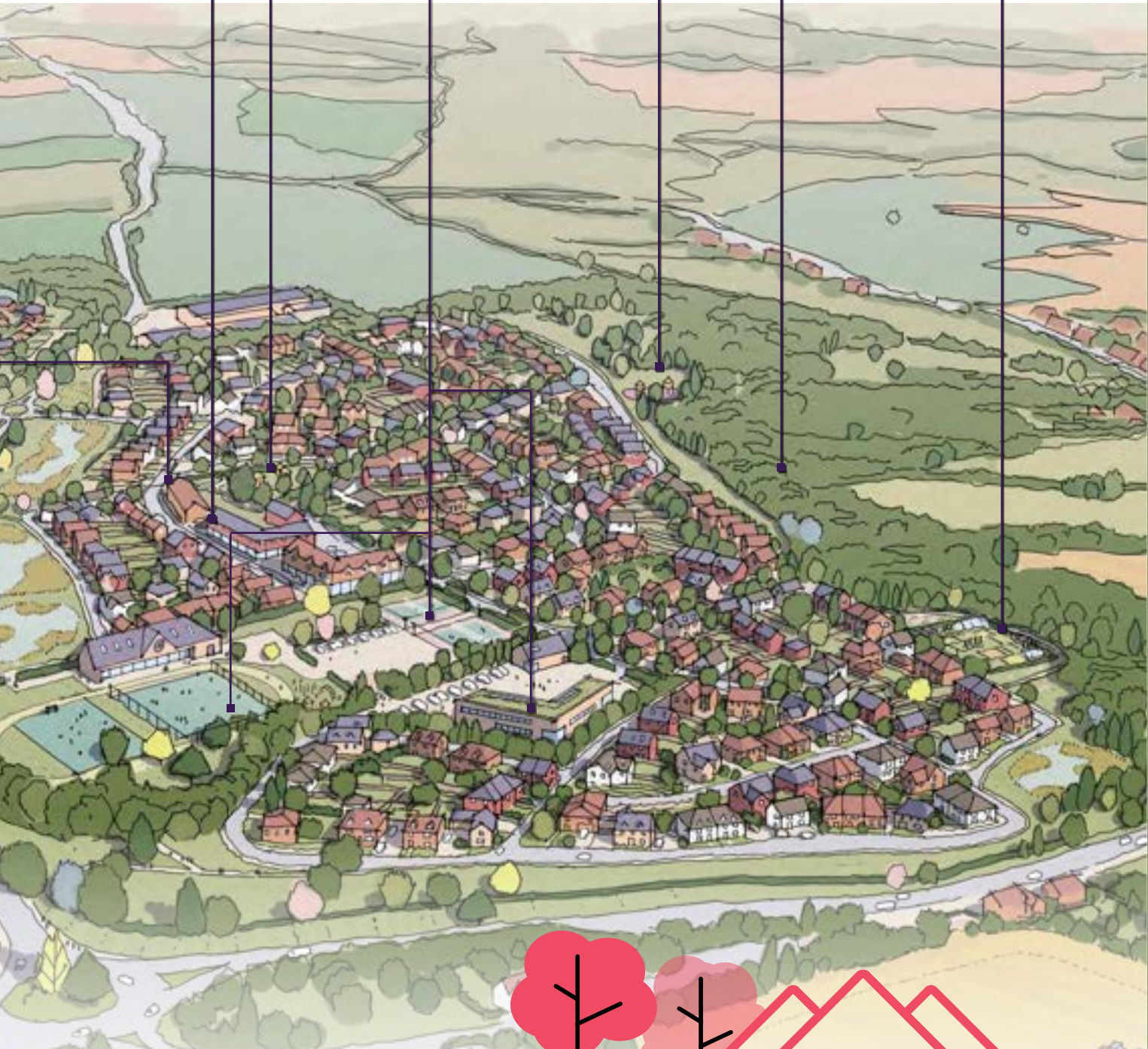
New woodland planting

New Village Green

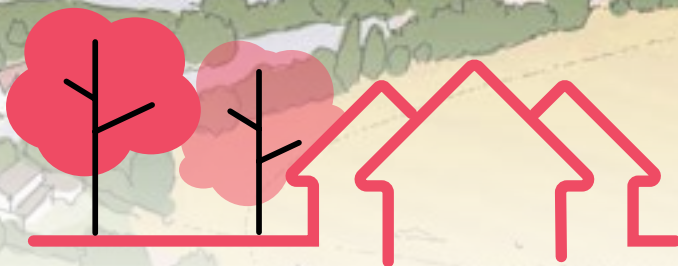
New Primary School, Playingfields & Community Tennis Courts

Formal & Informal Play Opportunities

Community Allotments & Orchards



## Introducing Vistry Group



Vistry Group was formed in January 2020 following Bovis Homes' acquisition of Linden Homes and Galliford Try Partnerships businesses. In November 2022 Vistry acquired Countryside Partnerships and became the top housebuilder in England by volume. The expanded Countryside Partnerships, working with local authorities, housing associations and investors to deliver affordable housing, is now the largest private sector provider of affordable housing.

Vistry has a HBF five-star rating and was awarded Large Housebuilder of the Year in 2021, testament to an ethos of doing the right thing across all operations and the company values.

# Introducing the Site

CSA Environmental have prepared this Document for Addlepool Village on behalf of Vistry Group (Vistry), who are working with the landowner to promote this Vision and new settlement for East Devon. The 37.0 hectare (Ha) Site presents an exciting opportunity to create a new sustainable, 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.

## DOCUMENT OVERVIEW

The purpose of this Vision Document is, therefore, to demonstrate that the Site represents a logical and sustainable residential-led 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 placemaking principles, Vision and Concept Plan for Addlepool Village.

## THE SITE'S 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 bound 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.

