

Seabrook Orchards Phase 3 and Seabrook Square

DESIGN & ACCESS STATEMENT, INCLUDING DESIGNING OUT CRIME STATEMENT

September 2023



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1.0 Introduction

1.1 Introduction

This report has been prepared in support of a Reserved Matters Application in relation to Phase 3 of Seabrook Orchards and Seabrook Square. It has been prepared by LHC Design on behalf of Bloor Homes (Exeter). The application is for residential development comprising 204 dwellings and community building along with associated infrastructure and landscaping.

1.2 The purpose of the Document

The statement describes the nature and extent of the proposals and its compliance with the consented Outline proposals. It represents best practice in the design of residential development and accords with the outline consent and local and national planning policy. This statement is part of a suite of documents that provides further detail on ecology, drainage, landscaping, waste and energy.

1.3 The Site in Context

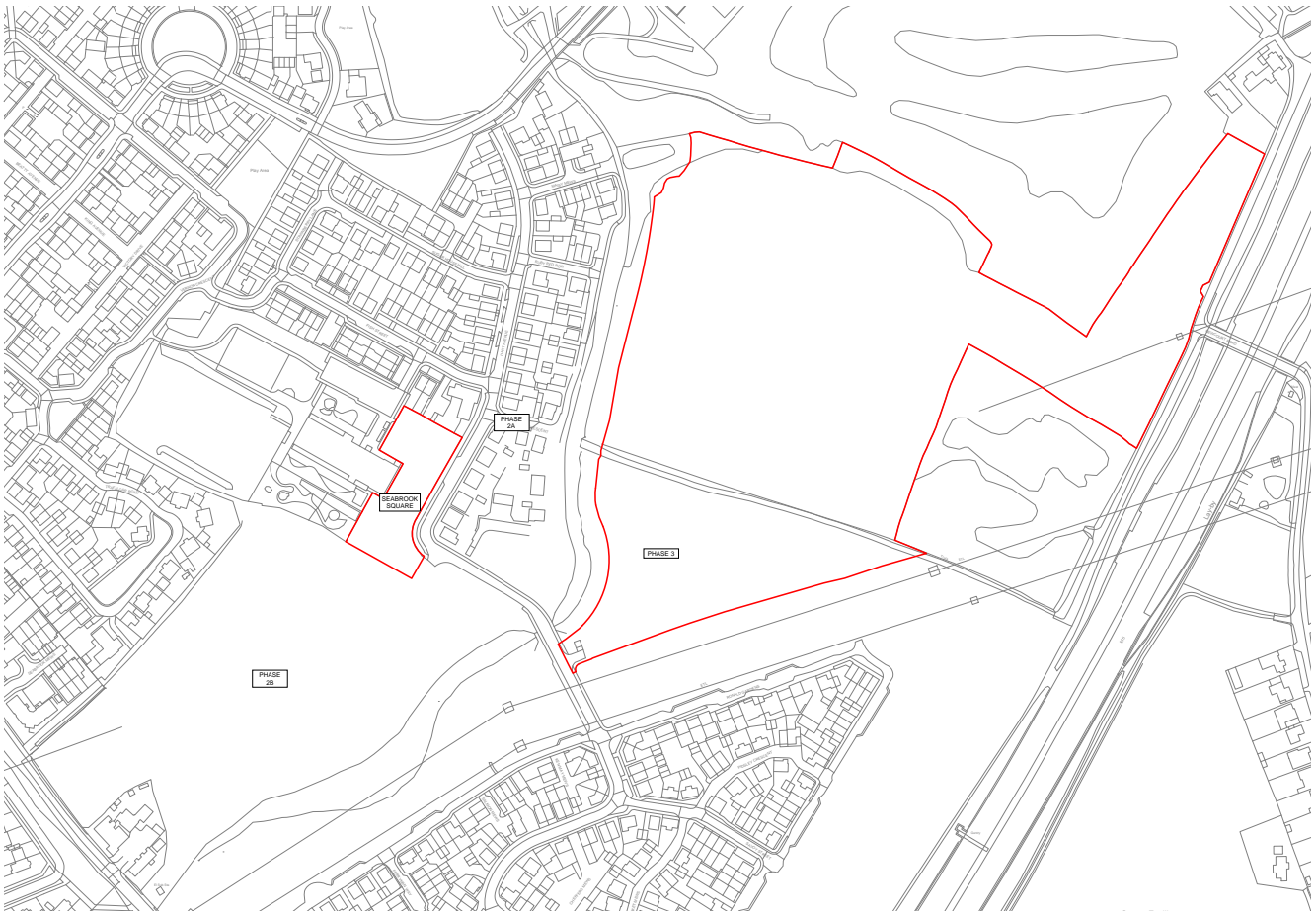
The site sits within the wider Seabrook Masterplan, forming the last phases of residential development, along with Seabrook Square which sits adjacent to Phase 2 and Trinity CofE Primary School.

