

WELCOME

Welcome to our public exhibition where we are displaying our latest proposals for our two sites in Dartington: Land at Broom Park and Land at Sawmills.

South Hams District Council voted to grant outline consent to build new homes on both sites back in April. This summer we will submit two further planning applications for what are known as 'reserved matters', which encompass layout, scale, appearance and landscaping. Those are the topics we are focusing on here today.

We are pleased to have this opportunity to meet the local community in person. However, social distancing guidelines remain in place and we are required to restrict the number of people inside the room at any one time. We are therefore asking everyone to spend no more than 30

minutes at our event today so that everyone can have a chance to see our proposals and discuss them with the project team.

Please use the time available to review the material on display, ask questions and tell us what you think. A member of the team can provide you with a feedback form and freepost envelope – we would ask you to take these away and complete the form at home. If you prefer, you can submit your feedback via our website, where we have posted all the information on display here today.

We thank you for your understanding.



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116

consultation@bakerestatesltd.co.uk

www.bakerestatesconsultation.co.uk



ABOUT US

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

Our experienced senior team all live locally and have worked across the South West for many years.

Our business was founded in 2015 and since then, we have achieved permission to build more than 1,500 homes in Devon and Cornwall. We directly employ 70 local people and up to 350 local subcontractors are working each day across eight sites that are currently under construction.

Our closest development to Dartington is at Great Court Farm, Totnes which won 'best design' at the national Housebuilder Awards

in 2019. You are very welcome to visit the scheme and see the homes we have built; they included a thatched property and a number of 'barngalows', bungalows designed with a barn aesthetic, reflecting their edge of rural setting.

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

-  Current Developments
-  Legacy Developments



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WHAT HAS BEEN AGREED SO FAR

Both of the sites – Land at Broom Park (TTV24 5) and Land at Sawmills (TTV24 7) – are allocated for residential development in the adopted Plymouth & South West Devon Joint Local Plan.

Subsequent to those allocations, we bought the sites from the Dartington Hall Trust in 2020. In April 2021, South Hams District Council (SHDC) voted to grant outline consent for up to 80 new homes at Broom Park and up to 40 new homes at Sawmills, as well as associated public open space and infrastructure.

This means that the principle of residential development has been established and agreed by SHDC.

A number of other matters were also agreed as part of the vote to grant outline permission:

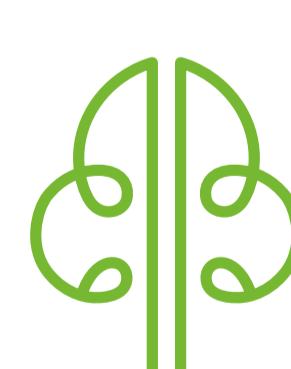
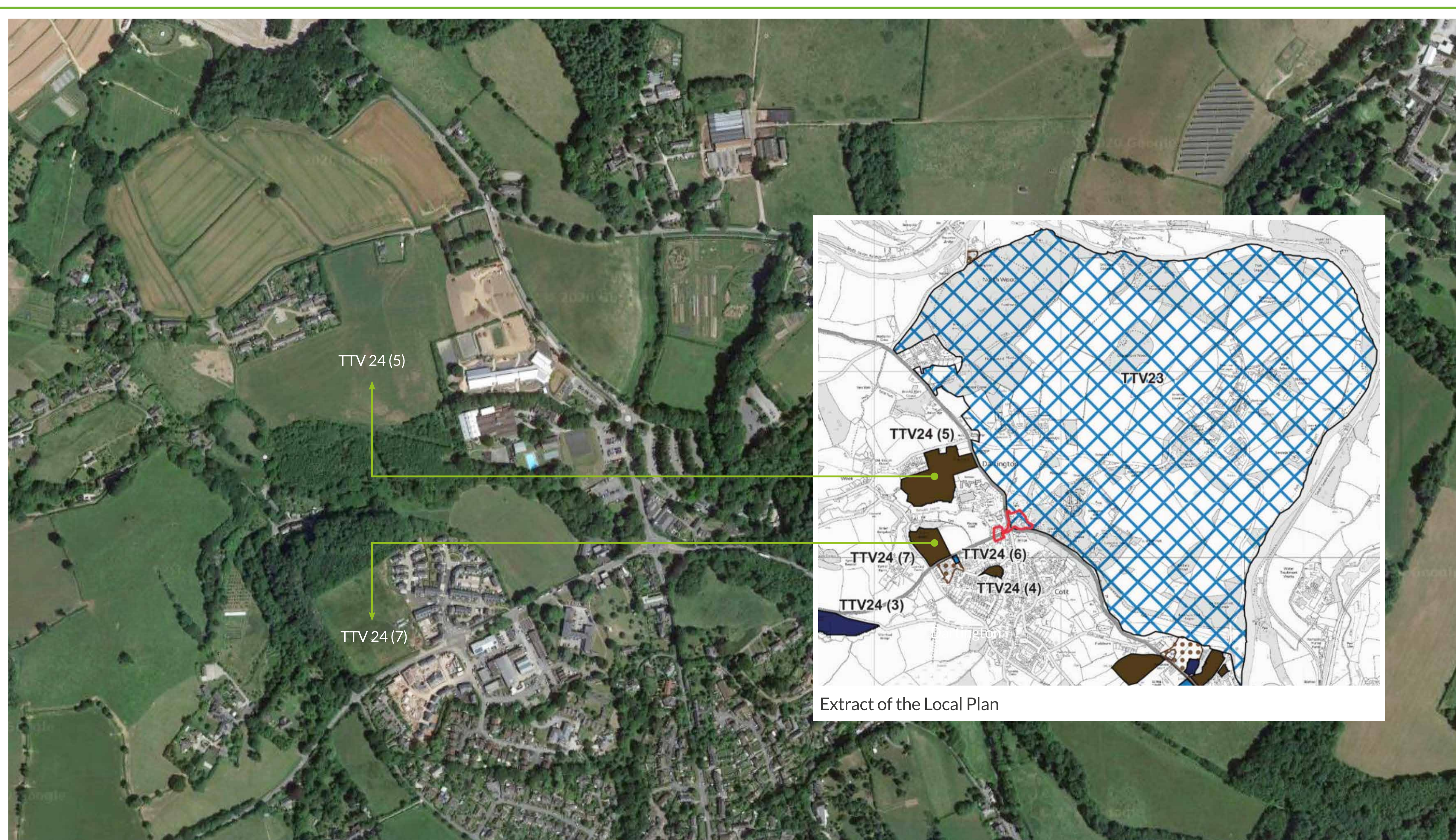
- The points of access to each site were agreed in detail and are now fixed;
- The open market housing mix for each site was agreed by planning conditions attached to the outline consent and is fixed. This is to ensure the development contributes toward delivering a mix of housing sizes that meet the needs of the area in accordance with the provisions of the Joint Local Plan;
- The affordable housing mix for each site has been agreed with the affordable housing officer in order to satisfy identified need in the Joint Local Plan;

- The housing mix for both sites is as below:

OPEN MARKET	
One and two bed homes	22-26%
Three bed homes	38-43%
Four+ bed homes	33-40%

AFFORDABLE	
One and two bed homes	80%
Three bed homes	15%
Four bed homes	5%

- The agreed housing mix also reflects the needs of the high proportion of home workers in Dartington
- The energy performance and sustainability measures of the homes will be in accordance with the requirements set out by SHDC under policy DEV 32;
- The terms of the S106 agreements, which include a number of measures (including financial contributions) to mitigate against the impact of development on each site, have been approved by SHDC. The key details of these agreements are covered on subsequent boards.



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OUR PROPOSALS

With the vote to approve outline consent by South Hams District Council, the principle of new homes has been established.



Our current proposals therefore relate to matters of layout, design, appearance and landscaping.

We are proposing a high-quality development of 80 new homes. The site will be carefully landscaped with around 4 hectares (approximately 10 acres) of green space, some set aside for wildlife habitats and some for public access.

