

WELCOME

Thank you for taking the time to visit our online consultation where we are displaying proposals for new homes on Land at Wolborough Grange.

We purchased this parcel of land, which forms a small part of the wider Wolborough Grange development, in September 2021. Outline planning permission was granted at appeal in June 2020, and so the principle of development has already been established. Indeed, the entire site is allocated for a residential-led, mixed use urban extension to Newton Abbot in the adopted Teignbridge Local Plan – and is therefore counting towards the required housing numbers for the district.

An overarching Masterplan and Design Code for the site has been developed by Vistry Group (who are the lead developer) in conjunction with us and the other landowners (the Rew family and Barratt David Wilson Homes), which was a condition of the outline consent. This is something that we are very familiar with and has worked successfully in the past, providing design expectations for the site, to ensure delivery of high quality places.

The design code for Wolborough Grange was submitted to Teignbridge District Council (TDC) in April 2022 and approved in June 2023.

The next step, therefore, is for us to submit a ‘reserved matters’ application for our parcel. This sets out the details of appearance, landscaping, layout and scale – in other words, what our scheme will actually look like.

Before we submit our detailed plans for 155 homes to TDC, we are keen to share them with the local community, to respond to any queries and to receive your feedback.

Please take the opportunity to review all the material here and tell us what you think. A feedback form can be completed on this website or you can email us with your comments and queries at consultation@bakerestatesltd.co.uk. **The deadline for receipt of feedback is Friday 8th December.**



Decoy Country Park



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 reputation for delivering high-quality homes, bespoke to their setting.

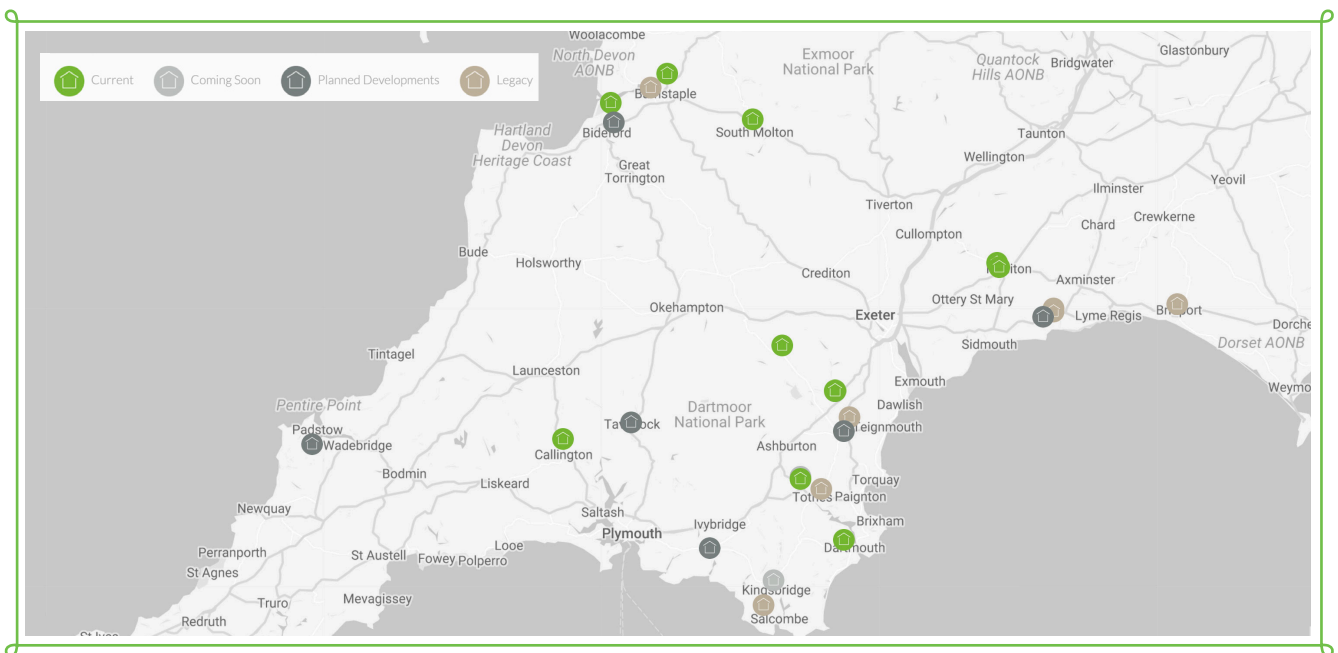
Our experienced senior team have worked across the South West for many years. After just eight years, we now employ more than 75 people in our Newton Abbot offices and have nine active sites, providing c.1,390 homes across Devon and Cornwall. Up to 350 local subcontractors are working each day across 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 design' and we were also awarded 'Small Housebuilder of the Year' at the National Housebuilder Awards.