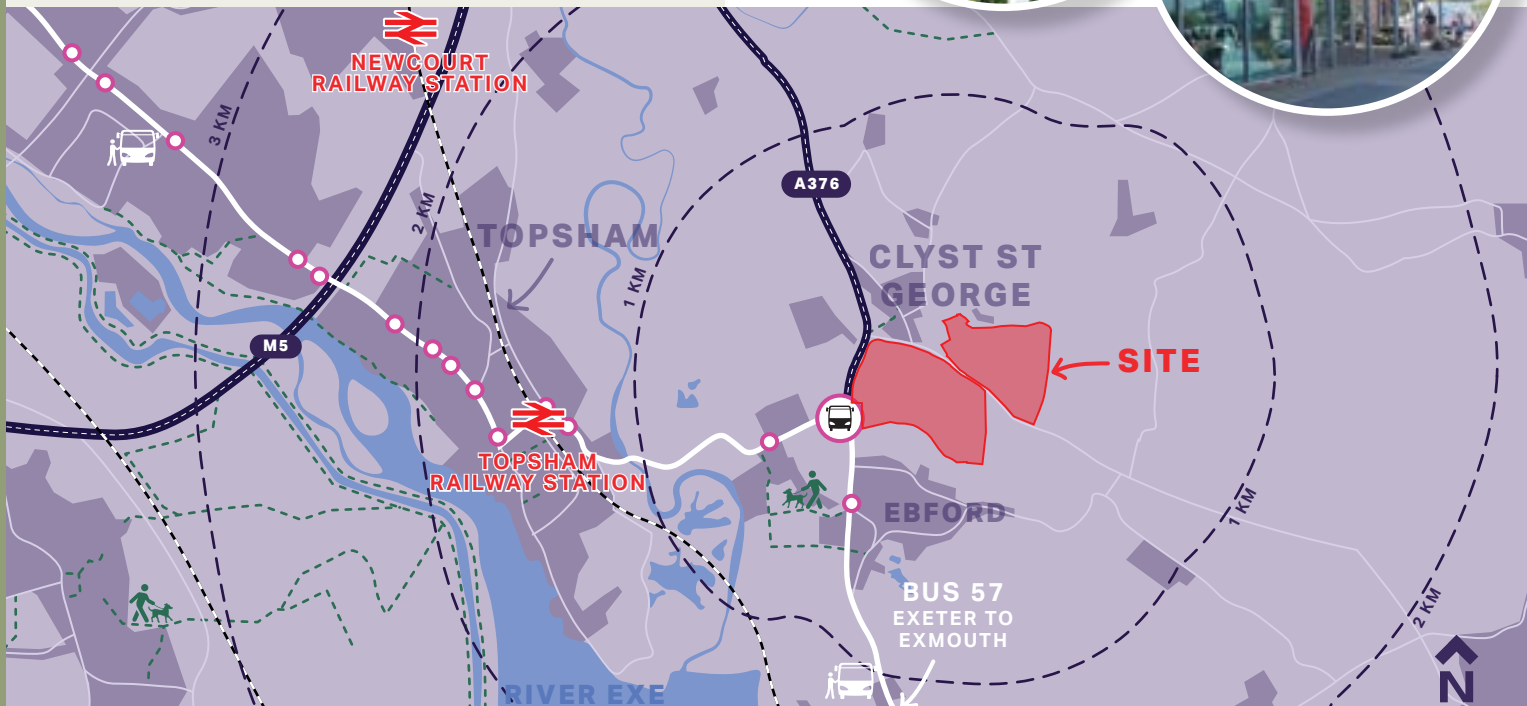


Figure 1.2 | The Site & Wider Context

### 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 directly by the Stagecoach 57 service from Brixington to Exeter via Exmouth and Topsham, and by the Dartline T service between Woodbury and Exeter. The 57 service runs buses every 15 minutes or so in the daytime. The nearby railway 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 St George and Dragon Public House located at the junction of Topsham, Road and the A376.

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.



Figure 1.3 | The Site & Immediate Context

# Site Features & Designations

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 and 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 the 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

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

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

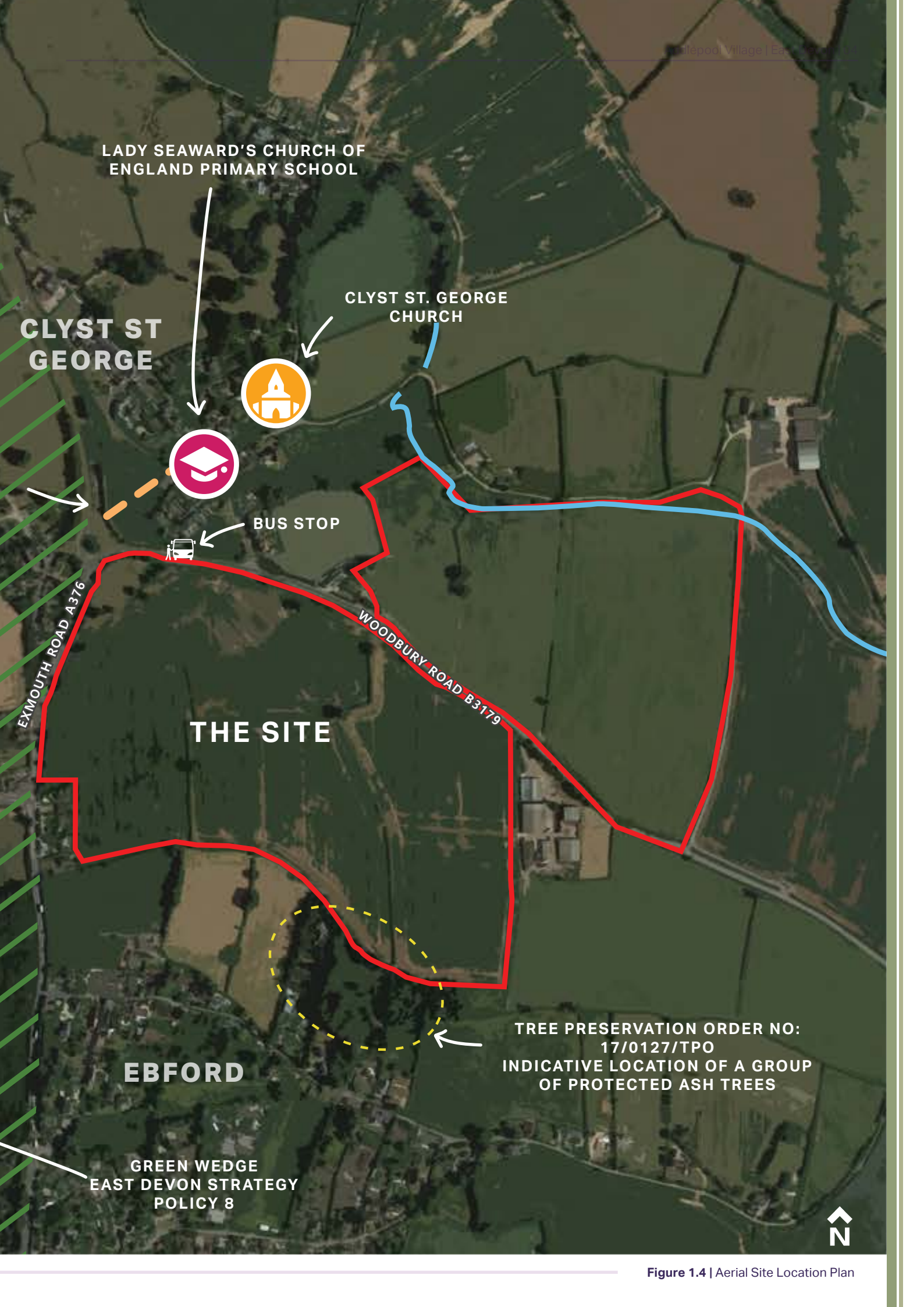
There is a TPO covering various trees located along the Site's southern boundary with the property Oak Ridge, Ebford Lane. The Site does not lie within or adjacent to a Conservation Area. The nearest is Topsham Conservation Area, approximately 1km west of the Site.

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

CLYST ST. GEORGE CHURCH



BUS STOP



EXMOUTH ROAD A376

WOODBURY ROAD B3179

THE SITE

EBFORD

GREEN WEDGE EAST DEVON STRATEGY POLICY 8

TREE PRESERVATION ORDER NO: 17/0127/TPO  
INDICATIVE LOCATION OF A GROUP OF PROTECTED ASH TREES



Figure 1.4 | Aerial Site Location Plan

# Addlepool Village

## 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 a tree-lined spine street and will connect the new homes to the proposed new facilities and beyond to the surrounding settlements.

### 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.

### LANDSCAPE

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

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.



WATERCOURSES WILL BE RETAINED AND SURFACE WATER CONTROLLED VIA A NETWORK OF SUDS FEATURES

NEW HOMES WILL BE LIMITED TO THE LOWER PARTS OF THE SITE TO ENSURE THEY ASSIMILATE TO THE EXISTING LANDSCAPE SETTING

## 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-eastern and south-eastern 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.



VIEW TOWARDS THE CHURCH RETAINED WITHIN AN OPEN AND GREEN CORRIDOR



EXISTING TREES AND HEDGEROWS RETAINED WITHIN GREEN CORRIDORS AND STRENGTHENED WITH NEW TREE AND WILDFLOWER PLANTING

# 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 on pages 09 and 10, and are summarised below and opposite:

## 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 woodland, 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, and wildlife and woodland areas, 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 connections 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, within new homes.
- 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.