We are currently planning:

- 80 new homes, designed specifically for this site and setting, and built for sustainable living. These will include a number of bungalows which are much in demand locally but undersupplied. We are a leading provider of this property type in Devon, which is proving very popular with communities;
- 24 (30%) of the homes would be policy-compliant affordable housing (split 65% social rent and 35% intermediate housing), with 80% of these properties being one and two bed for which SHDC officers have told us there is the most pressing need;
- A two-storey maximum building height across the scheme;
- Vehicular access would be off the A384, with a right-turn lane constructed for those travelling from the north;
- Parking and EV charging provision in accordance with SHDC standards. In addition, and to ensure enough parking on the development, we provide generously over-sized garages;
- Either an on-site Local Equipped Area of Play (LEAP) of at least 400m² or to pay a financial contribution towards improving equipped play provision at Meadowbrook;
- Bat corridors on the northern and western boundaries (20m wide) and also the southern boundary (10m wide);
- 1,500m² provision of public allotments on site, to comprise 6 full size plots or 12 half-size plots, with a water supply and car parking spaces.



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OUR PROPOSALS

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Our current proposals therefore relate to matters of layout, design, appearance and landscaping.

We are proposing a high-quality development of 40 new homes. The site will be carefully landscaped with around 1.29 hectares (approximately 3.2 acres) of green space, some set aside for wildlife habitats and some for public access.

We are currently planning:

- 40 new homes, designed specifically for this site and setting, and built for sustainable living;
- 12 (30%) of the homes would be policy-compliant affordable housing (split 65% social rent and 35% intermediate housing), with 80% of these properties being one and two bed for which SHDC officers have told us there is the most pressing need;
- A two-storey maximum building height across the scheme;
- The primary vehicular access point would be directly off the A385, with a secondary access to just five properties provided off Limberland Avenue;
- Parking and EV charging provision in accordance with SHDC standards. In addition, and to ensure enough parking on the development, we provide generously over-sized garages;
- Either an on-site Local Area of Play (LAP) of at least 100m² or to pay a financial contribution towards improving equipped play provision at Meadowbrook;
- Bat corridors on the northern and western boundaries (10m wide).



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ARCHITECTURE

The eclectic mix of architectural styles in Dartington, from the modern to the traditional, is far more evident than in many other villages.



The divergence of opinion on these different styles was evident in the feedback we received in response to our outline plans.

We are therefore presenting different options today for how the homes could look and are keen to hear what you think.

The layout for Broom Park derives its overall geometry from key local features:

- the diagonal 'street' connects views to St Marys Church to the north east and Yarner Beacon to the south west. Traffic is directed

away from this route, ensuring that this space becomes a green corridor with green spaces that connect to the countryside;

- the pattern of houses to the north and west has been designed to reflect building groups in the surrounding historic settlements;
- to the south and east, homes front onto streets to form a traditional street scene: public spaces are well overlooked, with street frontages framing larger open areas.



These homes can be designed to reflect contemporary or traditional styles. We are interested in your views on which is more appropriate.



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We are therefore presenting different options today for how the homes could look and are keen to hear what you think.

The layout for Sawmills has been designed to be an extension of the existing development at Longstem Drive:

- the primary access is taken off the A385 with a small drive for only a few dwellings off Limberland Avenue;
- the diagonal green street provide views to the mature trees and Yarnar Beacon beyond;
- A strong frontage is proposed along the A385 with a terrace of properties facing onto the street. These are set back to ensure separation from the road with the intervening space including green banks and trees, along with some parking.



These homes can be designed to reflect contemporary or traditional styles. We are interested in your views on which is more appropriate.



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SUSTAINABILITY

The feedback we received when we shared our outline proposals was very clear: sustainable living should sit at the heart of our development.

We agree and firmly believe that the new homes we build can be part of the solution to climate change, through tougher energy efficiency standards and enhanced sustainability measures. This approach will allow us to go further than the SHDC policy requirement (DEV 32). Our sustainable travel provision is explained on a separate board.

Reducing Emissions

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. We will incorporate solar photovoltaic systems to appropriate roof areas, generating zero carbon energy on site and reducing carbon emissions as a result.

This will ensure that energy demand and consequent running costs for future residents is minimised.

Climate resilience

Anticipating higher temperatures in the future, our homes will incorporate passive design measures to reduce the risk of future overheating. We plan to use traditional masonry construction, which has a high thermal mass which helps to smooth temperature fluctuations within the home.

We are planning our layout, and where possible the orientation of the homes within it, to maximise useful passive solar gain, while ensuring that unwanted solar gain in summer is reduced.

