

WELCOME

Thank you for taking the time to view our plans for a mixed-use development on Land adjacent to Plymouth Road, Tavistock.

We recently acquired an interest in this site, which forms part of a wider allocation for around 300 new homes and 18,600 sqm of employment space in the adopted Plymouth & South West Devon Joint Local Plan. Our early discussions with officers at West Devon Borough Council (WDBC) have helped to shape our developing proposals. We are now keen to share them with the local community and to get your feedback before we submit a planning application later this year.

The current public health guidelines mean that we cannot meet face to face. However, we want to share as much information with you as we reasonably can, so that you can understand what we are proposing and tell us what you think.

You can send us your comments and questions via our website, by email or over the phone.



FOR FURTHER INFORMATION PLEASE CONTACT:

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

ABOUT US

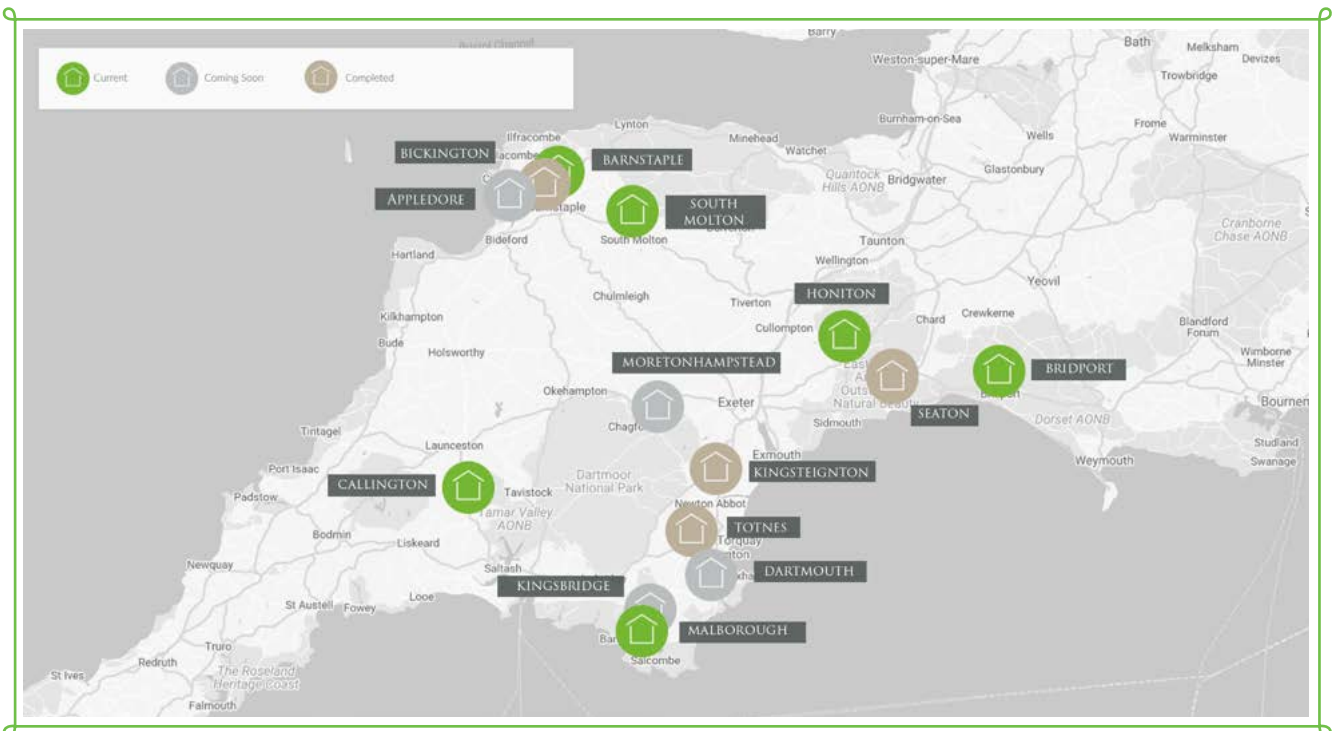
Baker Estates is a growing, Devon-based housebuilder with a vastly experienced team that has worked across the South West for many years.

Founded by Ian Baker in 2015, our senior management team are experts who between them have more than 100 years' experience building high-quality homes.

Since starting the business, we have achieved permission to build in excess of 1,100 homes in Devon and Cornwall. We are currently building in six towns and are proud of the fact that, in each case, we are doing so with the support of the local parish or town council.

