

WELCOME

Thank you for attending our public exhibition at which we are displaying our proposals for a residential development on Land at Tollgate Farm, Chudleigh Knighton.

Baker Estates acquired an interest in this site back in 2020. We then consulted on outline proposals for up to 60 new homes (including affordable, self-build and open market properties) in summer 2020, before submitting an application to Teignbridge District Council (TDC) later that year. Having waited several months for TDC to make a decision, and with little progress made, we launched an appeal on the grounds of non-determination. That appeal was allowed earlier this year which means that the principle of development on the site, together with the details of access into the site, has now been established.

Since that time, we have been progressing our detailed plans which will form part of what is known as a 'reserved matters' application to TDC.

Before we submit a reserved matters application, we are keen to share our plans with you, to respond to any queries and to receive feedback.

Please take your time to look around the exhibition and feel free to ask members of our project team any questions about what you see.

We are keen to get your feedback on our proposals: a member of the team can provide you with a form so that you can tell us what you think. You can fill it in here, return it to us via freepost or email it to the address on the form. If you prefer, you can submit your comments via our website, where we will post all the information on display here today.



New Bridge, Chudleigh Knighton



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116

consultation@bakerestatesltd.co.uk

www.bakerestatesconsultation.co.uk



ABOUT US

Founded in 2015, Baker Estates is an award-winning regional housebuilder, based in Newton Abbot, with a growing reputation for delivering high-quality homes, bespoke to their setting.

Our experienced senior team have worked across the South West for many years.

After just six years, we now employ 70 people in our Newton Abbot offices and have ten sites – and c. 1,300 homes – in the pipeline across Devon and Cornwall. Up to 350 local subcontractors are working each day across our sites that are currently under construction.


- In 2019, our development at Great Court Farm, Totnes won ‘best design’ at the national Housebuilder Awards.
- In 2021, our development at The View, Malborough won ‘best development in the UK’ and we were also awarded ‘Small Housebuilder of the Year’ at the Housebuilder Awards.

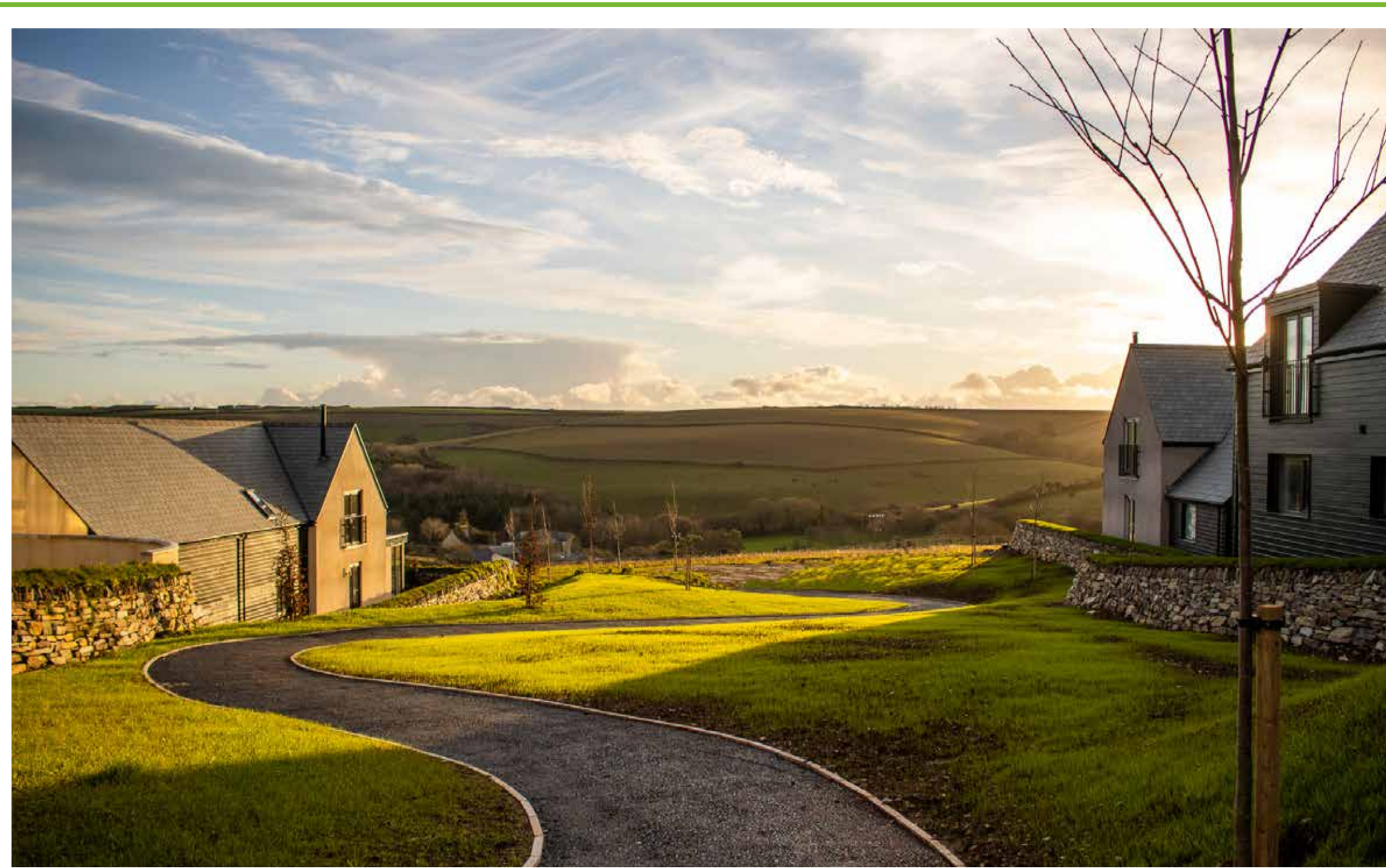
- Our site managers at Callington and Honiton last year both won Seal of Excellence awards in the regional finals of the NHBC Pride in the Job Awards. This is a demonstration of the commitment of our on-site teams to delivering the highest standards in housebuilding. We have received 3 more Pride in the Job Awards this year.

