



VERTO

DESIGN AND ACCESS STATEMENT
LAND AT CHURCH HILL, PINHOE, EXETER

JULY 2023

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House Type VHT03 – Plots 5-7 – 2 Bedroom Bungalows

INTRODUCTION

This Design and Access Statement (DAS) is submitted in support of a full planning application made by Verto Homes Ltd (the Applicant) to Exeter City Council (ECC) in respect of land at Church Hill, Pinhoe, Exeter. The application seeks full planning permission for 18 bungalows with associated access, car parking and landscaping.

The proposals for the scheme have been compiled by a team of consultants, all of whom have considered the site for their respective disciplines, and have worked together to develop the proposed Verto scheme.

This document has been prepared by Verto with contributions from the following consultants:

- ❖ **Architects:** Design Development
- ❖ **Planning Consultant:** Summerfield Planning
- ❖ **Engineers:** Bailey Partnership
- ❖ **Landscape Architects:** Red Bay Design
- ❖ **Ecologist:** South West Ecology
- ❖ **Transport:** Trace Design
- ❖ **Air Quality Assessment:** Air Quality Consultants
- ❖ **Heritage:** South West Archaeology

ABOUT VERTO

Verto is the UK's first housebuilder to specialise in the design and build of intelligent and sustainable Zero Carbon Smart Homes™. These homes do not emit any carbon into the atmosphere and produce and manage their own renewable energy. The homes use highly sustainable materials and feature intuitive home-automation technology, making them autonomous with the residents lifestyle.

To the south of the site lies Verto's Nexa Fields development, which is currently under construction. The images overleaf, and throughout the document, show the high quality finish that Verto strive to achieve with their developments.

The diagram on the next page (Fig. 1) shows a selection of design elements, that Verto has incorporated on previous developments. This sector is constantly evolving and Verto continually update their design and specification to ensure their homes feature the latest technology and sustainability features.

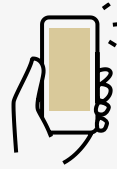
Key elements include:

- ✓ Integrated solar PV systems for each dwelling to generate renewable energy;
- ✓ Super insulation to prevent heat loss;
- ✓ Sustainable construction methods with fully FSC/PEFC wood sourcing;
- ✓ Recycled materials used in construction and finishes;
- ✓ LED chip lighting systems;
- ✓ Home automation system for full control of heating, lighting entertainment and management of energy usage;
- ✓ Electrical vehicle charging points;
- ✓ Air source heat pumps, mechanical ventilation with heat recovery systems.



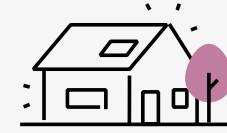
Zero carbon

We believe in creating the perfect environment inside, without harming the environment outside. That's why we only build homes that produce zero carbon emissions.



Smart automation

While you're busy living, your home is busy learning. Adjusting the heat and light in every room, saving energy, and creating an environment which is exactly to your taste.



Beautiful design

A Verto home effortlessly blends contemporary aesthetics and modern house design with cutting-edge smart technology. It's a home that does good, and looks good too.



Fig. 1: Verto's Key Principles



Fig. 2: Verto's Nexa Fields Development in Pinhoe – Currently under construction

SITE LOCATION

The site is currently located to the north of the built-up area of Pinhoe and comprises a paddock and land formerly hosting horticultural polytunnels.

The site is within walking distance of local amenities such as shops and community facilities, as well as bus stops serving local bus routes to nearby locations including Exeter city centre, Exeter Airport, and Pinhoe railway station, which provides railway services to Exeter and London.

Neighbouring sites have recently been granted planning permission for residential developments. These sites are discussed in more detail later in the document.

