

# WELCOME

Thank you for attending our public exhibition at which we are displaying our proposals for land to the east and west of Harepath Road, Seaton.

Baker Estates has acquired an interest in this land and we are planning to submit an outline planning application later this year. We believe that there is an opportunity to deliver a well-planned, mixed-use development with a new sports pitch for Seaton as well as a range of housing opportunities, similar to our previous developments at Rowan Drive and Barnards Hill.

We have already met with local councillors and planning officers at East Devon District Council to brief them on our plans. We are now ready to share them with the local community, to respond to any queries and to receive feedback.

As this is an outline application only, in order to determine the principle of development, we are not showing any detailed house designs – we

would consult on those at a later stage. However, you can see the type of homes we build from the images below and by visiting either of our two completed schemes in the town.

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 have posted all the information on display here today.



Rowan Drive



Rowan Drive



Rowan Drive



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116

[consultation@bakerestatesltd.co.uk](mailto:consultation@bakerestatesltd.co.uk)

[www.bakerestatesconsultation.co.uk](http://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.

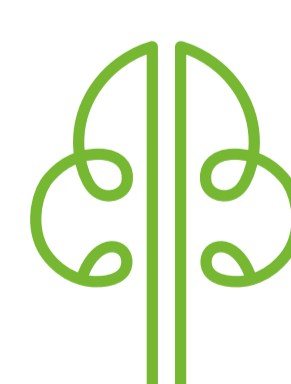
Visit our website at [www.bakerestatesltd.co.uk](http://www.bakerestatesltd.co.uk) to find out more.

### WHERE WE ARE BUILDING

-  Coming Soon
-  Current Developments
-  Legacy Developments



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



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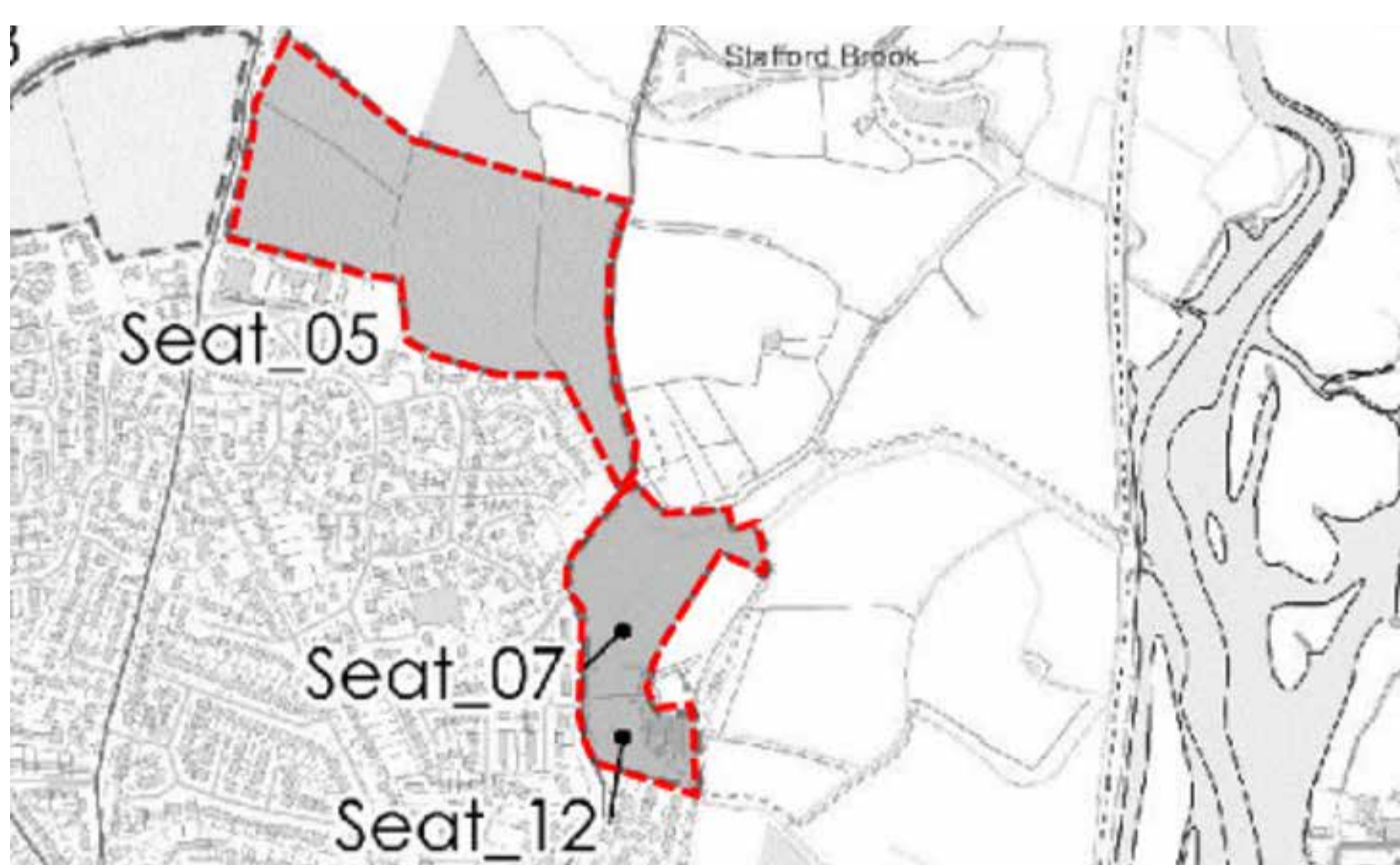
## CONTEXT

