

## Welcome

Welcome and thank you for visiting our exhibition on our plans to develop circa 23 high-quality new homes on land north of Oak Road.

The plans are at a very early stage; at present the site is being promoted for inclusion in East Devon District Council's draft Local Plan. No planning application is being prepared. However, we would like to shape any future plans with your feedback in mind. Today we are sharing our ideas with the local community. We are keen to hear your views, answer your questions and discuss our initial proposals with you.

Please respect one another's privacy at the event, allowing everyone sufficient space and time to digest and clarify the information presented today.

Please share your views with us in writing by using a feedback form. You can fill it in straight away and give it to one of the team or take it away and post it back to us.

## About Morrish Homes

Morrish Homes is an award-winning, traditional family-run housebuilder based in Dorset. We build to the highest quality and deliver individually designed homes, combining modern living standards with beautiful designs that are in keeping with the surroundings. Our developments include working with The Duchy of Cornwall on Poundbury in Dorchester and the Nansledan development in Newquay. We are also one of three chosen partners working with the Ashfield Partnership in Romsey, seeking an urban extension of circa 4000 homes over the next four decades.

Our awards and accolades include the Sunday Times British Property Awards (Commended), the Congress for New Urbanism Charter Award, the UK Property Award, the INTBAU Excellence Award, the Planning Award (Commended) and an International Property Award. For more information, please visit [www.morrishhomes.co.uk](http://www.morrishhomes.co.uk).



At Oak Road, the Morrish Homes team is supported by

  
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## More homes for local people

- ▶ More housing is needed in the district of East Devon. Demographics are changing, the population is growing. More people live alone, more people get older than ever before, more young people are looking to get on the first rung of the housing ladder and suitable, modern homes are needed for young families. According to the UK Government, 300,000 new homes per year need to be built in order to meet demand. This is a nationwide issue, often referred to as the housing crisis - and it affects East Devon as well as any other authority in Britain.
- ▶ According to the latest Government calculations, the East Devon authority area needs to deliver around 1,000 new homes per year. Progress in housing delivery is measured and local authorities who cannot demonstrate sufficient progress get higher targets imposed on them.
- ▶ East Devon District Council has started the review of the Local Plan: a document that helps the Council to determine where in the district new housing and employment land should come forward for development over the coming decades.
- ▶ Early this year the Council undertook a 'Issues and Options' consultation, asking members of the public and other interested parties where and how new sites should be developed. A Call for Sites was also issued, which will provide a good overview of where in the district the available sites are.
- ▶ Morrish Homes has participated in this process and put the site known as Land north of Oak Road, West Hill forward to be considered as a potential allocation in the emerging Local Plan, believing it has the potential to make a positive contribution towards meeting future housing need.
- ▶ As acknowledged in the Ottery St Mary and West Hill Neighbourhood Plan, West Hill has been identified in current policy as a sustainable village with a suitable level of amenities and infrastructure to support some future growth.
- ▶ The draft Local Plan will be consulted on and will be examined by a Government Planning Inspector. The Council hopes to be in a position to adopt the new Local Plan by 2023.