# Opportunities and Influences

- CONTEXT & INFLUENCES**
-  Site Boundary: **Aprx. 37.00ha**
  -  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 Primary School
  -  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 Areas for Amenity/Recreation - Children's Play/Community Orchards/Allotments
  -  Potential Areas Habitat Creation

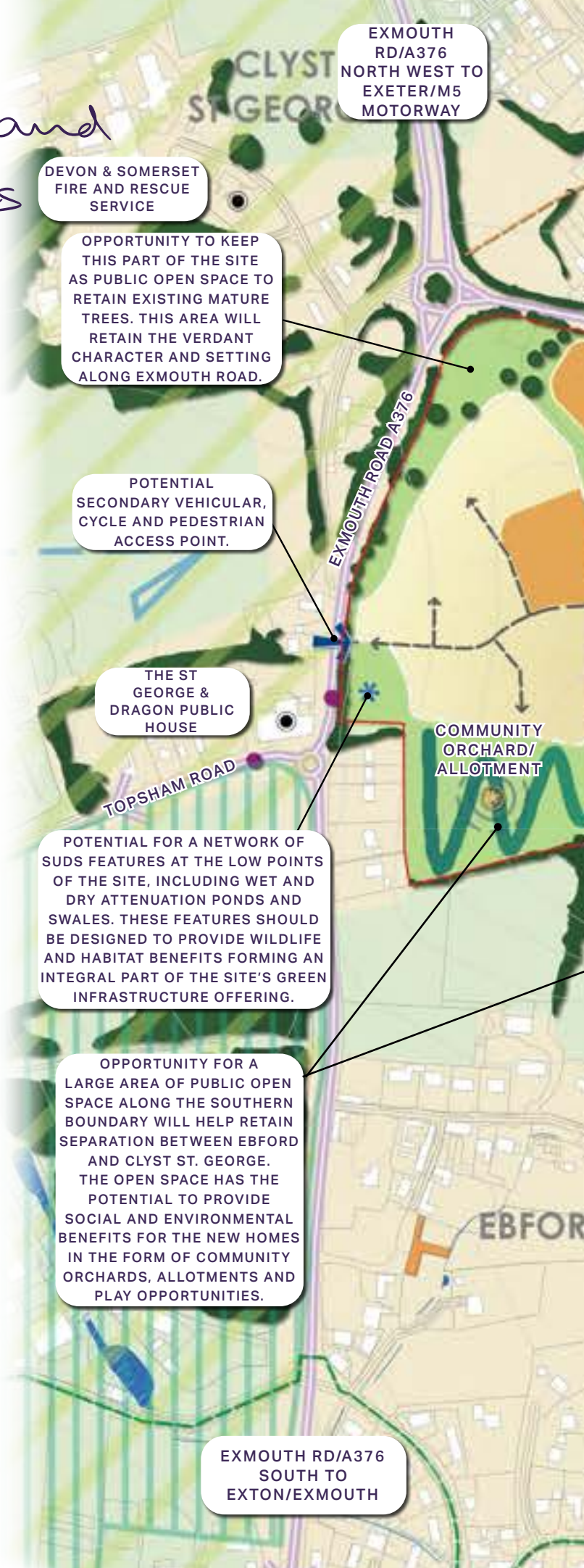




Figure 1.5 | Opportunities & Influences Plan



## Our Vision for

# Addlepool Village

Vistry will work with East Devon Council and the wider community to create a place that:

- Respects, integrates with, and enhances the distinctive character of the **natural environment** and **historic assets**;
- Creates a network of **multifunctional** green spaces, where **nature** and **people** can thrive amongst one another, promoting interaction with **wildlife** and **delivering BNG**;
- Encourages safe and healthy living by **prioritising pedestrians** and **cyclists** and minimising impacts of traffic, via offering a new **bus link** serving Addlepool Village;
- Deliver a range of **formal** and **informal play** opportunities, as well as **sports facilities** to promote an **active** and **cohesive** village;
- Creates a **supportive** and **inclusive community** that **maximises choices** for residents to live and work;
- Provides supporting uses and access to **a range of jobs** and **services** across convenience, leisure, and educational uses, that integrates with the wider communities of Clyst St George, Ebford and beyond;
- Creates a **resilient** and **energy-efficient** place that responds to the climate emergency and is future-proofed for future residents; and
- Delivers **high-quality** and **attractive** homes and spaces to live, play and work in.

RESPECTS,  
INTEGRATES  
& ENHANCES

DISTINCTIVE  
CHARACTER

NETWORK OF  
MULTIFUNCTIONAL  
GREEN SPACES

PRIORITIES  
SUSTAINABLE  
TRAVEL LINKS &  
CONNECTIONS

DELIVER PLAY  
FOR ALL &  
SPORTING  
OPPORTUNITIES

A RANGE  
OF JOBS &  
SERVICES

RESILIENT  
ENERGY-  
EFFICIENT

HIGH-QUALITY &  
ATTRACTIVE



# ... and the Placemaking Principles

*Our vision is to create a sustainable new neighbourhood, underpinned by the National Design Guide & National Model Design Code, by following these placemaking principles:*

Provide a range of high quality, attractive and energy efficient homes.

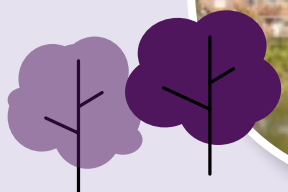
Work with and enhance the Site's existing landscape features, and respect the setting of the Listed Buildings, countryside and adjacent existing homes.

New homes supported by a number of new and accessible services and facilities, ensuring a cohesive and vibrant community can be achieved.

Maximise opportunities for Biodiversity Net Gain by creating multi-functional and connected open spaces, providing residents with opportunities to interact with nature on a day-to-day basis, as well as designated area for ecological enhancements.

Create an attractive and high-quality public realm that encourages a range of outdoor activities to encourage strong community interaction, healthier lifestyles, and a strong sense of well-being.

Encourage active travel by prioritising pedestrians and cyclists within the neighbourhood, and maximising public transport opportunities along the A376, including the provision of highway and pedestrian improvements.



# Delivering

# *Our Vision*





# Addlepool Village

# CONTEXT & IDENTITY

It is vital to understand the context, history and cultural characteristics of a site, its local context and its wider sub-regional setting.

## WIDER SETTING

Recognising its sub-regional context and Site setting, Addlepool Village will be a place that:

- Continues the pattern of locating new development along a **high frequency public transport corridor** with services to Exeter, Exmouth and surrounding settlements.
- **Respects** and **responds** to the **strong local vernacular**, as seen within Clyst St George and Ebford.
- Reflects the character of the surrounding homes with mainly 2 and 2½ storey buildings, with the limited use of 3 storey buildings in **key locations**, around the new **community facilities**, and in some locations along the **tree-lined street**.
- Includes widespread **new landscaping** to make an important contribution to the **character** and **quality** of Addlepool Village, and to also help mitigate and adapt to **climate change**.

## IMMEDIATE SETTING

Within its local context, the new homes will take into account its physical and heritage setting, as well as recognising the existing services and facilities which will the new homes will benefit from, by:

- Delivering a **high-quality**, comprehensively-planned new village which has sustainable travel at its heart.
- Delivering a **landscape-led** village, building upon the proposed package of sustainable travel improvements.
- Creating a physical environment that promotes a **balanced lifestyle**, a place that supports **healthy** and **sustainable travel** choices, and provides opportunities for the **community** to improve their health and well-being, through **recreation** and **growing** opportunities.
- Creating high-quality, functional **ecological networks** to benefit **biodiversity**, and a variety of safe open green spaces for recreation and leisure.