We are passionate about delivering outstanding homes in the communities that we know and love, and we will create quality homes with a personal touch, to be enjoyed for generations to come.

Visit our website at www.bakerestatesltd.co.uk to find out more.

WHERE WE ARE BUILDING

-  Coming Soon
-  Current Developments
-  Legacy Developments



The View, Malborough won 'best development in the UK'



Greenhill, Kingsteignton



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116
consultation@bakerestatesltd.co.uk
www.bakerestatesconsultation.co.uk



CONTEXT

- The site is 4.11 hectares (circa 10 acres) and is situated to the north of the B3384 as it heads east out of the village. It is sustainably located, being a five-minute walk into the centre of the village using the existing footpath while also offering easy access by car to the A38 Devon Expressway.
- Our outline application for around 60 homes, access, open space, drainage pond and associated infrastructure was allowed at appeal in February 2022.
- In granting the appeal, the Inspector noted: 'The benefits of the proposal relate to the provision of c. 60 dwellings in an area where the lack of a five year housing land supply is the only conceivable conclusion based on the available evidence. The provision of affordable housing in an area of evidenced need is also a material benefit. Economic benefits from the construction phase would eventually be replaced by the economic benefits from introducing residents to the village, with their demands for goods and services available in the locality.'
- The principle of residential development has therefore now been established; additionally, the single point of vehicular access off the main road has been approved in detail. There will be no vehicular access from Teign View.
- There is a need for some affordable housing, self- and custom-build homes and open market properties at a suitable scale in Chudleigh Knighton, as has been established through the outline consent.



Red line plan of the site



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116
consultation@bakerestatesltd.co.uk
www.bakerestatesconsultation.co.uk



OUR PROPOSALS

We are proposing a high-quality development of 60 homes. The site will be carefully landscaped with around 0.6 hectares (approximately 1.5 acres) of public open space.