Materials

Our aim is to reduce the consumption of primary resources and to use materials with fewer negative impacts on the environment. We can do this through efficient building design, incorporating recycled content where possible and using resource-efficient products which give due consideration to end-of-life uses, deconstruction and material recovery.

All insulating materials have a Global Warming Potential (GWP) of <5 in manufacture and installation, and all materials will be responsibly sourced.

Construction waste

We are committed to managing the groundworks for the development so that there is zero cartaway of site material to landfill, reducing both material impacts and transport of large volumes of bulk material by heavy lorry, further reducing development impacts. This has the potential to save CO2 emissions comparable to 100 years of running a home.

Wherever possible, materials will be diverted from landfill through re-use on site, reclamation for re-use, returned to the supplier where a 'take-back' scheme is in place or recovered and recycled using an approved waste management contractor. A target to divert 85% by weight/volume of non-hazardous construction waste will be applied.



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GREEN INFRASTRUCTURE

When we refer to Green Infrastructure (GI), we generally mean the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect our villages, towns and cities.

In the context of development, it is about building with nature to deliver a range of benefits, from enhanced biodiversity to sustainable living.

Our landscape plan at Broom Park seeks to focus on improving existing GI features (woodland and hedges, for example) and providing new trees, Devon hedges and

shrubs designed to contribute towards a connected GI strategy. This approach has been led by ecological considerations which have ensured that bat corridors have been embedded into our design from the outset.

The key principles in respect of our approach to GI are summarised on the plan below.



1 Existing Boundary Vegetation

The existing Devon hedges and boundary vegetation will be retained and enhanced where possible.

2 Connectivity

The site benefits from its location adjacent to the cyclepath (which follows the A384) providing non-vehicular connection to the local shops and nearby recreation ground. New paths are designed within the scheme which allow for public access through the site and into the woodland to the south where a new woodland walk is proposed.

3 Green Space and Play

Green spaces are located to the edges of the proposed development area, with their primary function designed as bat corridors. These corridors are intended to contain Devon hedges and habitat features such as native tree and scrub planting and wildflower meadows to enhance ecological value.

There are three key spaces as identified on the GI plan (A, B and C) which are designed as green 'steppingstones' connected by vegetative features and pedestrian links through the development area. These are:

A - new hedge and tree planting provided at the entrance to the scheme and adjacent to the existing community orchard

B - To provide recreational benefit, including seating and views outward across the scheme to the wider landscape and to include informal orchard or fruiting trees

C - To provide an 'active' space with Local Equipped Area of Play (LEAP) and a new woodland walk through an area of managed woodland.

4 Sustainable Urban Drainage (SUDs)

The landscaping has been designed to fully integrate with the proposed drainage scheme. This strategy ensures the development addresses the four pillars of SUDs design being 'Water Quantity, Water Quality, Amenity & Biodiversity'. Refer to Board 8 (Drainage) for further detail.

5 Woodland Management

The existing woodland on the southern boundary will be enhanced through management and new planting. Proposals are still evolving and we are also considering informal pathways and glades to increase amenity value.

6 Planting

The landscape scheme will include new native species planting for new trees, new Devon hedges including defining the edges of the bat corridors, plus the a mix of ornamental shrubs and hedging for on plot landscaping.

7 Biodiversity

The development will deliver an enhancement in biodiversity through the GI corridors and woodland proposals. These will be maintained as 'Dark Corridors' for bats. Bird, bat and bee boxes will be proposed for new buildings and trees, and hedgehog passes will be created in garden-boundary fences. Ecological Management Plans will be produced for construction and post-construction phases to ensure the long-term delivery of all biodiversity aspects of the development.



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In the context of development, it is about building with nature to deliver a range of benefits, from enhanced biodiversity to sustainable living.

Our landscape plan at Sawmills seeks to focus on improving existing GI features (woodland and hedges, for example) and providing new trees, Devon hedges and shrubs designed to

contribute towards a connected GI strategy. This approach has been led by ecological considerations which have ensured that bat corridors have been embedded into our design from the outset.

The key principles in respect of our approach to GI are summarised on the plan below.