A376 north to Exeter



Enhance

Respect and enhance the local vernacular



Green Wedge East Devon Strategy Policy 8



Exmouth Road (A376)



Respect important view corridors



# ...e the Local Vernacular

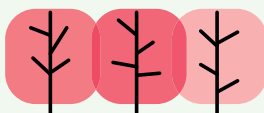


Figure 1.6 | Context & Identity Plan

# NATURE

**Nature contributes both to the quality of a place and the quality of its resident's lives. It helps to improve mental and physical well-being, and provides the basis to deliver a net gain for biodiversity.**

- Integrate and **connect existing landscape features**, and create new features as part of a site-wide network of multi-functional open spaces.
- Multi-functional open spaces to **enhance biodiversity**, allow wildlife to thrive, create character and improve people's sense of well-being.
- Retain **key landscape** views in and out of the site.
- Vistry will be aiming for **10% biodiversity net gain** in line with the Environment Act 2021 and local policy.
- **Climate resilience:** Carefully designed **sustainable drainage features** as integral parts of the green spaces to accommodate surface water drainage to manage stormwater locally (as close its source as possible), to **mimic natural drainage** and encourage its infiltration, attenuation and passive treatment.
- **Climate resilience:** New hedgerow, tree, thicket and wildflower meadow planting will help to mitigate and adapt to climate change.
- Incorporate bat boxes, bird boxes, bug hotels and other **wildlife habitat**.
- Vistry will work in partnership with the **British Hedgehog Preservation Society** and have formed a new partnership with the **Bat Conservation Trust**, to help protect these important species.
- Vistry are now business supporters of the **Bumblebee Conservation Trust (BBCT)**. This means that the new village will be designed to **support bumblebees and other wildlife** through the new planting of appropriate species.
- **Community orchard** to provide fruit growing opportunities and **ecological benefits**.
- **Ecological information boards** to explain how nature and biodiversity enhancements have been achieved at the new village.



**Inclusion of new woodland, native tree and thicket, orchard planting, and dark wildlife corridors for bats**



*Respect  
= En*

*Important wildlife corridors will be retained & enhanced*



*Green Wedge  
East Devon Strategy  
Policy 8*



**Bumblebee Conservation Trust**



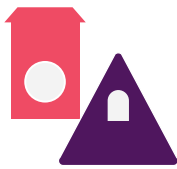
*Exmouth Road*



**British Hedgehog Preservation Society**



Integrate  
enhance Nature

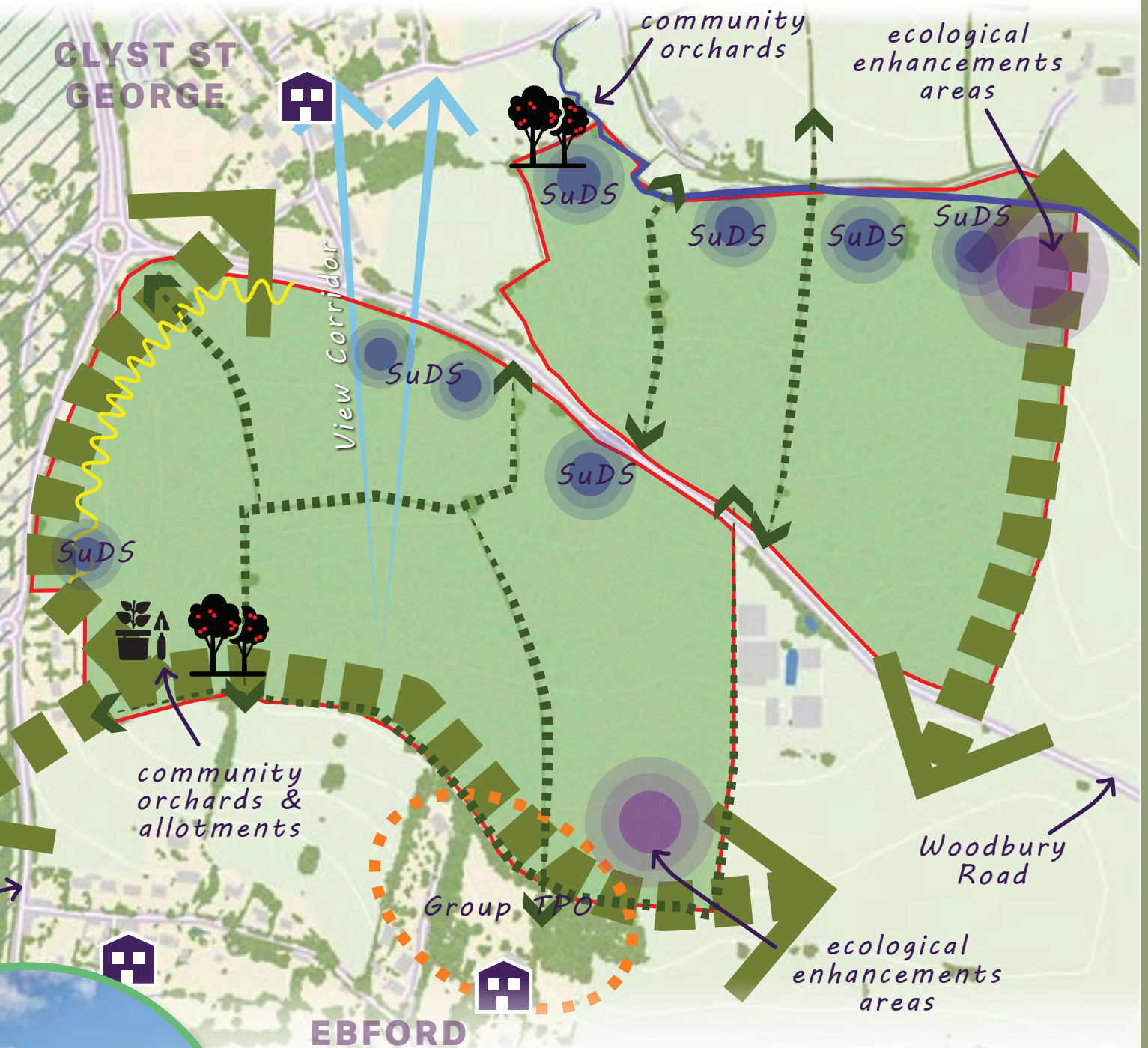


## Ecological Enhancements

Bat Roost Boxes & Bird/Owl Nest Boxes



Aim to achieve at least **10%** biodiversity net gain on Site



New structural planting 'green links' enhancing wildlife corridors



Existing hedgerows retained and enhanced to improve wildlife corridors



New homes set back behind new open space to protect the 'Green Wedge'



Figure 1.7 | Nature Principles Plan

# MOVEMENT

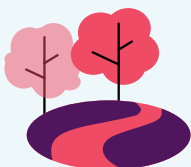
Patterns of movement, and the character of streets and spaces, are integral to creating a place that people want to walk, cycle and spend time in. Clear and obvious connections to new local facilities and uses will contribute significantly to the character and identity of Addlepool Village, as well as to personal health and well-being.

- The internal streets, public open space, and the Woodbury Road will be the focus for **new high quality routes and links**, connecting to the surrounding existing **Public Footpaths** and **bus stop** located along Woodbury Road, providing sustainable connections to the surrounding villages, towns and Exeter, and the railway station Topsham.
- **Climate resilience:** Encourage electric vehicles with charging at homes and in communal parking areas, and promote car clubs.

## Prioritise walking and cycling by:

- A network of **well-lit** (where necessary and not conflicting with ecological corridors), **accessible** and **safe traffic-free** routes, providing links to incorporate the wider Public Footpath network.
- Enhance foot and cycle **connections**, with all weather surfacing and clear wayfinding/signage.
- Prioritise movement patterns along **green corridors** and **tree-lined streets**, for health and well-being and to embed climate resilience.
- Natural surveillance to create safe and well-used routes.
- Opportunity to extend the **local bus route**, with an opportunity for a new bus route through Addlepool Village to serve the **new homes** and **community facility**, promoting **sustainable travel** options.