- Site managers across our developments at Callington, Honiton, Totnes, Malborough and Dartmouth have all won prestigious NHBC Seal of Excellence and 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 www.bakerestatesltd.co.uk to find out more.



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CONTEXT

The overarching approved masterplan of the Wolborough Grange site (below) has set the location of key elements of the development including new homes, community facilities, transport links and areas of public open space and green infrastructure. Our site is shown shaded red.

Outline planning permission was granted in June 2020 (17/01542/MAJ, appeal ref. 3205558) for development comprising circa 1,210 homes, a primary school, employment space, two care homes, community facilities, a local centre, open space (including play areas, allotments, multi-use Games Area (MUGA)) and associated infrastructure.

A Masterplan and Design Code document has since been approved in accordance with the requirements of the outline consent. This document sets out the overarching design objectives and principles for the site, which have been shaped by several factors including the consideration of local heritage assets, landscape setting, the relationship with Wolborough Hill, Decoy and the Wolborough Fen Site of Special Scientific Interest (SSSI) and character of surrounding areas.

The Design Code and Masterplan provide a clear framework for the development and will be used to guide all reserved matters applications.



CONTEXT

A range of matters have therefore already been agreed for the site including;

- The design of the access into the site which was fixed at outline stage;
- The terms of the S106 agreement which includes a series of infrastructure requirements for the development, such as the location and quantum of public open spaces and delivery requirements for local centre, community building, employment, care and school land.

In terms of green/ blue infrastructure:

Drainage

Sustainable Drainage Systems (SuDS) will be implemented across the site to attenuate and manage water flows via a series of attenuation basins and features. They are designed to mimic current greenfield run off rates including an allowance for climate change, which will prevent an increase in flood risk downstream of the site, whilst also improving the quality of surface water discharge.

Foul drainage will be provided to connect into the nearby adopted sewer. SWW has confirmed that there is sufficient capacity within their network to accommodate the proposed development.

Open Space

Large areas of green space will be provided across the site which will comprise a range of natural areas including grassland, scrub, woodland, hedgerows and wetland as well as more formal greenspace, allotments, and children's play areas.

Ecology

A range of ecological mitigation measures are proposed to ensure that any potential impacts on the ecological resource are minimised. New habitats will also be created (e.g. wildflower grassland, wetland, new hedgerows and woodland edge planting) which will provide improved opportunities for wildlife and gains in biodiversity.

A Greater Horseshoe Bat (GHB) Mitigation Plan has been developed to mitigate any impacts upon GHBs. Key to this plan is:

- The retention of a green corridor along the southern boundary of the site, strengthened through a reinforced hedgerow.
- New tree, scrub and wildflower planting which will provide further foraging opportunities for GHBs and other bat species.
- A sensitive lighting strategy will be implemented to ensure minimal disturbance to GHBs foraging and commuting habitat as a result of light spill.



Wetlands



Wildflowers



OUR PARCEL: PROPOSALS

Our proposals therefore relate to matters of layout, scale, appearance and landscaping of our parcel of the site.

