

Delivering the Mobility Vision

Sustainably Connected



The provision of sustainable connections and on-site facilities will optimise self-containment, avoid loading the strategic road network, promote sustainability and prevent the neighbourhood from becoming a dormitory settlement. Connecting to and making the best use of existing facilities will also support viability and deliverability.

Benefits

The benefits of the mobility vision include:

- **Reduced Car Travel:** By meeting day-to-day needs locally and connecting settlements, the arc will help reduce car usage;
- **Health and Environmental Benefits:** Promoting active travel will contribute to carbon reduction and offer health and social benefits; and
- **Enhanced Connectivity:** The arc will create a seamless network of routes, making it easier for people to move between key locations without relying on cars.

Overall, the connectivity arc is designed to create a well-connected, sustainable community with convenient alternatives to car travel, enhancing both local and regional mobility.

Infrastructure and Deliverability

Major settlements and new communities have often relied on road investments, leading to car dependency. This makes sustainable transport options less attractive, increasing car demand and congestion.

To support deliverability and reduce reliance on major off-site interventions, infrastructure delivery will be phased in step with housing and employment development. This approach allows essential mobility infrastructure and social amenities to come forward early, minimising upfront costs and aligning with Homes England's evolving focus on place-led outcomes. By designing around a self-contained, walkable framework from the outset, the proposal ensures that infrastructure is viable, fundable, and locally controlled—rather than dependent on uncertain external funding. This approach reflects paragraph 115 of the 2024 National Planning Policy Framework, which promotes a vision-led strategy supported by strategic alignment, robust delivery planning, and community engagement.



The mobility vision proposed instead allows development to control infrastructure delivery, creating better places and movement networks that improve health and social outcomes. Active travel networks can be integrated with development phases, increasing funding opportunities for strategic interventions.

Our Approach

Our approach aims to create sustainable, well-connected communities with reduced car dependency and improved infrastructure delivery, which includes:

- Vision-led Development: Focus on masterplanning and transport-based vision rather than predicting traffic;
- Community Design: Prioritise carbon reduction and health benefits over traffic forecasts; and
- Traffic Effects: Assess traffic impacts with common sense, considering effects throughout the day, not just peak periods.

Traffic Impact Summary

Traffic impacts should be assessed using a vision-led approach, aligning with policy goals. Proper planning for a second new community proposal and our proposed new village results in minimal local traffic changes, offset by net-zero policies and mobility investments.

As Exeter will become less centralised, job and facility dispersion will reduce M5 traffic over time. Proper planning should keep traffic levels on major routes static or even decrease them.

Despite increased travel demands, Exeter's traffic levels have remained stable due to a shift to sustainable travel modes. Planning policies support housing densification and proximity to public transport. Also,

factors like government policies, new technologies, flexible working, and the pandemic have changed travel habits, reducing car trips since 2002, and cities like Exeter have made driving less attractive while investing in public transport, cycling infrastructure, bike sharing, and car clubs.

SLR has developed a tool to validate the vision for the site and quantify impacts from different designs. The tool uses existing data on trip behaviour and amenities to calculate:

- Amenity Localisation - Guidance on which amenities can be localised within new developments;
- Trip Behaviour - Effects of including different amenities, localising trips, and preferred travel modes; and
- Mobility Interventions - Impacts of mobility hubs, sustainable travel corridors, and low car parking ratios on trip making and mode share.

The tool outputs overall trip generation for use in design proposals and impact assessments, providing a framework to understand the full impacts of placemaking and mobility components. In applying the above approach SLR will provide technical justification as to why the strategic junctions (i.e. M5 Junctions 29/30) will not be materially impacted by the proposals and argue against increasing capacity, which could encourage car travel.

Therefore, SLR suggest that an entirely new modelling approach using the this tool is completed, which will align with the Council's (Exeter and East Devon) own policies on net zero. In so doing, SLR will assess the impact of 2,500+ dwellings across both sites during the Local Plan period. It is anticipated that this will establish a lesser impact than the strategic model which will assist all stakeholders in limiting the need for significant offsite infrastructure, a clear benefit for all stakeholders of this approach.



Placemaking Principles

Creating Place



PEOPLE, PLACE AND COMMUNITY

A place that offers a mix of uses to improve social cohesion and provide a range of public spaces for interaction, flexible working and community events.