We are planning:

- Around 39 new homes for open market sale, predominantly bungalows and chalet bungalows which are much in demand locally but undersupplied. We are a leading provider of this property type in Devon, which meets a need for homes not otherwise provided for in the market and will allow downsizing opportunities, thereby freeing up other family homes.
- Around 18 affordable homes which would be available for shared ownership or affordable rent for local families.
- A further 3 plots for self- or custom-build homes.
- Around half of the properties proposed will be 2 storeys in height, and half will be 1 or 1.5 storeys, situated predominantly to the north to reflect the topography of the site.
- Vehicular access would be off the B3384 only.
- Parking will be provided in accordance with TDC's standards. In addition, and to ensure enough parking on the development, we provide generously sized garages.
- Public open space (0.6 hectares) would be provided, predominantly towards the centre of the site, incorporating a local play area.



Masterplan



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116
consultation@bakerestatesltd.co.uk
www.bakerestatesconsultation.co.uk



HOUSING MIX & DESIGN

We are proposing high-quality homes with attractive landscaping that will sit well within the village.

The design and layout of the scheme has been informed by a local character analysis, which has sought to understand key locally distinctive features that can be interpreted to provide an attractive and locally distinctive development that conveys a strong sense of place.

The southern part of the development, adjacent to the B3384 and Teign View, is proposed to be a of medium density and will have a greater number of 2-storey homes, reflective of existing adjacent development and to create a frontage to the development.

The northern part of the site will be a lower density, comprising principally detached bungalows, reflecting its location on higher ground. Properties will be sited to feather into the landscape, creating a softer edge to the development.

The homes will be a mix of detached and semi-detached houses, bungalows and apartments.

There is a sustained demand for traditional family housing (three to five bed properties) locally while bungalows remain attractive for older people.

The affordable housing mix has been discussed with the Council’s housing officer and will comprise a mix of 1- 4 bedroom homes.

Housing Mix (open market and affordable)

| House Type | Number |
|-----------------|--------|
| 1 bed apartment | 6 |
| 2 bed bungalow | 3 |
| 3 bed bungalow | 26 |
| 2 bed house | 4 |
| 3 bed house | 6 |
| 4 bed house | 9 |
| 5 bed house | 3 |

The appearance of the dwellings and public realm will complement each other and where possible employ similar materials, colours, tones, and textures. We are showing both render and brick options for the elevations of the properties, with either a more traditional or contemporary appearance. We would be keen to know which you prefer. The roof material will likely comprise grey tiles or similar.

Boundary treatments should strengthen the character of the development, the function of individual streets and provide clarity about the distinction between public and private realm. Boundary treatments should ensure private areas are clearly demarcated and defensible and public areas well defined.



Illustrative streetscene - brick



Illustrative streetscene - render



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116
consultation@bakerestatesltd.co.uk
www.bakerestatesconsultation.co.uk



DRAINAGE & LANDSCAPING

Surface Water Drainage Strategy

A Sustainable Urban Drainage System will be employed for surface water. This will be in the form of an attenuation pond primarily, with an outfall (restricted to no more than the existing greenfield runoff rate) into the existing watercourse.

A significant allowance for climate change will be planned for, so these water retention features will be larger than what is likely to ever be required. The pond would also have ecological benefits.

Landscaping

Whilst the ground rises, this site is not a sensitive site in the landscape: it is not in an AONB or other landscape designation. The Landscape and Visual Impact Assessment prepared as part of the outline application identified that views of the site are extremely limited and any effects would be localised in nature.

There are dense native hedgerows and hedgebanks running around the northern, eastern (in part), western and southern boundaries which provide for good biodiversity and screening. The western boundary is lower, with more recent planting offering little screening.

The landscaping proposals will seek to encourage habitat creation and biodiversity enhancement. We will actively manage existing hedgerows and native species will be incorporated for both tree and shrub planting.

A Landscape and Ecology Management Plan (LEMP) will be submitted and will include measures to manage both new and existing habitats, including monitoring to ensure that opportunities for bats and other wildlife are continually provided.

Overall, the planting of native wildflower grassland, scrub, trees, hedgerow and hedge banks will create habitats that are more species diverse than currently present, will result in an overall gain in tree numbers and hedge length post development.

The existing overhead electricity cables running through the site will be grounded and diverted through the development.



Example of a sustainable attenuation basin



Wildflowers



Hedgerows on the site



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116

consultation@bakerestatesltd.co.uk

www.bakerestatesconsultation.co.uk



ECOLOGY AND SUSTAINABILITY

Ecology

The site lies just over a mile from the Chudleigh Roost, which forms part of the South Hams Special Area of Conservation (SAC), designated due to its population of Greater Horseshoe Bats (GHBs).

