

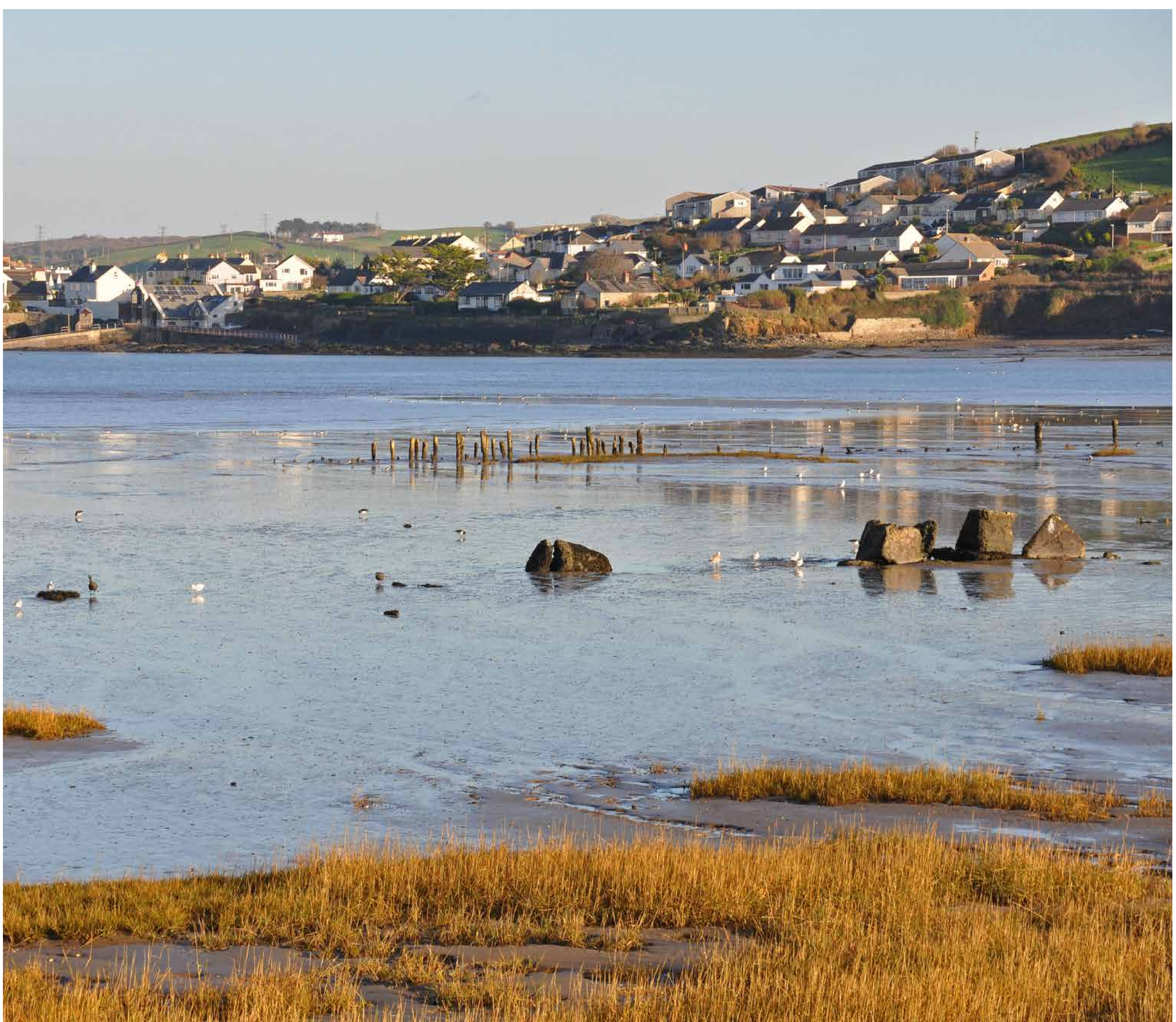
WELCOME

Thank you for taking the time to visit our online exhibition where we are displaying proposals for a residential development on land to be accessed off Wooda Road.

Regrettably, due to the on-going pandemic, we have decided that it would not be appropriate to hold an in-person event at this time.