The development at Clyst will deliver the following community placemaking outcomes:

- The masterplan has been designed to sympathetically blend with the surrounding settlements and to echo the existing context, but will have its own distinct identity united by the interconnected GI corridors running across the site;
- The masterplan aims to create a neighbourhood that is welcoming to all and safe to move around and reside in. Development will be designed with 'Secure by Design' principles in mind and that the public realm will be overlooked with blocks configured to provide back-to-back private gardens;
- The masterplan seeks to create several community/ neighbourhood hubs that will provide a location for mixed-use and third spaces that will allow residents of the area to work flexibly. The hubs will also function as mobility hubs providing car-free modes of transportation;
- This modern sustainable community will have access to good digital connectivity to ensure people can work remotely, providing homes and workplaces that meet the needs of users and are adaptable for the future;
- Watercourses, ponds, SuDS and other water management measures will be incorporated within the public realm and landscape, as appropriate. This approach will add character to the development and provide opportunities for wildlife and biodiversity;
- Opportunities will be explored to incorporate local heritage and identity into the future design, including public art, interpretation boards and activities that firmly ground the development in this place; and
- As the site moves through the development stages, all stakeholders and the public will be encouraged to meaningfully contribute towards the design in order to create a sense of ownership and pride in the new neighbourhoods and enabling a strong sense of place to be established.





MOVEMENT AND MIX OF USES

A modern community that embraces car-free travel and promotes public transportation, bicycle and pedestrian connections to jobs and local facilities.

The development at Clyst will deliver the following placemaking outcomes to connect people:

- The development will establish an appropriate mix of uses that include employment, educational and leisure services and facilities that help to reduce the need to travel greater distances and to provide opportunities for social interaction throughout the day;
- Provide a variety of housing types and tenures, with higher density residential and mixed uses located along public transport corridors and in focal areas, and lower densities on sensitive edges to meet different needs and create distinct character areas;
- Embed the concept of 'walkable neighbourhoods' with the scheme providing a mixture of uses at the centre and at key focal points linked by a connected pattern of spaces and where daily needs are within walking distance;
- Integrate Active Travel and footpaths into the public realm spaces and streets to encourage walking, cycling and exercise to improve health and well-being. These car-free connections provide links to the wider local area and public transportation options;
- Creation of a network of connected streets and pathways that provide convenient and safe network for all and knit the development within a legible settlement pattern; and
- Local businesses and suppliers will benefit from the support of the new neighbourhood, boosting the local economy and providing indirect jobs.



PUBLIC REALM AND LOCATION

A new sustainable neighbourhood integrated into the landscape to maximise biodiversity, promote healthy lifestyles and embrace the natural world.

The development at Clyst will deliver the following well-being placemaking outcomes:

- The proposal integrates the existing site features, topography, landscape, and views to and from the site that contributes to the character and attractiveness of the neighbourhood and support and compliment the existing place;
- The development will provide a well integrated and multi-functional GI network that links to the wider area and provides numerous benefits. These include spaces for relaxation, play and recreation for a variety of users, as well as mitigating air pollution, reduces urban heat island effects and improving bio-diversity;
- Retention and integration of existing important trees and hedgerows, including local native species, to improve local biodiversity and maintain the existing landscape character. Meaningful and legible scale to the development parcels will be set within the existing field patterns;
- Streets and public realm spaces will be well defined and prioritise walking and cycling, providing high-quality design that adds character; and
- The development will provide opportunities for local food production/community gardens, as well as incorporating GI and landscaping at a variety of scales to connect people with nature.

Shaping the Place

A 21st Century Parkland

The proposed development will be a place that is woven into the landscape where green space of richly varying character and function is allowed to permeate throughout. Residents, workers and visitors will benefit from ready access to, and appreciation of, the wider countryside setting that is integrated into the development.

The initial masterplan illustrates how new homes, mixed use community hubs including: employment, education and recreational facilities integrate with the surrounding context to create a connected series of walkable, vibrant, sociable neighbourhoods that lie within easy reach of facilities, employment opportunities, transport links and a rich variety of open spaces.

A range of housing types and densities are envisaged, addressing affordability and providing housing choices for a variety of lifestyles, all in a self-sustaining community. Opportunities to live healthily and exercise readily will be promoted via the network of safe routes and spaces that will encourage walking, jogging and cycling as genuinely appealing modes of getting about and to nearby destinations. Multi-functional and diverse GI will bring opportunities for major new planting initiatives, a sustainable system of surface water attenuation and conveyance measures, and substantially enhanced biodiversity.

