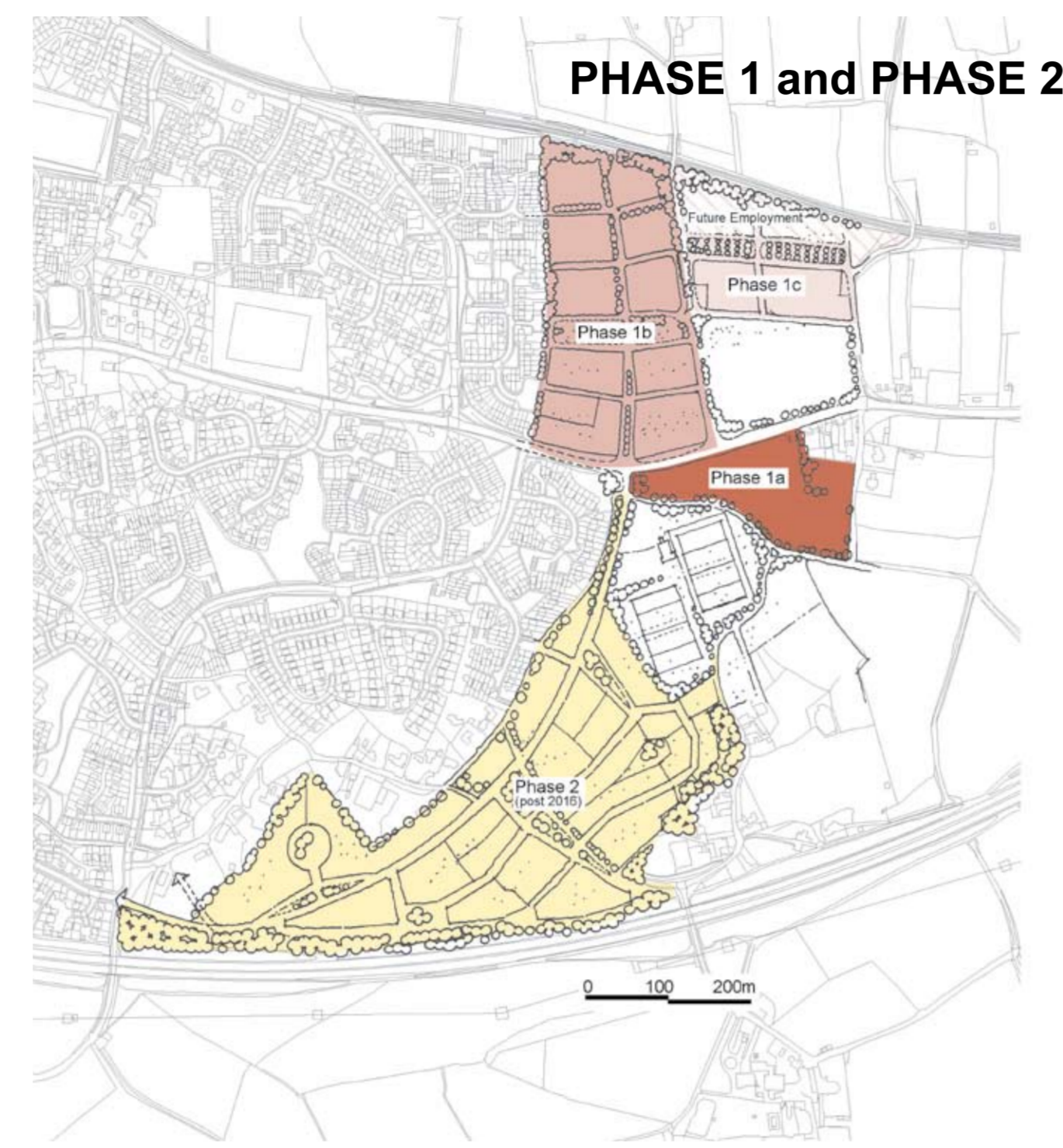


Design Principles for a walkable neighbourhood and location of the new neighbourhood centre



Phasing: based on existing land ownership patterns and predicted housing need



Indicative view 1 of the health centre at the heart of the neighbourhood viewed from Exeter Road



Indicative view 2 of the health centre viewed from Godwell Lane up the avenue to the station, with bus stop



Indicative plans showing residential and mixed-use elements with Health Centre

## The key objectives are:

A mixed use development delivering about 375 dwellings in 2 phases; about 10 hectares of employment land; a local neighbourhood centre providing for small scale daily needs; a health campus meeting the needs of a growing town.

## Proposals:

### 21

**A neighbourhood centre:** Create a walkable neighbourhood with a mixed use development at the centre focused on the Health Centre proposal for the central triangular site.

### 22

**New housing in 2 phases:** The DPD did not allocate sites for particular phases but suggested housing numbers to be provided up to 2016 and post 2016. The EbD prioritised the creation of the neighbourhood centre and health campus and the plans therefore show:

Pre-2016: Phase 1 includes about 100 units including a mixture of detached, semi-detached and terraced family housing, some apartments will be located in the mixed use neighbourhood centre.