This part of the site is bounded to the north by Exeter Golf and Country Club, to the east by Newcourt Road/M5 and Topsham Millenium Woodland, and the south and west by phases 1 and 2 of the wider masterplan (built out).

The Seabrook corridor forms the western boundary of the site, separating this phase from the earlier Phase 2 development.

1.4 Planning Policy Background

Please refer to the separate Planning Statement.



^ Site Location Plan

2.0 Summary of Site Parameters

2.1 Access

The outline masterplan establishes the access points within this phase. Access to this phase is via the existing phase 1 and 2 road network. A pedestrian and cycle link is provided in the NE corner of the site onto the existing network at Newcourt Road.

2.2 Movement Network

The highways arrangement within this phase was loosely defined at outline, and has been developed to reconcile the spatial constraints of the site with the necessary connectivity. The hierarchy of this network has been designed in line with the hierarchy set out in the early design information and subsequent Design Code for this specific phase.

2.3 Topography

The gently sloping topography of the site falls from the north east to the stream corridor along the western edge. The more elevated areas of the site enjoy views to the south of the wider landscape beyond the built up areas of the city. An existing bank runs through the phase east west, aligning with the southern edge of the existing woodland.

2.4 Vegetation

The site is bounded by existing vegetation on a number of boundaries, predominantly the northern edge and edges which bound the neighbouring Golf and Country Club. There are a number of mature trees along the northern boundary which are to be retained within the planting here to provide a buffer to neighbouring uses.

An existing tree sits within the level change which runs east west across the site which is to be retained and incorporated within open space.

2.5 Existing Services

The site is currently traversed by HV cables. These are to be grounded and rerouted through the 'corridor', to allow the site to be developed. These grounded cables, and some adjacent below ground services require significant associated easements. A new pylon (recently erected) is located within the Woodland area in the east where the cables revert to being above ground as they go off site.



3.0 Compliance with Outline Permission

3.1 Compliance with Outline Proposals

Outline planning was granted in 2013 (application ref: 11/1291/01). Phases 1 and 2a have delivered and are occupied, with phase 2b to be delivered shortly. This application makes up the remaining deliverable numbers of the outline application along with the Seabrook Square community element.

The detailed design for the proposed development has been developed with reference to the parameters and principles set out in the outline application.

This Reserved Matters Application complies with the Outline Permission and S106 requirements. The Reserved Matters Masterplan provides the following:

- Site access and road hierarchy in accordance with Outline masterplan
- 204 dwellings including 25% affordable dwellings
- Community building within Seabrook Square
- Open space for public recreation, amenity and strategic landscaping, drainage and wildlife habitat

A separate Design Code has been submitted with this Reserved Matters Application (LHC Report - RT02). The guidance within this detailed Design Code follows the Design Codes compiled for the first two phases of the development. It also follows the agreement of the 'Site Wide Design Statement (March 2015)' which was approved after outline planning permission was granted and which established the fundamental design principles for the site as a whole.