1 Woodland Management

Woodlands to the west and north of the development area will be managed to increase their biodiversity value. A Woodland Management Plan will be produced to ensure that these enhancement measures are secured in the long-term. Proposals are still evolving and we are reviewing where we could allow public access to enhance amenity value.

2 Planting

The landscape scheme will include new native species planting for new trees, new Devon hedges including defining the edges of the bat corridors, plus the a mix of ornamental shrubs and hedging for on plot landscaping.

3 Connectivity

The site benefits from its location adjacent to the A384 and Limberland Avenue which provides non-vehicular connection to the local shops and nearby recreation ground. The site also benefits from its position off Limberland Avenue which provides an opportunity for a connected route across the scheme.

4 Green Space

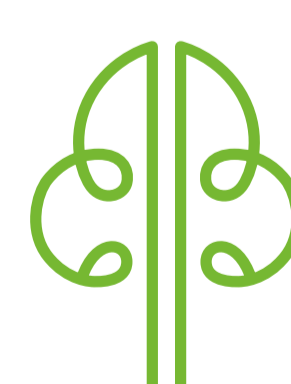
Green spaces are located to the northern and western edges of the proposed development area, with their primary function designed as bat corridors for Greater Horseshoe bats. These corridors are intended to contain Devon hedges and habitat features such as native tree and scrub planting and wildflower meadows to enhance the ecological value of these.

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6 Biodiversity

The GI corridors along the western and northern boundaries will support a range of habitats and be maintained as 'Dark Corridors' for bats. Bird, bat and bee boxes will be proposed for new buildings and trees, and hedgehog passes will be created in garden-boundary fences. Ecological Management Plans will be produced for construction and post-construction phases to ensure the long-term delivery of all biodiversity aspects of the development.



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DRAINAGE

We are proposing to use Sustainable Drainage Systems (SuDS) which provide many different options for the design of a drainage scheme.

SuDS are environmentally beneficial and are used in combination to drain surface water efficiently and sustainably, while minimising pollution and managing the impact on the water quality of local watercourses.

The SuDS philosophy has four key pillars: water quality, water quantity, amenity, and biodiversity.



1 Residential Soakaways

- Soakaways provide stormwater attenuation, stormwater treatment and groundwater recharge where the ground is sufficiently permeable.

2 Permeable Paving

- Permeable paving provides a surface suitable for pedestrian and/or vehicular traffic, while allowing rainwater to infiltrate through the surface and into underlying layers.

3 Filter Strips

- These are gently sloping, landscaped strips of land that allow for slow conveyance and infiltration. They are designed to accept runoff that flows over the surface and often lie adjacent to roads and drives.

4 Attenuation Basin

- These are surface storage basins that provide flow control through attenuation of stormwater runoff. They also facilitate some settling of particulate pollutants.
- Detention basins are normally dry and can also function as a recreational facility. However, this basin will be mixed, including both a permanently wet area for wildlife or treatment of the runoff and an area that is usually dry to cater for water attenuation.

5 Rain Garden/Bioretenion Area

- Rain gardens are relatively small depressions in the ground, planted with appropriate species, that can act as infiltration points for surface water.
- Bioretention areas are shallow landscaped depressions which are typically under drained and rely on engineered soils, enhanced vegetation, and filtration to remove pollution and reduce runoff downstream. They are aimed at managing and treating runoff from frequent rainfall events.

6 General Swale

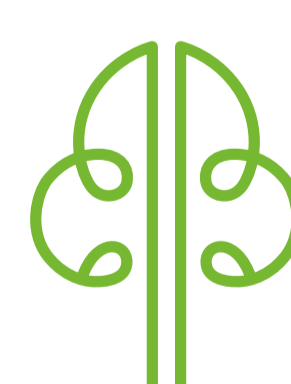
- Swales are shallow, broad and vegetated channels designed to store and/or convey runoff and remove pollutants. They may be used as a means of passing the runoff to the next stage of the treatment train and can be designed to promote infiltration where soil conditions allow.

7 Outfall Swale

- Swales located close to watercourse outfalls are used as a final 'water polishing' method prior to discharge and sit at the end of the treatment train.