Our ecology surveys demonstrated that GHBs do not rely on the site to forage or commute, although low numbers use the boundary hedgerows. Low numbers of at least nine different bat species within the site, primarily along the hedgerows.

Our consultants have developed a mitigation strategy to prevent impact to GHBs, which will involve:

- The creation of 'dark corridors' along the northern and western boundaries of the site, to ensure these are protected and enhanced for bats. A parallel hedge bank will be provided along these boundaries, located 3m from the existing hedge, then with an area of native scrub planting measuring approximately 5m.
- A new dark corridor, of similar size and with a new native hedgerow, is to be created in the east of the site, where no hedgerow is currently located.
- New hedge bank and scrub planting either side of the central hedgerow, helping to avoid impacts from lighting and to create additional habitats of benefit to GHBs, as well as other wildlife and bat species.
- A detailed lighting scheme will be implemented at the site and will include measures to avoid impacts from the future introduction of householder and safety lighting.

Sustainability

Sustainable living will sit at the heart of our development, with the new homes incorporating energy efficiency standards and enhanced sustainability measures including Electric Vehicle Charge Points.

Our homes will be designed in accordance with the 'energy hierarchy' approach to sustainable construction, prioritising high levels of thermal insulation in order to reduce energy demand. This will ensure that energy demand and consequent running costs for future residents is minimised.

Anticipating higher temperatures in the future, our homes will incorporate passive design measures to reduce the risk of future overheating. Where possible homes are orientated to maximise useful passive solar gain, while ensuring that unwanted solar gain in summer is reduced.

We are committed to managing the groundworks for the development so that, if possible, there is zero cartaway of site material to landfill and where possible, materials will be diverted from landfill through re-use on site, reclamation for re-use, returned to the supplier or recovered and recycled using an approved waste management contractor.



Greater horseshoe bat



EV charge point



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116
consultation@bakerestatesltd.co.uk
www.bakerestatesconsultation.co.uk



COMMUNITY BENEFITS

With outline permission granted, we have entered into what is known as a Section 106 Agreement with TDC. Should we receive reserved matters permission, we would make the following financial (and other) contributions to mitigate against the impact of the new homes we build:

- 30% affordable housing will be provided across the scheme, with a further 5% of plots ring-fenced for self/ custom build housing to help meet the needs of those in the community wishing to build or commission their own homes.
- A financial contribution towards travel planning, to promote or facilitate journeys by means other than by private vehicle and maximise the use of sustainable modes of transport.
- A financial contribution towards the cost of transport for secondary school-age pupils living on the scheme to Teign School.
- The provision of public open space, including an area of play to meet the needs of groups in the community.

Additionally:

- We are proposing that about half the homes are bungalows or chalet bungalows, which are appealing to downsizers, who can then free up bigger homes elsewhere. By building homes of this type in what would be a low density setting, this site will have a lower landscape impact and will create an attractive environment.
- Up to 90 jobs are expected to be created on site during the construction phase. Baker Estates has committed to using local sub-contractors and suppliers wherever possible. This will help provide a boost to the local economy.
- Baker Estates is a well-respected local company, delivering high-quality, award-winning schemes. The community can have confidence that the site will be developed as approved.



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116

consultation@bakerestatesltd.co.uk

www.bakerestatesconsultation.co.uk



NEXT STEPS

Thank you for taking the time to visit today and to learn more about our plans. Hopefully, you have had a chance to ask us questions and tell us what you think.

Your feedback is invaluable and, where possible and appropriate, we will look to incorporate your ideas into our proposals.

Please ask a member of the project team for a feedback form and freepost envelope. The form can also be filled out on our website, where you will find all the material on display here today.

Once we have reviewed all the feedback, we will finalise our plans and submit a reserved

matters application to Teignbridge District Council this autumn. As part of the application, we will submit a document that summarises the comments received from the local community.

Teignbridge District Council will then conduct its own statutory consultation before determining the application.

Thank you for your interest.



Masterplan



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116

consultation@bakerestatesltd.co.uk

www.bakerestatesconsultation.co.uk