Much of the Design Code information for the first two phases has been applied to this phase. Materials, details and the overall design philosophy set out within the earlier documents will still be relevant.

Further detail of the Reserved Matters can be seen in the later chapters of this report and within the information submitted as part of the application.



^ Outline Masterplan for Phase 3 area (Seabrook Lanes, Upper Orchards and Fairway View Character areas)



^ Proposed Illustrative Masterplan

4.0 Detailed Proposals

4.1 Proposed Detailed Scheme

The scheme builds upon the principles set by the original outline permission for the whole site (Ref: 11/1291/01) and meets identified housing need through the creation of an attractive development that retains the key existing site features, delivers high quality green spaces and streets, providing connections between existing and proposed housing and the wider landscape.

The scheme has been designed utilising a legible, permeable and distinctive network of streets and spaces, which is reinforced by the proposed character areas and built form. The development demonstrates a positive relationship with the surrounding landscape, with strong connections to the surrounding areas which promote the use of sustainable modes of transport.

The scheme provides 204 dwellings, with a range of house types proposed including 1 and 2 bedroom apartments and 2, 3, 4 and 5 bed terraced, semi-detached and detached houses. 61 dwellings are proposed to be affordable in line with the Outline permission.

The Seabrook Square area of the masterplan has been re imagined to provide affordable living accommodation in the northern area of the plan, along with a standalone community building in the southern area. This building has been designed as a flexible space which could accommodate a shop and/or cafe or community space, with space to spill out onto the south facing open space and play area.

The development of the site layout has been driven by key landscape and ecological features, which include existing feature trees, the Seabrook corridor, and existing hedges. The layout retains these, where possible, incorporating them into the layout. Street trees have been provided throughout the layout, reinforcing the character areas of the site.

A level change runs east west across the site, containing an existing feature tree. This area has been retained as a key landscape corridor, linking the Seabrook corridor in the east with the Millenium Woodland in the west, creating a central open space which will have excellent views across Exeter to the south and the wider countryside beyond.

Further details of the landscape scheme for the residential element can be found later in this report and in the submitted information supporting this application.

The scheme is designed to create clear character areas through the use of architectural design, use of appropriate materials and landscape features. Three character areas have been developed in line with the Outline proposals; Upper Orchards; Seabrook Lanes and; Fairway View.

The architectural design of Upper Orchards is more formal in character with consistent building lines and strong terraces and key buildings fronting key routes and open spaces.

The built form is lower density towards the edges of the development in the Seabrook Lanes and Fairway View character areas, where they are enclosed by existing hedgerows and adjacent to the wider landscape with the architectural character reflecting this. The layout provides more detached and larger semi detached dwellings in these areas.

A bund area is provided in the NE corner of the site to mitigate noise from the M5. This has been designed as a landscaped area with emergent tree planting, acoustic fence where necessary and shrub planting to ensure it sits within the surrounding context whilst providing its function.



^ Artist view of the northern street within the Fairway View character area looking east



^ Proposed Masterplan

4.2 Amount & Use

The proposed layout has been designed to accommodate a variety of residential house types and sizes, providing a broad range of units, ranging from 1 bed apartments to 5 bed detached houses.

Affordable housing is provided in line with the requirements of the s106. A total 61 new affordable dwellings are provided within this application.

The Phase 3 area provides 143 open market dwellings and 48 affordable dwellings.

Seabrook Square provides 13 affordable dwellings, along with the community building which could provide a shop and flexible community space/cafe.

4.3 Access, Parking and Refuse Strategy

Access is provided from the adjacent road network developed as part of the earlier phases, and in line with the Outline masterplan principles. A clear hierarchy of streets have been designed in line with the Design Code submitted as part of this application, providing legible walking and cycling routes. Parking is provided in line with Exeter City Council policy through a mixture of on and off plot parking spaces, small parking courts and garages. A separate Parking Plan has been submitted alongside this application which includes locations for electric vehicle charging for all plots.

