WINSLADE PARK

Public Consultation February 2020

BURRINGTON ESTATES

WHO ARE WE?

Burrington Estates are at the forefront of high-quality residential and commercial developments across the South West – delivering unique homes and work space in the best locations and bringing back in to use some of the most iconic buildings within the region.




WHAT ARE OUR PLANS FOR WINSLADE PARK

Our planned mixed-use redevelopment of Winslade Park will deliver high quality offices, set-apart from those currently on offer within the greater Exeter area, stunning new homes and superb leisure facilities.

Our plans for Winslade Park – which has wellness at the heart – will make the most of the stunning parkland setting. Once again, the parklands will be re-opened to local residents. We want to deliver a new beating heart to the Winslade community.

OBJECTIVES & OUTCOMES

WE ARE DELIVERING AN INSPIRATIONAL DEVELOPMENT IN STUNNING PARKLAND – A WELLNESS COMMUNITY WHERE PEOPLE AND BUSINESSES CAN FLOURISH AND SUCCEED

Delivering the best quality offices within greater Exeter – attracting in excess of 40 businesses on to a unique work, live and play campus.

Creating a wellness campus – with a second-to-none leisure facility, fitness trails through the Winslade parkland, personal training and community fitness activities.

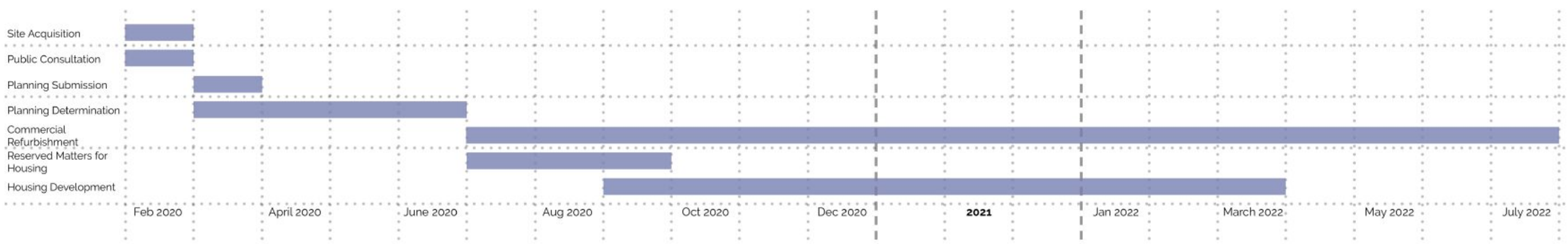
Building unique homes in a beautiful setting – adding value to the existing Winslade community.

Offering a range of facilities on the Winslade Park site that will add benefits for the wider community – including a crèche, play facilities, beauty facilities, spa, cricket and football pitches, tennis courts, well maintained – and publicly accessible – parkland, a restaurant and café.

Bringing the Grade 2* Listed Winslade Manor back in to use – securing its long-term future.

