

## WELCOME

Thank you for taking the time to visit our online exhibition where we are displaying proposals for a residential development on Land at Pennparks, Modbury.

Baker Estates has acquired an interest in this site, which is allocated for new homes in the adopted Plymouth & South West Devon Local Plan. We are looking to submit an outline planning application with all matters reserved (appearance, landscape, layout and scale) save for access. We will be consulting with your local ward councillor and Modbury parish councillors to discuss our plans, as well as officers at South Hams District Council and Devon County Council.

Before submitting an outline planning application to SHDC, we are keen to share our plans with the local community, to respond to any queries and to receive your 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. You can find out more about the type of homes we build by visiting our sales and marketing website – [bakerestatesltd.co.uk](http://bakerestatesltd.co.uk) – or by visiting our closest development in Marlborough, which won ‘Best Design for three storeys or fewer’ at the 2021 National Housebuilder Awards.

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

**The deadline for receipt of feedback is Friday 27th January.**



Modbury, South Devon



## 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 seven years, we now employ 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 for three storeys or fewer' and we were also awarded 'Small Housebuilder of the Year' at the National Housebuilder Awards.

- In 2022, our site managers at Dartmouth and South Molton were awarded NHBC Pride in the Job awards, with our site manager at Honiton winning, for the second year in a row, the Seal of Excellence award in the regional finals. 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](http://www.bakerestatesltd.co.uk) to find out more.





## PLANNING CONTEXT

The site lies to the west of the centre of Modbury, immediately to the north of the A379 and to the west of the New Mills Industrial Estate. Vehicular access is off the A379.

It is allocated for around 40 new homes in the adopted Plymouth & South West Devon Joint Local Plan (Policy TTV24 (13)). The Local Plan notes:

*'Modbury supports many rural communities between the town and coast to the south west... Modbury is the most appropriate location to provide new homes to ensure that local housing needs are met, and that the level of services and amenities enjoyed by the local and surrounding communities are retained and enhanced where possible.'* (5.136)

Two key considerations for this site, that are noted in the Local Plan and to which we will play close attention, are:

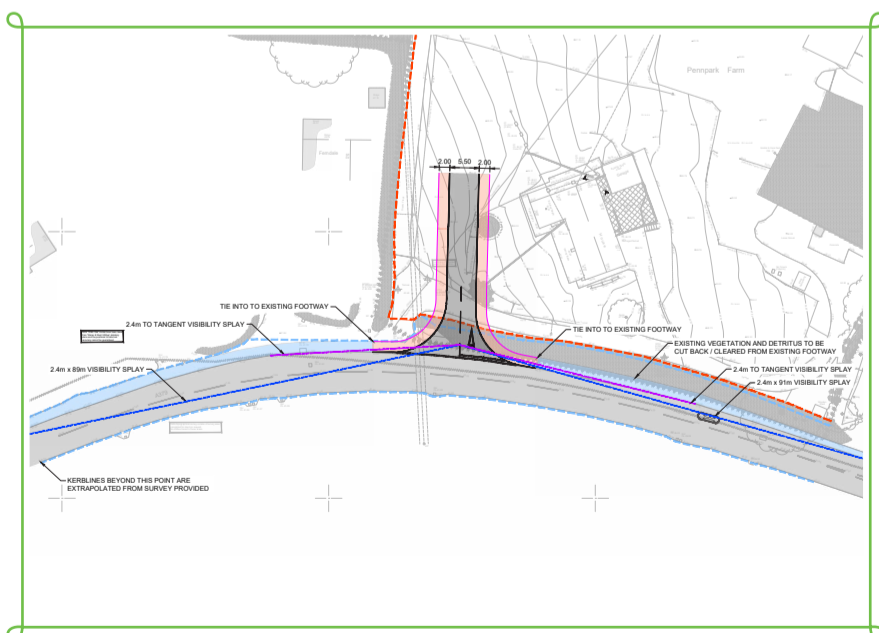
- *'Sensitive and high quality design which conserves and enhances the heritage assets.'*
- *'Layout and design to be guided by landscape assessment.'*

Detailed Heritage and Landscape & Visual Impact Assessments will accompany our outline planning application.