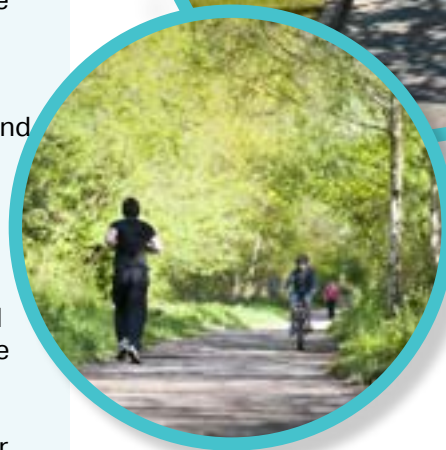
In addition to providing on-site connectivity enhancements, there is the opportunity for the highways improvements, with the proposed roundabout solution to control the flow of traffic along Woodbury Road, as well as a secondary and emergency vehicular access point along Exmouth Road, will also facilitate pedestrian and cycle improvements too.



**Linking & enhancing existing public footpaths to the wider community of Clyst St George, Ebford & beyond**



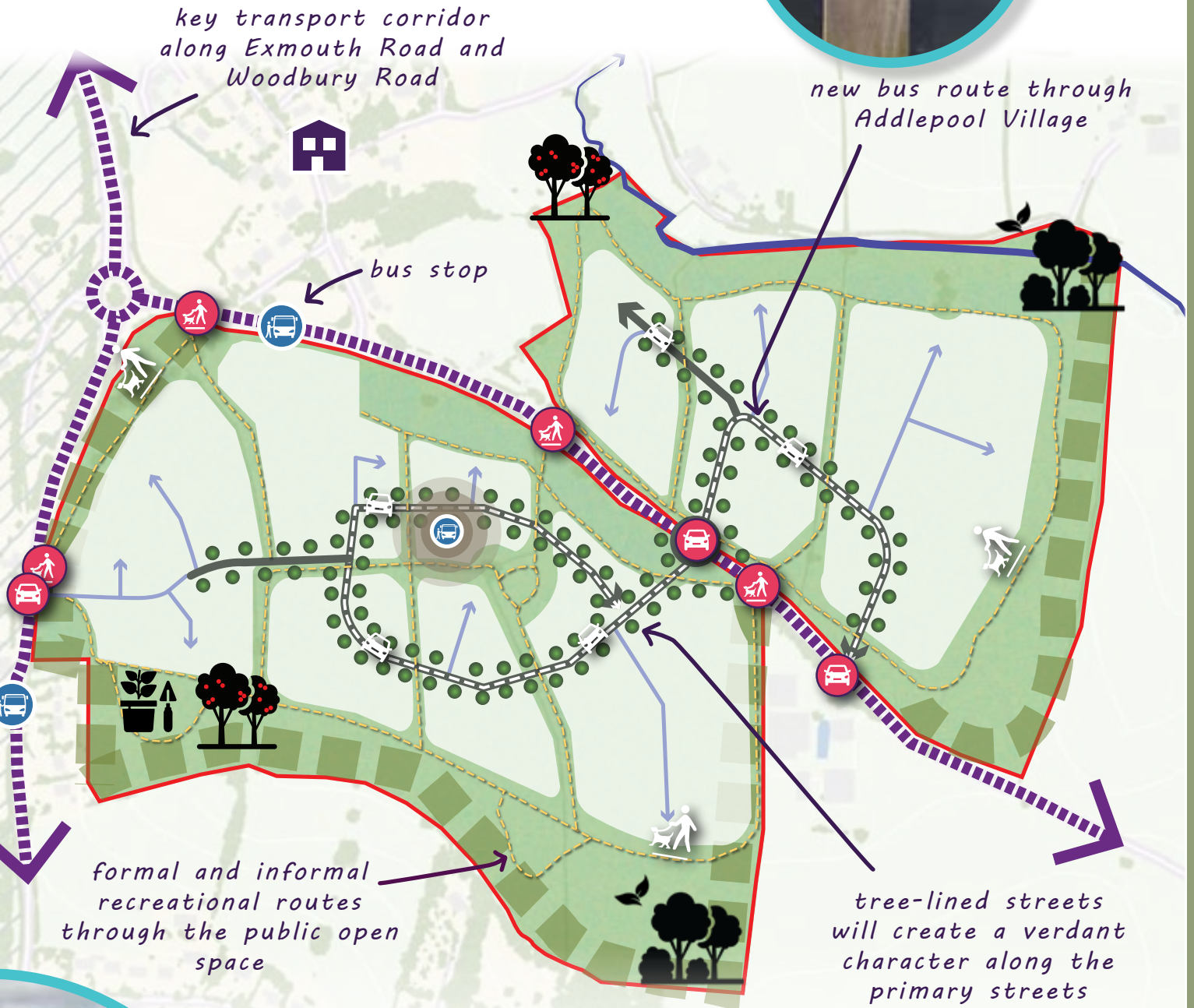
Sustainable  
Access



**4.6km+** of new recreational footpaths for pedestrians & cyclists



# Safe + Sustainable Connections







-  Potential vehicular, cycle and pedestrian access (incl. Emergency/secondary points)
-  Potential pedestrian and cycle link s
-  Potential Mobility Hub
-  Potential new bus route serving the new homes and facilities within Addlepool Village



Figure 1.8 | Movement Principles Plan

# PUBLIC SPACES

The quality of the spaces between buildings is as important as the buildings themselves. The public spaces within Addlepool Village will accommodate a variety of different purposes, in turn creating a wide range of open space characteristics.

Addlepool Village provides an opportunity to deliver a range of public open spaces as part of its green infrastructure network. These spaces will help address the aspirations of the Clyst St George's Neighbourhood Plan, which is seeking greater provision of open space and footpath networks.

- Around **17.45ha** or **45%** of the entire is set aside for **green infrastructure enhancements**, including large areas of informal/ semi-natural open space.
- **Three** areas for formal **children's play**, providing spaces for all ages and abilities. Informal play and Trim-Trails could be provided across the Village to enhance the recreation value.
- Provision of space for **sports pitches**, and informal kick-about areas.
- **Village Green**: A central village green will be created at the heart Addlepool Village will create a place for people to meet and socialise, emulating the village character.
- **Climate resilience**: The main street will be **tree-lined streets**, set within grass verges to create shade and help mitigate rising temperatures.
- A connected network of **public open spaces** with recreational routes and informal mown pathways around the new homes and open spaces.
- **Multi-functional spaces** along movement routes, to encourage intergenerational activity and use and providing residents with opportunities to **interact with nature** on a day-to-day basis.
- Weave opportunities for **habitat creation** through the village.
- Creation of food growing opportunities, via the creation of **orchards** and **allotments**.
- A **sustainable** and healthy place will be created by the creation of a '**20-minute neighbourhood**'.

Supporting  
+ Act



**3** New play areas for all ages and abilities



*green corridors forming integral parts of the new public open space*



## Sports Provision

new communal sports play pitches



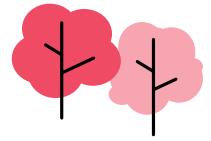
*existing on Site trees and hedge*

# Creating a Healthy Active Community

around **17.45ha** of Green Infrastructure



**45%** of the total Site area for walking, cycling, play, growing and habitat creation



recreational routes will meander through the new public open space and will be both formal and informal

SuDS features would form an integral part of the public open space



existing vegetation strengthened with native tree and thicket planting

ecological enhancement areas



- New Village Green at the heart of Addlepool Village (incl. new play area and village pond)
- New community orchards
- Ecological enhancement area with public access
- Children & Teenager Play Areas for all ages and abilities
- Sports Pitch provision
- Community Allotments

Figure 1.9 | Public Spaces Principles Plan

# SUPPORTING USES

Sustainable places have a mix of uses that support future residents in undertaking their everyday activities. With the baseline set, the opportunities for community buildings, schools, employment and homes can be sustainably integrated into the natural and built assets. This creates a sustainable place that embodies the 20-minute neighbourhood and healthy living.

