



CHAPTER 2:  
**OUTLINE PLANNING  
APPLICATION PROPOSALS**

# 2.1. SUMMARY AND STATUS OF THE PROPOSALS

**2.1.1. The parameter plans and associated wording in this chapter are to be ‘fixed’ as part of the outline planning permission and these provide a framework for future, more detailed designs. This approach is illustrated on the masterplan cascade diagram, presented opposite.**

2.1.2. In order to provide as much helpful design information as possible at each appropriate stage a phased ‘cascade’ of plans is proposed. This allows for flexibility and adaptability so that the design of each phase can respond to issues important at a particular time or in a particular location on the site, but held within a consistent parameter approach. Importantly, the cascade sets a framework to provide for future design fixes at an appropriate time, as referred to in this chapter.

## DESIGN INFORMATION SUBMITTED AS PART OF THIS OUTLINE APPLICATION

2.1.3. The following elements form part of this application;

### Parameter plans

2.1.4. The parameter plans are fixed and for which planning permission is sought. They will provide information for;

- » Land use

- » Access and movement
- » Building heights

### Supporting Design Strategies

2.1.5. The parameter plans will be supported by a clear set of design strategies that are set out in chapters 7 – 9 of the Design and Access Statement. In conjunction with the parameter plans a number of strategy plans may be identified as forming part of the Planning Application for the site by the Local Planning Authority. They are;

- » Street Hierarchy
- » Foot, Bus and Bike
- » Legibility Framework
- » Play Strategy
- » Cut and Fill
- » Residential Phasing

### Key Area Plans

2.1.6. Additional, more detailed design material of an illustrative nature is contained within the following key area plans where specific spatial principles are suggested;

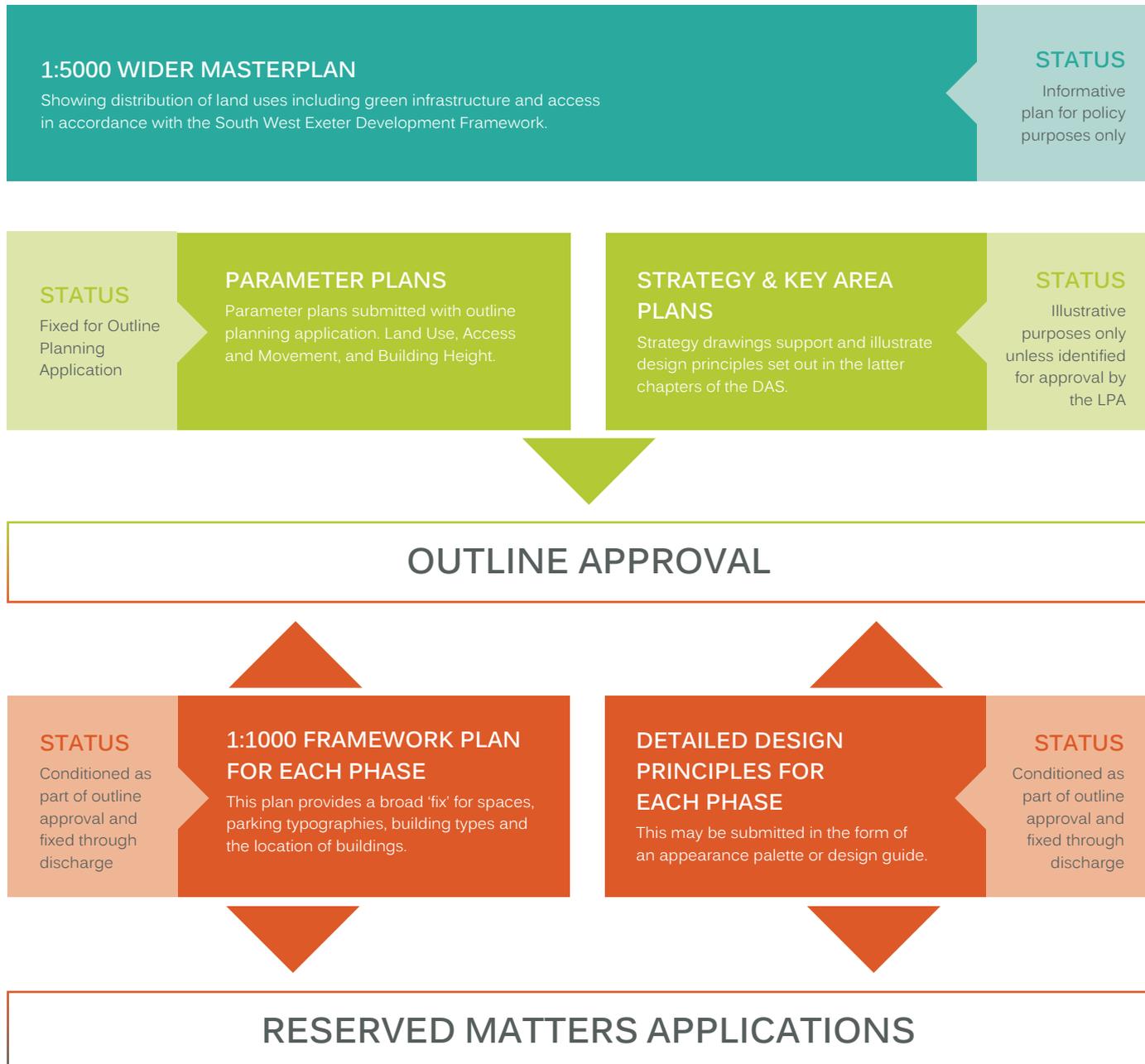
- » A379 corridor
- » Mixed use centre and bridge
- » SM (Scheduled Monument)
- » Matford Valley Park
- » SANG