Two Neighbourhoods, One Place

The two main proposed neighbourhoods collectively forming the development will focus around the provision of local community hubs. Different uses and amenities will be located close together in these centres, all within a short walking distance so there is a clear relationship between the neighbourhoods to promote a wider sense of community. This will also reinforce and extend to existing goods and facilities within the wider community around Clyst St Mary and Clyst St George, as well as planning for the proposed masterplan at Denbow, through the extensive active travel routes and recreational spaces so existing and new communities work together.

Mixed use centres will combine small retail and services, as well as co-worker employment with living to create vibrant sub character areas. Surrounding the main community hubs there will be the opportunity for smaller, clustering domestic scale buildings and local hubs around green spaces and or key routes. A key feature of the development proposals is combining homes, businesses and amenities together, keeping centres lively 'after-hours' and helping support local amenities.

The development can deliver a scheme with innovative co-worker hubs which would reduce travel demand from the site by such a flexible working site. The components of each sub-neighbourhood forming the wider masterplan will share similar characteristics as described in Figure 6.

1. MIXED USE COMMUNITY HUB CHARACTERISTICS

- Village scale – opportunity for a main village street and squares, highlighting small groups of mixed use buildings and structures and individual homes;
- Designing to respond to the best examples of local character; colours, textures and forms;
- Co-worker Hub providing alternatives to working from home;
- Opportunity to promote residential accommodation on upper floors of retail/employment;
- A green heart to each sub-neighbourhood and a canvas for community events, children's play or a picnic;
- Mobility Hub including Electric Vehicle (EV) and electric bike charging stations, car share scheme;
- Often surrounded by green woodland or parkland edges to reinforce a semi-rural character; and
- Well connected through numerous recreational pedestrian and cycle routes as a clear alternative to car use



2. MOBILITY HUBS AND MODAL SHIFT

This site can set a strong standard for 21st century sustainable design in the region with innovative travel measures implemented through a site wide travel plan to include the provision of Mobility Hub containing:

- Package Delivery Lockers;
- Mini Play area;
- Bus interchange within the site;
- EV charging;
- Community car share scheme with EVs;
- Cycle Lockers for community bike share;
- Fixed bike repair facilities;
- Digital information pillar;
- Wifi/phone charging hub; and
- Potential for a community owned facility to share usage of E-bikes and E-scooters.

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OIL MILL LANE

KENNIFORD FARM

3. NEIGHBOURHOOD CLUSTERS CHARACTERISTICS

- 21st century density informed by compact street pattern;
- Variation in development parcel clusters responding to topography and more formal community greens and squares;
- Contemporary response to reflect a local vernacular in building forms and materials; and
- Approaching the neighbourhood 'clusters' through a mature landscape setting.

4. SEMI-RURAL NEIGHBOURHOOD EDGE CHARACTERISTICS

- These areas around the less urban fringes of the development responding to the extensive GI buffers and woodland will have more hamlet or village character;
- Organic lower density;
- Not car dominated, parking sensitively located;
- Walkable neighbourhoods optimising views and aspect to mature landscape setting;
- Home, school, work and amenities still all within a few minutes;
- Homes also orientated to relate to small informal village greens; and
- Built form characteristic of traditional vernacular typologies.

Figure 6: Characteristics of Masterplan Areas

Sustainability

For Future Generations

An Integrated Blue and Green Infrastructure Strategy

The vision for Clyst places Blue and Green Infrastructure (BGI) at its core, ensuring residents have access to nature and open spaces. Sustainable drainage features like ponds, swales, and rain gardens will create attractive and varied public spaces.

BGI at Clyst is based on overlapping landscapes that provide a range of ecosystem services, forming a cohesive network linked to the wider landscape. These services include natural pollination, clean air, weather mitigation, and improved mental and physical health.

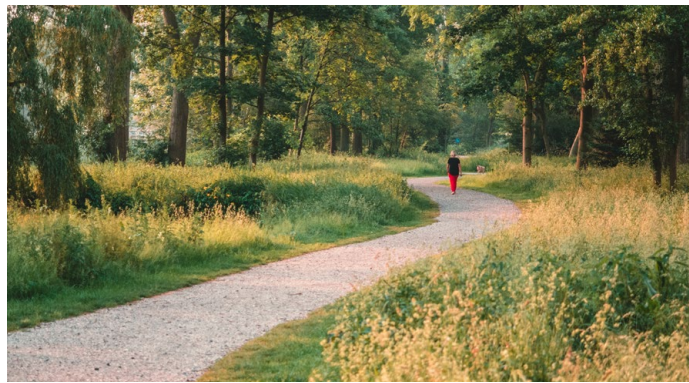


The masterplan retains extensive landscape features and proposes outward-facing edges to capture natural views, enhance surveillance, and improve pedestrian connectivity. Buffers will protect and enhance existing features like hedgerows and trees, ensuring their longevity.

