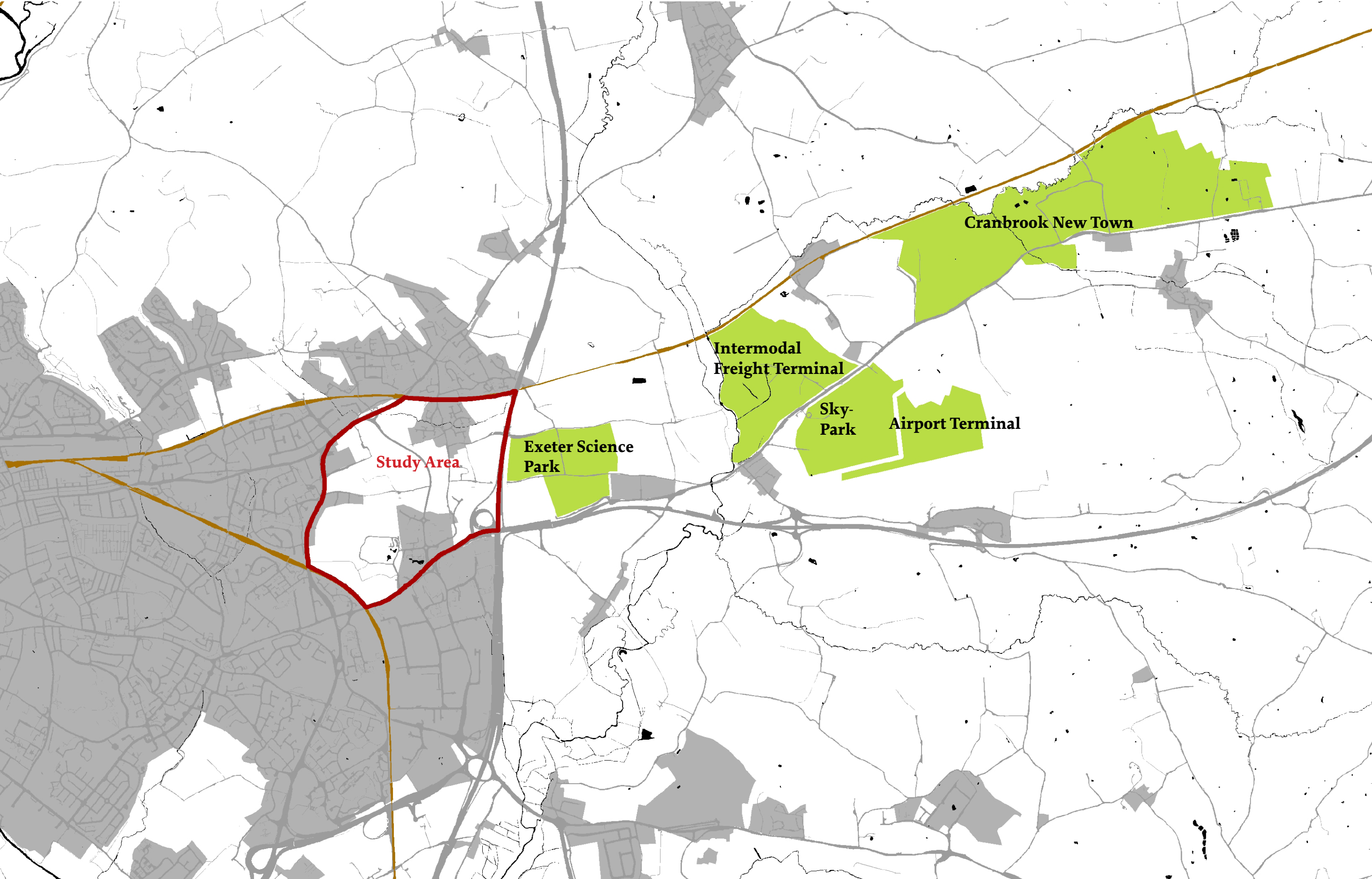


Monkerton and Hill Barton Masterplan

12th January 2010







Whipton

Pinhoe

St Lukes School

Met Office

**Sowton
Industrial
Estate**



key things the masterplan needs to provide ...

- housing - net densities of 50 dph or more overall
- employment
- location for Gypsy and Traveller site
- new primary school
- potential expansion of St Lukes School
- enhancement/relocation of Ellen Tinkham School
- 14-19 skills centre/Technology Academy



key things the masterplan needs to provide ...

- new GP Practice
- retail and commercial
- potential location for new library (Pinhoe Library requires expansion)
- community facilities
- allotments (1 x 5 rod plot per 10 new dwellings)
- open space
- road linking Cumberland Way to Tithebarn Lane
- new footpath/cyclepath crossing new footbridge across the M5
- High Quality Public Transport route
- railway station near the Met Office

1 CREATE A PLACE FOCUSED ON ENCOURAGING SUSTAINABLE MOVEMENT ...

...to facilitate and encourage walking, cycling and use of public transport as the primary means of movement within the east of Exeter.