## DESIGN MATERIAL TO BE SUBMITTED POST APPROVAL OF THE OUTLINE PERMISSION IN ACCORDANCE WITH THE CONDITIONS

2.1.7. The following material will be prepared subsequent to the submission and approval of the outline planning permission. It will build on the principles set out in the Illustrative Design chapters of the DAS to show how a high quality place can be created that delivers the key vision objectives and design principles;

- » Framework Plans. They will consist of a 1:1000 illustrative plan showing indicative locations for plots and buildings and will be prepared for each phase of development. These plans will cover approximately 500 dwellings and will illustrate how the design principles in the DAS will be applied at a more detailed level.
- » A design guide or appearance palette. This short document will set out information on the proposed appearance of the area covered by the 1:1000 Framework Plan. It will provide principles for architecture, materials, landscaping and parking and references the principles presented within the DAS.
- » All of the above will be required (by condition) to be submitted prior to the submission of reserved matters applications.

## MASTERPLAN CASCADE



## 2.2. LAND USE

2.2.1. **The land use parameter plan presented here defines the extent of the proposed land uses.**

### RESIDENTIAL

2.2.2. Up to 35.57ha will be provided for residential development (excluding land for education uses). The Development comprises 1,350 dwellings, which will be delivered in a range of types and tenures. If the secondary school site does not come forward, the number of dwellings will increase to a maximum of 1,500.

2.2.3. The development proposes a phased approach; this is detailed in section 8.8.

### MIXED USE CENTRE

2.2.4. A mixed use centre of up to 0.77ha will be provided. It will include retail, community and residential uses.

2.2.5. Maximum floorspace amounts for the mixed use centre are set out in the table below;

#### Mixed use Floor Space

Use	Maximum Floorspace (m2)
Local Centre (Uses A1, A2, A3, A4, A5, D1)	2,000
Community Building (Use classes D1/D2)	1,000
Health (Use class D1)	500
Small scale B1 as part of Local Centre (Use Class B1 (a))	2,000

### EDUCATION

2.2.6. Education provision on site will be delivered in accordance with Devon County Council's education brief.

2.2.7. The development will provide a primary and secondary school in the form of a single education campus. Up to 2.2ha and 5.60ha will be provided to accommodate a primary and secondary school respectively as part of the development. This site will also include an early years facility.

2.2.8. The primary school entrance should be accessed from a public space which is adjacent to or part of the bridge crossing square. Every effort should be undertaken to ensure that the secondary school is appropriately located within the education site to allow it to be an integral and valuable element of the local centre and contribute to the community and vibrancy of the development.

### PUBLIC OPEN SPACE

2.2.9. Up to 17.52ha of public open space will be provided on site to include Matford Valley Park, incidental green space, drainage, new planting, play areas, other associated open space and infrastructure including access.

### SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANG)

2.2.10. The development will provide up to 25.54ha of SANG assuming the provision of 1,350 dwellings. This will be designed and delivered in accordance with the SWE 3 policy.

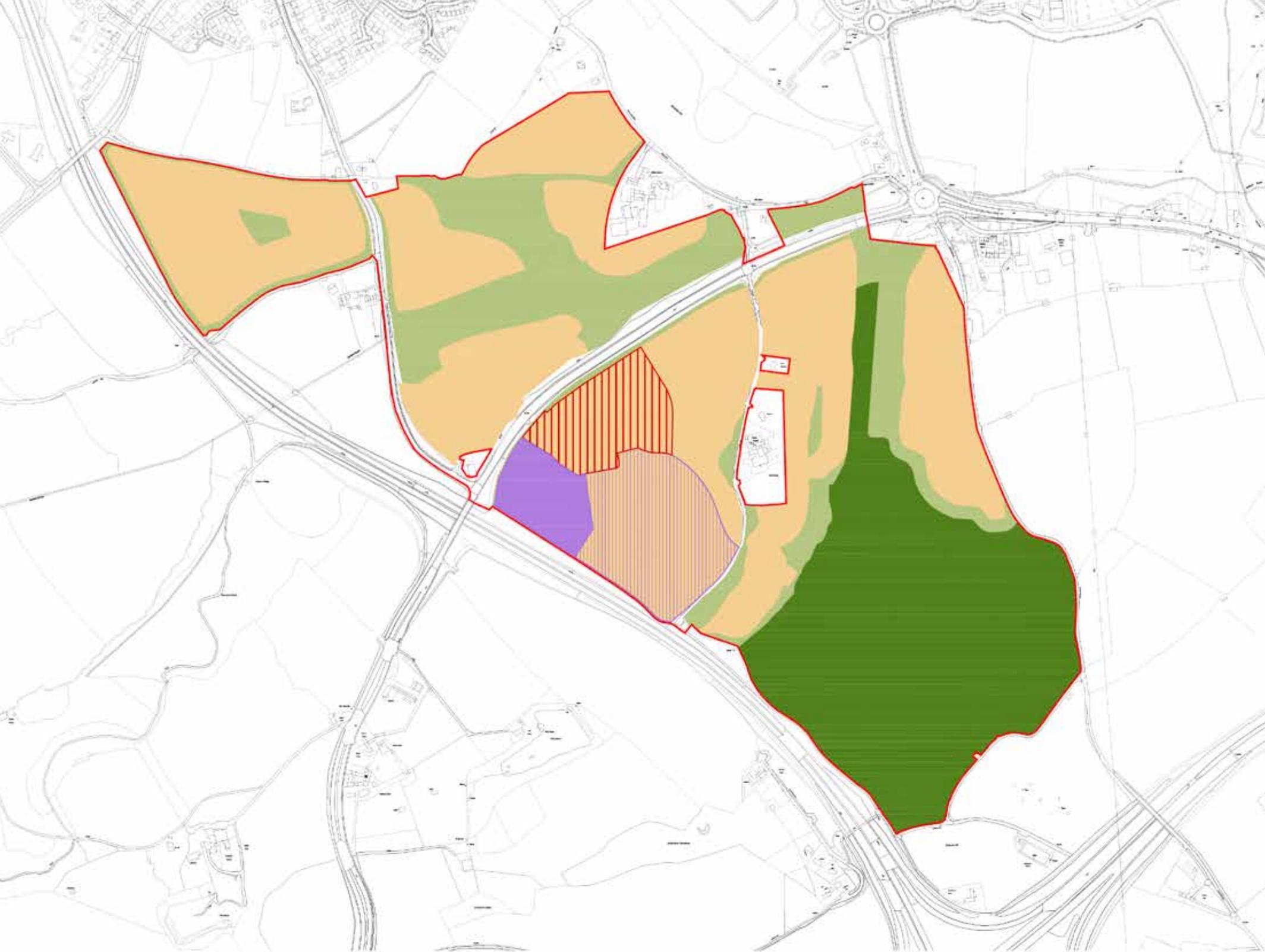
2.2.11. If the secondary school does not come forward this parcel of land will provide its own SANG.