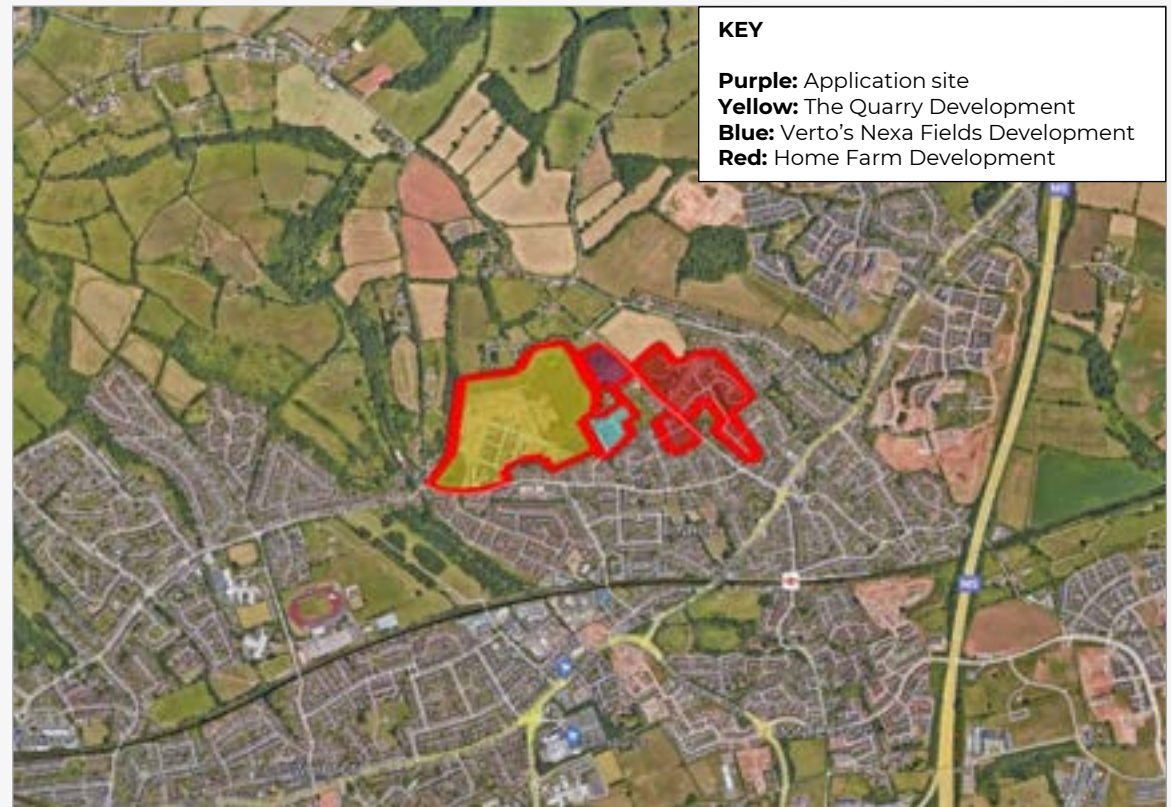


Fig. 3: Site location plan showing the application site in context, aerial image from google

SITE DESCRIPTION

The application site measures 3.65 acres, comprising a small paddock and was previously used as a commercial nursery.

An old shed and outbuilding are currently present in the south western corner of the site. Both of these buildings are dilapidated and not worthy of retention.

To the south of the site there is an existing access road leading from Church Hill. 50m south of the access road is a development of 40 Zero Carbon Smart Homes™ currently being constructed by Verto.

There are other developments in the immediate vicinity of the site under construction, such as the former Pinhoe Quarry (to the west); and a development of 120 units by Burrington Estates to the east.



Fig. 4: Aerial image of site and surrounding area, image from google earth

NEIGHBOURING DEVELOPMENTS

Land at Pinhoe Quarry (10/2088/OUT & 19/1100/RES)

In February 2012 outline planning permission was granted for the reprofiling of Pinhoe Quarry consisting of 380 residential units, community facilities, shops, associated open spaces (including allotments) and infrastructure (all matters reserved apart from access). Approval of reserved matters for 380 dwellings was granted in January 2020.