- Our development in Totnes, Great Court Farm, won 'best design' at the national Housebuilder Awards in 2019.

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.



FOR FURTHER INFORMATION PLEASE CONTACT:

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

THE SITE

Our site forms part of a much bigger piece of land that has been allocated (TTV17) in the Plymouth & South West Devon Joint Local Plan for in the order of 300 new homes and 18,600 sqm employment floor space.

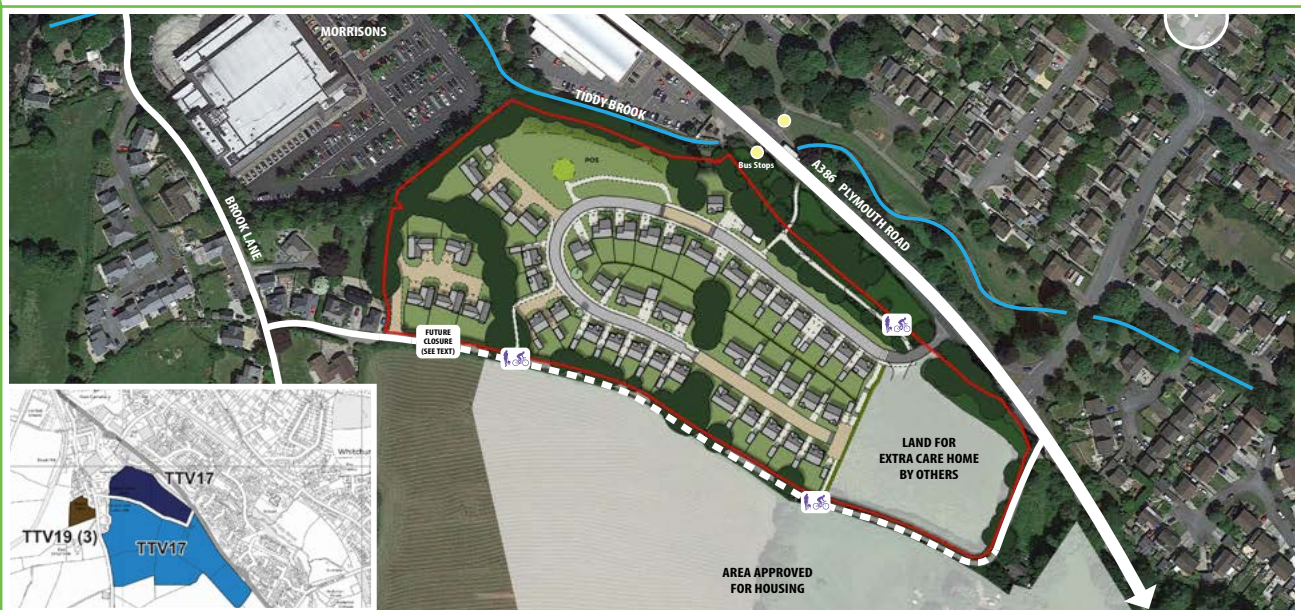
The plan below shows our site outlined in red and the wider allocation shaded in white. Our land, which is about nine acres (3.6 hectares), sits to the east of Brook Lane and to the south of both Morrisons and Lidl as well as the A386.

The majority of the allocation is controlled by Linden Homes and lies to the south of our site. In fact, WDBC has already resolved to grant Linden Homes outline consent for up to 250 new homes and 18,600 sqm of employment space.

We are planning to submit what is known as a hybrid planning application to WDBC for our land: we will be submitting detailed

plans for new homes and an outline proposal for an extra care facility. The information here therefore focuses mainly on the details of design, layout and landscaping of the new homes.

Most of the homes would be bungalows, which respond to the topography of the site and are in high demand. There would also be around ten houses, five of which, designed specifically for the rural setting, would be accessed separately. All would have attractive landscaping, generous gardens and parking. We are also proposing a large public open space (POS) area within the site, abutting the Tiddy Brook close to the boundary with Lidl.



Site allocation in the Joint Local Plan

Concept plan of site within red line



FOR FURTHER INFORMATION PLEASE CONTACT:

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

OUR MASTERPLAN



POS - public open space



OUR PROPOSALS

We are proposing a high-quality development of around 45 homes. The site will be carefully landscaped with around 0.4 hectares (approximately 0.98 of an acre) of public open space.