### SURFACE WATER DRAINAGE

2.2.12. Sustainable Urban Drainage Systems (SUDS) will be provided within areas of public open space.

### GYPSY AND TRAVELLER PROVISION

2.2.13. As part of the overall mix of dwellings, provision will also include for gypsy and traveller pitches. These will be included in the overall dwelling numbers, rather than being in addition to them. For 1,350 dwellings, 16 pitches would be included in the above mix. Should an additional 150 dwellings be provided, in the absence of the secondary school, further provision as part of the unit mix would be considered.



Land Use Parameter Plan

- |   |   |   |  |
|---|---|---|--|
|  | <b>Red Line Boundary</b>  |  | <b>Area of Mixed Use and Residential</b><br>(inc. retail, residential, community and infrastructure)<br>(A1, A2, A3, A4, A5, B1a, D1 & C2)   |
|  | <b>Residential</b><br>(inc. incidental green space, access, drainage and infrastructure)  |  | <b>Area for SANGS</b><br>(Suitable alternative natural green space)  |
|  | <b>Site for initial Primary Education</b><br>(inc. infrastructure)  |  | <b>Area of Green Infrastructure</b><br>(inc. public open space, incidental green space, drainage, redirection of Mafford Brook, new planting, play areas, other associated open space, retained green infrastructure and infrastructure including access & habitat creation) |
|  | <b>Site for secondary education and expansion of primary school or Residential</b><br>(inc. infrastructure, community facilities & formal play to include 3G pitches) |   |  |

## 2.3. ACCESS AND MOVEMENT

2.3.1. **The access and movement parameter plan presented here identifies locations for vehicular access points in addition to strategic vehicle, bus, cycle and pedestrian routes and/or connections.**

### VEHICULAR ACCESS POINTS

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2.3.2. Vehicular access to the proposed development will be taken from the following points;

- » The A379
- » Trood Lane
- » Chudleigh Road
- » Dawlish Road

### ACCESS ZONES

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2.3.3. An access zone will be located on the eastern boundary to allow for the continuance of the boulevard with additional development identified within the Development Framework.

2.3.4. A bus connection zone will be located on the north western site boundary on Markham Lane, allowing for a future connection with development land to the north of the site within Exeter City Council.

### THE BOULEVARD AND AVENUES

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2.3.5. The location of the boulevard and avenues will sit within a 30m corridor identified on the access and movement parameter plan. This allows for the detailed design of these routes to accommodate the topography of the site with regard to their horizontal and vertical design.

2.3.6. The boulevard and avenues will incorporate the following design elements;

- » Frontage overlooking the movement routes.
- » Two pavements, one at 3 metres to accommodate cyclists and pedestrians.
- » Verges to accommodate tree planting either side within the boulevard and one side on the avenues.
- » Properties fronting on to the movement routes will have frontage access for vehicles associated with the dwelling and where appropriate, set back to provide front gardens.

### A379 BRIDGE

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2.3.7. A new bridge across the A379 will be delivered as part of the proposals to ensure the safe passage of pedestrians and cyclists across the A379. A bridge location and landing zone is shown on the parameter plan.