- Opportunity for an area set aside for an **primary education facility**, the need for such will be decided through collaboration with the local education authority.
- Opportunity for **community space**, retail, specialist housing to meet the needs of the elderly, integrated **health care**, shared **works space** and **cafés**.
- Opportunity for a central **Mobility hub** including cycle hire/repair/charging, online pick up and delivery, and **bus connections**.
- **Accessible spaces for all**, including those with wheelchairs or prams.
- Creation of food growing opportunities, via the creation of **community orchards and allotments**
- Network of **multi-functional spaces** along movement routes, to encourage intergenerational activity and use and providing residents with opportunities to **interact with nature** on a day-to-day basis.
- A **sustainable** and healthy place will be created by the creation of a '**20-minute neighbourhood**'.

A Range



Provision for a new **Local Centre** to support the new homes



*education facility will cater for children living in the neighbourhood and would promote walking the school*



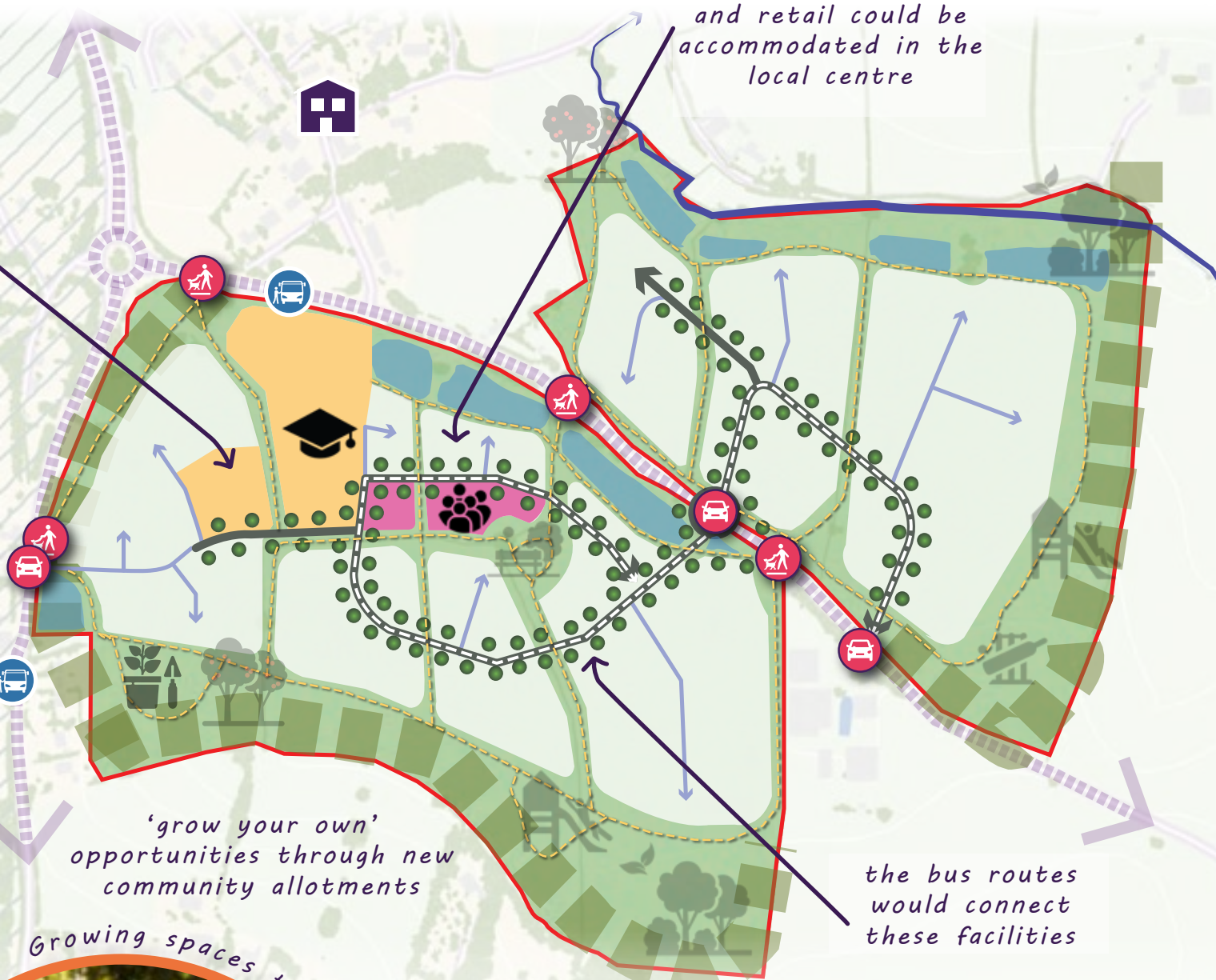
Sustainable links and easy access to **transport and employment** areas at **in Exeter, Exminster & Exmouth**



Provision for a new primary school

# of Local Services & Facilities

a 20-minute neighbourhood means the community facilities are accessible to all



co-working spaces, mobility hub, health and retail could be accommodated in the local centre

'grow your own' opportunities through new community allotments

the bus routes would connect these facilities

Growing spaces to create social cohesion

a place where people want to live and work

-  Area for primary school site, including playingfield
-  Local Centre, which could include retail, health and mobility hub




Figure 1.10 | Supporting Uses Principles Plan

# HOMES

Addlepool Village will deliver up to 700 high quality and attractive homes. These homes will be truly sustainable.

- Provide a **range of housing types** and tenures that **meet local need**. This may include first time buyer homes, family homes, and for those wishing to downsize.
- Vistry will work collaboratively with East Devon District Council and registered providers (RPs) to provide **35% affordable housing** across a range of different tenure types.
- Predominantly 2 storey buildings, responding to the local context, with up to 3 storeys within the heart of the village.
- Recognising the **climate emergency**, truly sustainable homes will be achieved as follows:
  - **June 2025:** All of Vistry's homes will be **Zero Carbon 'Ready'**: This will be the Future Homes Standard of 75-80% reduction in carbon emission (from 2013 Part L baseline).
  - **2030:** Vistry are committed to building **Net Zero Carbon Homes (in-use) by 2030**: The designed carbon emission rate is 'zero' for regulated energy with grid decarbonisation for unregulated energy.
  - **2040: Net Zero Carbon Homes (Construction) from 2040.** Carbon emissions associated with building homes will be zero, including the emissions from the building's products and construction operations.

- A variety of densities will help to create differently **recognisable character areas**.
- New homes have been **sensitively located** to **respect** visual setting and the existing topography.
- New homes will provide **active frontages** and will overlook public open space, car parking areas, and recreational routes to ensure **safe** and **secure** village can be delivered.