2 CREATE A HIGH QUALITY URBAN ENVIRONMENT...

...where high net density of mixed use development is within easy access of public open space, community facilities and the countryside

3 CREATE A PLACE WITH A STRONG IDENTITY...

... using existing characteristics of place to establish a clear image and identity

4 CREATE COMMUNITY...

... bringing together the mix of existing and anticipated uses to create a strong community



5 ESTABLISH QUALITY MULTI-FUNCTIONAL GREEN SPACE...

... ensuring each space achieves a range of different compatible functions and roles

6 PROMOTE BIODIVERSITY...

... through protecting, enhancing and creating wildlife habitats and retaining a network of wildlife corridors

7 CREATE A LOW CARBON ENVIRONMENT...

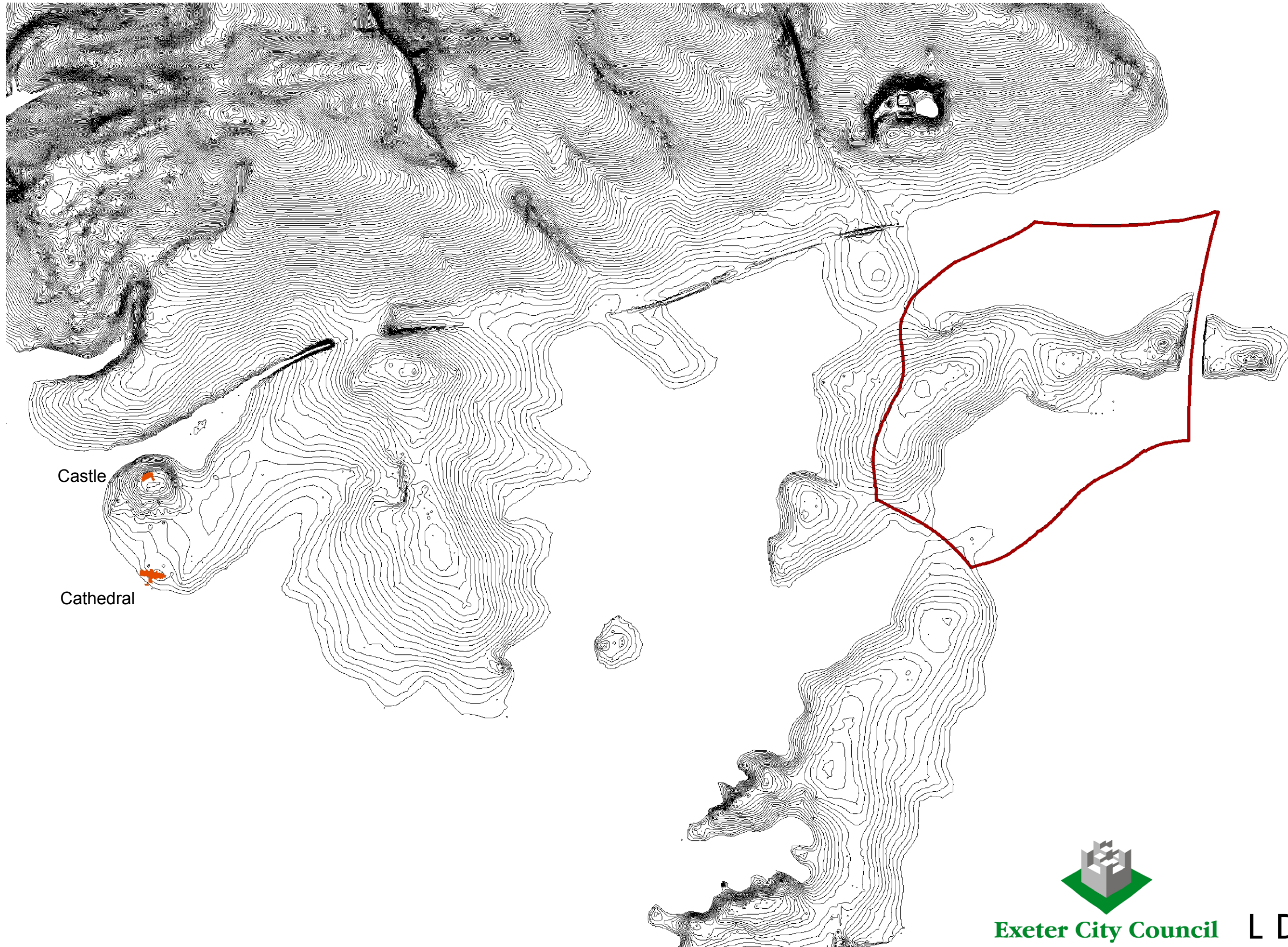
... with layout, design and an infrastructure that allows for low carbon living