The Pinhoe Quarry site is visible on Fig. 4 (highlighted yellow) and is located to the west of the application site.

Fig. 5 shows the boundary and material masterplan, the scheme is currently being constructed.

Two new vehicle access roads will be created from Harrington Lane.

The boundary and material masterplan shows large public open spaces to the west and east of the site.

There is also a smaller play area to the north of the site.



Fig. 5: Boundary & material masterplan for Pinhoe Quarry site, image Galliford Try

NEIGHBOURING DEVELOPMENTS

Land at Home Farm (LPA ref: 16/1576/OUT)

In June 2017, outline planning permission was granted for the phased development of up to 120 dwellings with associated infrastructure and open space (all matters reserved apart from access) at land at Home Farm.

Fig. 6 shows the illustrative masterplan, which was submitted with the outline application, showing both the 30 and 90 unit schemes.

Detailed planning permission was granted in January 2019 for Phase 1 of the development (LPA ref: 18/1177/RES), which comprises 30 dwellings on the south western parcel of land. Phase 1 will be accessed via Bickleigh Close.

A reserved matters application for the remaining 90 dwellings (Phase 2) on the north western parcel of land was granted in October 2019 (LPA ref: 19/0255/RES). There is a large POS area to the north of this site, which sits directly south east of the application site.



Fig. 6: Approved detailed design of 30 houses on south west parcel of land (LPA ref: 18/1177/RES) and approved detailed design of 90 houses on north west parcel (LPA ref: 19/0255/RES), image Thrive Architects

NEIGHBOURING DEVELOPMENTS

Land at Pulling Road, Pinhoe (LPA ref: 19/0962/FUL)

To the south of the application site is a residential development also by Verto, for a 40 dwelling Zero Carbon Smart Home™ development with associated access, landscaping, open space and infrastructure.

Fig. 7 shows the approved site layout. There will be a pedestrian connection available from this site to the proposed development.

Planning permission was granted on 6th April 2021 (LPA ref: 19/0962/FUL). The site is currently under construction.

The units are contemporary in design and will provide dwellings which are highly sustainable with no energy costs.



Fig. 7: Approved detailed design of 40 dwellings at Pulling Road, Pinhoe. Image Design Development

NEIGHBOURING DEVELOPMENTS



Fig. 8: The applications indicated previously can be seen here in a larger context. The proposal is highlighted in purple and nestled neatly within the existing developments

SURROUNDING PUBLIC OPEN SPACE / PLAY SPACES

The proposal features a large area of open space in the north eastern corner of the site, as well as smaller landscape areas throughout the site.

The site is within easy walking distance of a number of public open spaces and children's play areas. The existing areas include a play area at Harrington Lane, adjacent to Pinhoe Community Centre, which is under a 5 minute walking distance from the site.

There are two further play areas within a 10 minute walk from the site at Pinhoe Station and adjacent to Exeter Arena to the south west of the site. All three play areas are located next to playing fields.

In addition to these, play areas and public open space are proposed as part of residential developments to the west and east of the site, which have planning permission. These areas are shown in yellow and red on Fig. 8.

The latest planning permission for the Pinhoe Quarry site (LPA ref: 22/1637/NMA), which is located west of the application site, indicates two play areas and two areas of public open space stretching from east to west across the entire site. Fig. 5 shows the indicative location of the public open space directly adjacent to the south west boundary of the application site.



Fig. 9: Nearby Public Open Space and Play Spaces, Aerial Image from Google

Two play areas were also consented as part of the planning approvals (LPA ref: 16/1576/OUT and LPA ref: 19/0255/RES) for the residential development on land at Home Farm; to the east of the application site.