Plan of our site is at the bottom of this panel, shown with red shading.

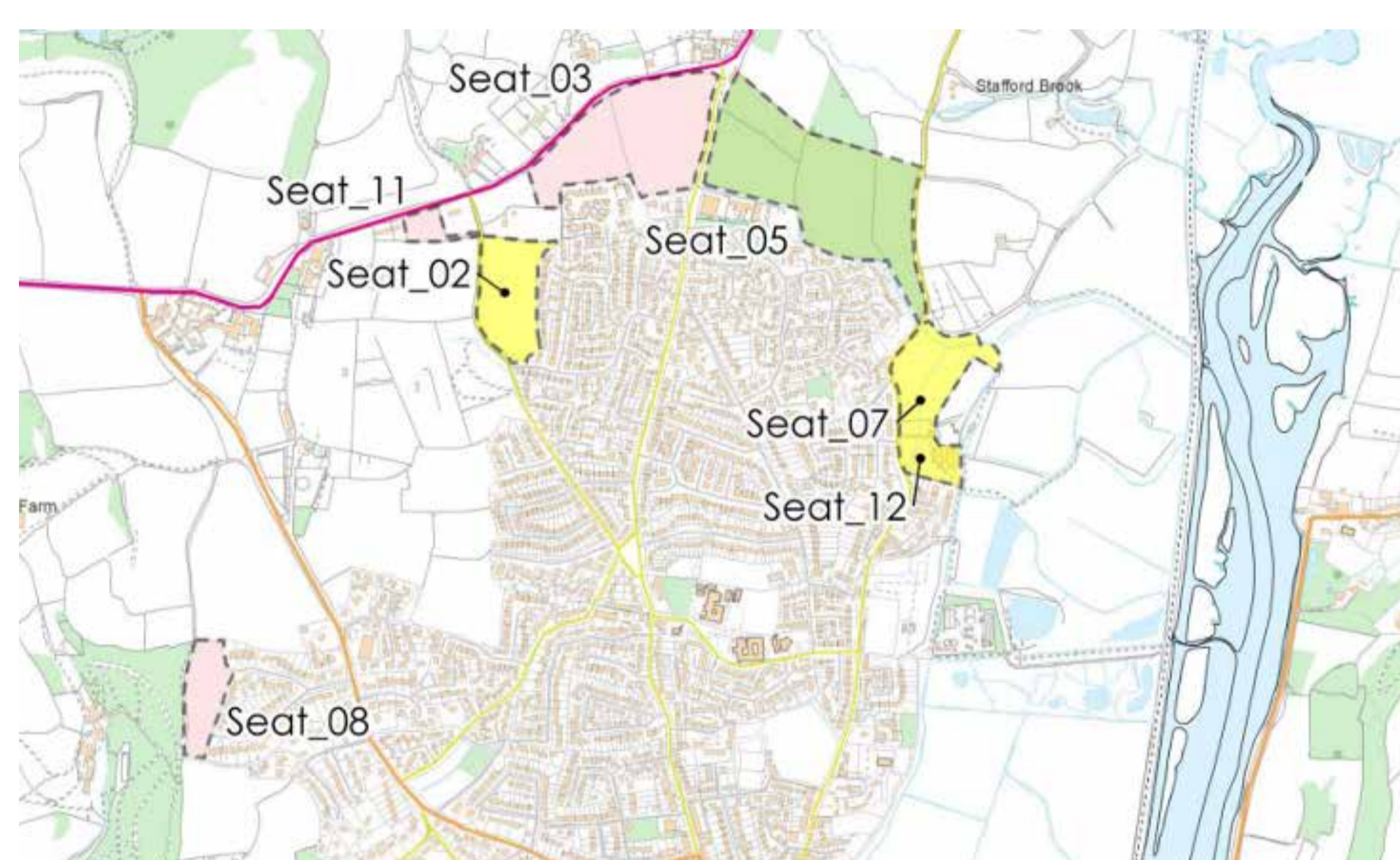
The current, adopted Local Plan allocates part of this site for mixed-use employment and recreation. This has not come forward for viability and access reasons despite being allocated for decades. This allocated land is shown in red (118B) in the plan below.