8 ENSURE THE MASTERPLAN CAN BE DELIVERED...

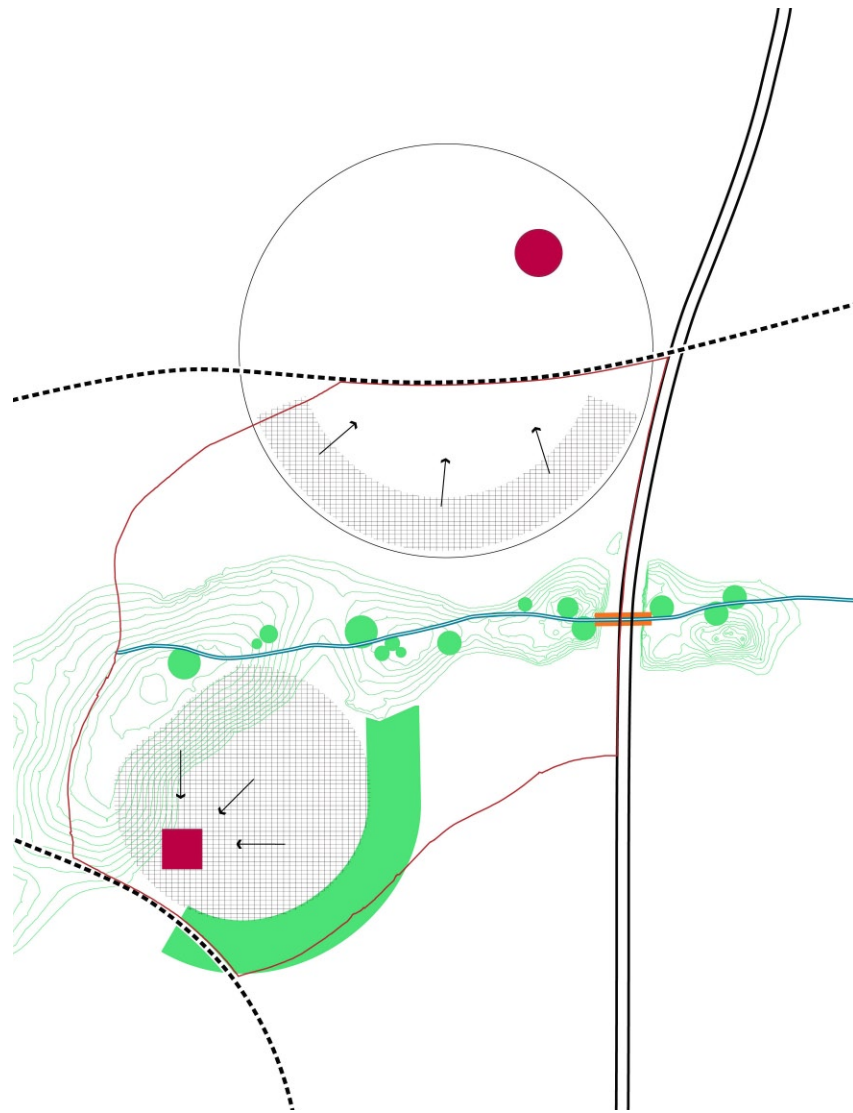
.. establishing collaborative working and a flexible framework for growth