CONSTRAINTS & OPPORTUNITIES

OPPORTUNITIES:

- The site has the potential to provide high quality, sustainable, zero carbon and well-designed new housing within Pinhoe, contributing to housing targets and addressing the Climate Emergency.
- Existing perimeter trees and hedges screen large parts of the site from the surrounding area.
- The low density, and single storey housing proposed presents a landscape-led and sensitively designed site layout that blends in with the surrounding area.
- The site is gently sloping, falling from north to south, which provides a good opportunity for all proposed housing to have good, unobstructed access to sunlight.
- The site is well served by a range of local facilities and has the potential to support these.
- There is an opportunity to connect to existing footpaths.
- There are views from the site across Exeter and beyond.
- It is envisaged that the development, being entirely composed of bungalows, will strongly appeal to an older generation.
- There is the opportunity to create an area of open space and pedestrian links to nearby children's play areas that are within walking distance of the site.

CONSTRAINTS:

- The development will require the removal of some scrub and vegetation to allow for a new access road into the site. Any loss will be mitigated through new tree, hedgerow and on-plot planting.
- There is the potential for the development to impact upon the existing habitats and biodiversity that are present on the site. However, any potential impacts have been considered and can be fully mitigated.
- The existing entrance into the site is too narrow to accommodate a safe access road for a residential development and a different point of entry is required.

CONSTRAINTS & OPPORTUNITIES



Fig. 10: Constrains and opportunities plan

CONSTRAINTS AND OPPORTUNITIES PLAN

- 1 - Existing buildings to be removed
- 2 - Opportunity to make main site entrance
- 3 - Existing access road into site
- 4 - Lowest part of the site suitable for drainage
- 5 - Existing fence at northernmost point
- 6 - Existing trees to be retained, providing screening
- 7 - Opportunity to connect to existing footpath to the west
- 8 - Visually prominent areas of the site, which will comprise POS and landscape areas

TOPOGRAPHY

- The site has a gently sloping topography, falling from north to south (approx. 94.4m AOD to 84.1m AOD) creating a varied gradient over the site. The topography has been an important element which has influenced the design of the proposals. The following key points have been considered:
- Areas at the north east part of the site are visually prominent and can be seen from the surrounding area to the south but any visual impact will be mitigated through landscaping this area and avoiding development here;
- Efforts have been made within the application proposals to return the site levels to those which resemble the likely original landform of the site, as opposed to the man-made, terraced landform that was created for the previous horticultural use of the site.
- The gradient of the site, falling from north to south, provides a good opportunity for all proposed bungalows to have unobstructed access to sunlight and views across Pinhoe, Exeter and beyond.

FLOOD RISK & DRAINAGE

- The development is situated within Flood Zone 1 and therefore, has the lowest probability of flooding from either fluvial or tidal sources. This zone comprises land assessed as having less than 1 in 1,000 annual probability of fluvial or tidal flooding in any year (<0.1%).
- The site has been designed in accordance with the National Planning Policy Framework (NPPF). This sets out the requirement to consider flood risk, allowances for climate change and include Sustainable Drainage Systems (SuDS).
- Detailed drainage design has been carried out to comply with the overall criteria outlined in the Flood Risk Assessment, with supporting calculations and drawings submitted as part of the planning application. The area to the south west of the site, which is the lowest part of the site, is a suitable location for site drainage;
- The development is not considered to create or increase flood risk to the site and surrounding area.

TREES & ECOLOGY

TREES

The site is largely contained by existing trees on the east, south and western boundaries. These are mature and screen the site from far reaching views.

It is proposed that the vast majority of trees will be retained as part of the development, as they form strong boundary features, screening the site and maintaining the existing character.

More details relating to the existing trees can be found in the Arboricultural Impact Assessment that accompanies the planning application.



Fig. 11: 3D view of the site - Google Earth

TREES & ECOLOGY

ECOLOGY

The design of the scheme has been landscape-led, applying best practice has allowed us to preserve and enhance ecological value throughout the site.