A NEW BEATING HEART FOR THE LOCAL COMMUNITY

TIMELINE



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Project Team

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Site Aerial

Existing Photographs

Proposed Master Plan

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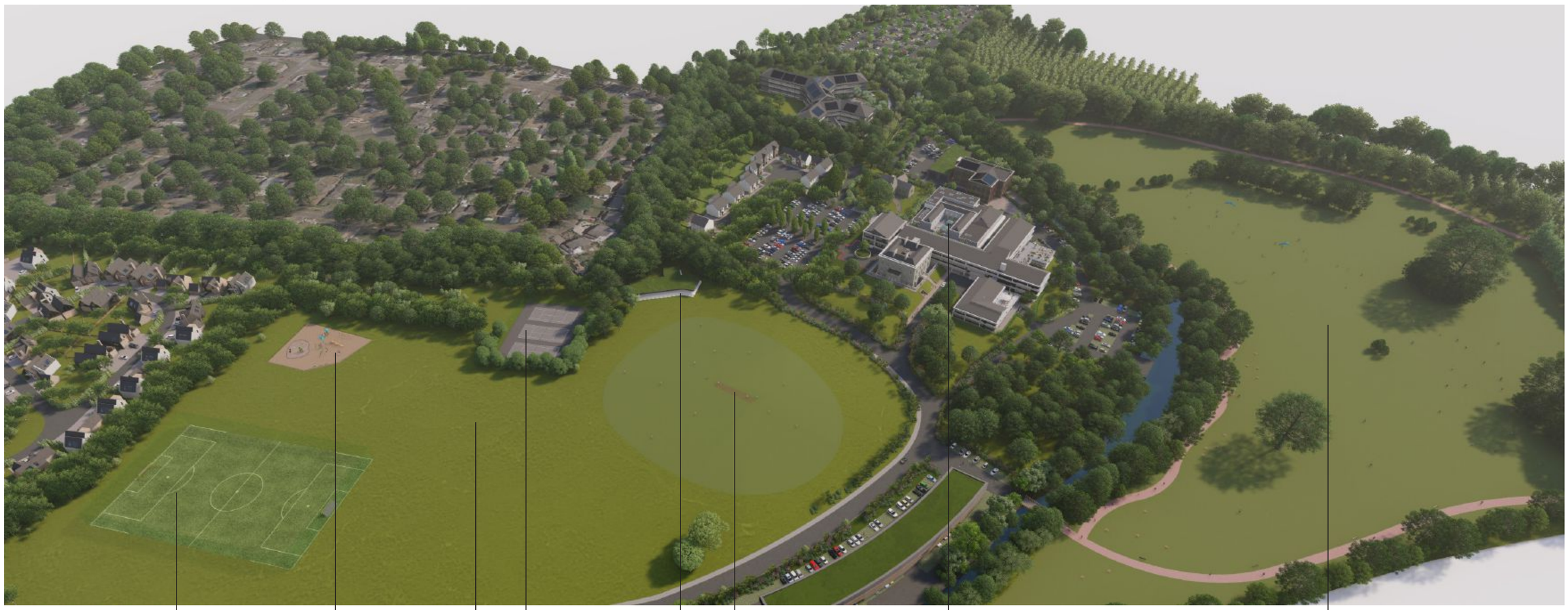
Zone F - The Stables Existing Photographs

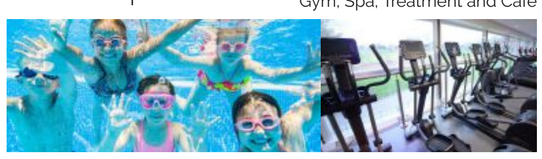
Zone F - The Stables - Proposed Public Leisure Complex and Spa Facilities

Ground Floor Plan

First Floor Plan

Winslade Park Community Benefits





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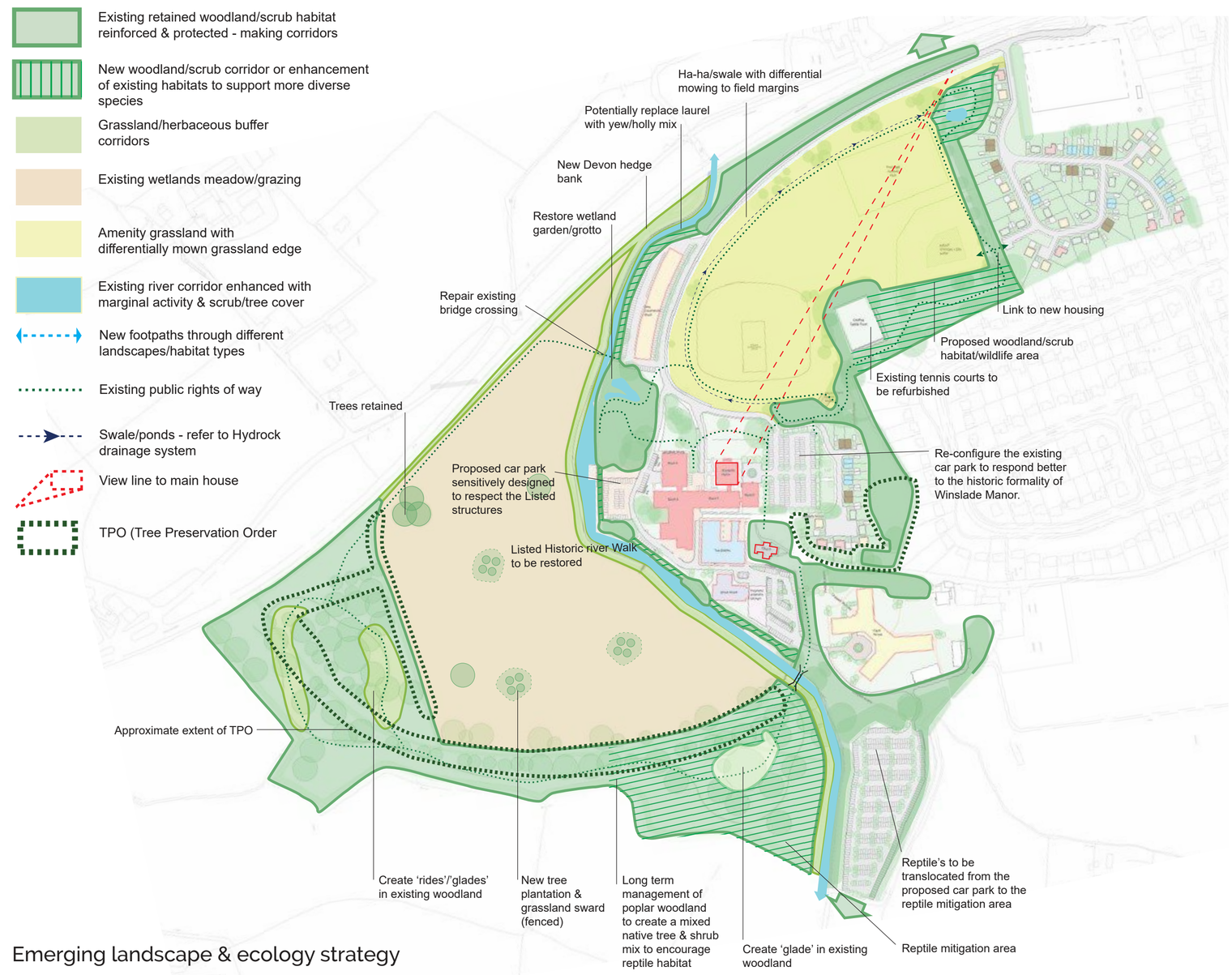
Landscape