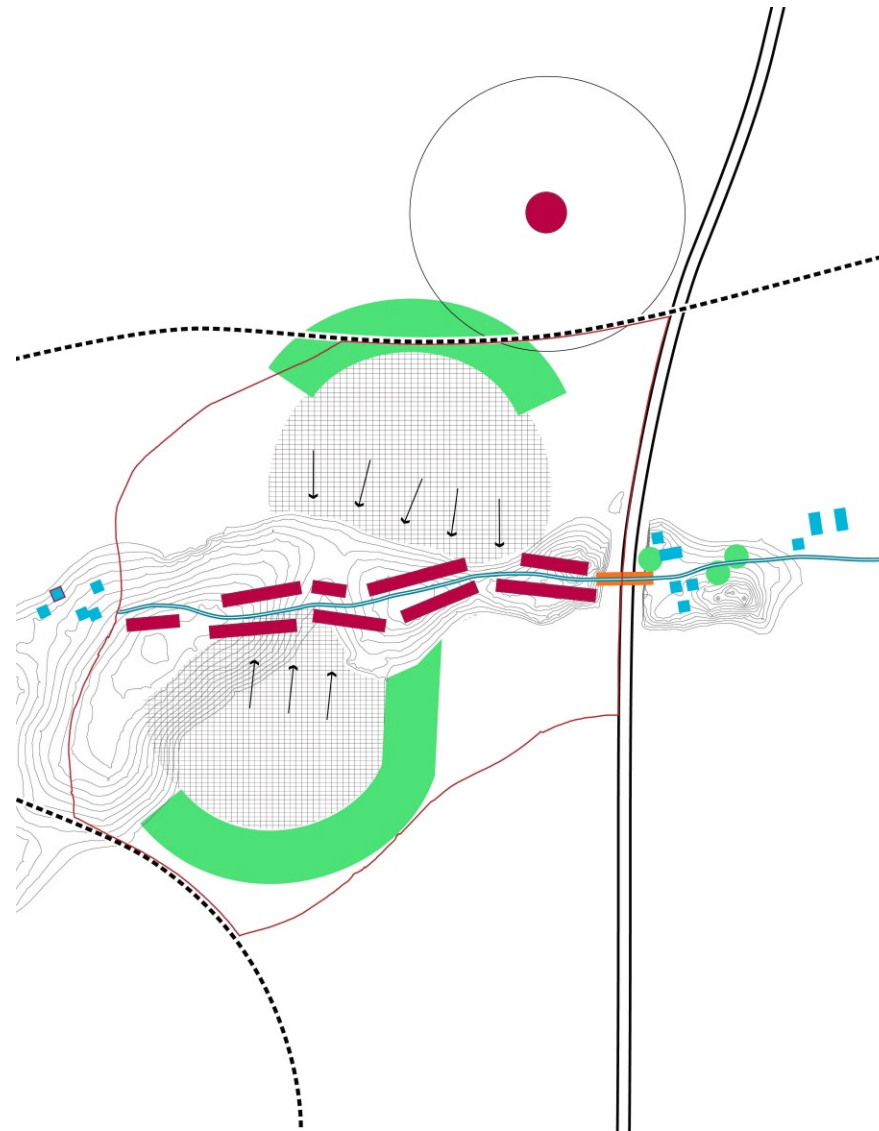
the ridgeline



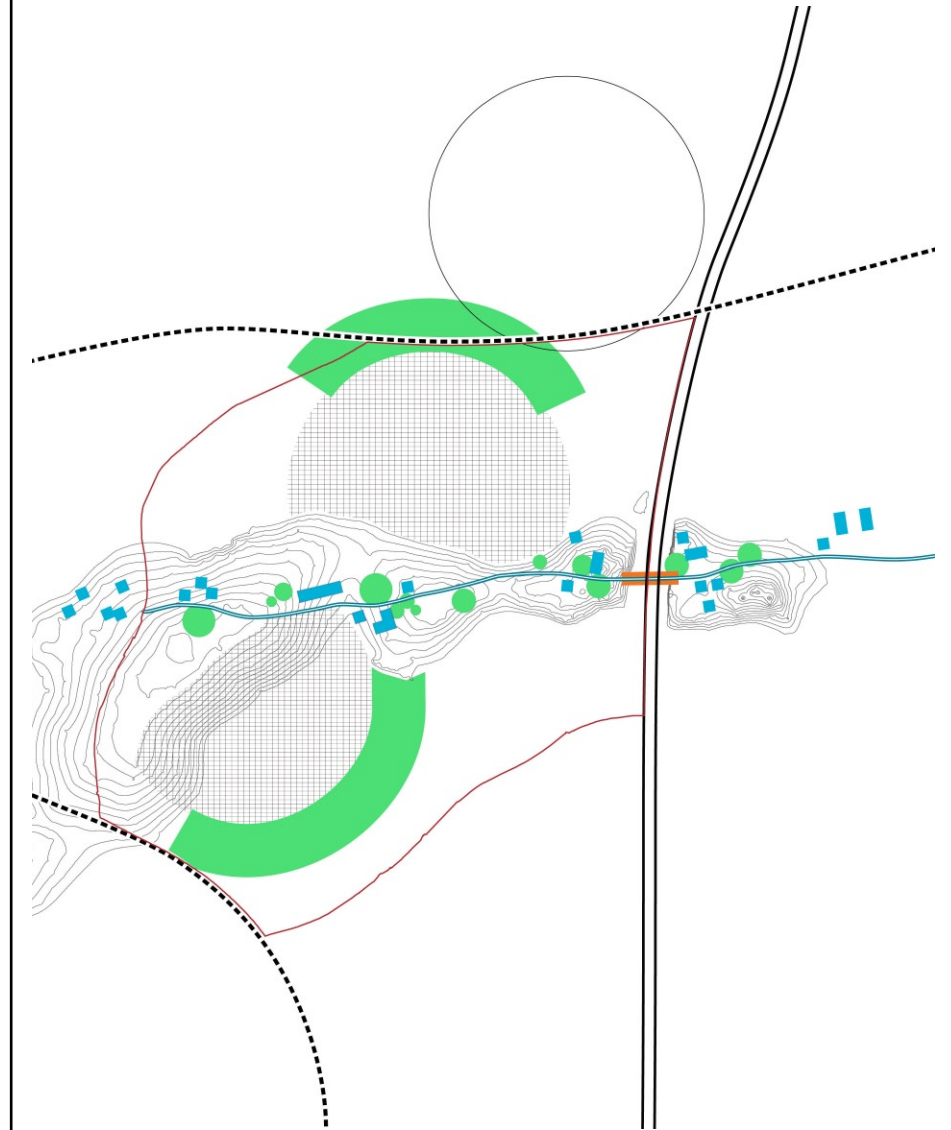
'the green ridge'



'the urban ridge'



