



OAK ROAD



MORRISH HOMES
BUILDING QUALITY THROUGH GENERATIONS

Newsletter update Land north of Oak Road, West Hill

NOVEMBER 2022

Morrish Homes are promoting land north of Oak Road as a potential site for up to 23 new homes. The project team would like to thank members of the community who have provided feedback on the evolving plans over the last year and a half, it is much appreciated and it has helped the team to put the best possible proposals forward.

The team is participating in East Devon District Council's Local Plan Review, which is a process to identify suitable housing sites across the district. At

least 18,920 new homes need to be delivered by 2040 in order to meet the identified demand, of which at least 4,070 should be affordable. On average, 946 homes need to be constructed each year.

West Hill has been identified by the Council as a Service Village where a limited level of growth can be accommodated and would be supported. A variety of sites in and around West Hill have been put forward for consideration under the two Call for Sites processes, including the site off Oak Road.

5-year Housing Land Supply (HLS)

In their recently published Housing Monitoring Update, the Council have announced that housing delivery is currently falling short across the district. The Council's officers have calculated that the deficit currently stands at 328 homes. In order to encourage much-needed new housing to come forward in a timely fashion, the Government has adopted policy that, when a local authority's HLS drops below a calculated number of homes for that area, a 'presumption in favour of sustainable development' applies.

This essentially means that due to the importance to maintain local housing delivery, Local Plan policies carry relatively less weight, changing the planning balance in favour of development. Councils are encouraged to approve planning applications for deliverable sites, as is the Planning Inspectorate who consider appeals. Usually the number of planning applications rise sharply in an authority area which is lacking a 5-year HLS as landowners and developers across the area are putting their sites forward.

Land off Oak Road

Morrish Homes are in a position to help solve the housing delivery issue and ensure that sufficient housing is coming forward in East Devon, allowing local people to find a suitable place to live.

The site at Oak Road is deliverable in planning terms as it is available now, it is situated at a suitable location and it would provide 23 homes within 5 years. It therefore meets the required criteria. Morrish Homes' specialist consultants have confirmed that any technical challenges and constraints can be suitably addressed. The site is outside of any landscape or ecological designations. It provides an excellent opportunity to bring forward a beautifully designed, well-screened, low-density development with appropriate landscaping and open space.





We have introduced a number of bungalows in the layout, mainly along the boundary with Higher Broad Oak Road. Many of the new homes will be adaptable and accessible for elderly or disabled residents. The homes will make a sensible and positive contribution to West Hill and contribute to meeting East Devon's housing needs. For these reasons we have submitted an outline planning application to East Devon District Council, which will be available for viewing on the Council's website. The planning application reference is **22/2533/OUT**. The application is seeking only to approve the detail for the site access, with all other matters including the internal layout and design remaining indicative at this stage of the planning process.

Affordable housing

Local planning policy for the area of West Hill requires residential development to include an appropriate proportion of affordable housing. Morrish Homes will be working with the Council to identify the maximum number of affordable homes that can be provided, whilst ensuring that the development remains viable. We are committed to meeting the Council's requirements as much as possible. Through the public consultation process we have received comments from the local community on this aspect as well. We would welcome further comment from local residents to help inform the way forward.



View across the proposed public open space



View from the access at Oak Road towards the proposed development

Community Liaison Panel

We are keen to ensure that the local community continues to input on the proposals as they evolve. Should the outline planning application be approved, the project would move forward towards the 'reserved matters' stage, where important aspects of the plans will be determined such as design, landscaping details etc. By that time the project team would be interested in establishing a Community Liaison Panel, providing a platform for community feedback. A Panel can be a very helpful channel to shape the plans and consider local views on various aspects before decisions are made. We will look to discuss this further with West Hill Parish Council but if there are residents who would be interested in representing the local community on this Panel we would love to hear from them.

Once the planning application has been validated and published on the Council's website, you will be able to view the submitted plans and provide comments. Please keep an eye on our project website for updates. If you would like to register your interest for the Community Liaison Panel or have any questions, please contact us. We look forward to hearing from you.

Contact

Freepost The Y-Factory
(no further address details or stamps required)

- ✉ info@oakroadwesthill.co.uk
- ☎ Freephone 0808 169 8082
- 🌐 www.oakroadwesthill.co.uk