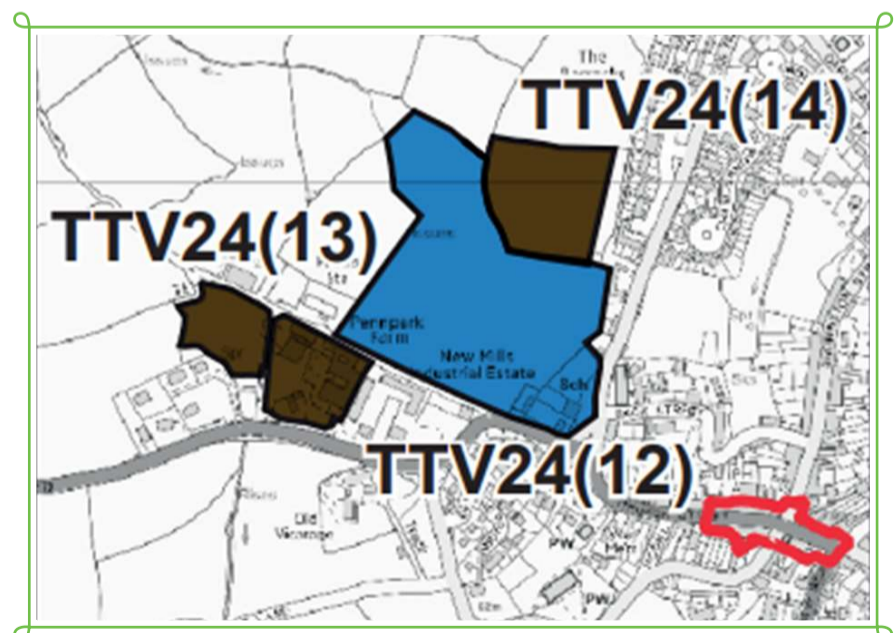
The site falls within the proposed settlement boundary of the draft Modbury Neighbourhood Plan (MNP), within which *'suitable development will generally be acceptable'* (4.3). As we develop our plans, we are mindful of the policies regarding design and construction in the draft MNP.



Site location plan



Site access plan



Extract from adopted Joint Local Plan, showing site allocated (TTV24 13)