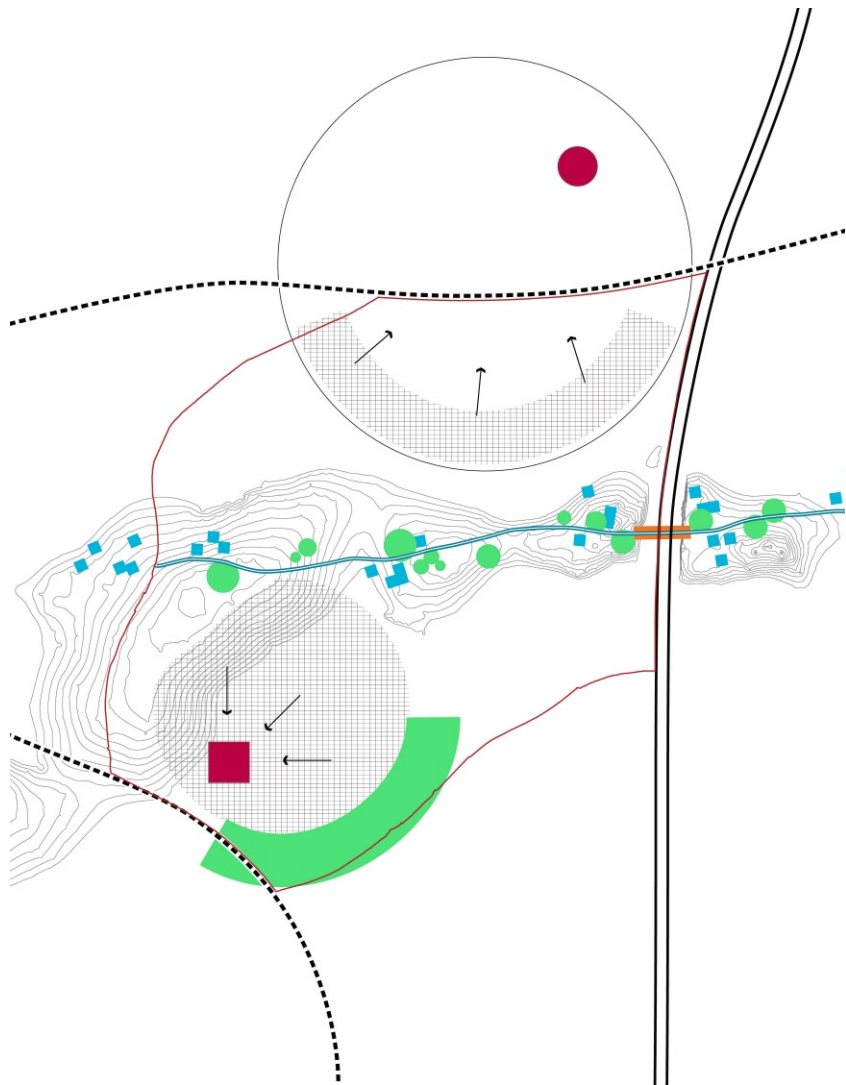
'the picturesque ridge'



the centre

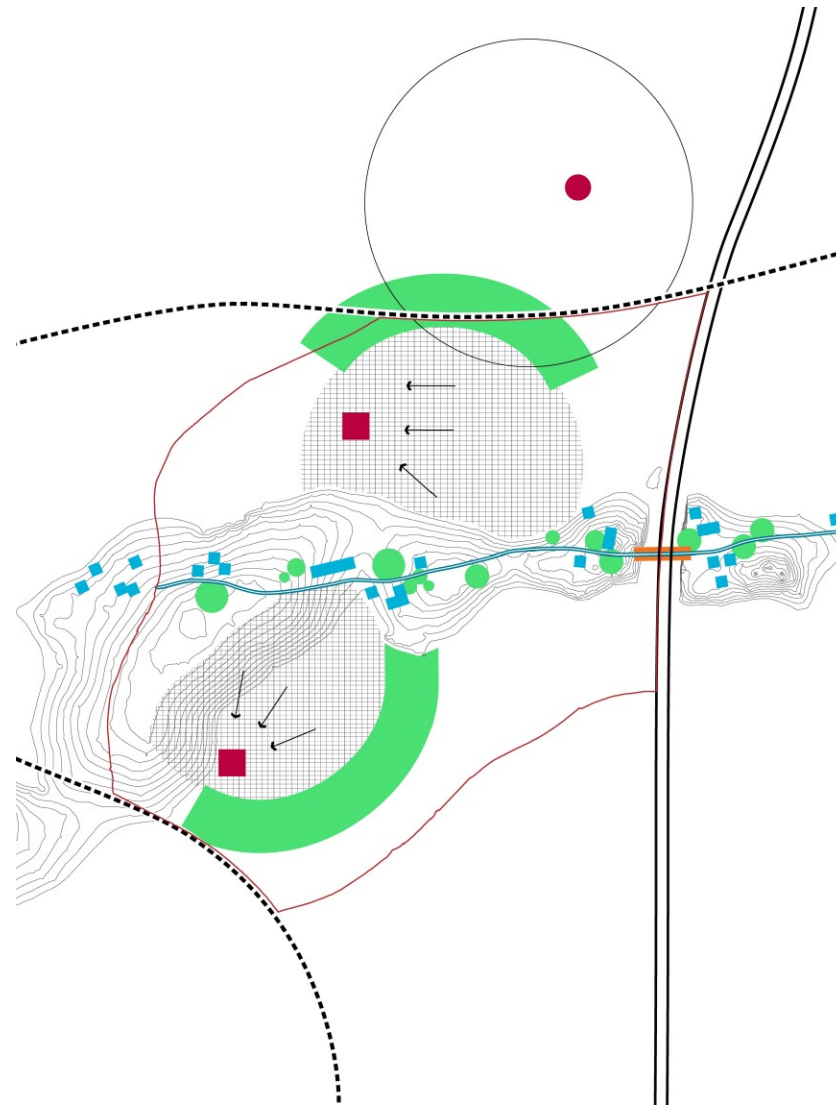
OPTION A

- regeneration of Pinhoe as the community centre to the north of the ridge
- creating a new community centre to the south of the ridgeline