We are planning:

- Around 45 new homes for open market sale, predominantly 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 purchasers;
- This will provide a low-density development;
- Vehicular access to all but five of the homes would be off the A386 (please see our Access & Traffic board for more information);
- An enclave of just five houses would be accessed from the existing lane that leads off Brook Lane, with no vehicular access proposed from there to the wider development or indeed further along the lane, other than for pedestrians/cyclists and existing farm access, subject to separate highways legal procedures;
- These five houses would be designed and tailored specifically to blend in with the rural setting;
- Parking will be provided in accordance with WDBC's standards. In addition, and to ensure enough parking on the development, we provide generously sized garages;
- Land will be set aside for an extra care scheme, meeting an identifiable specialist housing care need;
- Public open space (0.4 hectares) would be provided to the north of the site, incorporating a Local Area of Children's Play.

EXTRA CARE

We are proposing to transfer land, towards the east of our site, to WDBC so it can then bring forward plans for an extra care facility to be delivered at a later stage by a specialist registered provider.

We will apply for outline consent for this as part of our application so that the principle of this use can be established.

We know that such a facility is a key objective for Tavistock in the Local Plan, and we are pleased to be able to provide the land for this. The scheme will address an identifiable need and priority in the town and is anticipated to provide a high proportion of affordable rent and shared ownership accommodation.

Extra Care offers independent living, usually in an apartment and typically for those aged over 55. Certain communal facilities would be available and might include a restaurant (often open to the public, thereby forging links with the local community), residents' lounge and pamper suite. Optional care packages can then be provided, tailored to an individual's needs.

It also provides its own secured communal open space.



DESIGN

We are proposing high-quality homes with attractive landscaping that will sit well, within the rural edge to Tavistock.

The five houses, closest to existing properties served from Brook Lane, will be designed to specifically respond to the immediate local character.

All the materials used will reflect the local vernacular.

Housing Mix table:

HOUSE TYPE	NUMBER (APPROX.)
2-bed bungalow	9
3-bed bungalow (including chalet style)	24
4-bed house	6
5-bed house	5



Illustrative street scene showing enclave of five houses, access off Brook Lane



Indicative street scene showing proposed bungalows as part of main development



ACCESS & TRAFFIC

We are proposing that vehicular access to almost all the homes, as well as the extra care facility, would be off the A386.

The access point would be to the north east of the site, close to the extra care scheme so that delivery vehicles would not then need to enter the residential part of the development.

In order to substantiate this approach, we have assessed the necessary access points and sight lines with Devon County Council Highways who have confirmed that this is a sustainable solution and are in agreement. We will submit a Transport Statement as part of our application which will be robustly reviewed by DCC.

Vehicular access to a small enclave of just five houses would be from the existing lane that leads off Brook Lane. It is proposed that the remainder of that lane to the east would, at a future date, become pedestrian/cycle only, removing the possibility of any vehicles being able to use this route, save for any existing farm access. This would be subject to separate highways legal procedures.



COMMUNITY BENEFITS

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

- c. 33 new bungalows which are much in demand locally but normally in short supply. These are particularly appealing to down-sizers, who can then free up bigger homes elsewhere;
- Land set aside for an Extra Care facility which is a key objective for Tavistock in the Local Plan, meeting an affordable local need and creating employment. We will transfer the land for this to WDBC for a nominal fee;
- 20+ jobs would likely be created directly at the extra care scheme, with further employment opportunities in the supply chain;
- Up to 65 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;
- The scheme will also provide financial contributions towards education, recreation, biodiversity, and environmental enhancements.



NEXT STEPS

Thank you for taking the time to read about our plans.

TIMETABLE	
Consultation period	July 2020
Review feedback & finalise application	August 2020
Submit application	September 2020
Statutory consultation by WDBC	September 2020
Likely determination	Early 2021
Start on site	Mid 2021, subject to approval

Please share your thoughts with us via our website; you can also email or call us. Your views are important to us as we look to finalise our plans.

We will consider all the consultation responses received and seek to address your comments before submitting our final plans to West Devon Borough Council. As part of our plans we will submit a document that summarises the comments received.

If our application is approved, we plan to start on site in mid 2021 and construction of the homes will take approximately two years.

If you wish, please register your interest in purchasing one of the properties. We can then keep you up to date with progress.



FOR FURTHER INFORMATION PLEASE CONTACT:

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