The working draft of the new Local Plan (December 2021) now proposes to allocate land to the north of Seaton for around 150 dwellings and 0.6 hectares of land for employment development. This proposed allocation (Seat\_05) is shown on the plan below.



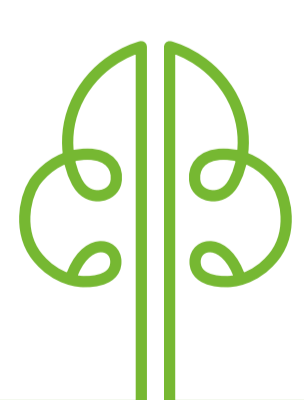
- The draft Local Plan (Strategic Policy 20) states that ‘new development will continue to support the regeneration of Seaton, consistent with its status as a Main Centre and its suitability for development.’
- All potential development sites within Seaton have been assessed by East Devon District Council and this site scored most favourably in the assessment: a ‘green’ rating, which is the highest rating that could have been achieved – see plan extract below.



Planning applications for mixed use development to facilitate the delivery of the current employment and recreation allocation have been made in the past. Our proposals would not extend development as far north as previous applications have done. We also believe this is a great opportunity to deliver a long aspired for sports pitch.



Context Plan



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## CONSTRAINTS & OPPORTUNITIES

### The site:

- is c. 19 acres in size, currently arable and enclosed by hedgerows.
- is located on the northern edge of Seaton: it abuts both residential and employment land to the south, lies adjacent to the A3052 Harepath Hill to the north and straddles Harepath Road.
- is mainly a gently sloping site with the steeper land to the west of Harepath Road.
- benefits from being outside the flood plain and outside the phosphate impact zone of the River Axe Special Area of Conservation.

### In response:

- Existing trees and hedgerows surround and enclose the site providing a mature setting and allowing for some screening for development and reducing the impact on the surrounding countryside.

- We have made sure to respect the amenity of our neighbours to the south, as well as those living on the north side of Harepath Hill, with a significant green buffer, including additional planting.
- The gradient allows the creation of a sports pitch with banks around for spectators.
- The presence of bats on the site requires a 10m dark corridor on the northern boundary, free from buildings or light pollution, adjacent to existing hedgerows.
- We are proposing to build a significant proportion of bungalows, addressing an unmet need providing downsizing opportunities that free up family homes elsewhere.
- Vehicle and pedestrian access will be provided from both Harepath Road and Colyford Road.
- The scheme will be designed with the pedestrian as the priority to allow for more sustainable modes of transport to access the local amenities and to travel into Seaton.



Opportunities Plan



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## OUR PROPOSALS

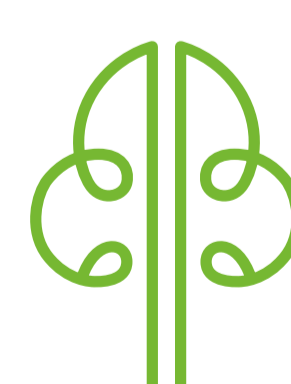
Our concept master plan shows how development could be set out on the site to provide about 130 dwellings and a sports pitch whilst retaining existing hedgerows and vegetation.