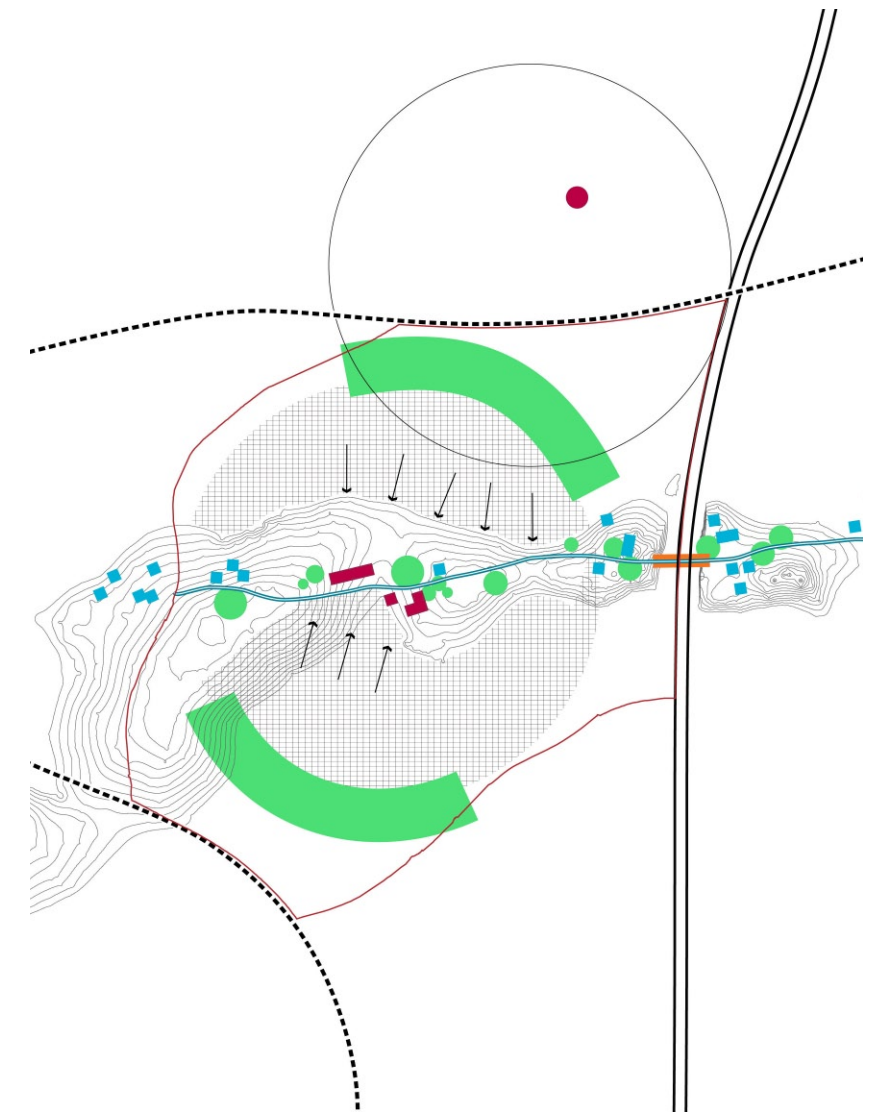
OPTION B

- new community centre to the north of the ridge
- new community centre to the south of the ridgeline



OPTION C

- creating a new community centre on the ridgeline that serves as the focus for development to the north and south