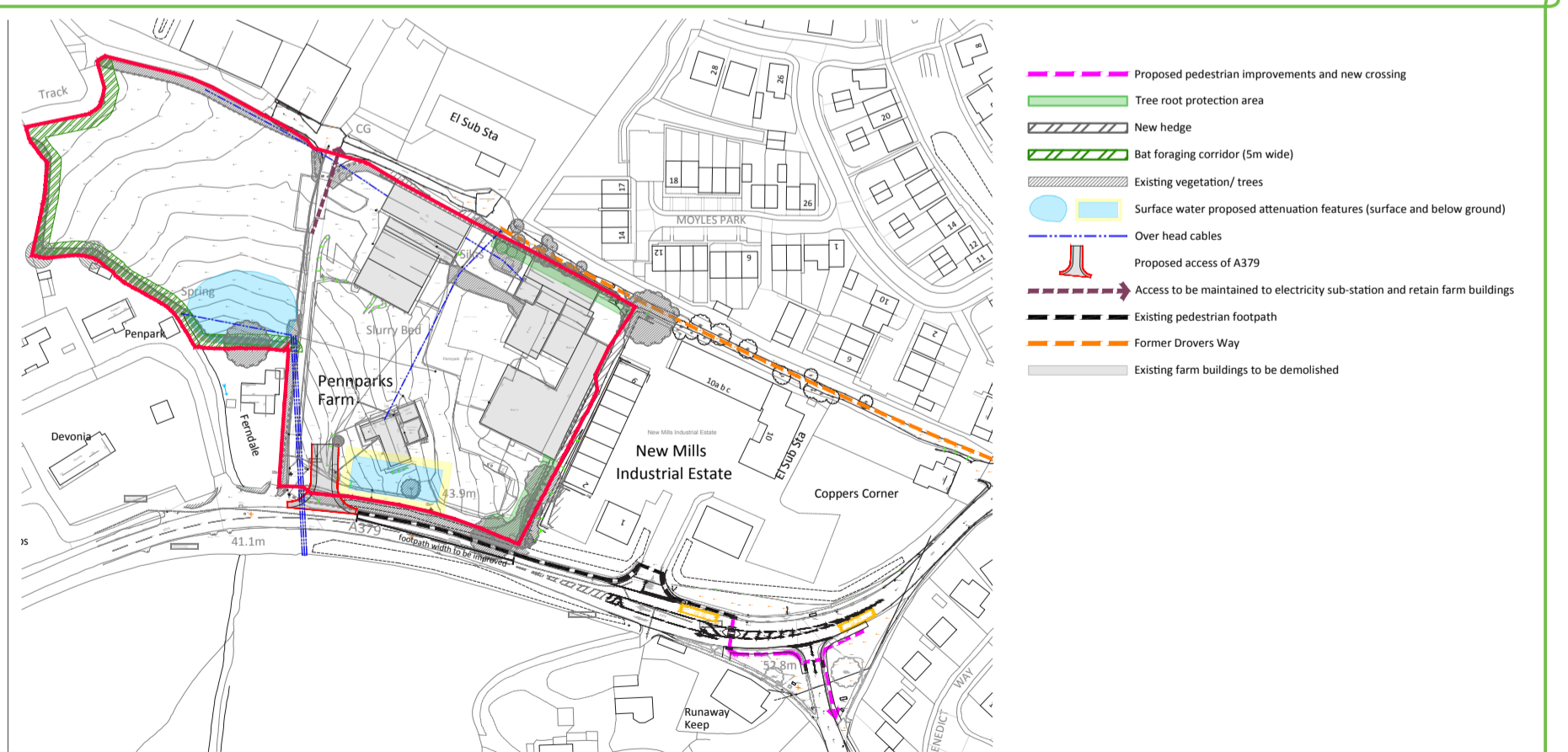
## CONSTRAINTS & OPPORTUNITIES

### The site:

- Is approximately 1.86 hectares (4.60 acres) in size: the eastern part is brownfield (previously developed) and the western part is greenfield and used for agriculture.
- Is bounded to the east by commercial uses on the adjacent New Mills Industrial Estate, to the south west by a small number of residential properties and to the south by the A379 which runs from Plymouth to Kingsbridge. The South Devon Area of Outstanding Natural Beauty (AONB) lies to the south of the A379.
- Falls within Flood Zone 1, so has less than a 0.1% chance of fluvial or tidal flooding in any one year.
- Benefits from a public footpath that runs east, along the northern side of the A379, as far as the junction with Church Lane.
- Slopes from north to south on a gentle gradient.
- Has overhead electricity lines across the site with access (to be maintained) to an existing electricity substation to the north, as well as existing farm buildings.

### In response:

- Vehicular access to the site would be provided via a single point of access off the A379 and access would be maintained to the electricity substation and adjacent farm buildings.
- We will carefully consider views as we develop the scheme, both in terms of approaching the site and also the potential of views created from within the scheme, looking towards the AONB.
- The design of the layout should provide appropriate distance between the proposed new homes and those existing immediately adjacent to the site to the south west, so as to maintain privacy and retain visual amenity where required.
- 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 Modbury. We have developed a safe walking route into the town centre that has been subject to a safety audit. This route is well lit by existing street lighting along the A379 and through Benedict Way.