### PEDESTRIAN AND CYCLE MOVEMENT

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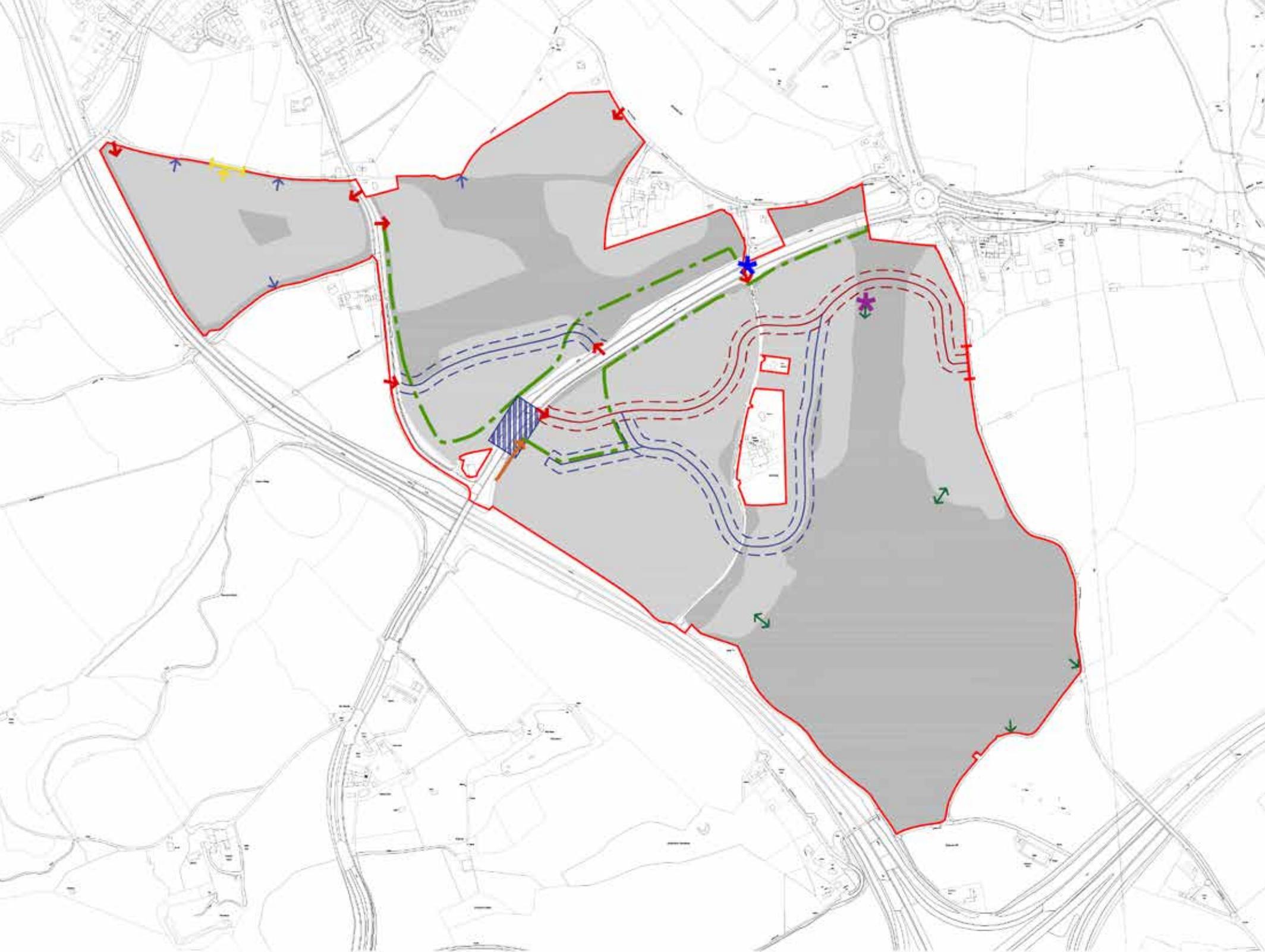
2.3.8. Pedestrian and cycle access to the development will be available via the vehicular access points identified. There will also be an additional number of pedestrian and cycle links proposed (to the site boundary), allowing for potential future links with other sites in the SWE1 allocation.

2.3.9. Strategic pedestrian and cycle corridors are shown on the plan, responding to key desire lines within the site and ensuring easy connections to the proposed bridge and at-grade crossing point on the A379, the mixed use centre and Matford Valley Park.

### LINKS TO SANG

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2.3.10. Pedestrian and cycle access to the SANG path network will be provided at locations shown on the parameter plan along with a location for the SANG car park.



Access and Movement Parameter Plan

- |   |  |   |  |   |  |
|---|--|---|--|---|--|
|  | Vehicular/pedestrian/cycle access                      |  | Bridge location and landing zone       |  | Pedestrian/Cycle access to SANG path network |
|  | Pedestrian/Cycle link to boundary                      |  | Strategic pedestrian / cycle corridors |  | SANG car park                                |
|  | 30m Corridor in which Boulevard and bus will be routed |  | Access zone to other development       |   |  |
|  | 30m Corridor in which Avenue will be routed            |  | Bus connection zone                    |   |  |
|  | At grade crossing point                                |  | Pedestrian link to bridge              |   |  |

## 2.4. BUILDING HEIGHT

**2.4.1. Variations in building scale throughout the development will aid legibility and the creation of a distinct identity for the proposals.**

2.4.2. The range of building heights illustrated on the parameter plan opposite have been established in response to a combination of factors including site and local context assessment, topography, proposed densities and urban design principles. These are maximum building heights that will be assessed as part of the Environmental Statement; it is intended that variation will happen within these maximum building height limits.