Refuse facilities will be provided in line with policy, with secure storage provided on plot where possible. For shared apartments, secure, shared refuse storage is provided within the curtilage of the apartments.

4.0 Detailed Proposals

4.4 Green Infrastructure & Landscape Strategy

Summary

The surrounding context features a variety of natural elements and habitats, including the golf course, which wraps around the northern boundary, Topsham Millenium Woodland which forms the eastern boundary, and the River Exe which lies approximately 500m to the south of the application site. The wider Seabrook masterplan will provide allotments (directly south of this application area) and recreational areas for sports and leisure for local residents which are located in the south eastern corner. These areas will encourage plant and wildlife diversity whilst also helping to reduce the carbon footprint of existing and new residents. Existing vegetation on the site boundaries will be retained within the masterplan. Where any tree or hedgerow removal is required, this has been compensated within the proposals with new planting to maintain the existing site and local character and habitat corridors.

This strategy has been developed in line with the approved outline application design statement, ensuring that the proposed development sits within its existing landscape and green infrastructure context for the site. Whilst the strategy reflects this outline element, up to date technical appraisal work has informed the layout and landscape design at this more detailed stage. Further information on how the proposed development sits within the wider context can be seen below.

Golf Course

Immediate landscape connections to the site include the golf course to the north which has many mature trees along its boundary. This is the most significant habitat type to the northern edge of the site. Retained trees along this site boundary allow wildlife connectivity to this habitat which arcs around the north of the site and connects to the Topsham Millennium woodland.

River Exe

To the south of the site lies the River Exe which is linked to the site through the Seabrook Corridor from the southern boundary and running along the western boundary of the site, connecting to the golf course in the north. On the banks of the river Exe there is a temporary flood bank which forms a wetland habitat for wildlife, occasionally becoming flooded. The Seabrook Corridor running north to south through the site forms a blue link to the river Exe, making valuable wildlife and habitat connections

Agricultural Fields

To the north-east of the site there are agricultural fields. These fields are surrounded by extensive native hedgerows which link up, providing green connections through the countryside around the site.

Recreational Areas

There are a number of recreational areas within the wider Seabrook Masterplan and surrounding local area which provide space for sports activities. Trees surrounding these spaces will form part of the overall green infrastructure, helping connect local habitats for birds and mammals.

Allotments & Orchard

The allotments on the southern boundary of the application site (forming part of the wider masterplan) will give residents a chance to grow their own produce. Featuring local species of orchard trees this part of the green infrastructure wraps around the eastern boundary and forms a connection into the stream corridor.

Seabrook Corridor

The stream that runs through the site from north to south and into the River Exe will be retained as a landscape buffer and provides a key part of the naturalistic drainage of the site. Additional tree and marginal planting along the river banks will enhance this important habitat corridor.