We are nevertheless keen to share our proposals with you and to get your feedback before we submit a planning application.

Please take the opportunity to review all the material here and tell us what you think. A feedback form can be completed on our website or you can email us with your comments and queries at consultation@bakerestatesltd.co.uk.



Appledore Estuary



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 all live locally and have worked across the South West for many years.

After just five 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.

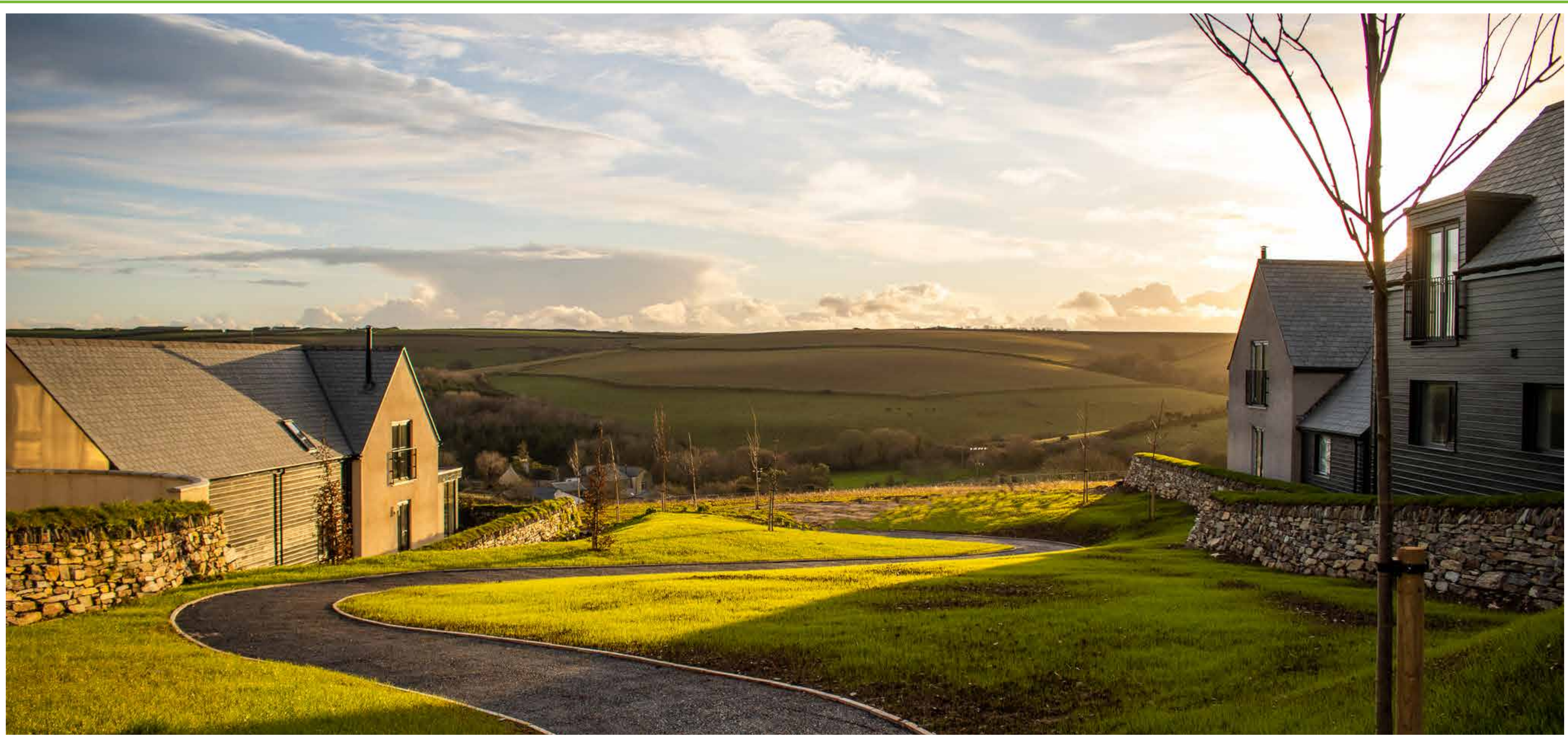
- In 2021, our site managers at Callington and Honiton both won Seal of Excellence awards in the regional finals of the NHBC Pride in the Job Awards. This is a demonstration of the commitment of our on-site teams to delivering the highest standards in housebuilding.