Site constraints & opportunities plan

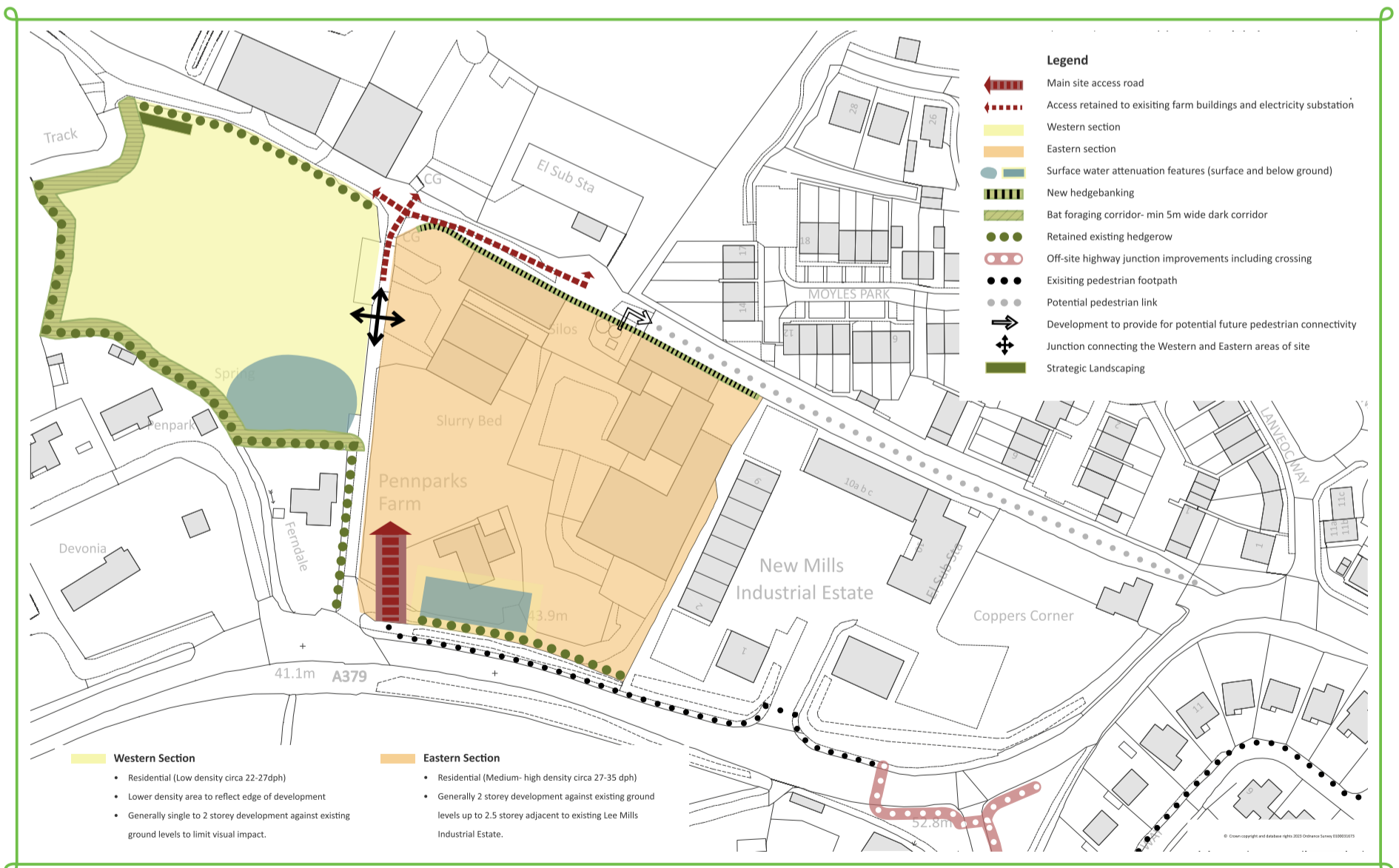




## OUR PROPOSALS

### We are proposing:

- a high-quality development of around 40 new homes, ranging from one- to four/five-bed properties.
- affordable housing, ranging from one- to three-bed properties, made available to local persons/families.
- a single point for vehicular access off the A379.
- highway improvements on the A379 to enable a safe walking route for pedestrians into the centre of Modbury.
- a sensitively planned development that does not have an adverse impact on the AONB to the south.
- a 2-2 ½ storey maximum building height across the scheme.
- green space and landscaping providing amenity and biodiversity benefits.
- bat corridors along the western boundary, to mitigate any impact on foraging and commuting routes.
- parking levels and EV charging points that align with both Devon County Council and SHDC guidelines/building regulations.
- cycle parking to encourage further alternative sustainable travel.
- an attenuation pond as part of a sustainable drainage system.