the ridgeline

the centres

green infrastructure

primary streets

hqpt

secondary streets

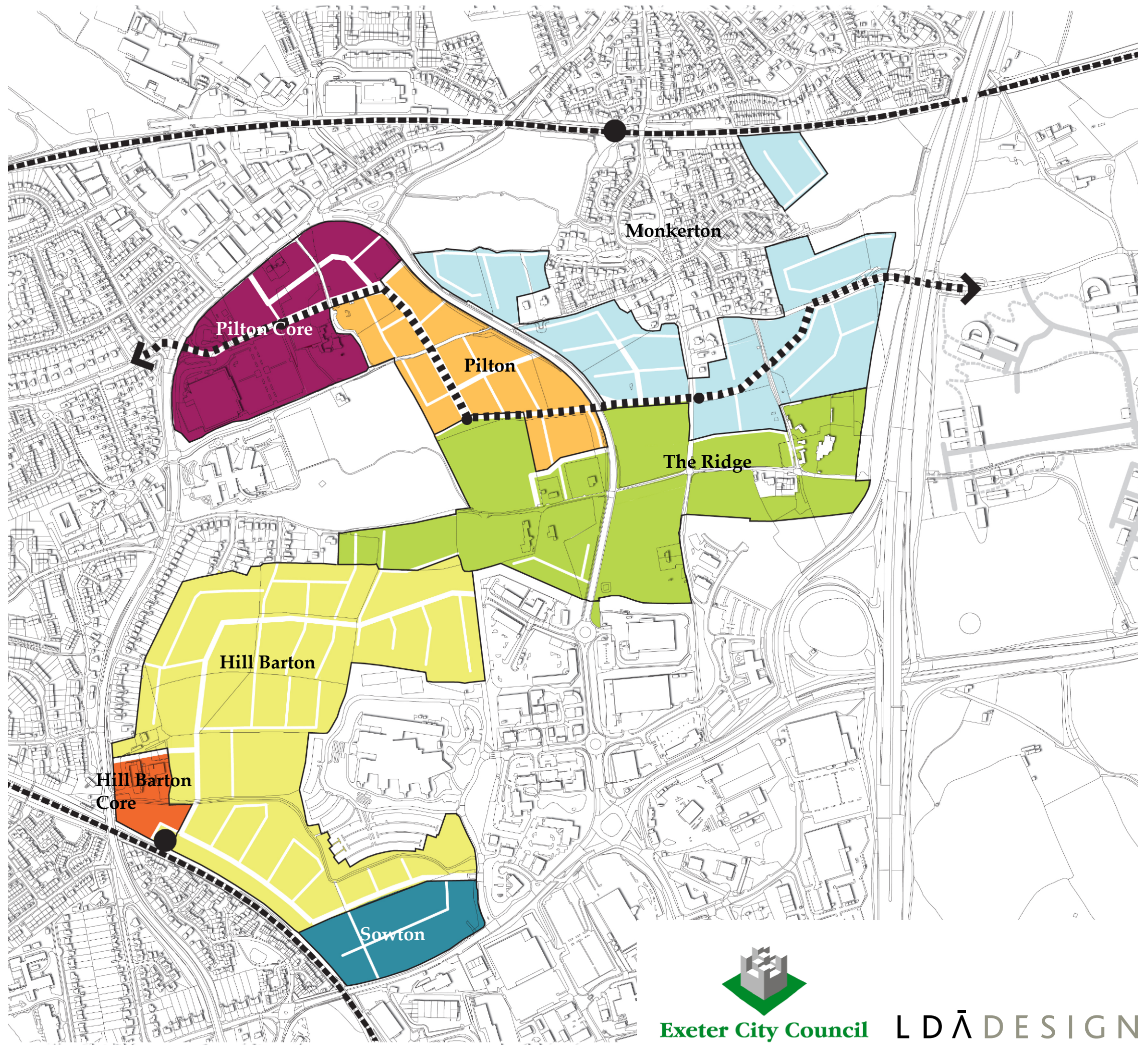
tertiary streets

character

uses

densities

the masterplan



the ridgeline

the centres

green infrastructure

primary streets

hqpt

secondary streets

tertiary streets

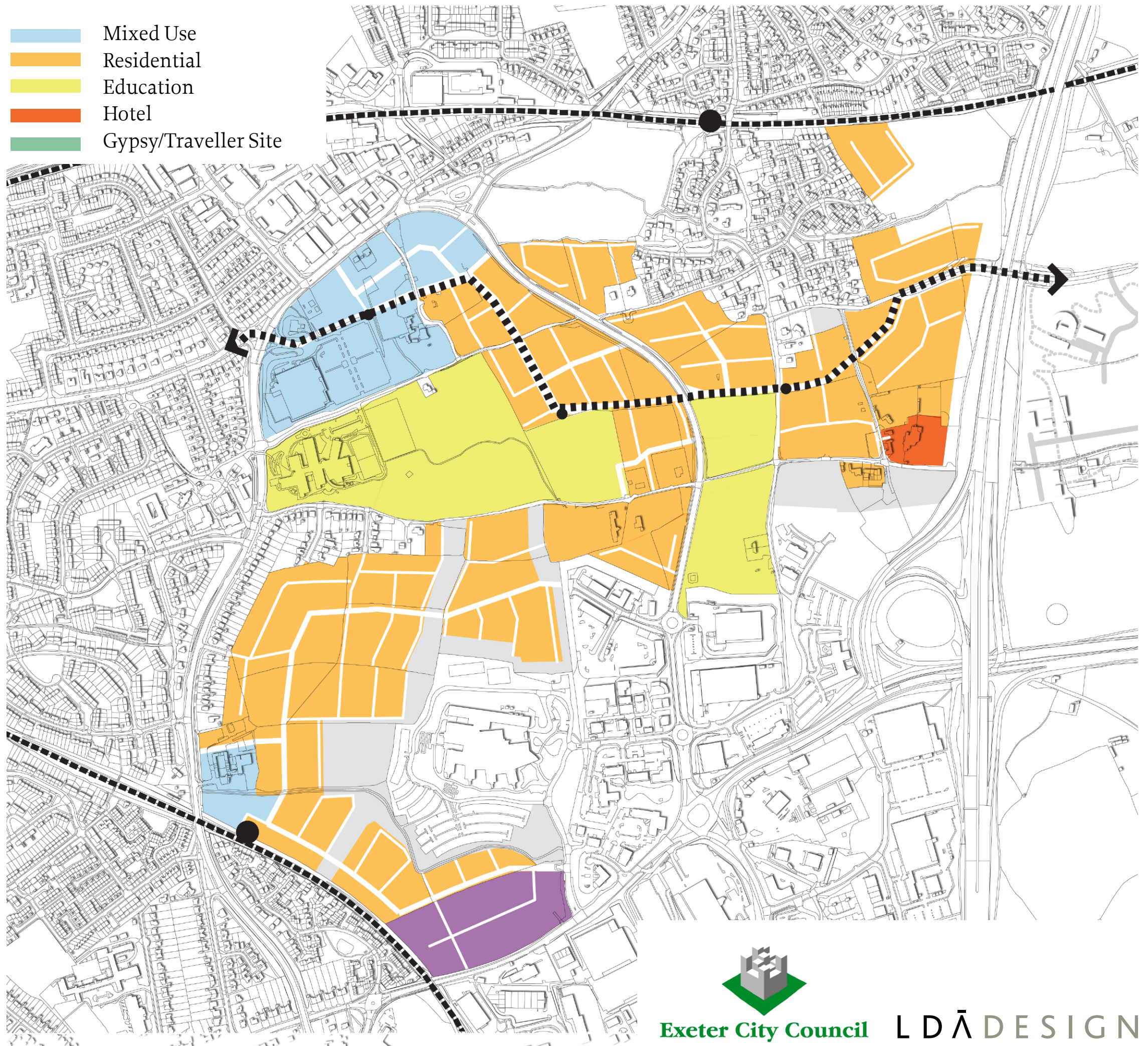
character

uses

densities

the masterplan

- Mixed Use
- Residential
- Education