We prioritised the retention of ecological features and preserving the majority of hedgerow habitat, all mature trees, and, whenever possible, portions of the grass and tall ruderal habitat.

The scheme is dedicated to safeguarding the habitat within the site boundaries, which includes hedgerows, trees, and scrub. In order to further improve the habitat, we have actively explored opportunities to plant trees and hedgerows within the development.

To promote connectivity for wildlife and offer local foraging and nesting opportunities, a significant amount of street trees and native shrub planting within the development is proposed. Native species will be utilised, increasing the number of wildlife corridors throughout the site.



Fig. 12: Site plan showing existing habitat

ACCESS

The existing access into the site is a narrow track located adjacent to the existing residential properties to the south of the site. The track is too narrow to serve a residential development of 18 dwellings but can be used as a pedestrian access path, the connection to which is shown in purple on Fig. 13 to the south east.

An internal pedestrian link through the site will also connect to the existing PROW footpath that runs along the western boundary of the site, to the quarry. The connection is shown in purple on Fig. 13 to the south west.

A new vehicular access will be created from Church Hill to the east of the site. This will be the only vehicular route into the site.

As there is only one main access route for vehicles, the site will have a quiet atmosphere and residents can expect to enjoy a green and tranquil environment. The new tree lined shared surface road will enhance the beauty and charm of the area, creating a captivating and inviting ambience.



Fig. 13: Site plan showing vehicle and pedestrian routes.
Blue – Roads
Purple – Pedestrian routes

PROPOSALS

The design principles for the site have been considered taking into account the Exeter City Council's Residential Design SPD.

DESIGN PRINCIPLES

- Proposed new access from Church Hill;
- Existing access retained for pedestrian use only;
- Existing mature perimeter trees retained;
- New tree lined shared road to create a high quality public realm;
- New public open space located north of the proposed access road;
- Lowest part of the site to the south west to accommodate site drainage;
- Proposed pedestrian link to existing PROW around the quarry;
- New residential units arranged so that they front streets, with clear building lines and separation between public and private spaces;
- Feature homes, where the architectural treatment is different to the majority of bungalows, are located at the end of streets and on corner plots to add interest to the street scene and to assist with wayfinding;
- Dwellings are located to overlook the public open space to provide natural surveillance;
- Single storey bungalows to be delivered throughout.



House Type VHT09 – Plot 13 – 3/4 Bedroom Bungalow

LAYOUT

Fig. 14 shows the proposed site layout. The dwellings have been sensitively located throughout the site taking great care to preserve the most visually sensitive areas.

The scheme is landscape led and all dwellings have been positioned around POS areas, behind tree screening, in order to ensure that any visual impact caused by the development is mitigated and that the scheme is fully integrated within its landscape.

AMOUNT & USE

The proposal for 18 new bungalows comprise the following:

- 12 detached bungalows
- 6 semi-detached bungalows

The housing mix is as follows:

- 4 x 1 bedroom bungalow
- 7 x 2 bedroom bungalow
- 7 x 3/4 bedroom bungalow

Of these, 6 of the 18 (33%) will be affordable housing (red and blue dotted units on Fig.14), comprising social rent and intermediate housing.

All dwellings exceed Nationally Described Space Standards and all private gardens exceed the minimum areas required by ECC.



Fig. 14: Proposed Site Layout Plan

SUSTAINABLE DESIGN

Creating a zero carbon home will require a specification that is different to conventional new build houses. This will enhance their sustainability and not only create a home that is less harmful to the environment, but also provide a building that has zero energy bills providing a sustainable and cost-effective home for the inhabitants. The smart home technology is integral to this, and means the system 'learns' how occupiers live to ensure the home operates as efficient as possible. Key components of the homes are outlined below:

- ✓ Solar PV panels;
- ✓ Highly insulated air tight construction;
- ✓ Mechanical ventilation with heat recovery;
- ✓ Air and ground source heat pumps;
- ✓ Smart Home integration;
- ✓ Triple glazed windows.