Winslade Park is a historic estate with mature woodlands, tree groups, river corridors and remnant parkland that has been re-developed over the last 40 years to include a large amount of commercial office space. The site is not within a conservation area nor is it a Registered Park & Garden. However, The Terrace walk is Grade II Listed and so careful restoration of this feature will be required.

Our team includes chartered Landscape Architects (Lavigne Lonsdale) and ecologists (Burton Reid) who are working together to develop a landscape & ecological strategy which includes the historic landscape components across the entire site.

This strategy aims to;

1. Retain, enhance and manage the main existing woodland groups as a strong ecological /wildlife corridor through the site. This includes existing Tree Preservation Orders (TPO's).
2. Retain and protect the mature tree stands (in liaison with a qualified arboricultural consultant).
3. Restore the landscape features across the site including The Terrace Walk (Listed) and the wetland garden (not Listed).
4. Increase the quantum and types of habitat across the site to result in a net gain of habitat typologies (refer to ecology below).
5. Retain existing public rights of way through the site and improve access around the site for pedestrians so that the entire site can be enjoyed by everyone.
6. We are liaising with Sport England on the retention of sports pitches on the site (including the restoration of the tennis courts) and what community provision is required.
7. Rationalising the parking contained within the site and creating more parking set sensitively within the existing landscape.



Emerging landscape & ecology strategy

Ecology and Wildlife

Existing species at Winslade Park include the Hazel Dormouse, Soprano Pipistrelle bat, Brown Long-eared bat, Barred Grass snake and Slow worm.

The ecological strategy for the site seeks to protect and enhance existing biodiversity and to improve the overall quality of the existing ecological habitat across the site.