Beyond - 2016: Phase 2, the earlier phases being more urban in terms of densities and housing types, the later phases will be more rural. In all cases adequate parking is provided, on street and on plot with no remote parking courts.

### 23

**Employment uses in 2 phases:** It emerged that the location of 5ha of employment use allocated up to 2016 should ideally be part of a mixed use development throughout the site including the Health Campus, shops and offices to the north of Exeter Road, a new hotel and land set aside to the north of the site. Another 5ha will need to be allocated post 2016 as part of phase 2 of the development.

### 24

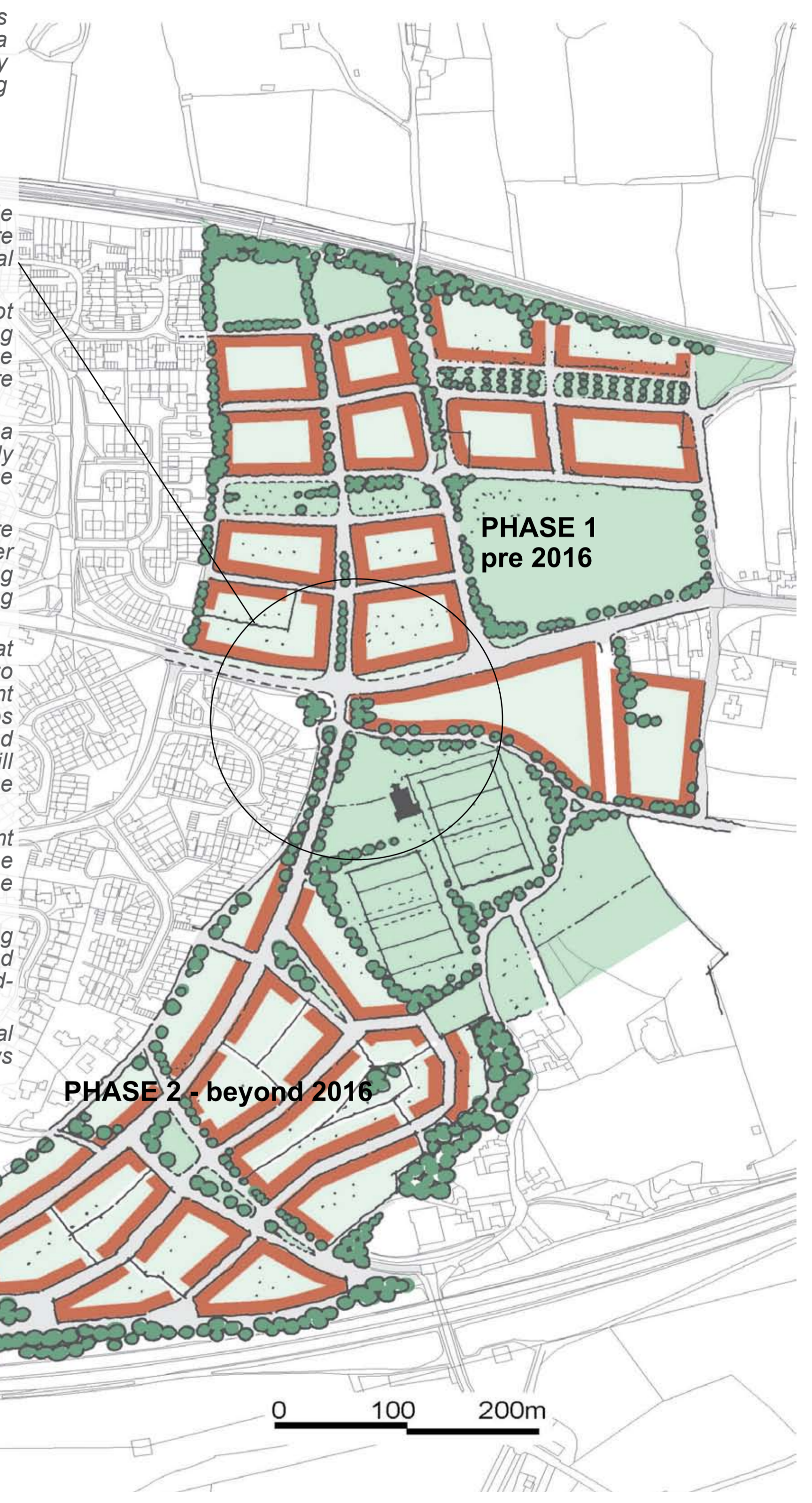
**Park&Ride:** although not functioning efficiently in current form this could provide a basis for a bus link and some light commercial uses, linked to better train services in the future.

### 25

**Play facilities and public amenities:** In keeping with the tradition of the town, play facilities for children and youth will be provided for in open space and within mixed-use development areas.

### 26

**Local landscape character:** The Devonian rural character provided by the existing lanes and hedgerows will be integrated with the plans.



Eastern extension with phase 1 and 2 and the Health Campus at the heart of the new neighbourhood