**We are proposing to provide:**

- up to 130 new homes, to the east of Harepath Road, comprising a mix of bungalows and two storey houses, creating a high-quality, safe, and secure residential environment within a natural green setting.
- 25% affordable housing, available to local households either via shared ownership or affordable rent options.
- land for a sports pitch to meet the requirements of the local community. The pitch has been positioned to the west of Harepath Road and will provide recreation space for the community and promote healthy and active lifestyles.
- Potential for access to adjoining commercial proposals controlled by others.
- an area in the north east corner of the site will remain undeveloped with the potential to add planting, enhancing the site's ecological value and habitat corridors whilst retaining the green separation between Colyford and Seaton.
- appropriate landscaping, consistent with the Green Wedge objective of maintaining a gap between Seaton and Colyford to the north;
- Footpaths will connect the two residential parcels allowing pedestrians and cyclists to move freely through the site but restricting vehicle movement.



Concept Master Plan



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## DRAINAGE & ACCESS

### Surface Water Drainage Strategy

As part of the detailed design work, a Sustainable Urban Drainage System will be employed for surface water. This will be in the form of pond(s) and swales 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 ponds would also incorporate wetland planting which have ecological benefits.

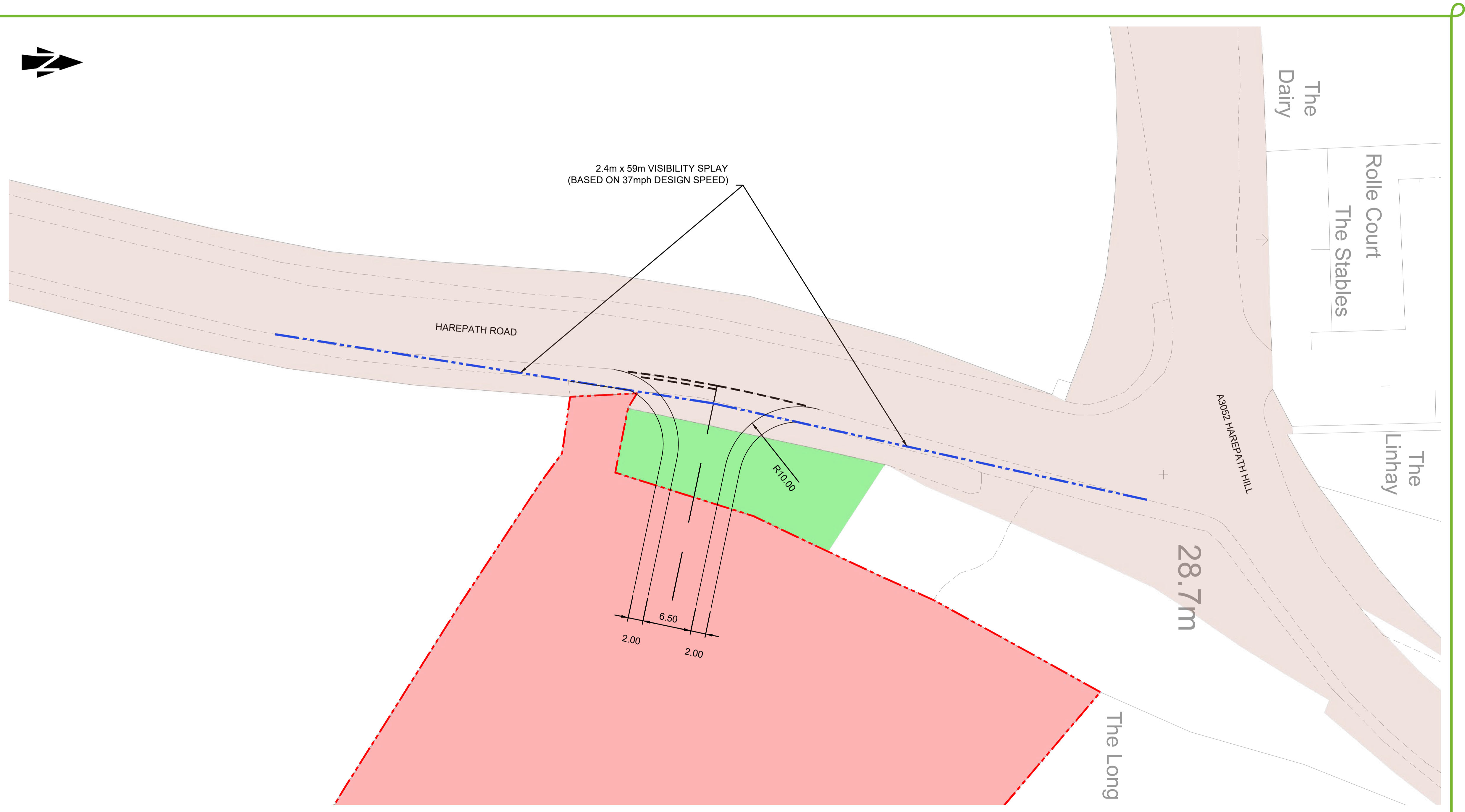
It is unlikely that percolation (i.e. soakaways) into the ground would be effective on this site.