Site Boundary

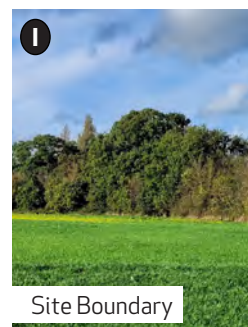
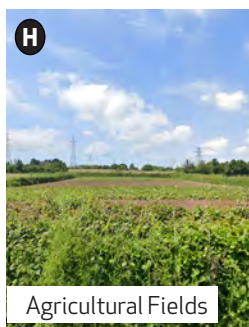
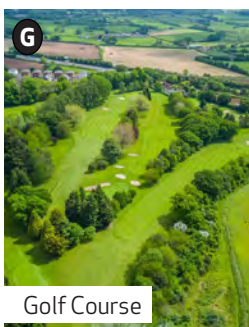
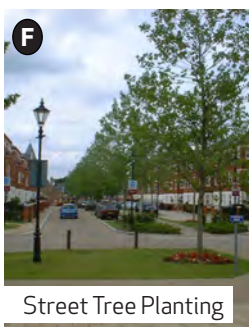
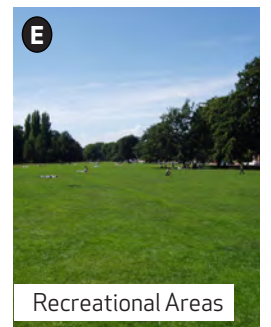
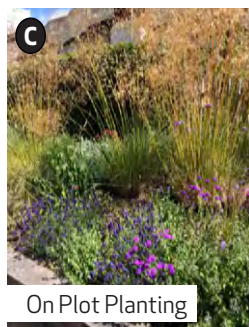
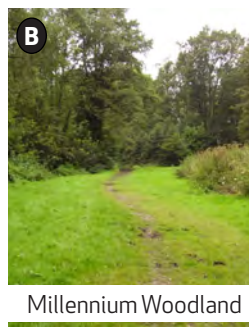
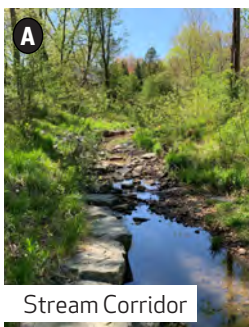
The boundaries are to be reinforced with newly planted trees and hedgerows to ensure they are retained as habitat corridors. Made up of seven different native species these mixed native hedges will help to maintain privacy from the adjacent housing and roads. Newly planting trees among existing mature trees will also diversify the canopy structure at the site boundary.

Street Tree Planting

Street tree planting throughout the development has been provided to help to create additional green corridors between new homes. Where space allows, larger species have been chosen to provide the greatest ecological benefits from the trees as they mature. The diversity of trees chosen include the native species of Acer, Betula, and Tilia. These are accompanied by Prunus, Eucalyptus and Castanea as non-natives, which offer additional benefits and become more vital for our changing climate.

On Plot Planting

Ground level planting along the main street follows a robust mix of evergreen plants to maintain a year round structure with flowering species included for additional seasonal interest. Secondary streets will provide low maintenance shrub and herbaceous planting with pollinator friendly plants included to benefit local wildlife. Within the larger open green spaces swathes of bulb planting and several fruiting small Arbutus Unedo trees will help to inform their different character.



5.0 Architectural Design

5.1 Key Design Objectives

Quality of design is an important driver for the scheme as well as commercial viability. As such an important hierarchy of building styles have been developed. This provides varying levels of details to the external facades. Internally the houses will be of the same high quality.

These styles were identified within the Phase 1 Design Code as 'Traditional', 'Enhanced' and 'Premium' and the interpretation of these to fit with this phase and relevant character areas are described overleaf.

The distribution of these styles through out the site defines the character areas, and will provide key buildings at strategic locations within the development. A plot styles plan has been submitted as part of this application.

5.2 Scale & Appearance

Scale and mass are vital components in giving character to the streetscape. The scale and massing of the scheme takes the form of 2 and 2.5 storey houses with occasional 3 storey apartments in key locations. Careful positioning of the larger 3 storey apartment blocks provides scale along the connecting route and overlooking the open space. The articulation of these strong frontages introduces character that will be further enhanced by window proportions, materials and detailing such as eaves details and brick/stone details.

A variety of 2,3 and 4 bedroom houses of varying sizes have been proposed. These have been carefully positioned throughout the scheme to maximise plot values and street scape quality along respective road typologies and character areas.

5.3 Sustainability

The buildings have been designed to minimise energy use in accordance with current Building Regulations, and allow for the future installation of renewable energy systems where possible.

5.4 Character Areas

Three distinct character areas for the site have been developed, reflecting those set out in the Outline design proposals. These are described below.

Upper Orchards

Beginning at the lower edge of the site larger dwellings face onto the Orchard Green allotments, then sweep across the site to give a range of single storey to larger 2.5 storey dwellings. This area sees a mixture of terraces, semi detached and detached dwellings.