2.4.3. The building heights plan should be read in conjunction with the proposed cut and fill areas strategy plan, presented in section 8.6.

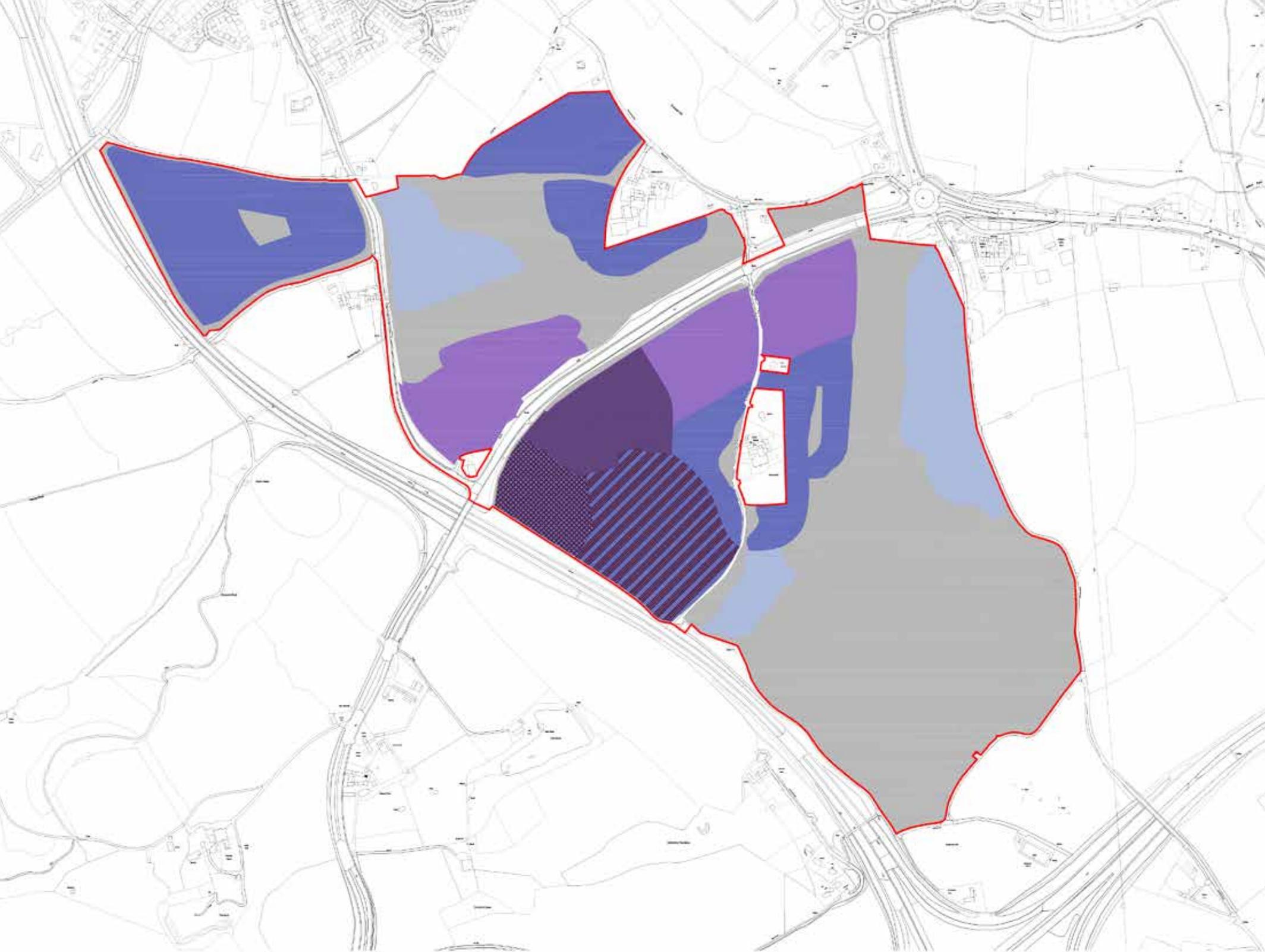
2.4.4. Each storey height range will include up to 5% buildings higher than the maximum parameter that can be utilised as key buildings. These key buildings are shown on the legibility framework plan, presented in section 9.1.