SOLAR PV PANELS

The proposed site layout has been designed to ensure that each dwelling has a roof pitch that allows for maximising the potential for solar PV.

HIGHLY INSULATED AIR TIGHT CONSTRUCTION

Each bungalow will be constructed using very high levels of insulation and the design of the building fabric will ensure air tightness that prevents heat loss. This allows residual heat to be retained within the dwelling, meaning less energy needs to be used by the heating system.

INSIDE A VERTO HOME



Fig. 15: Verto Home Features

SUSTAINABLE DESIGN

MECHANICAL VENTILATION WITH HEAT RECOVERY

In addition to the highly insulated and air tight building fabric, a mechanical ventilation with heat recovery system will be installed to supply fresh, filtered pre-heated air into the dwellings. These systems enable fresh air to be distributed to all the living spaces and bedrooms while extracting stale air from kitchens, bathrooms and utilities. Fresh air is drawn into the building, filtered and pre-heated using the air that is being expelled, reducing condensation, dust and smells from the home.

AIR AND GROUND SOURCE HEAT PUMPS

Air and Ground Source Heat Pumps will service the underfloor heating systems and supply domestic hot water to all dwellings. As well as having zero CO2 emissions, the zonal heating enables the homes to be more efficient and reduces the need for higher water temperatures by 30% compared to normal radiators.

SMART HOME INTEGRATION

The smart home system actively manages the energy systems and creates a fully integrated ecosystem that not only provides the user with total control of all features, but also 'learns' how the occupants live so that only relevant parts of the house are heated, reducing energy consumption. This can be fully automated but also controlled via a mobile app so it is accessible anywhere in the world. Additional features such as security and entertainment systems can also be incorporated.

TRIPLE GLAZED WINDOWS

Aluminium triple glazed windows and doors will be installed for each dwelling. The majority of windows and doors will be openable to allow natural ventilation and prevent overheating in the summer months.

ZERO ENERGY BILLS GUARANTEE – OCTOPUS ENERGY PARTNERSHIP

Verto, in collaboration with specialist consultant Planet A Solutions, have carefully considered and modelled the energy use within the proposed homes. They have been designed with extremely high levels of fabric efficiency to reduce heat loss. Roofs have also been orientated to optimise generation for solar PV. This has involved maximising the space on the south and east/west roofs, reducing shading in the design and orientating the properties to gain the best advantage for daylight hours. The roofs have also been extended to maximise solar energy where possible, and protrusions on the roof structure have been adjusted to allow more flexibility in energy generation. All of the homes will include a large solar array with a battery.

The use of sustainable materials, along with a low energy requirement and renewable energy generation, means that the new homes will meet A rated SAP standards. Each property will be sold (or in case of the affordable homes transferred to a Registered Provider) with a Zero Energy Bills guarantee for a period of 5 years provided by Verto in partnership with Octopus Energy. This will ensure that, not only will the new dwellings contribute to the national and local objectives to meet net zero emissions by 2050, but that the occupants will also directly benefit from the utilisation of sustainable construction methods and the provision of renewable energy generation technology, through a guarantee that they will not receive any utility bills.

This is a World First.



Fig. 16: Octopus Energy - Zero Bills 5 year Guarantee

ZERO ENERGY BILLS GUARANTEE – OCTOPUS ENERGY PARTNERSHIP

Through the provision of highly efficient homes and renewable energy generating equipment, it is anticipated that the dwellings will not need to use energy generated elsewhere, the proposed development will accord with and exceed the requirements of Core Strategy Policy CP14.

The Policy requires that new development, of 10 or more dwellings, use decentralised and renewable or low carbon energy sources, with the aim of cutting predicted CO2 emissions by the equivalent of at least 10% over and above those required to meet the building regulations current at the time of approval, unless it can be demonstrated that it would not be viable or feasible to do so.