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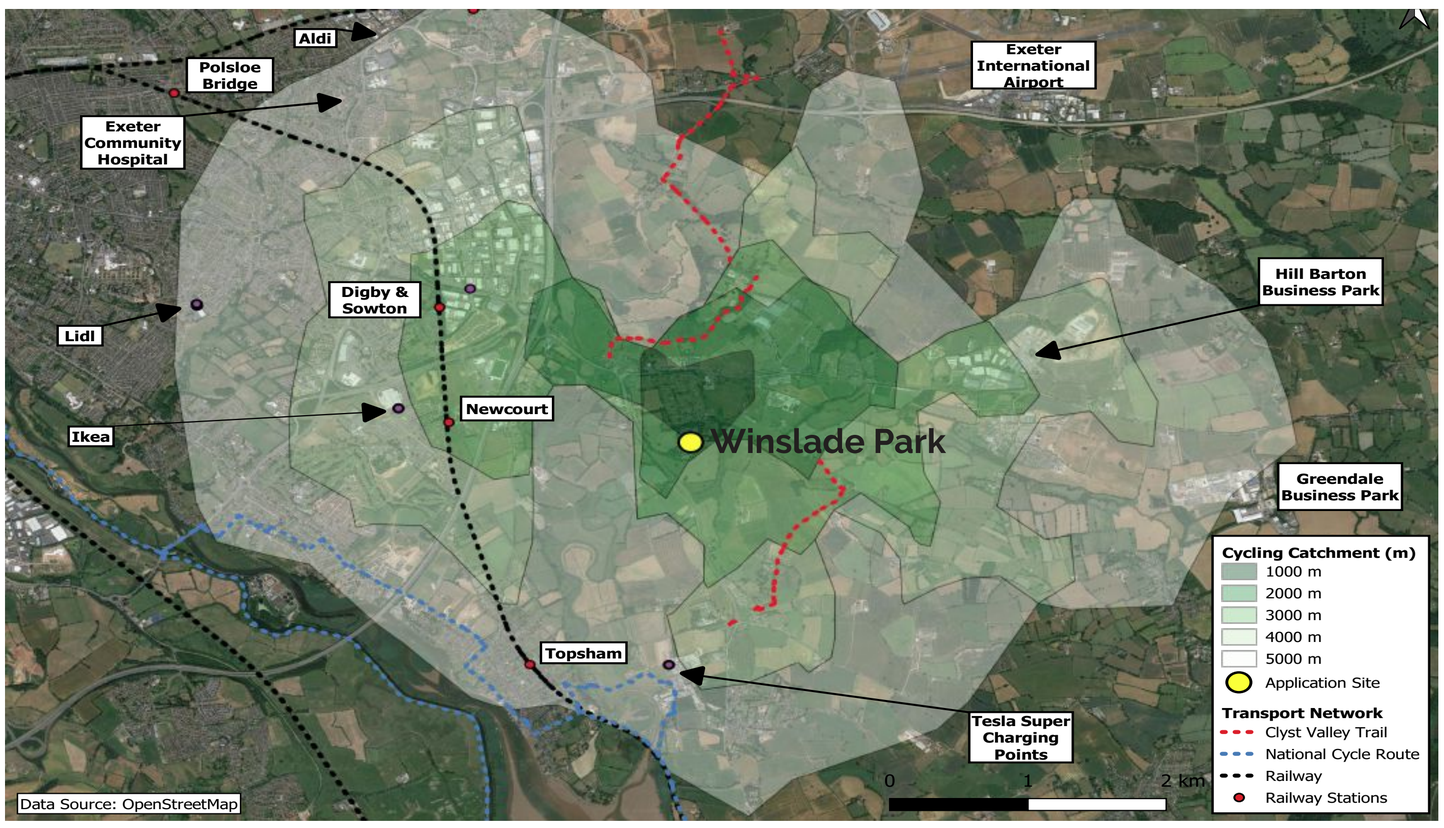
Access and Transport

VEHICULAR ACCESS STRATEGY
The existing primary access point via the signalised junction upon the A376 will be utilised for providing both vehicular & non-vehicular access for all the proposed zones of development.

PEDESTRIAN / CYCLE ACCESS STRATEGY
Pedestrian and cycle movements will take precedence within the scheme wherever possible as the preferred form of movement is to encourage sustainable transport. Some of these routes should be shared use paths (possibly segregated) providing connections between various pockets of development, such as the strategic pedestrian route linking the site to the local bus stop infrastructure and Clyst St Mary.



PARKING PROVISION
The current proposed parking provision associated with the most recent Site Masterplan is as follows:

- Associated Commercial Parking = 916 spaces
- Residential Parking = Designated off-street bays for mixed tenure semi-detached and detached dwellings (Zones A & D).

VEHICULAR TRIP GENERATION
The "accepted" vehicular trip generation associated with Winslade Park when it was a fully occupied employment site is shown within the table below.

The forecast vehicular trip generation figures for all of the combined land uses associated with the proposed development have also been established and are also illustrated within the table below.

