

Burrington Estates

Land West of Honiton Road, Staplehay

Illustrative Masterplan

14th September 2021

Consultation on the Plans

Thank you for visiting our online consultation on the new masterplan for the land west of Honiton Road. The plans are based on the technical information you can see elsewhere on this site, as well as detailed discussions with the Council's urban designers. The consultation period will run for three weeks from 15th September 2021 to 6th October 2021. There is a feedback form so you can make comments. After the consultation closes, we will review all comments and consider amendments to the plans before making a formal submission to the Council. At this point, you will have a further opportunity to comment on the plans and the accompanying technical information.

We encourage the whole community to get involved.

Illustrative Masterplan

The illustrative masterplan adopts garden suburb principles and provides for 137 new 2, 3 and 4 bedroom homes with access off Honiton Road. 25% or 34 of the homes will be affordable. The new homes will be energy efficient and provide for renewable energy initiatives. They will have good-sized gardens and the effect is a relaxed and spacious layout.









Car parking is mainly on-plot and off-street. Where used, rear parking courts are well related to the homes they serve and are attractively laid-out and landscaped. On-street parking is provided in formal bays between street trees on the main street.

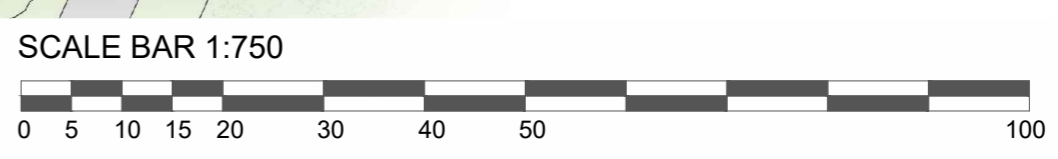
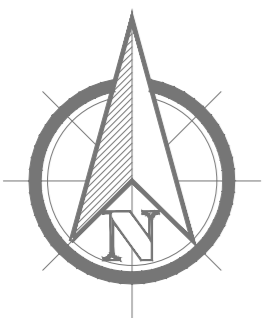
The aim is to create a walkable neighbourhood. Shared surface design is adopted where possible to give the pedestrian and cyclist priority.

Landscaped public open space accommodating surface water attenuation ponds designed for ecology extends east to west through the southern part of the site.

The landscape and ecology-led scheme maximises the retention of existing hedgerows and trees and includes extensive new planting, including new roadside trees on the main street. A range of other measures are proposed to deliver a net gain in wildlife.



- KEY**
-  Main access
 -  Footpaths
 -  Shared surface
 -  Private hardstanding
 -  Private gardens
 -  Surface water attenuation ponds
 -  Existing hedges and trees
 -  New hedges and trees



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Project
Proposed Residential Development
Land west of Honiton Road, Staplehay

Client
Burrington Estates

Drawing title
Illustrative Masterplan

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