The strategy aims to strengthen the local GI network, creating a biodiverse landscape that balances the needs of people and wildlife.

Addressing the Climate Change Agenda

The onsite woodland will aid climate adaptation and mitigation, reducing development impact. Extensive public open spaces will feature extended tree planting to enhance woodland habitats and GI corridors. Community orchards will promote healthy living, biodiversity, and foster community pride and stewardship.

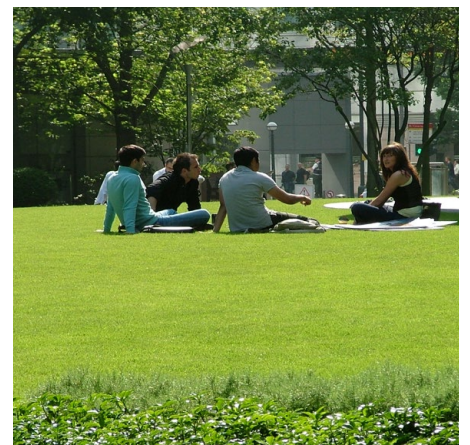


Buildings will follow a 'fabric-first' approach for energy efficiency and reduced carbon emissions. The masterplan will utilize the site's southern aspect, orienting houses to benefit from views and passive solar gain while avoiding overshadowing neighbours. Retained hedgerows and landscape corridors will provide wind breaks.

The 'Green Grid' network established as a founding masterplan principle, along with water features, will help cool the area and mitigate heat island effects. Development design will consider height, scale, and density to avoid negative visual and overshadowing impacts. Planted buffers, street trees, and public open spaces will create a pleasant micro-climate and provide summer shade.

Key BGI Design Principles

- The GI responds to Natural England's 5 core GI principles;
- Sustainable drainage infrastructure with swales, rain gardens, and open water features for biodiversity and flood resilience;
- Prioritisation of habitat enhancement, pedestrian and cycle movement, and strengthening existing GI features through the 'Green Grid' extensive network of corridors and spaces;
- Improved access to the countryside via enhanced routes to open spaces, PRoWs, and active travel routes;
- Restoration and management of landscape features for character, visual appeal, and wildlife benefits;
- Preservation and growth of quality vegetation, including hedgerows, within the masterplan;
- Provision of informal open spaces, play areas, and active spaces to promote community health and interaction with wildlife;
- Community orchards, allotments, and edible landscapes to encourage healthy living and biodiversity;
- Growth and management of trees and hedges to integrate development parcels into the landscape;
- Local GI Network with permeable streets, active travel, and green infrastructure for car-free movement and access to services; and
- Tree planting in street scenes and private gardens, retaining quality on-site tree stock.







Our Commitment

Creating a Vibrant Community

This site offers a distinctive opportunity to create a beautiful and sustainable neighbourhood community. While specific designs for homes and buildings are not yet finalised, we are committed to establishing key design principles that ensure each sub-neighbourhood and character area is locally distinctive with the natural surroundings and context of this part of East Devon.

Each character area will have its own character, reflecting the natural landscape for an organic feel. Streets and homes will integrate with existing features, maintaining the mature setting. The topography allows for development parcels connected by winding paths that follow the landscape's contours.

Homes will be arranged around quiet streets and lanes, fostering a village-like atmosphere and a strong sense of community. Safe and attractive pedestrian and cycle connections will link the proposed school, community centres, retail, and employment hubs. The development will prioritise pedestrian-friendly spaces, reducing car dominance and promoting active travel and lowering the carbon footprint.

High-quality design will incorporate sustainable development, energy efficiency, and work-life balance, creating a vibrant community that supports a sustainable lifestyle.

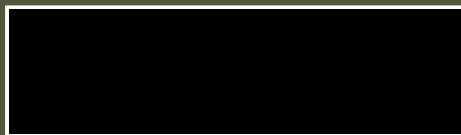
Linked 21st Century Neighbourhoods: Integrated into the distinctive landscape of valleys, ridges, plateaus, and rural green edges.

Enhanced Setting: Expansive wooded green corridors and ponds throughout the masterplan to boost biodiversity.

Community Collaboration: Working with new and existing communities to support local decision-making and create high-quality community assets, fostering long-term stewardship and pride.

Diverse Housing Options: A wide range of contemporary, well-designed homes with various tenures, incorporating local architectural influences to create a modern community character.

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