The proposed development will also substantially exceed the requirements set out in Core Strategy Policy CP15 which is related to methods of sustainable design and construction.

In addition to exceeding the relevant requirements of local level planning policies, the proposed development also accords with the objectives set out in the National Planning Policy Framework, including those in Section 14 'Meeting the challenge of climate change, flooding and coastal change'. This confirms that the planning system and decisions should support the transition to a low carbon future in a changing climate and that it should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.

SCALE & APPEARANCE

The development will feature only bungalows, in order to reduce the scale and massing of development and to reduce the visual impact, as part of the landscape-led approach to design.

The site is visible from a small number of locations in the city and thus the design of the units and the proposed landscaping seek to eliminate any detrimental visual impact.

The bungalows will be Zero Carbon Smart Homes™ with a clean, contemporary appearance, considered appropriate when viewed in the context of the local vernacular, and will allow the homes to incorporate up-to-date construction methods and high quality modern materials that will ensure they are robust and sustainable.

Each bungalow will accommodate solar PV panels.



Fig. 17: House type VHT02 (NTS)

SCALE & APPEARANCE

The site boasts a diverse collection of bungalows, featuring a range of sizes to accommodate different needs. From generously proportioned 3/4-bedroom bungalows, to more compact yet charming 1-bedroom bungalows. Each offering its own unique appeal, ensuring there's a suitable home for every resident.

The materials chosen for the external elevations are a simple palette of bricks, timber and render, with natural slate roofs. Feature buildings on the site, facing roads and on corner plots, incorporate additional windows to increase street surveillance.



Fig. 18: House type VHT09 (NTS)



House Type VHT04 – Plots 3-4 (Social Rent) – 1 Bedroom Bungalows

EXTERNAL MATERIALS

The proposed external materials have been selected to compliment the clean, contemporary design of the development and respond to the surrounding context and local vernacular. House types incorporate brick, render, timber and natural slates.

Different combinations of the materials have been used on each house type to create visual interest across the site and to help provide variety to the appearance of the development.

Materials have been selected to minimise embodied energy and CO2 emissions during construction.

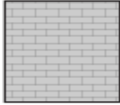



MATERIALS SCHEDULE	
EXTERNAL WALLS	
	grey engineering brick
	smooth render finish
	timber weatherboarding
ROOF	
	natural slate
WINDOWS - Triple glazed uPVC - Colour Dark Grey	
FASCIA / SOFFITS - Dark Grey uPVC	
RAINWATER GOODS - Black uPVC	
PLINTH - Grey engineering brick	

Fig. 19: Proposed materials schedule

HIGHWAYS & CAR PARKING

- The development site is located in a highly sustainable location in close proximity to a wide range of facilities and services. The site is surrounded by an excellent pedestrian and cycle network which links the site with neighbouring employment and residential areas.
- Exeter city centre can be easily reached by cycle trips via a network of cycleways and advisory cycle routes. There are many bus stops located within 500m radius of the site, which support different bus services with a frequency of bus trips to the city centre every 10 minutes or less, on average, Monday to Saturday during the daytime.
- The main vehicular and cycling access to the site will be via an access road from Church Hill that will be constructed to the east of the site. The proposed scheme will provide a 4.8m wide internal road serving the residential properties. This has been designed in compliance with DCC highway standards.
- There will be pedestrian access provided to the south east and south west of the site and will allow connections to the existing public right of way network.
- Car parking is provided throughout on all plots. There will also be garage provision to half of the units.
- Electric vehicle charging provisions will be provided to all open market and affordable bungalows.
- Provision has also been given to accessible parking where a large proportion of the spaces are widened to provide ease of access for those with mobility concerns.
- Car parking is broken up with landscaping to ensure an attractive and high quality public realm that is not dominated by cars.