### Access

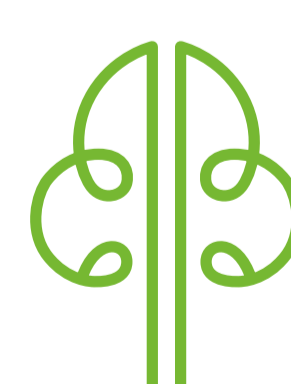
- Access is proposed from both Harepath Road and Colyford Road for vehicle, cyclists and pedestrians.
- Vehicle and cycle parking provision will be in line with local standards.
- We will provide connections to existing paved and lit footways to services and facilities in Seaton.
- There will also be connections to bus stops from which frequent bus services into Seaton allow access to a full range of services, facilities and employment opportunities.



Example of a sustainable attenuation basin



Access arrangement, east of Harepath Road



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# ECOLOGY & ARCHAEOLOGY

## Ecology

We are planning to incorporate 10 metre-wide “dark corridors” adjacent to existing hedgerows. These will mitigate the potential for any adverse effects on bats, including those associated with the Beer Quarry and Caves Special Area of Conservation. A further buffer is proposed adjacent to these corridors to ensure that the required conditions are achieved and are robust.

Our proposals for green spaces, including the dark corridors and buffers, will deliver a net gain in biodiversity through the creation of wildflower meadow, native scrub, wetland and woodland planting. These measures will also provide habitat for invertebrates, reptiles, amphibians, birds, bats, badgers and hazel dormice. They will also buffer and link to the Seaton Marshes County Wildlife Site, situated to the east of the site.

- We will incorporate bird boxes, bat boxes and insect boxes into the new homes we build.
- New residential garden fences will have gaps to allow the movement of hedgehogs through the site.
- Reptile hibernation sites will also be created within the proposed buffers and dormouse nest boxes will be placed within retained hedgerows and woodland.

The planning application will be supported by a detailed Ecological Impact Assessment, which will include all of our ecological survey data for the site, along with the proposed avoidance, mitigation and enhancement measures. Further management plans would be produced before the start of construction, which would show how these measures would be delivered during construction and would ensure the long-term success of ecological proposals in the future.

The site is located outside of the phosphate-impact zone associated with the River Axe Special Area of Conservation. Accordingly, the water quality of this important designated site would not be impacted by development proposals.

## Archaeology

Previous applications have investigated the archaeological potential of the land.

- The reports have identified the presence of prehistoric and Roman settlement.
- Previous application consultation with the County Archaeologist has concluded that the finds are not of such significance that it would require preservation in situ but further investigation would be required as part of the development of the site. It is expected that this would be secured via a suitable standard condition as part of an outline approval.



Example of bird boxes



Archaeology dig



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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 both open market and affordable homes, meeting identified local needs. Around half of the new homes would be bungalows, which are particularly appealing to downsizers, who then free up bigger homes elsewhere;
- Up to 200 jobs are expected to be created on site during the construction phase for the new homes. Baker Estates has committed to using local sub-contractors and suppliers wherever possible. This will help provide a boost to the local economy;
- Development of the site for new homes and a sports pitch could deliver the access that would then enable the commercial land controlled by others to come forward;
- Our proposals form a logical and consistent addition to the existing built form of Seaton in a sustainable location and in a manner consistent with the draft Local Plan allocation.
- Overall, our masterplan strikes a good balance and will provide:
  - > a long awaited sports pitch
  - > a good mix of homes including 25% affordable homes
  - > the potential provision of access to the commercial land controlled by others
  - > attractive green spaces, led by ecological considerations, which will provide opportunities for habitat creation, attractive amenity space and landscaping
- Community Infrastructure Levy of £150 per square metre which would be circa £15,000 - £20,000 per open market plot available to the council to provide infrastructure in the area.
- 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.



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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 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 an outline

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

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

Thank you for your interest.



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