



INTRODUCTION

We are writing to introduce ourselves and to let you know that we have acquired an interest in the land outlined in red in the map above, which sits to the **east** of Brook Lane.

As you may know, this land forms part of a bigger site that has been allocated (TTV17) for in the order of 300 new homes and 18,600 sqm of employment floorspace in the adopted Joint Local Plan.

Indeed, West Devon Borough Council (WDBC) has resolved to grant Linden Homes outline planning permission for up to 250 new homes and 18,600 sqm of employment floorspace on the majority of the allocated site, to the **south** of our site.

We intend, later this summer, to submit a planning application for around 45 new homes (mostly bungalows for which there is high demand locally) and an extra care scheme on our land. We know that such a facility is something that Tavistock needs and is a key objective in the Local Plan.

Our plan is to submit a full planning application for the homes and an outline application for the extra care element. We intend to transfer the land on which the extra care facility would be built to WDBC and a specialist provider would then deliver this element of the scheme, once our homes are complete.

Having held initial discussions with officers, we would now like to share our plans with you and to get your feedback.

HOW WE PLAN TO CONSULT

We are keen to tell you more about our plans and to hear what you think. However, Public Health England guidelines currently prevent us from engaging with you in the way that we normally would do.

We have therefore adapted our approach to the current situation and are using different channels to consult you:

- The information that we would usually share face to face at an exhibition is now available on our website where you can also leave feedback for us;
- Individual meetings will take place via videoconference or telephone call;
- Our email facility and telephone information line remain available as always.

For anyone who would prefer to receive copies of our material by post, this can be arranged by a call to our information line.

Please visit our website to learn more about our proposals, including the next steps, and leave your comments or questions for us. Getting your feedback at this point, before our plans are fully developed, gives us the flexibility to respond where possible and appropriate. Please note the deadline for submitting feedback is Tuesday 4th August.

WHAT IS EXTRA CARE?

An 'extra care' scheme provides independent living, predominantly for those over the age of 55, in a self-contained home, usually an apartment. It then also offers communal facilities – for example, a restaurant (often open to the public), lounge and pamper suite – as well as tailored care packages to suit individual needs.



Indicative street scene showing proposed bungalows

IN SUMMARY, WE ARE PROPOSING:

- c. 45 new homes, predominantly bungalows and with the majority accessed off the A386 (Plymouth Road);
- Of the 45 homes, five properties – with their design bespoke to the rural setting – are proposed to be delivered as a separate enclave, accessed from the lane that leads off Brook Lane. It is proposed that the lane, at a future date, would be pedestrian/cycle access only beyond that point, save for existing farm access. The closure would be subject to separate highways legal procedures.
- The main vehicular access would be off the A386;
- Land would be set aside for an extra care scheme, with affordable housing an intrinsic part of it (a tenure in very short supply);
- Significant employment opportunities would be created at the extra care scheme and in its supply chain;
- 0.4 hectares (0.98 acres) of public open space (POS);
- Pedestrian access only through to the Linden Homes scheme;
- Financial contributions to local infrastructure and facilities as part of a S106 agreement.

ABOUT US



Our Gt Court Farm development in Totnes

Based locally in Newton Abbot, Baker Estates is a growing regional housebuilder. Without exception, our senior team were raised and live locally. We understand what it means to live in this part of the country and are passionate about what makes it an outstanding place in which to live, work and do business.

We are currently building on six sites across Devon and Cornwall, providing over 800 new homes. We are proud of what we build and are always ready to welcome residents to view any of our developments.

We recently completed 74 homes at Great Court Farm in Totnes, including a number of innovatively designed 'barn conversion' styled houses. We were pleased to win 'best design' for this development at the 2019 national Housebuilder Awards. We would encourage you to visit and to see for yourselves how our homes genuinely respond to their setting and are sympathetic to the local landscape.