8 Smart Gullies

- Incorporates a 'Smart Sponge' technology that removes hydrocarbons from stormwater, adapters are purpose designed units that fit into the rodding eye of a standard road gully and skim the surface of the water to remove oil contamination without affecting flow or maintenance procedures – producing a recyclable solid waste.



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4 Swales

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5 Attenuation Tanks

- These storage tanks are used to control and manage surface water runoff. Combined with a flow control device, designed to limit the discharge rate into the receiving sewer, tanks ensure rate and volume are sufficiently addressed.

6 Smart Gullies

- Incorporates a 'Smart Sponge' technology that removes hydrocarbons from stormwater, adapters are purpose designed units that fit into the rodding eye of a standard road gully and skim the surface of the water to remove oil contamination without affecting flow or maintenance procedures – producing a recyclable solid waste.



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SUSTAINABLE TRAVEL

Our transport strategy is framed around reducing the need to travel by car and maximising the ability for people to travel using low carbon modes, to support the move towards a carbon neutral society.

Active travel and home working transform the sustainability of developments, two things which Dartington already uses extensively but which will be hard wired into our development designs.

We will provide:

- Cycle parking for every home;
- Electric vehicle charging points in accordance with SHDC policy (DEV 32);
- Study/office space within properties to facilitate home working. The 2011 Census shows that almost 20% of economically active people in South Hams work from home, which is double the national figure. This will have increased over the past 15 months and research suggests home working numbers could double in size, post-pandemic.

At Broom Park:

- A shared footway/ cycleway to extend from the national cycle network route 2 (NCN2) on the A384, which will run along the southern side of the main body of the site;
- A new zebra crossing to improve connectivity of the site with facilities and amenities on the southern side of the A385. The crossing will upgrade the existing informal pedestrian crossing next to the southern pedestrian entrance to the Dorothy Elmhirst Playing Fields on the A385.

At Sawmills:

- A shared footway/cycleway to extend to the east of the primary access junction on the A385, which will allow cyclists to join the A385 via a dedicated on-slip arrangement;
- Relocation of the existing bus stop at Lownard Cross to the west of the application site access, and provision of a bus shelter;
- An informal crossing facility, to incorporate a 2m wide refuge island to facilitate crossing the A385.

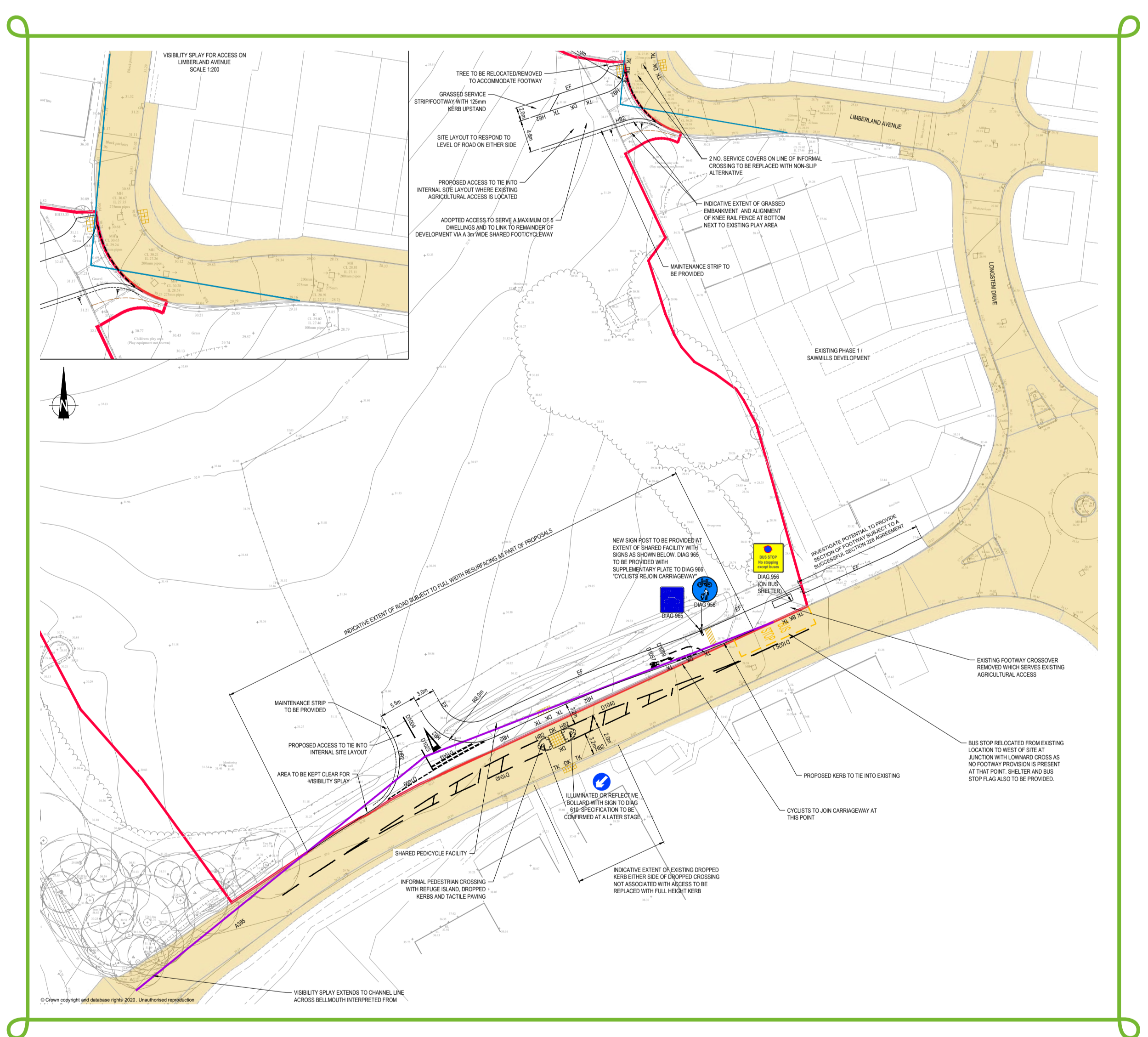
We will also prepare a Travel Plan, setting out further measures to encourage the use of sustainable transport modes. To give this real meaning, we will contribute £300 per new homes (£36,000 across the two sites), which could be spent on:

- The appointment of a Travel Plan coordinator role;
- An e-car or e-bike hub in the village. This could either be delivered within the Broom Park site or on land available to the applicant;
- Car share scheme;
- Sustainable Travel Vouchers for residents.

The way in which this money is spent will be informed by a survey of the residents of the new developments.



Vehicular access at Broom Park



Vehicular access at Sawmills



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COMMUNITY BENEFITS

Our proposals would deliver a number of positive benefits to the local community:

- **We will deliver a bespoke range of affordable (30%) and open market homes**, meeting an identified local need. Our housing mix will include bungalows, which are particularly appealing to downsizers, who then free up family homes elsewhere;
 - **Up to 180 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.
- The key benefits in the S106 agreements include:
- In the order of **£102,330** up front, with a further **£120,000** for long-term maintenance, towards the cost of carrying out any of the following projects:
 - **drainage improvements** at Dorothy Elmhirst football pitch
 - **repair and improvement** of Meadowbrook outdoor community swimming pool
 - **fencing and resurfacing** Meadowbrook tennis courts
 - **creation of a BMX track** within woodland within Dartington Parish
 - **refurbishment** of Meadowbrook Community Centre
 - **1,500m2 provision of public allotments**, on site at Broom Park but to satisfy demand from both sites, to comprise 6 full size plots or 12 half-size plots, with a water supply and car parking spaces. Alternatively, an off-site contribution of £7,725 if the allotments are not approved;
 - **A zebra crossing to be provided**, with £11,000 towards its long-term maintenance. This would be located on the A385, adjacent to the Dorothy Elmhirst recreation field;
 - Either a Local Area of Play (LAP) at Sawmills and a Local Equipped Area of Play (LEAP) at Broom Park or **£69,660** capital contribution towards improved equipped play provision at Meadowbrook, with **£130,000** towards long-term maintenance;
 - Approximately **£64,000** in contributions to the NHS, to be used to increase capacity at local GP surgeries.



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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.