 **35%**  
Affordable Housing  
- Policy Compliant

 **Electric Vehicle Charging Points to all new homes**

Sustainable  
Homes



**700**  
New Homes



around **1,680**  
New people  
live here



*net zero carbon  
ready homes*



# able New es For All



new homes fitted with EVC charging points

varied streetscenes at junctions to promote pedestrian priority

higher density at the centre of the neighbourhood, with potential units above local centre



lower density homes to the peripheral areas of the neighbourhood

accessible spaces for all, promoting an integrated and cohesive neighbourhood

New homes set within an extensive network of greenspaces





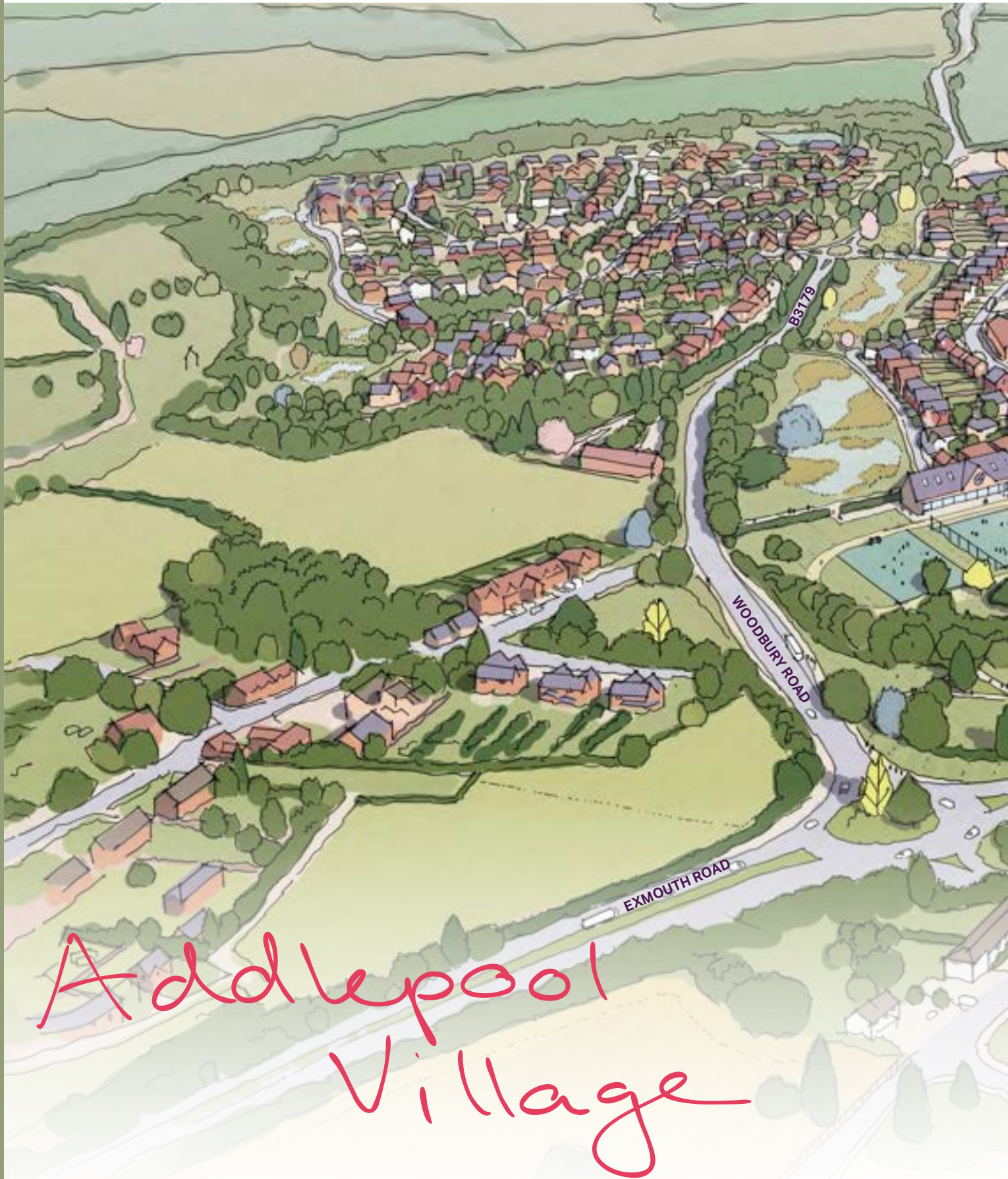
-  Up to 2 Storey Homes
-  Up to 2½ Storey Homes
-  Limited use of 3 Storey Homes at key locations along the spine street & local centre
-  Primary School Site



Figure 1.11 | Homes Principles Plan



**Addlepool Village will deliver a high quality, self-contained, exciting and sustainable new village, creating homes and a neighbourhood which complement the existing character and needs of the local area and beyond.**



This visualisation demonstrates how the new homes and community facilities sit within a diverse framework of green infrastructure, connected via an extensive network of foot and cycleways. The village also offers ecological enhancements, community orchards, allotments, sports pitches, and formal/ informal recreational opportunities. Combined with the vast amounts of new woodland, tree, meadow planting, and pocket greens, shows how a truly sustainable, healthy and vibrant community can be achieved.

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.



**'A Connected & Accessible Neighbourhood'** | Tree-lined street supporting a new bus route, foot and c



ycleways will ensure that the new community assets are within a safe and walkable distance to everyone.

# The Masterplan

*'How it could look'*

The Concept Masterplan & 3D Illustration have been prepared as an early Vision for how Addlepool Village could be brought forward. It follows the six placemaking principles outlined on the previous pages. We plan to engage and work with the local community and all key stakeholders, including East Devon District Council, to evolve and shape the proposals for the new village.



- ADDLEPOOL VILLAGE PROPOSALS**
- Site Boundary: **Aprx. 37.00ha**
  - Proposed Vehicular Access Point
  - Proposed Secondary Vehicular Access Point
  - Proposed Developable Area (**Aprx. 17.50ha**) Up to **700 dwellings**
  - Proposed Location for Primary School
  - 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 Tree-Lined Primary Vehicular Route through the New Developable Area
  - Indicative Secondary Streets within the Development
  - Potential Pedestrian and Cycle Links
  - Proposed Recreational Routes
- INFLUENCES & CONTEXT**
- Existing Vegetation
  - Scheduled Monuments & Listed Buildings
  - Existing Bus Routes/Bus Stops & Vehicular Routes
  - Existing Watercourses & Bodies
  - Existing Public Rights Of Way

A LARGE AREA OF PUBLIC OPEN SPACE AND WOODLAND PLANTING 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.



NEW RECREATIONAL FOOTWAYS WILL MEANDER THROUGH THE OPEN SPACE, PROVIDING OPPORTUNITIES FOR INFORMAL PLAY AND RECREATION, CONNECTING THE NEW COMMUNITY ASSETS, TO PROMOTE A HEALTHY AND ACTIVE COMMUNITY.

LADY SEAWARD'S COFE PRE & PRIMARY SCHOOL

ECOLOGICAL ENHANCEMENT AREAS



COMMUNITY ORCHARD

SUDS

SUDS

SUDS

SUDS

SUDS

SUDS

PROPOSED LOCATION FOR LOCAL CENTRE

'VILLAGE GREEN'

SUDS

PLAY

PROPOSED LOCATION FOR SPORTS PITCHES

WOODBURY ROAD B3179

PLAY

ECOLOGICAL ENHANCEMENT AREAS

PROPOSED MAIN VEHICULAR, PEDESTRIAN AND CYCLE ACCESS FROM WOODBURY ROAD.

NEW GREEN SPACES FOCUSED ON THE EXISTING GREEN INFRASTRUCTURE AND WILL PROVIDE BOTH SOCIAL, ECOLOGICAL AND ENVIRONMENTAL BENEFITS FOR BOTH NEW AND EXISTING RESIDENTS.

NEW WOODLAND PLANTING TO STRENGTHEN THE EXISTING VEGETATION AND GROUP TPO, TO HELP FILTER VIEWS OF THE NEW HOMES AND RESPECT THE SETTING OF THE SURROUNDING COUNTRYSIDE.

TO ADDRESS THE LACK OF LOCAL OPEN SPACE, SPORTS PITCH AND PLAY PROVISION WILL BE DELIVERED WITHIN A LARGE AREA OF PUBLIC OPEN SPACE.

RECREATIONAL ROUTES AND GREEN INFRASTRUCTURE WILL CONNECT TWO DEVELOPMENT PARCELS.

Figure 1.12 | Emerging Concept Masterplan



**'A Village Heart'** | A central 'village green' incorporating existing vegetation, new planting, 'village pond' and space



es for recreation, will be easily accessible to the community facilities and new homes.