2.4.5. Development adjoining Old Matford Lane and the southern end of Trood Lane will be two storeys, responding to the topography and helping to provide a sensitive transition between open space and the proposed built form.

2.4.6. The majority of development north of the Matford Valley Park will comprise up to 2.5 storeys. This allows for elements of increased storey heights to be located along primary movement routes, overlooking green space or on a corner, aiding legibility and a sense of enclosure.

2.4.7. The parcel of development to the east of Chudleigh Road will be two storeys only, maintaining and respecting long distance views from the Ridge Top Park.

2.4.8. Increased storey heights will be located within the central part of the site and where development blocks adjoin the A379, ensuring that a strong frontage can be created along this route and to the potential bridge crossing. The mixed use centre will be up to 4 storeys, emphasising it as a key hillside landmark location for the development.



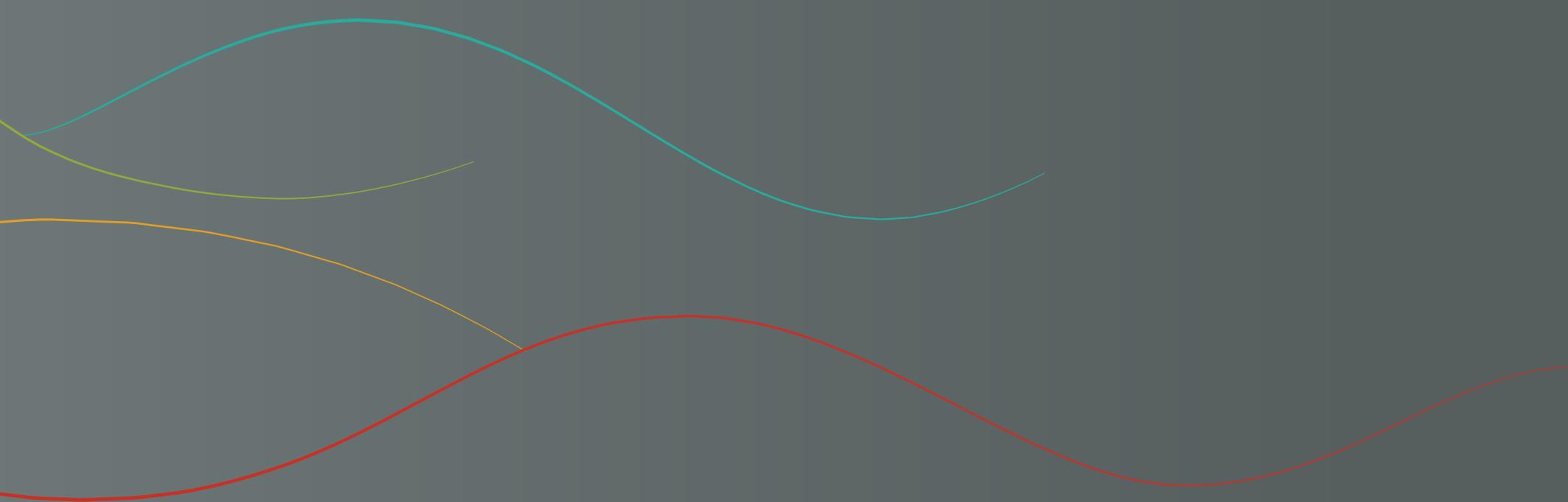
Building Heights Parameter Plan



**Note:**

To be read in conjunction with the proposed out and fill areas strategy ref dwg 12525-C104 Rev D

To include 5% buildings higher than max in each zone to be utilised as key buildings - further details presented on legibility strategy plan and framework plan prior to submission of reserved matters.



CHAPTER 10:  
**SUMMARY**

## 10.1. SUMMARY

10.1.1. This Design and Access Statement has set out a clear explanation of the design process and comprehensive consultation with the Local Planning Authority, stakeholders and the community. A summary of how the main vision objectives will be met is set out here.