We 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'



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116

consultation@bakerestatesltd.co.uk

www.bakerestatesconsultation.co.uk



CONTEXT

The site lies immediately to the north east of our existing development, Estuary View, for which we received consent from Torridge District Council in March 2021 to build 89 new homes. (planning reference 1/0871/2020/REMM).

Indeed, we anticipate vehicular access to the site would be provided from Estuary View.

Although this site is not allocated, Torridge District Council does not at present have enough sites allocated to satisfy its delivery targets. We are therefore proposing that this site would be appropriate because it is easily deliverable in a sustainable location and will provide a number of benefits.

In addition, when a council is in this situation, the National Planning Policy Framework notes

that the 'presumption in favour of sustainable development' applies. This means that proposed developments should be granted planning permission unless their adverse impacts 'significantly and demonstrably' outweigh their benefits.

We believe that the benefits, including delivery of 30% affordable housing and a high proportion of bungalows, both of which are in high demand but short supply, far outweigh any potential harm.



Location Plan showing site in red and existing development in blue



Layout of consented scheme under construction



FOR FURTHER INFORMATION PLEASE CONTACT:

0808 169 9116

consultation@bakerestatesltd.co.uk

www.bakerestatesconsultation.co.uk



CONSTRAINTS & OPPORTUNITIES

The site:

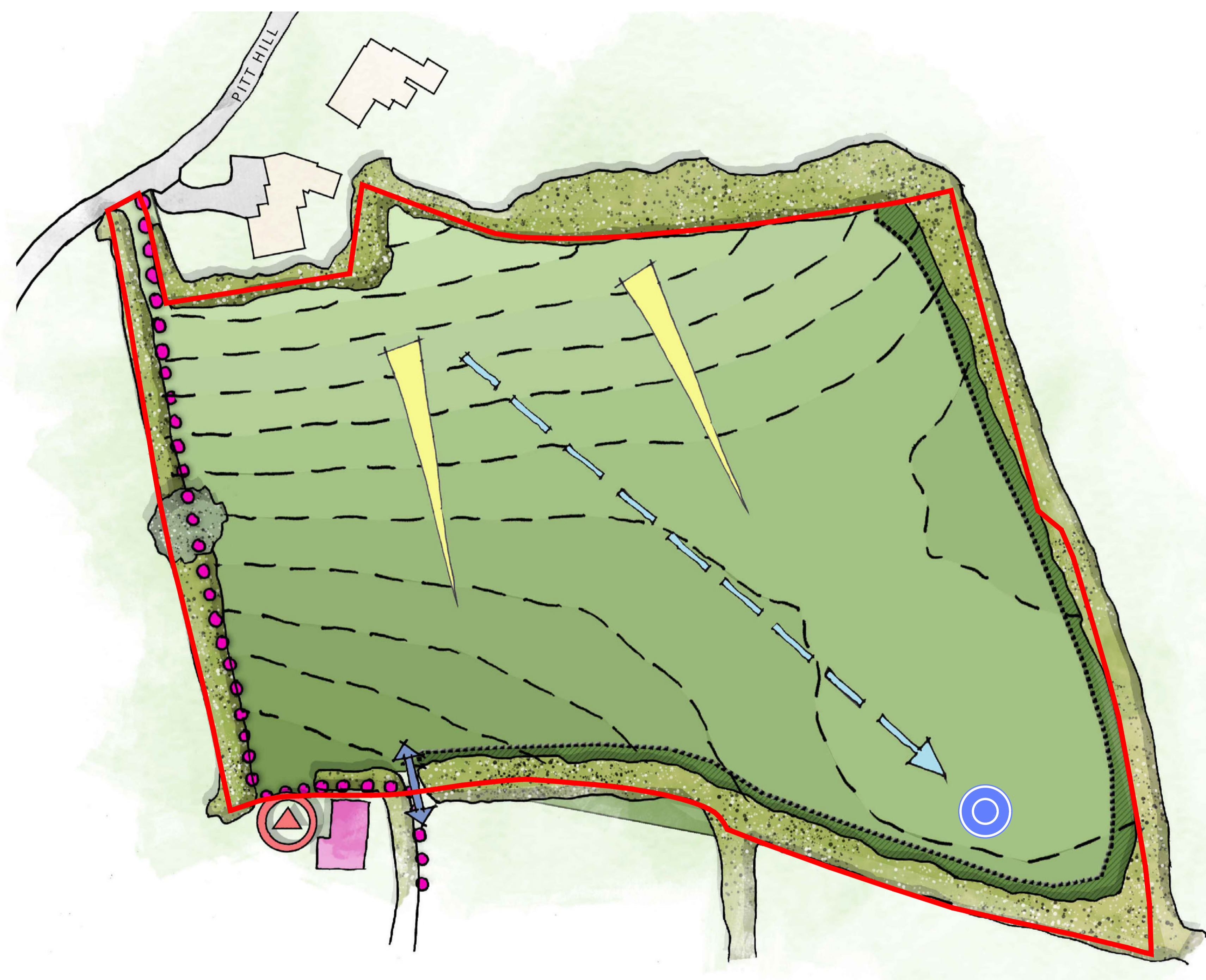
- is c. 2.4 hectares in size, currently greenfield and enclosed by hedgerows and trees.
- abuts residential land to the north and west and also to the south where it would link into our Estuary View development, which is under construction.
- has an existing public right of way across it, which enters in the southwestern corner of the site and exits in the northwest onto Pitt Hill.
- has a considerable slope across it that falls from 49m above sea level to the north to approximately 39m above sea level to the southwestern corner.
- is within Flood Zone 1 so has less than a 0.1% chance of fluvial or tidal flooding in any one year.