# Conclusion &

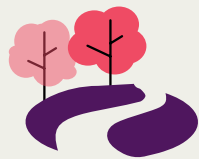
## Key Benefits

**Addlepool Farm represents an opportunity to create a self-contained, sustainable, thriving and deliverable new settlement for East Devon.**

This Vision Document shows how the new village could deliver for up to 700 new homes, including 35% affordable homes, a new primary school and local centre. The new homes and local facilities will be supported by green infrastructure and can be planned and designed to reflect a truly walkable community, well-connected to surrounding villages and larger towns and cities, by walking, cycling and sustainable travel options, based upon a set of six placemaking principles. There is also the opportunity to deliver a new bus route through the village with off-site highways improvements along Woodbury Road and the A376 to enhance connectivity and safety for new and existing residents.

Addlepool Village is viable, achievable, realistic, logical and deliverable - it is unfettered being in one ownership and under the control of a single experienced developer. The Site represents a significant opportunity to assist East Devon District Council in fulfilling its housing needs and those of the wider housing market area.

To take the Vision forward, we aim to work with planning officers to establish policy parameters, and bring the local community in to help design the Site within that context. This may comprise of a series of public consultation events to discuss and sketch ideas, and build upon the emerging principle set out in this Vision Document.





ts and orchards, will allow residents to grow their own and promote a healthy and active lifestyle | **'A Place to Grow'**

# Appendices





# Planning Policy Context

**This section focuses on the national and local planning policies most relevant to the Vision and proposals for Addlepool Village.**

## NATIONAL PLANNING POLICY

The National Planning Policy Framework was revised on 5<sup>th</sup> September 2023 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.

A public consultation on the East Devon Draft Local Plan 2020-2040 ran from November 2022 until January 2023, based around a draft version of what, with some omissions, a final local plan could look like.

The responses to the consultation are now being reviewed by officers and councillors on the East Devon Strategic Planning Committee, with a view to amending the plan in response to the feedback, including the work on site allocations.

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 the parish of 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".

Later in 2023 it is likely that the council will produce a new Local Development Scheme which will set out what is likely to be a new timetable for production of the local plan, and will consult the public again on proposed changes to the draft Local Plan.



## NEIGHBOURHOOD PLAN

Clyst St George's Neighbourhood Plan was made in January 2019, following a successful referendum in November 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.





# Who will deliver Addlepool Village?

Vistry Group is seeking to work with the local community, key stakeholders and East Devon District Council to deliver the neighbourhood, realising its benefits and opportunities for Addlepool Village.

## Who we are?

Vistry Group was formed in January 2020 following the successful acquisition of Linden Homes and the Galliford Try Partnerships & Regeneration businesses by Bovis Homes Group PLC.

Most recently, Vistry Group have acquired Countryside Partnerships, further strengthening the business and making them one of the leading housebuilders in England by volume.

Vistry operate nationally and have retained the market housing brands of Bovis, Linden and Countryside Homes. Vistry also now run an expanded Countryside Partnerships, working with local authorities, housing associations and investors to deliver affordable housing through Partner Delivery Programmes and Mixed Tenure offerings, and are the largest private sector provider of affordable housing.

## What we do?



COUNTRYSIDE  
Homes

## A partner you can trust



Linden  
HOMES



# Vistry's 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.

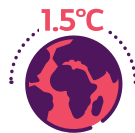
It includes a commitment to setting carbon reduction targets consistent with the reduction required to keep warming at 1.5°C and the development of a roadmap to deliver net zero carbon homes.

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 of the Supply Chain Sustainability School and members of the Future Homes Task Force.



## Our operations



- 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.

## Waste and Resources



- 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.



- We identify, manage and mitigate all environmental impacts through our ISO 14001 certified management system.



- Waste Recycling data for 2020 resulted in an annual total of 95% recycling rate.



## 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

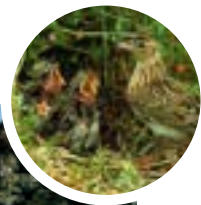


Netherhall Park, Great Barr



### Hedgehog highway

At Bovis Homes we're proud to contribute to the welfare and future of these declining creatures.



The Green, Winchester Village



Twigworth Green, Twigworth

S106

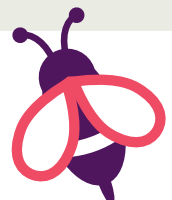
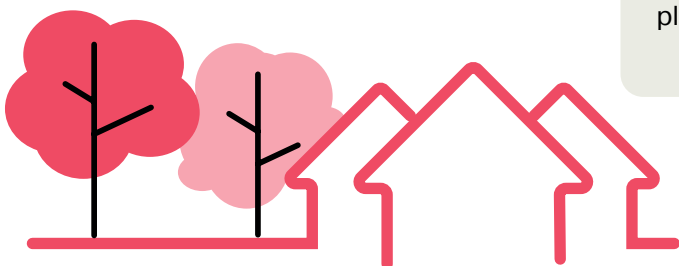
### Nature

Our approach to development design focusses on the principles of Green Infrastructure (GI) - 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 Environment Act, we are seeking to assess and future-proof our schemes.

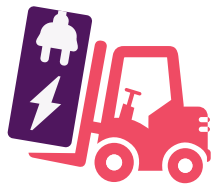
We are in partnership with the British Hedgehog Preservation Society and have formed a new partnership with the Bat Conservation Trust, to help protect these important species.

Vistry Partnerships are now business supporters of the Bumblebee Conservation Trust (BBCT). The aim of this sponsorship is to ensure our sites across the country are helping to support bumblebees and other wildlife with our planting.





Unwrapped home, Emmbrook Place



## Future Homes Standard

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).

We are conducting extensive reviews of renewable technologies and products to ensure we offer the most technically robust solution which is right for our customers.

Building upon its fabric-first approach, Vistry currently aims to: make its entire build process as efficient as possible;

- reduce energy demand within its homes;
- decarbonise the heating of homes;
- facilitate the use of electric vehicles;
- and provide green infrastructure at the forefront of its developments.

## Countryside Partnerships



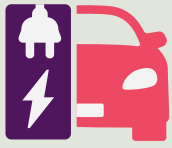
### AFFORDABLE HOUSING & PLANNING OBLIGATIONS

We work collaboratively with local authorities and registered providers (RPs) to provide affordable housing across a range of different tenure types.

Planning obligation spend in 2020 was £50.5m which contributes to the needs of the communities we build in.

Countryside 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.





Electric Vehicle Charging Points to all new homes

**4.6km+** of new recreational footpaths for pedestrians & cyclists



**700** New Homes incl.

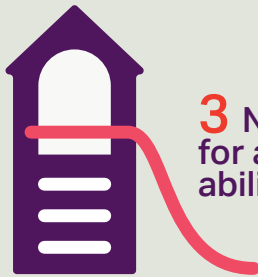
**35%** Affordable Housing - Policy Compliant



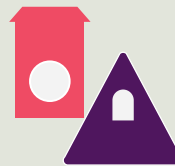
Provision for a new **Local Centre** to support the new homes



around **1,680** New people live here



**3** New play areas for all ages and abilities



**Ecological Enhancements**

Bat Roost Boxes & Bird/Owl Nest Boxes



Aim to achieve at least **10%** biodiversity net gain on Site

around **17.45ha** of Green Infrastructure



around **1.83Ha** SuDS provision

**45%** of the total Site area for walking, cycling, play, growing and habitat creation



**Sports Provision**

new communal sports play pitches

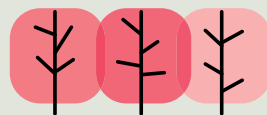


Provision for a new primary school

Sustainable links and easy access to **transport and employment** areas at **in Exeter, Exminster & Exmouth**



Linking & enhancing existing public footpaths to the wider community of Clyst St George, Ebford & beyond



Inclusion of new woodland, native tree and thicket, orchard planting, and dark wildlife corridors for bats

# Vistry Group

Vistry Group Strategic Land  
September 2023