Site parameter plan



## ACCESS

### Vehicles

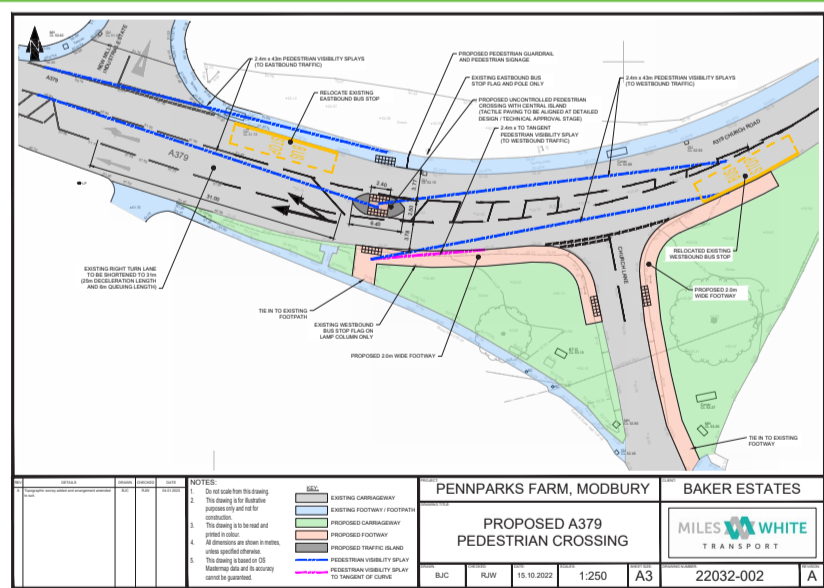
We are proposing a single access point to the site from the A379. It will be a simple T-junction, which will provide sufficient capacity for a scheme of around 40 homes. The same junction will enable future residents to walk and cycle to/from the development.

### Pedestrians

To achieve a safe and suitable walking route to the village centre, the existing footway along the northern side of the A379 will be widened by trimming/removing overgrown vegetation to maximise the width of the footway.

We then plan to provide a pedestrian crossing (with a suitable central refuge island) that will enable pedestrians to cross the A379 in a safe manner. This is proposed in the vicinity of the A379/Church Lane junction and will connect to a new section of footway through highway land/verge and join the existing footway along the eastern side of Church Lane.

The proposed location for the pedestrian crossing is shown below.



Location plan for pedestrian crossing

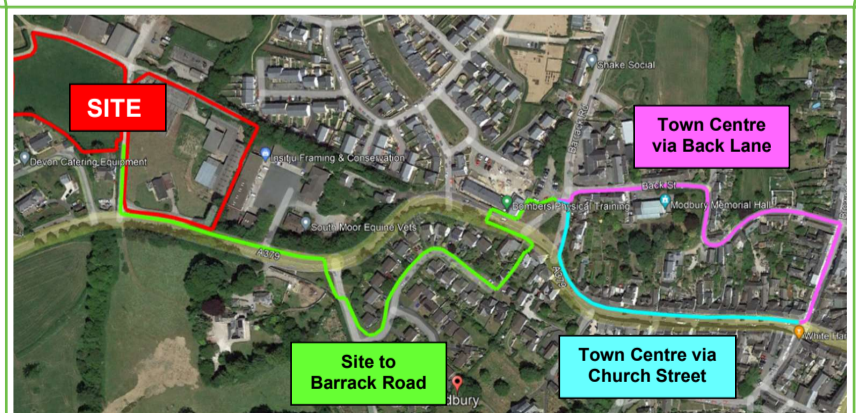
Pedestrians can then access Benedict Way, which has footways on both sides of the road and will allow future residents to utilise the existing pedestrian link to/from Church Street.

Once on Church Street, pedestrians will cross the A379 via the pedestrian refuge island provided as part of the Palm Cross development and then access the village centre via Back Lane or Church Street. This pedestrian island is shown below.



Existing pedestrian crossing location on Church Street

We are aware that there is a potential alternative pedestrian route to the north, known as the Drover's Way, which has been used informally by some pedestrians to reach the town centre. We will facilitate a connection to this path so that, should it be designated as a Public Right of Way in the future, it could be used by residents of our new homes, as well as the wider community. This would only be progressed through legal mechanisms that are available to Devon County Council and SHDC.



Walking routes to the town centre





## ECOLOGY & DRAINAGE

### ECOLOGY

An extensive range of ecological surveys have been carried out since early May 2022 to establish an ecological baseline. While the habitats on the land are of a low ecological value, a small number of protected species have been recorded using the site. Notably, a common pipistrelle (bat) maternity roost is present within an onsite building. At the appropriate time, this will be subject to licensing which will include the provision of a new comparable roost on site, ahead of works to the existing building. This will allow the bats to continue to use the site in the long term.