Fairway View

The naturally higher areas of ground on the site afford the dwellings here excellent views reaching as far the River Exe to the south and over the golf course grounds to the

north east. A mix of 2 and 2.5 storey dwellings have been proposed here, many of which are detached with associated garages and parking.

Seabrook Lanes

The Seabrook Corridor character area is similar to its counterparts in Phases 1 and 2. The informal 'lane' character of the road is broken up along its length to minimise through traffic. The rural edges to the lane blend into the landscaped corridor itself. The dwellings here are 2 storeys and mostly detached to increase the variability of the edges.

5.5 Materials

The palette of materials has been carried through from previous phases, with house types designed in line with the information set out within the Design Code.

This includes a mix of red brick and render properties with feature tile hanging to key plots. Details such as clipped eaves and reconstituted stone cills have been carried through from earlier phases, along with quoin details, string courses and raised gables to key plots. A detailed materials plan and plot styles plan has been produced as part of this application.

5.6 Seabrook Square

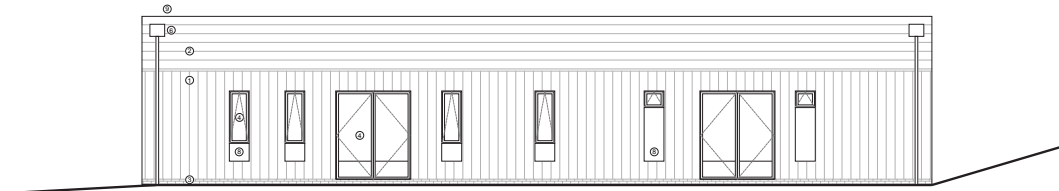
The Seabrook Square area of the masterplan has been reimagined to provide affordable living accommodation in the northern area of the plan, along with a standalone community pavilion in the parkland to the south. The principles for this part of the masterplan reflect those set out in the Design Code approved as part of the phase 2 RM planning application

The building itself has been designed as a flexible space which could accommodate a shop, café and/or multi-use community space, with space to spill out onto the south-facing open green space and play area. The building can be accessed via pedestrian and cycle routes from across the wider site, additionally, there is visitor car parking provided to the north of the building. The building forms a simple timber-clad pavilion which sits within the greenscape of the community park. The shop is accessed via the northern façade adjacent to the car park and provides adequate space for a community shop with additional storage and an accessible staff WC.

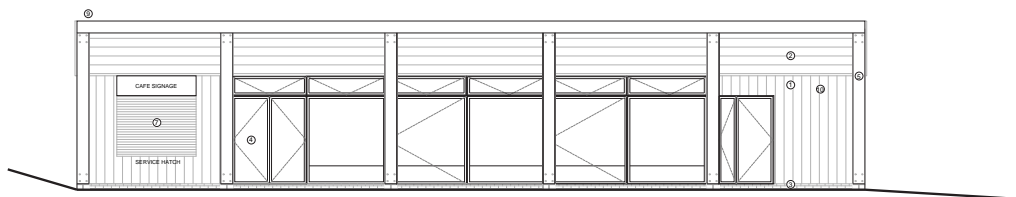
The multi-use space can be accessed from both the northern and southern elevations. The large open multi-use space gives flexibility to future users with potential to section off smaller areas if required. Kitchen facilities have been provided, whilst the installation of an external service hatch allows for a café to operate even when the multi-use space may be occupied by other community groups. Large sliding doors on the southern elevation allow the space to be opened up onto a covered area for seating/outdoor play and out onto the park.