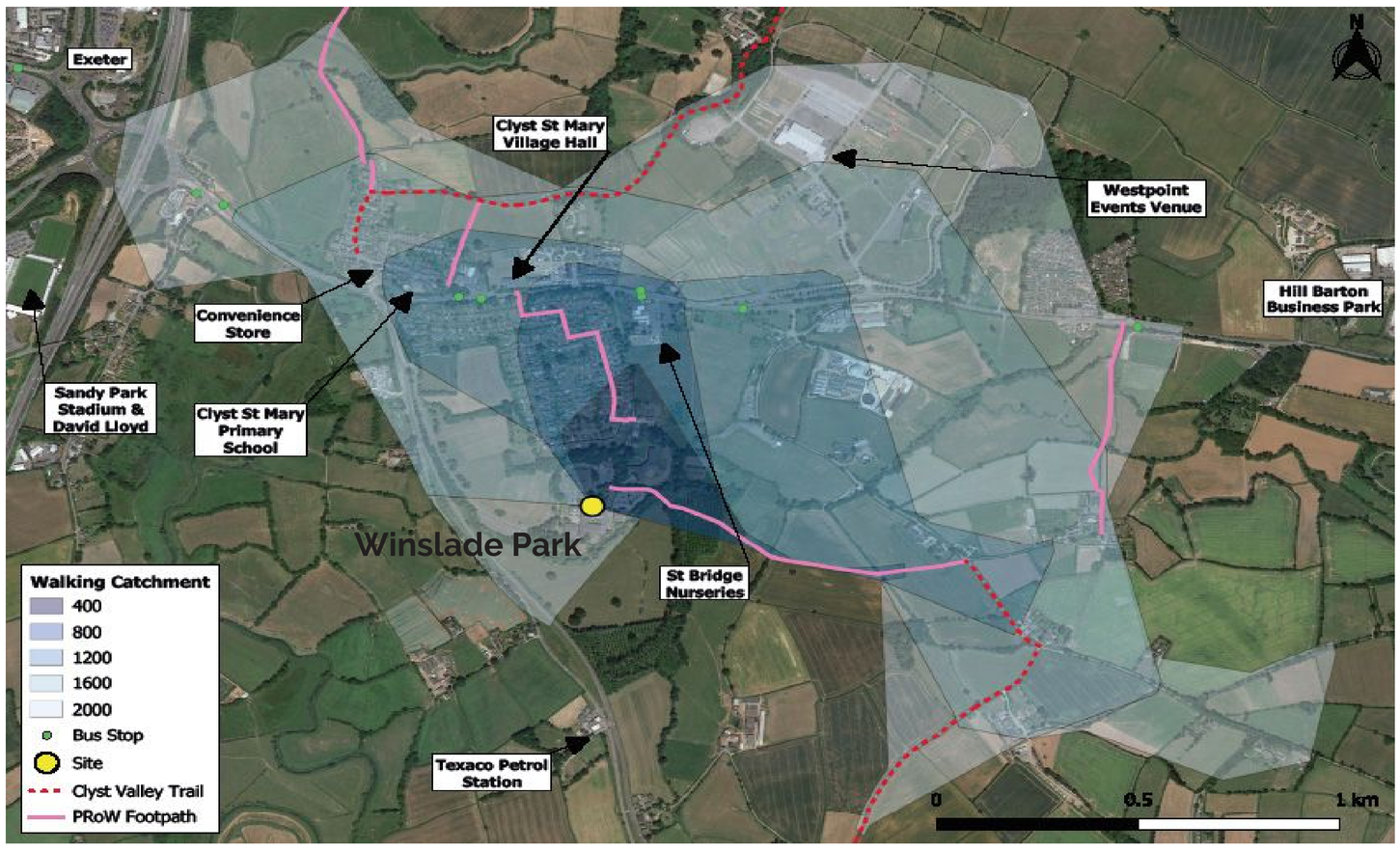
A comparison is then shown for the trip rates associated with the existing trip generation associated with Winslade Park. and the proposed development trip generation, highlighting 268 less two-way vehicular trip movements to be generated from Winslade Park with this proposed development.