In response:

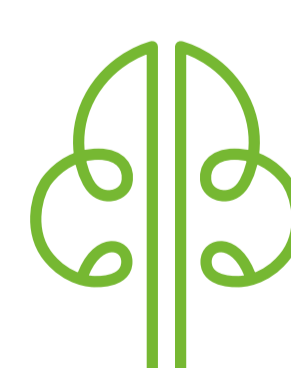
- Vehicular access to the site would be provided from Wooda Road, via our approved development to the southwest through a single point of access.
- The change of levels will be taken into consideration when designing the layout of the scheme, notably utilising the potential for far-reaching views.
- The design of the layout should provide appropriate distance between the proposed new homes and those existing immediately adjacent to the site to the north, and also those that will exist to the immediate south, so as to maintain privacy and retain visual amenity where required.
- Design considerations will include the heights of the buildings, position of living areas and windows, existing vegetation and the boundary definition.
- Supplemental tree planting to the eastern and southern edges should also be implemented to provide stronger enclosure to the edges of the site.

LEGEND

-  Site boundary
-  Potential vehicular access
-  Potential attenuation pond
-  Existing highways
-  Existing vegetation poor/moderate quality
-  Approx extent of Root Protection Area (RPA)
-  Public Right of Way (PROW)
-  Direction of fall in slope
-  Existing opening in vegetation
-  Long distance view over countryside towards River Torridge
-  Existing building
-  1m contour lines
-  Residential dwelling - to be constructed
-  Buffer planting required to limit views into site



Constraints & Opportunities Plan



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 up to 36 new homes, of which 30% would be affordable housing and made available to local families.
- a good proportion of bungalows, in keeping with the local area while also meeting local needs and limiting landscape impact.
- vehicular access would be only from our current development at Estuary View.
- a footpath / cycle link only, directly on to Pitt Hill / Lane. The existing footpath is proposed to be slightly diverted to better plan for its use as part of our proposed development.
- a sensitively planned development that does not have an adverse impact on Tapeley Park and other viewpoints in the context of existing and planned development.
- attractive green infrastructure that provides a suitable backdrop to the development and useful amenity space for residents and the

community. Existing hedgerows & trees would be retained and integrated into the public realm as important landscape and ecological resources.