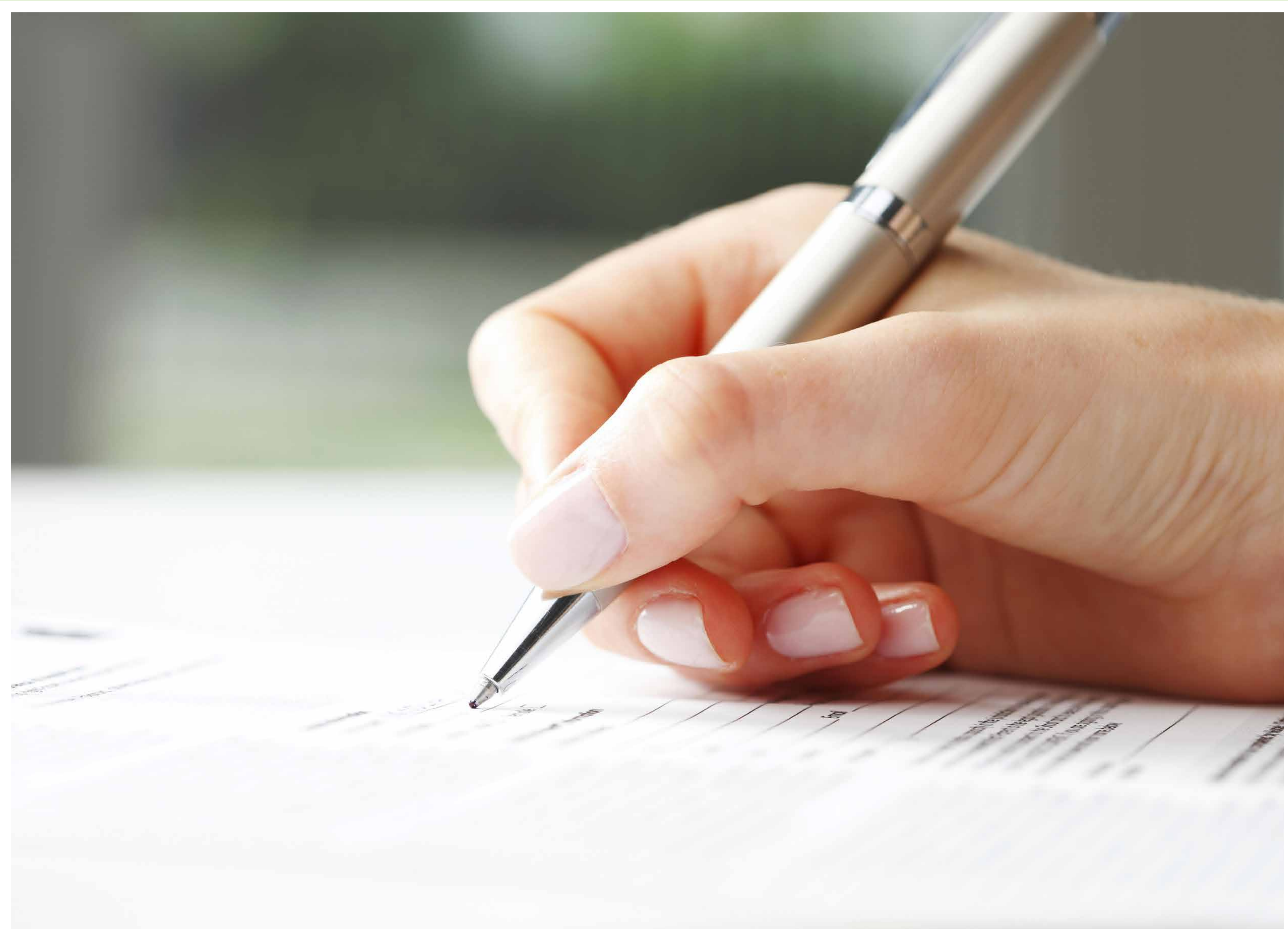
Your feedback is invaluable and, where possible and appropriate, we will look to incorporate your ideas into the emerging proposals. We made a number of amends to our outline plans as a direct result of the comments we received.

Please ask a member of the project team for a feedback form and freepost envelope which we would ask you to complete at home, given current public health restrictions. 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 applications to SHDC later this summer. As part of those applications, we will submit a document that summarises the comments received from the local community.

SHDC will then conduct its own statutory consultation before determining the applications.

Thank you for your interest.



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