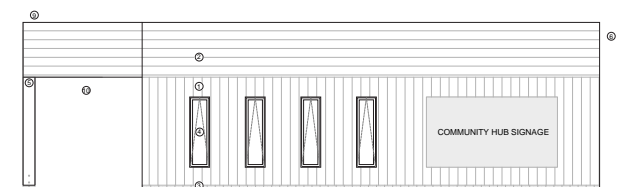
^ Example housetypes for Phase 3 area



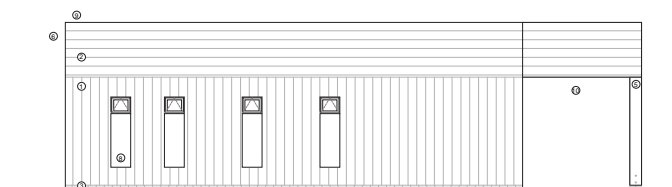
NORTH ELEVATION - FRONT ELEVATION



SOUTH ELEVATION - REAR ELEVATION



EAST ELEVATION - SIDE ELEVATION



WEST ELEVATION - SIDE ELEVATION

^ Proposed community building elevations

Appendix A - Designing Out Crime Statement

The proposals for the site include residential and community/commercial uses, along with associated landscape and servicing infrastructure including play.

The following sections detail how Secure by Design principles have been applied to the layout to mitigate impact on crime and disorder levels within the development and on the existing neighbouring areas.

Layout of Roads and Footpaths

Vehicular and pedestrian routes have been designed to ensure that they are visually open and direct.

The simple block structure ensures that routes are linked through clearly public spaces, with no linked cul-de-sacs.

Where private drives have been provided, they are not linked via footways and are well overlooked by dwellings and habitable rooms.

Corner turning dwellings act as excellent surveillance to corner plots, ensuring that where dwellings 'side' onto open spaces, there is overlooking.

Public footpaths run to the front of dwellings to ensure they are safe and overlooked. Planting adjacent to footpaths has been designed to provide low growing species, and tree species have been selected to ensure that they are manageable so as not to overhang paths and cause obstructions.

The lighting of roads and footpaths will be in line with the Devon County Council's adoption standards, however will take into account reductions in light spill where necessary for ecology and landscape purposes.

Communal Areas and Play Spaces

The central green space within the development has been designed as a focal point for the new development with dwellings fronting onto this space. This will create natural surveillance and in turn a safe, pleasant environment for users.

Safe and accessible routes into the open space from the neighbouring adopted highways areas have been provided.

Proposed boundaries (fences/planting) to open spaces will be clearly defined to ensure that no unauthorised vehicular access is possible.

The central open space is accessible to the whole development due to its location, and will provide a flexible range of spaces for different activities. This space will also provide amenity space and for existing neighbouring dwellings.

The central open space will be looked after under a management company to ensure it is well maintained for future use.

Dwelling Boundaries

Front boundaries will be clearly defined by either boundary walls, and/or railings, or hedges and planting as set out on the enclosures plan submitted as part of this application.

Gates to the side of the dwellings which provide access to rear gardens are proposed to be 1.8m high, the same height as the fence/wall and robustly constructed.

Any side and rear boundaries which front the public realm are proposed to be constructed of brick, in line with earlier phases and to create a robust, secure boundary to private areas.

Gable End Walls

Corner turning dwellings with articulated elevations including bay windows have been located to avoid the creation of windowless elevations and blank walls to public areas.

Where specific corner turning dwellings are not appropriate, additional windows and articulation have been provided to gable walls.

Rear Access Footpaths

In the small number of cases where terraced dwellings require a rear access path, lockable gates will be provided at the entrance to the path, as close to the front building line as possible.

Vehicle Parking

The majority of vehicle parking is provided on plot, within the curtilage of the proposed dwellings.

Where parking is provided to the front of dwellings, it is provided within close proximity of the dwellings they serve and is well overlooked.

Parking spaces off plot will be clearly numbered to denote who they belong to.

Where garages are provided, they are set back from the building line, however garage doors will be visible from streets.

Planting

Planting within the development will not impede natural surveillance and wayfinding through careful selection of species and location of planting.

If required, spiny or thorny species will be provided adjacent to boundary walls as defensible planting to private areas.

Street Lighting

Lighting for streets, footpaths and open spaces will be designed in accordance with current best practice, along with taking into account requirements for ecology and landscaping.

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