Trip Generation	AM Peak Period (08:00 - 09:00)		PM Peak Period (17:00 - 18:00)		Total Peak Period Two-Way Trips
	Arrivals	Departures	Arrivals	Departures	
Existing	483	59	54	385	981
Proposed	268	81	124	240	713
+/-	-215	+22	+70	-145	-268

Public Transport

BUSES
There are bus stops located along the A3052, within a distance of approximately 850m to the north of Winslade Park. There are a number of regular bus services on the A3052 which serve Clyst St Mary between Seaton & Exeter, Honiton & Exeter and Poole and Exeter during the day and night. The A3052 benefits from two bus services (9 & (A) which offer a regular and frequent service to Exeter, Sidmouth, Seaton and Honiton.

Details of these bus services are shown in the table below and the locations of the stops are illustrated within the walking isochrone below.



Service No.	Operator	Days of Operation	Hours of Operation	Route	Weekday Frequency
9 / 9A	Stagecoach South West	Mon – Sun	06:45 – 23:47	Honiton – Sidford – Sidmouth – Exeter City Centre	Every 30 Minutes
52	Axe Valley Mini-Travel AVMT Buses	Mon – Fri	10:47 – 14:02	Seaton – Exeter	Two Services Daily
56	Stagecoach South West	Mon – Sat	18:37	Exmouth – Exeter Airport – Exeter	One Service Daily
X9	Stagecoach South West	Mon – Fri	07:48	Seaton – Sidford – Exeter City Centre	One Service Daily

PARK & RIDE SERVICES
Park and Ride facilities are available to the north-west of the application site at the Digby Park and Ride (to Wonford), Sowton Park and Ride and Honiton Park and Ride. The Digby Park and Ride, Sowton Park and Ride and Honiton Park and Ride are all situated within a 3.5km walking/cycling distance from the application site. Matford Park and Ride is also situated approximately 7.0km (4.3 miles) to the south-west of the application site.

There are Park and Cycle spaces at all Exeter Park and Ride sites. Park and Cycle work in the same way as Park and Ride, but with bicycles. The service is free, but users need to apply for a permit.

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Sustainability

All areas will follow the governments Be Lean, Be Clean, Be Green initiative. Which is outlined as follows;

The development will be designed using the energy efficiency hierarchy:

1. **Be Lean** - demand less energy
2. **Be Clean** - deliver energy efficiently
3. **Be Green** - use renewable energy if required

Solar Panels on the Roof

Co Car and Co Bike Sharing

Electric Car and Bike charging Points

Be Lean

Buildings on the development will be provided with good levels of insulation and air tightness following a fabric first approach to minimise heating energy demand. Passive design will utilise natural ventilation and daylight where possible. Building form and orientation will be designed where practical to maximise passive solar heating. Furthermore, carbon emissions are further reduced for the development through the provision of electric car charging points which provide a cleaner source of fuel for cars on site and incentivise their procurement and use.

Be Clean

Energy will be delivered efficiently. Building services systems will utilise low energy fans, high efficiency heat generators, efficient distribution systems and energy efficient lighting and controls. Energy waste will be minimised by automatic zoned controls based on time, temperature and occupancy levels, along with local controls to allow occupants to adjust the internal environment as required. Lighting controls will comprise occupancy sensors and daylight dimming where appropriate.

Be Green

On site renewable energy generation will be utilised to generate low or zero carbon energy (LZC) for the development where required to meet project specific energy targets, set out by local and national governments. LZC energy measures being considered are as follows;

1. PV - PV panels convert energy from the sun into electricity through semi-conductor cells. Typically mounted on building roofs, they operate irrespective of building demand or usage. These will be positioned on Clyst and Brook House and the Residential development.
2. CHP – CHP generators use an engine to provide electricity for the development whilst recovering the heat from the generation process to provide Domestic Hot water and/or central heating to a building. CHP is useful where there is a consistent demand for it to be in operation. An ideal example is a swimming pool.

Flood Risk, Utilities and Drainage

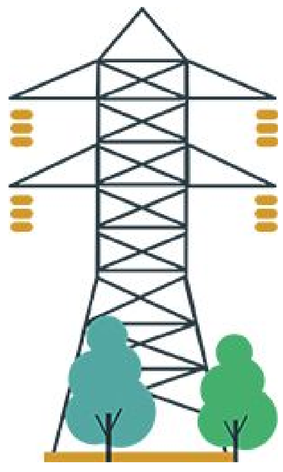
FLOOD RISK

A flood risk assessment (FRA) which considers all forms of potential flooding is being undertaken to support and inform the proposals and this includes detailed hydrological and hydraulic modelling of the Grindle Brook and its tributaries. The modelling will confirm site specific risk as well as providing an assessment of the potential impacts of climate change on river flows over the proposed development design life. This information will be an improvement on the current Environment Agency's flood modelling and will ensure all new development is safely located and free from future flooding.