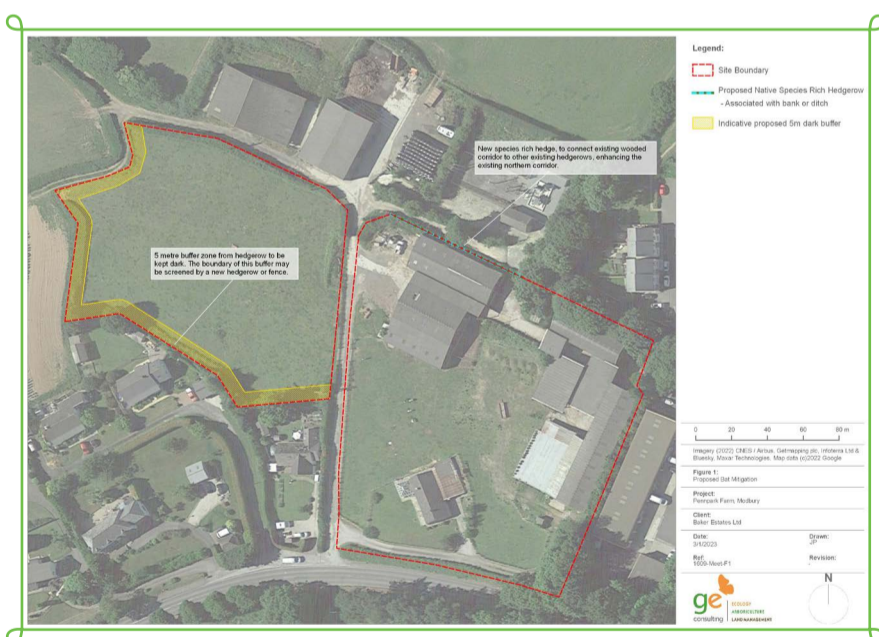
The surveys have also identified a small/moderate number of foraging and commuting bats along the western boundary and adjacent to the northern boundary. The scheme will be designed to protect these routes, with the incorporation of bat corridors at the west and establishment of new hedgerows, notably at the north to enhance this offsite corridor.

### DRAINAGE

In terms of the surface water management proposals for the development, we are required to ensure that the on and off site flood risk is not increased as a consequence of development. In order to achieve this, the key element of the proposals will limit the surface water discharge rate to greenfield run off rates, offering particular improvement during larger critical storm events.

The delivery of this will include the provision of Sustainable Drainage Systems (SuDs). These systems can range from the provision of water butts to each property, to open and closed systems all the way through the management system to the outfall via ponds and tanks. Ultimately, there would be a flow control facility prior to discharge to the watercourse.

By utilising appropriate SuDs management systems throughout the proposals, wider water quality, biodiversity and ecological benefits will also be achieved.



Bat Mitigation Plan



Example of a sustainable attenuation basin

### Biodiversity Net Gain (BNG)

As part of the development proposals, areas within the site such as the drainage basin will be designed to provide new habitats for wildlife (whilst performing its primary water attenuation function). Off-site biodiversity net gain (BNG) measures will also be implemented on adjacent farmland to achieve at least a 10% BNG from the pre-development biodiversity value. This will include the creation of new hedgerows, orchard(s), wildflower grassland meadows and mixed native scrub.





## COMMUNITY BENEFITS

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

- We will deliver a bespoke range of open market homes, meeting an identified local need. Our housing mix will range from one- to four/five-bed properties, providing options for all household sizes.
- We will also provide affordable homes, ranging in size from one- to three-bed, that will be made available to local people/families, either via shared ownership or affordable rent.
- Up to 60 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.
- The planned highway improvements will provide a new pedestrian crossing on the A379, enhancing safe walking routes for pedestrians.
- Attractive green spaces created as part of the development 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.





## NEXT STEPS

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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 an outline application to South Hams District Council shortly. As part of the application, we will submit a document that summarises the comments received from the local community.

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

Thank you for your interest.