- lower density and lowest storey heights to the north and east, abutting the existing low density edge of settlement
- parking levels that meet the requirements of Devon County Council and achieve a minimum of one space per apartment and two spaces per house.



Storey Height Plan



Illustrative Master Plan



FOR FURTHER INFORMATION PLEASE CONTACT:

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



DRAINAGE

The site has the advantage of being able to use the engineering infrastructure largely in place as part of the Estuary View application.

Surface Water Drainage Strategy

As part of the detailed design work, we are considering whether soakaways (which are large holes or pits that receive surface water and help it to slowly percolate through the soil,) can be used to address surface water runoff. However, due to the steep topography of the site and the associated risk of surface water re-emerging downstream, as well as ground conditions encountered at Estuary View, soakaways are unlikely to be suitable. Therefore, the proposed drainage strategy has been based on attenuated discharge (which means that water is stored and slowly released back into the watercourse in a controlled manner) and connection to an adopted South West Water (SWW) surface water sewer via our adjoining development to the south.

We are required to ensure that the surface water discharge is restricted to the greenfield run-off rate for the average annual flood event; this is actually slower compared to the current greenfield run-off rates and will therefore reduce flood risk downstream.

We are proposing a cascading attenuation system, comprising an above ground attenuation basin (see example below) and below ground storage. The attenuation structures and associated network would be designed to cater for a 1 in 100 year storm event, with an allowance of 40% for climate change.

Foul Water Drainage Strategy

Foul drainage is to connect into the adopted sewer via our adjoining development to the south. SWW has confirmed that there is sufficient capacity within their network to accommodate the proposed development.



Example of a sustainable attenuation basin



FOR FURTHER INFORMATION PLEASE CONTACT:

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



ECOLOGY & LANDSCAPING

Our planning application will be supported by a detailed ecological assessment, informed by site surveys and desk study.

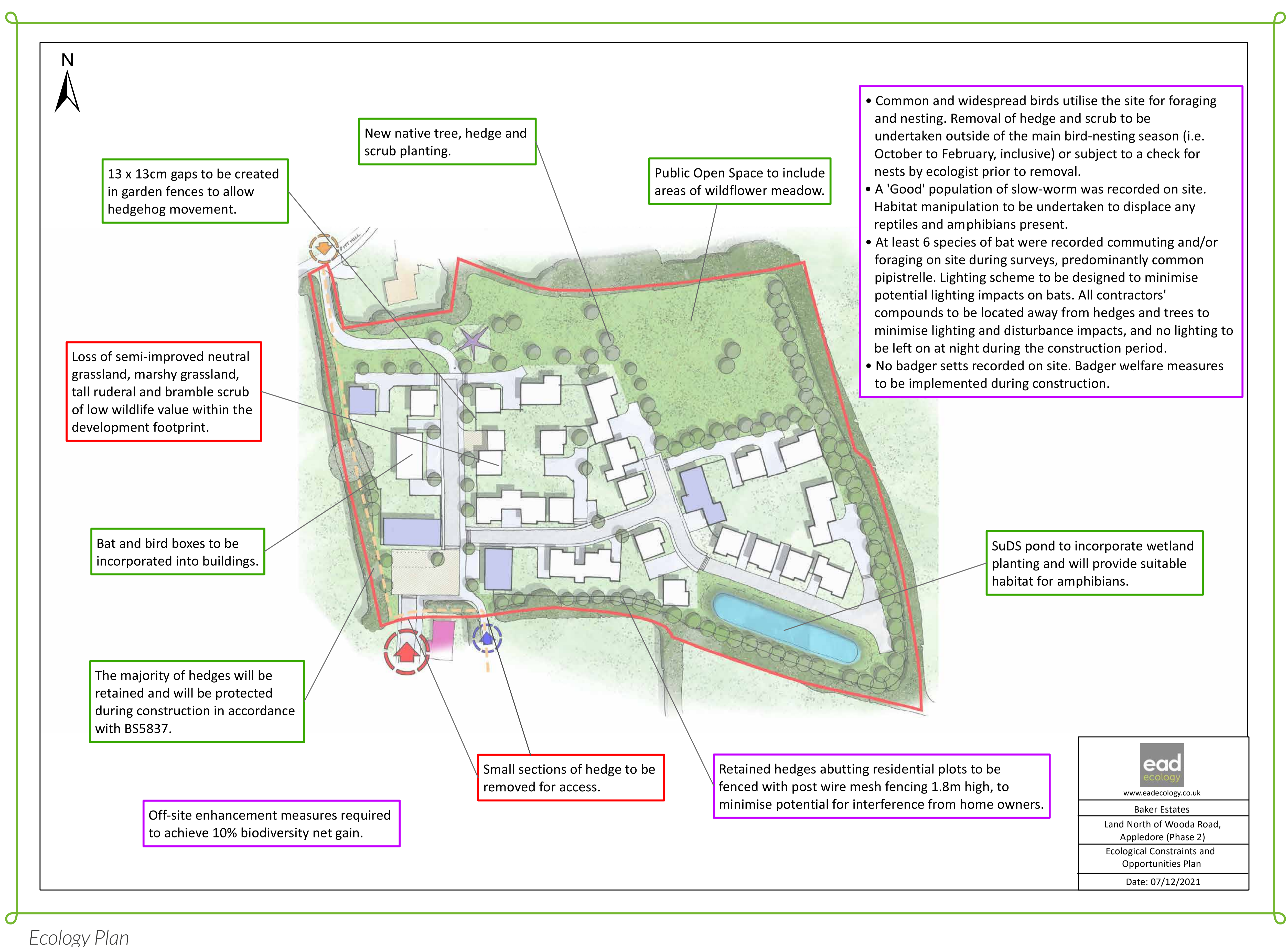
Key findings include:

- Habitats within the site include semi-improved neutral grassland, marshy grassland and tall ruderal, with hedgerows and trees around the site boundary.
- Slow-worms were recorded along the boundaries of the site, and a range of predominantly common/widespread bat species were recorded commuting/foraging within the site.
- Hedgerows and trees are used by a range of common/widespread birds for nesting and foraging.
- No evidence of hazel dormouse or badger setts has been recorded.

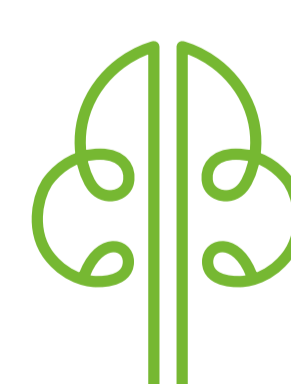
We will submit an integrated landscape and ecological strategy to ensure that any impacts to biodiversity are avoided where possible, and to provide wildlife enhancements. This will include:

- new habitat creation, such as wildflower meadow, scrub, trees and new hedgerow planting, and wetland creation as part of a Sustainable Drainage System.
- extensive supplemental tree planting to the eastern and southern edges to mitigate the visual impact in more sensitive locations.
- bat and bird boxes would be provided within new buildings, and ‘hedgehog passes’ provided in fences to ensure that hedgehogs will be able to use gardens within the site.
- measures during construction (such as timing of vegetation clearance to avoid nesting birds) would be implemented to ensure legal compliance for any protected species present on the site.

The development would ensure that measurable ‘Biodiversity Net Gain’ would be provided; if this could not be fully achieved within the site, offsite habitat creation would be used to ensure overall net gain.



Ecology Plan



FOR FURTHER INFORMATION PLEASE CONTACT:

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



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 be predominantly bungalows, which are particularly appealing to downsizers, who then free up bigger homes elsewhere;
- Up to 50 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;
- Attractive green spaces created as part of the development which will provide opportunities for habitat creation, attractive amenity space and landscaping;
- 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 learn more about our plans.

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 plans for Estuary View as a direct result of the comments we received.

Please complete the feedback form on this website or send us an email to consultation@bakerestatesltd.co.uk.

Once we have reviewed all the feedback, we will finalise our plans and submit an application to Torridge District Council shortly. As part of the application, we will submit a document that summarises the comments received from the local community.

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

Thank you for your interest.



FOR FURTHER INFORMATION PLEASE CONTACT:

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