DRAINAGE

The existing site drains to the Grindle Brook either direct or via the connecting tributaries and the proposed development will also drain in this manner, with various Sustainable Urban Drainage Systems (SuDS) features utilised to provide a reduction in the rates of discharge and ensure suitable water quality measures are provided.

The SuDS features will include attenuation / treatment ponds for larger drained areas; with tree pits, bioretention systems, swales and permeable paving providing at source treatment and storage of rainfall, whilst also enhancing the natural characteristics of the existing and proposed development areas



UTILITIES

Up to date utility records show that the site is well served by an existing network of utility services;

Existing Services – No impact on local residents during Construction

Electricity – A series of distribution substations will be installed that will distribute low voltage supplies around the site to each residential and commercial building.

Gas – Low pressure gas pipes will distribute supplies to the new buildings from a pressure reduction station in the car park north of the church.

Water – Water supplies will be taken from the existing water main beneath Church Lane.

Telecommunications – We are excited to be working in partnership with Jurassic Fibre to promote ultra-fast phone and internet services to the development. Openreach and Virgin Media also both operate infrastructure within and around the site.

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Winslade Manor 3D Visual

Winslade Manor, Winslade House and Brook House 3D Visual

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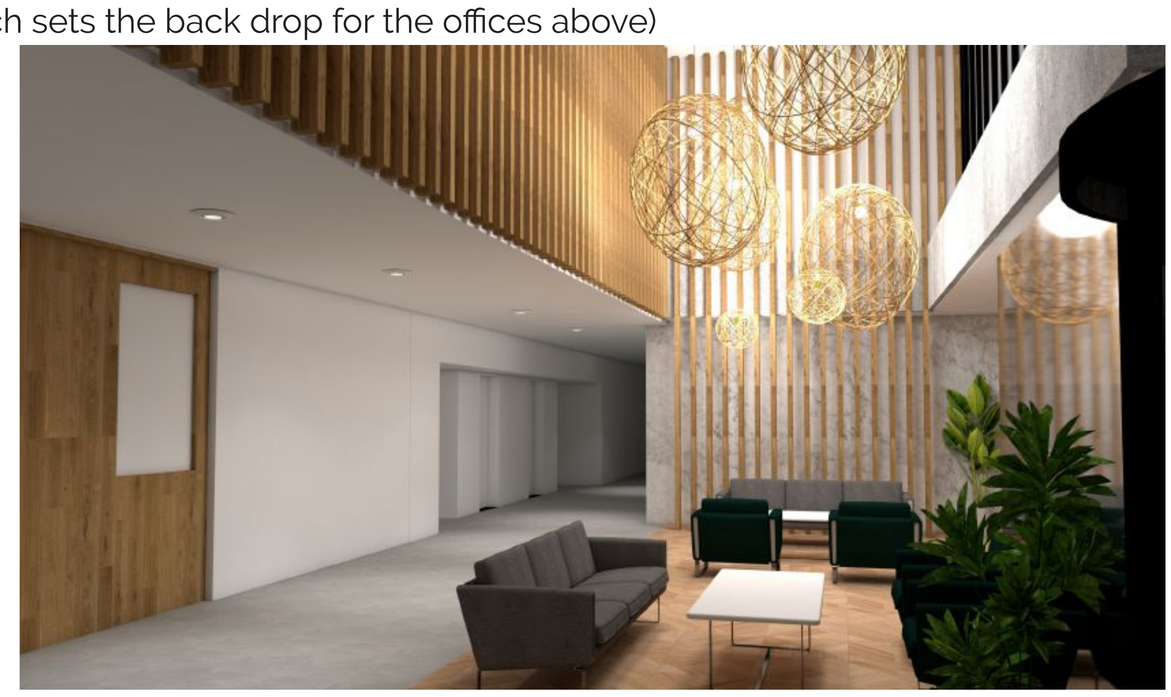
Winslade House Internal 3D Visual

Winslade House - Internal Reception Visualisation (Modern fresh design which sets the back drop for the offices above)



Winslade Manor - Internal Bar and Concierge Visualisation (Grand historic interior with a modern twist which is inviting to visitors and tenants)

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