House Type VHT03 – Plot 10 – 2 Bedroom Bungalow

BUILDING FOR A HEALTHY LIFE

Building for a Healthy Life has been used to inform the design of the proposals. This is a government-endorsed industry standard for well-designed homes and neighbourhoods.

CONNECTIONS

The site will connect to Church Hill to the east, which will provide vehicular access into the site. In addition, pedestrian routes within the site can connect to the PROW to the west and existing access to the south east of the site. This development will therefore be integrated into its surroundings and will create new connections to neighbouring sites.

FACILITIES, SERVICES AND PUBLIC TRANSPORT

The site is within walking distance of a number of local facilities, including a community centre, a primary school, shops, children's play areas, bus stops and Pinhoe railway station.

MEETING LOCAL HOUSING REQUIREMENT

The scheme proposes a mix of bungalows with different tenures to meet local need. All homes exceed Nationally Described Space Standards and will comply with - and in many ways exceed - the relevant Building Regulations requirements.

CHARACTER

The landscape-led proposal has been designed to blend in with the low-rise residential character of the surrounding area. The dwellings will be single storey and will be a mix of semi-detached and detached bungalows with private gardens. Due to the zero carbon operational output and sustainable nature of the development, the dwellings have been designed with a clean, conservative appearance. The site will therefore have a distinctive identity in keeping with the residential character of the surrounding area.

BUILDING FOR A HEALTHY LIFE

WORKING WITH THE SITE AND ITS CONTEXT

The existing site features, such as the perimeter trees and hedges and sloping topography have informed the design of the proposal.

CREATING WELL DESIGNED STREETS AND SPACES

It is intended that the proposals will offer strong streetscapes within the development. Where plots are located on corners, additional windows have been proposed to give presence and surveillance over the street. Shared space principles are implemented to create a friendly, less urban environment within the scheme. In addition, all car parking is provided within the curtilage of each property.

ACCESSIBILITY OF PUBLIC AND PRIVATE SPACES

The simple, shared surface, road arrangement around the site makes vehicular and pedestrian movement very easy. Smooth transitions between road, green space and parking areas are encouraged and rigid street features will be minimised. Public and private spaces are well defined with landscaping features and legible boundary treatments.



SECURE BY DESIGN

Secure by Design (SBD) good practice has been considered throughout the scheme. Careful thought has been given to the layout to ensure that surveillance and strong street frontages have been provided to all roads. All parking is within the curtilage of each property.

The boundary treatments throughout the scheme are compliant to SBD standards, and will provide good security to private rear gardens. Verto are committed to providing all dwellings with windows and doors to SBD standards.

REFUSE AND RECYCLING COLLECTION

Each proposed dwelling has a dedicated bin area located to the rear of each property, close to access gates and with step-free access to the street. Proposed landscaping and screening will ensure they are not visible from the street.



Fig. 20: Proposed refuse and boundary strategy.

CONCLUSION

The site embraces a landscape-led design approach, seamlessly integrating with nature to create a harmonious and environmentally conscious neighbourhood. Native plants and sustainable practices are emphasised, preserving and enhancing the site's natural beauty.

In summary, this proposal is considered a high quality development that will make a meaningful contribution towards Exeter's housing targets and a significant commitment towards Exeter becoming a carbon neutral city.

In support of the scheme, the following points are made:

- The development is located in a highly sustainable location within walking distance of public transport and local amenities;
- All bungalows will be Zero Carbon Smart Homes™, through building fabric design and integration of renewable energy technology;
- The bungalows have been designed to be in keeping with the residential scale of the immediate area, providing a low-density development in response to the local vernacular;
- The site layout has been carefully designed to ensure a safe and attractive public realm that connects with neighbouring sites and includes a substantial area of landscaped public open space;
- The vast majority of existing trees will be retained and new trees and planting are proposed to protect and enhance biodiversity and to screen the site from wider views.





House Type VHT09 – Plots 15-18 - 3/4 Bedroom Bungalows

LIVE ZERO

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