We are proposing:

- A high-quality residential development of 155 new homes. This includes:
 - 20% (31 properties) affordable housing: 22 would be affordable rent and 9 shared ownership, available to people in housing need locally.
 - Five self-build plots, made available to those wanting to build their own homes.
 - Predominantly 2 storeys with some 3 storeys (max) in appropriate locations.
 - The inclusion of 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.
 - A looser knit development towards the edges, adjacent to green open space.
- Vehicular access to our development will be from the link road that will run through Wolborough Grange, connecting Totnes Road in the west to Kingskerwell Road and the South Devon Link Road to the east. The link road will have a separated cycle/pedestrian route: No access will be provided off Coach Road.
- The site will be within easy reach of areas of open space which will be created by our partner developers, including natural areas, children's play space and allotments.
- The properties will meet prevailing Building Regulations, which include rigorous energy efficiency requirements for sustainable building.
- Parking levels will meet the requirements of Teignbridge District Council. In addition, and to ensure enough parking on the development, we provide generous, over-sized garages.
- Each home will also have secure, accessible cycle spaces and electric vehicle charging points.



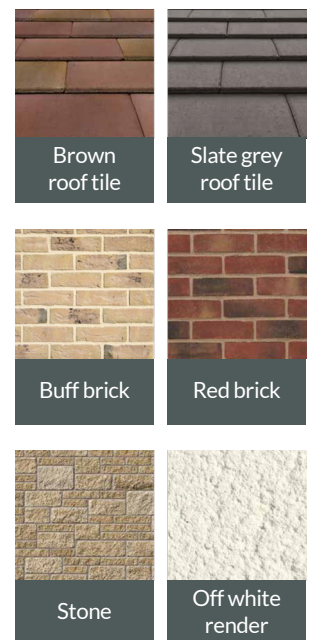
OUR PROPOSALS

We have designed our homes in accordance with the adopted Design Code for Wolborough Grange:

- The main materials proposed are influenced by the local character, especially from the Wolborough Hill area which sits closer to the northern edge of the site. We propose to use a mixture of render, brick and stone.
- Different character areas are proposed to be created within the site which respond to location and setting in accordance with the Design Code.
- The primary street provides direct connection from the link road to the green spaces at the edges of the area. Properties along this road are proposed as 2-3 storeys, with railings and hedgerows forming the common front boundary treatment. It is proposed to incorporate street trees and hedges along the boundaries of the properties fronting onto these roads.
- Moving away from the primary street, a more informal character is proposed along secondary streets and fronting adjacent green spaces, with buildings predominantly 2 storeys but with some single storeys and more varied building types and boundary treatments comprising low planting, shrubs and low stone walls.

OPEN MARKET	
2 bed	24
3-bed	60
4-bed	29
5-bed	6
Self-build plots	5
SUB-TOTAL 124	
AFFORDABLE	
1 bed	6
2 bed	18
3 bed	6
4 bed	1
SUB-TOTAL 31	
TOTAL 155	

Materials Palette



Indicative house types plans



Indicative house types plans



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COMMUNITY BENEFITS

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

- A bespoke range of open market homes, meeting local identified housing requirements.
- We will also provide affordable homes (20%) ranging in size from 1- to 4-bed, that will be made available to local people/families, either for shared ownership or affordable rent.
- Up to 180 jobs are expected to be created on site during the construction phase for the new homes. We are committed to using local sub-contractors and suppliers wherever possible, which will help to support the local economy.
- Attractive green spaces created as part of the wider Wolborough Grange development will provide opportunities for habitat creation, attractive amenity space and landscaping.
- An estimated £1.2million towards local infrastructure through the Community Infrastructure Levy.
- 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 learn about our plans. Your feedback is invaluable and, where possible and appropriate, we will look to incorporate your ideas into our proposals.

Please complete the online feedback form and let us know what you think.

Once we have reviewed all the feedback, we will finalise our plans and submit a reserved matters application to Teignbridge District Council (TDC). As part of the application, we will submit a document that summarises the comments received from the local community.

TDC will then conduct its own statutory consultation before determining the application.

Thank you for your interest.



St Mary's, Wolborough