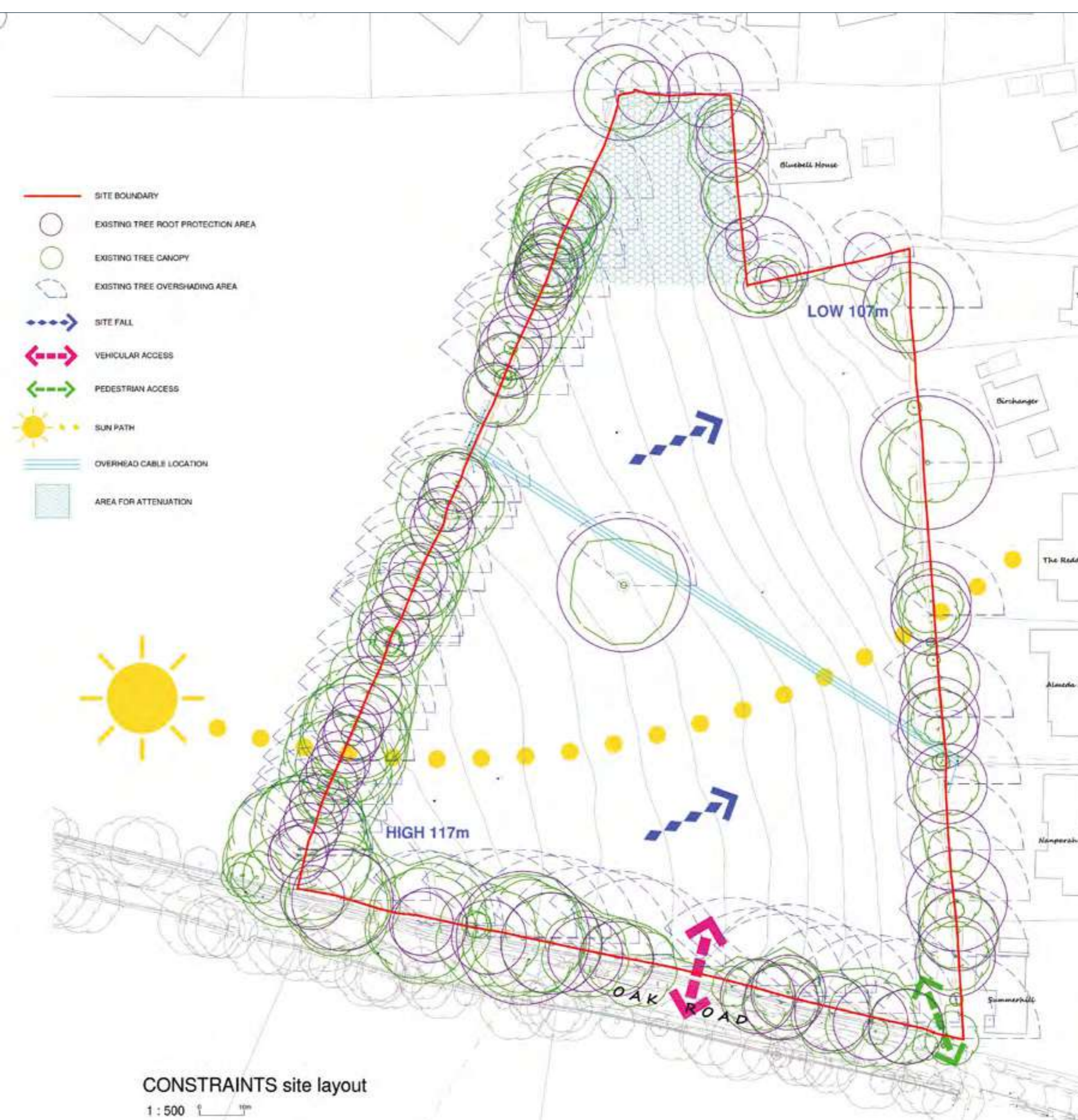
## The site, its characteristics and opportunities

- ▶ The site measures just under 5 acres (approximately 2 hectares) and is situated to the south of West Hill, adjacent to the settlement boundary.
- ▶ It slopes gently from west to east, with the highest point being 117m AOD in the south western corner of the site, down to 107m AOD in the north eastern corner.
- ▶ The site consists of arable grassland which has been managed following standard agricultural practices, topping of vegetation and management of hedgerows.
- ▶ The site is outside any landscape, ecological or heritage designations.
- ▶ The site is unobtrusive in the landscape and well related to the existing village edge. New homes in this location would fit in well with the village as a whole.
- ▶ The site is within Flood Zone 1, which has the lowest probability of flooding. A flood risk assessment has been undertaken and Morrish Homes' drainage engineers confirm that foul and surface water drainage from any housing development could be discharged acceptably by the time an application can be submitted to the local authority.
- ▶ The site's location is sustainable as the village centre and its facilities and amenities are at a walkable and cycling distance.