## DISTINCTLY DEVON

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10.1.2. Matford Barton will form an attractive and distinctive landmark development for Exeter and Devon. The DAS has set out an analysis of the site and surrounding area; identifying important site features and positive elements of the existing built form that contribute towards a distinctive Devon character. This has enabled the creation of a site specific development with a strong sense of place, with topography, important views and a strong multi-functional green infrastructure network forming key structuring elements of the masterplan.

10.1.3. The proposed character areas set out in section nine present a series of illustrative visuals to show how a distinctive Devon character could be achieved with regard to the urban and built form, including architectural materials and details. This has been guided by the existing character analysis set out in section four.

## DEVELOPING COMMUNITY

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10.1.4. A new mixed used centre forms the heart of the Matford Barton proposals. It will provide a vibrant, active and attractive community hub that includes retail, health and community uses. The mixed use centre will be integrated with primary and secondary education facilities, forming a hillside landmark that marks the creation of an inclusive and cohesive new community. Key area plans and illustrative visuals for this area are set out in section seven.

10.1.5. A new pedestrian and cycle bridge across the A379 is a key element of the proposals, enabling safe crossing and easy access to the mixed use centre for development north of the A379. Consequently, pedestrian and cycle desire lines to the bridge have been an important consideration for the masterplan, with the creation and identification of strategic links that enable direct and safe routes to the bridge.

10.1.6. The masterplan also seeks to ensure integration with the other sites within the SWE 1 allocation with regard to the location of key facilities, open space and access and movement connections.

## DYNAMIC PLACE, DYNAMIC SPACE

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10.1.7. The development at Matford Barton will be a place where people aspire to live; shaped by the provision of key facilities, landmark spaces and plentiful sustainable transport connections. The proposals will deliver a number of significant areas of open space including the Matford Valley Park and the Ridge Top Park (SANG) which vary in character and function. These spaces form part of a multi-functional and connected green infrastructure that aids relaxation, recreation and habitat creation. The green infrastructure strategy and illustrative designs for key spaces are set out in sections 8.4 and 7.3 – 7.5 respectively.

10.1.8. The proposals will form a distinctive new gateway to Exeter, shaped by high quality architecture and landscaping. A corridor study of the A379 is set out in section 7.1.

## DELIVERING HEALTHY LIFESTYLES

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10.1.9. Delivering healthy lifestyles is a key aim of the masterplan, promoted through the provision of large scale spaces on the doorstep that aid physical activity, play, relaxation and food growth. The provision of a significant quantity of open space also ensures that dwellings have views to green space wherever possible, aiding mental well-being.

10.1.10. The new Ridge Top Park will be an important asset of the proposals, providing over 4km of footpaths set within a semi-natural setting, bringing significant benefit to both the new and existing community.

10.1.11. The Matford Barton proposals provide for maximum connectivity within the site, central Exeter and surrounding areas, including sites that form the SWE 1 allocation. Opportunities to promote sustainable forms of transport, in particular on foot or by bike have been explored by the proposals, with existing links retained and enhanced in addition to new routes being provided. A low speed environment for vehicles will be created, with foot and cycle routes being provided within the street and green infrastructure network. The strategy for movement via foot, bus and bike is presented in section 8.1.



10.1.12. The parameters and supporting strategy and key area plans demonstrate how the vision set out at the start of the DAS can be delivered, in addition to the policies contained within the South West Exeter Development Framework.

10.1.13. The table set out within section 6.2 details how the development delivers the policies set out within the Development Framework. This should be read in conjunction with additional documents submitted as part of the outline planning application.

10.1.14. The DAS has included;

- » The establishment of a vision and vision objectives
- » Presentation of the masterplan cascade and parameter plans for which outline planning permission will be sought.
- » A comprehensive assessment of the site and its context to identify important site features and existing design elements which are influential in shaping the character of Exeter and surrounding settlements.
- » Production of a concept plan which seeks to deliver the vision, respond to assessment work and feedback from the local community, Local Planning Authority and stakeholders.
- » Development of clear strategies and key area plans which establish a framework for detailed design proposals going forward.

10.1.15. In conjunction with the parameter plans a number of strategy plans may be identified as forming part of the Planning Application for the site by the Local Planning Authority. These strategy plans are presented opposite and include;

- » Street Hierarchy
- » Foot, Bus and Bike
- » Legibility Framework
- » Play Strategy
- » Cut and Fill
- » Residential Phasing

## PARAMETER PLANS



## STRATEGY PLANS