- Hotel
- Gypsy/Traveller Site



Exeter City Council

LDĀDESIGN

the ridgeline

the centres

green infrastructure

primary streets

hqpt

secondary streets

tertiary streets

character

uses

densities

the masterplan

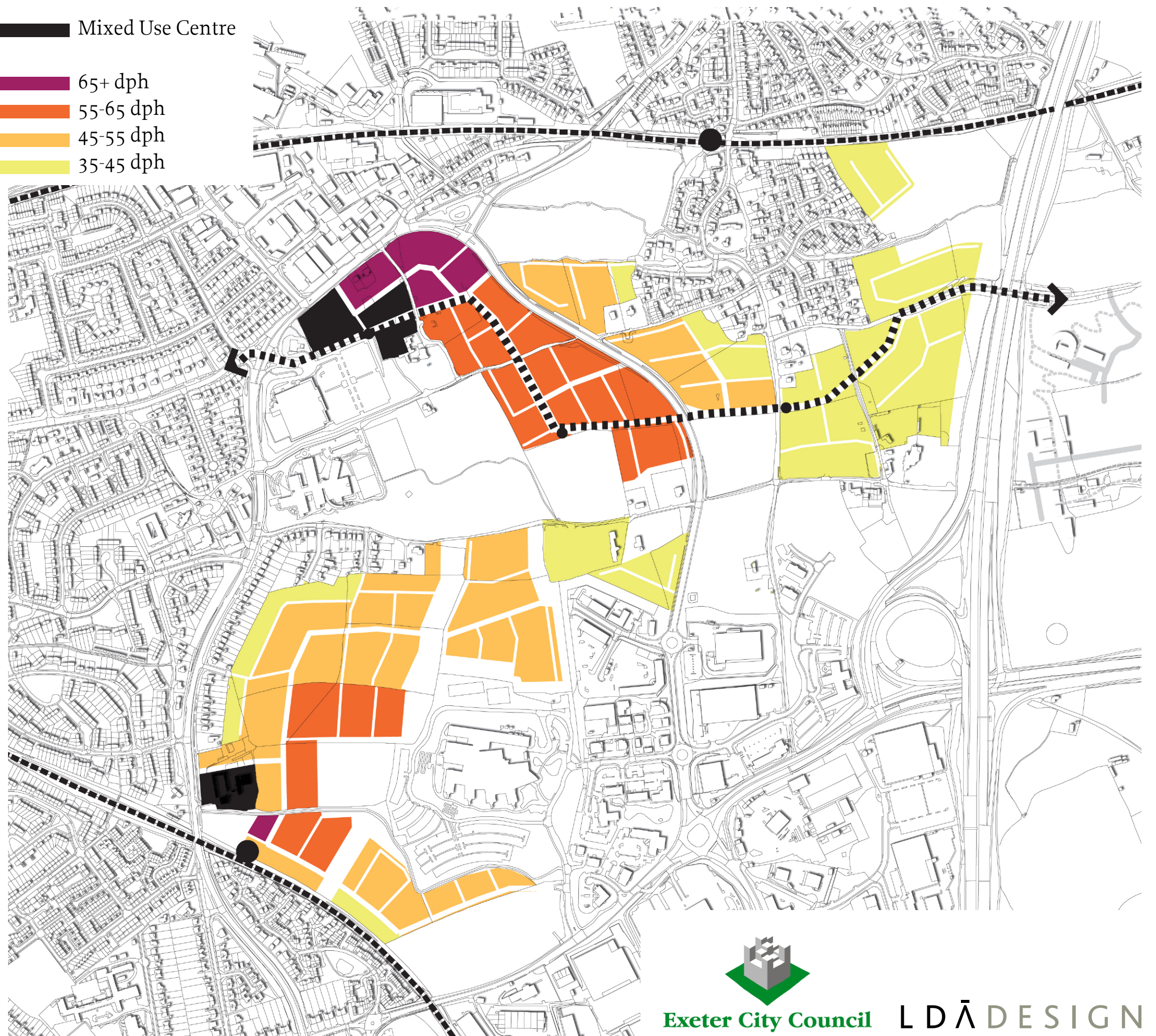
Mixed Use Centre

65+ dph

55-65 dph

45-55 dph

35-45 dph



Exeter City Council

LD&DESIGN

the ridgeline

the centres

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