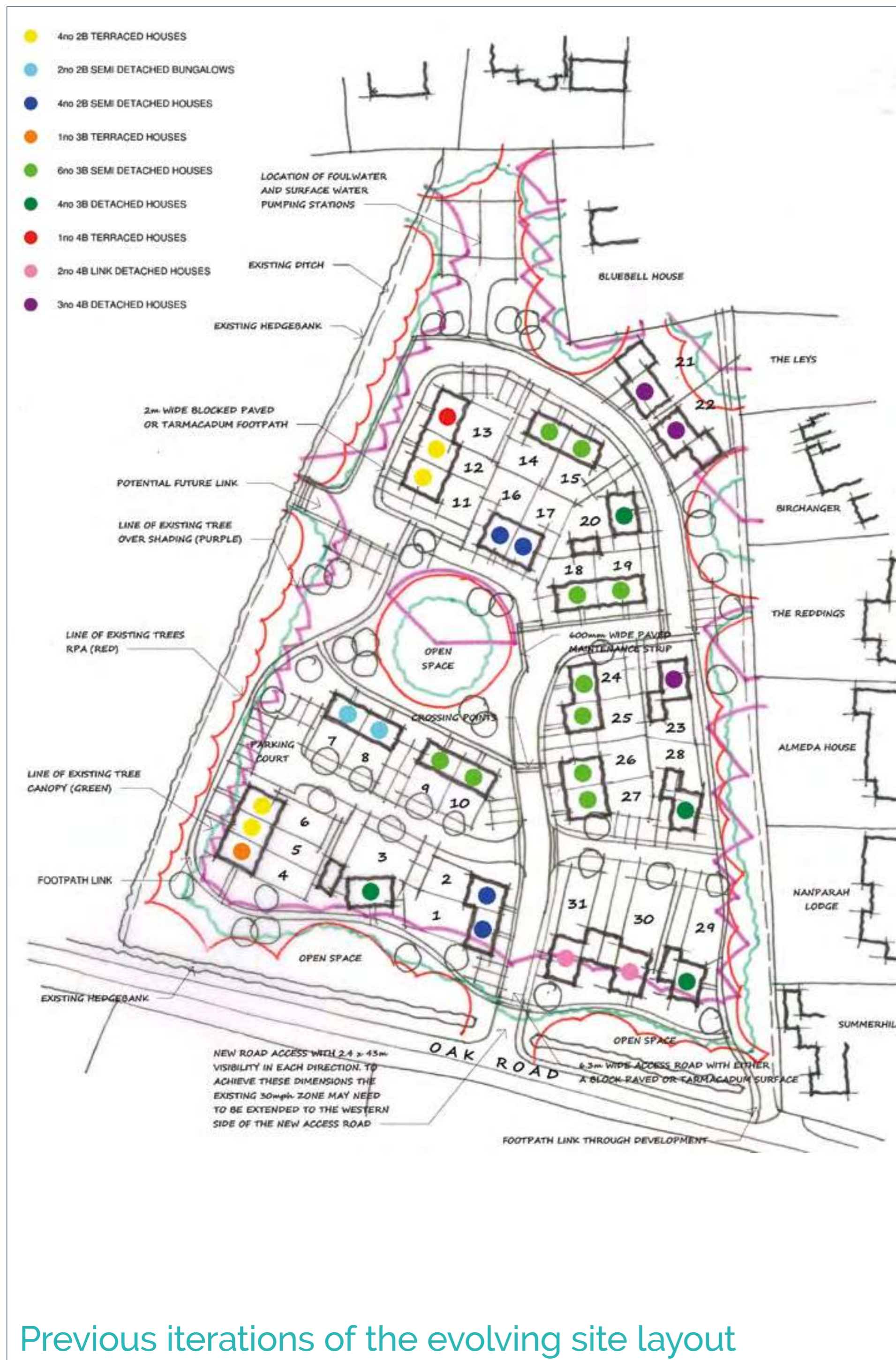


# Trees and site constraints

- ▶ West Hill is a Woodland Village, with its wooded areas and tree-lined avenues cherished by the local community. Morrish Homes' ambition is to eventually develop proposals that will fit in well with these environs. The aim is to respect and enhance local tree and hedge cover, designing any future layout around existing trees, in particular the majestic oak that is situated in the heart of the site.
- ▶ The project team has identified considerable opportunities to maintain and strengthen hedges and trees around the site, for screening and biodiversity purposes. Morrish Homes has engaged the services of professional arboriculturists and ecologists who advise the team on ecologically sensible tree and hedge management, and what native species could be used for (re)planting.
- ▶ Any layout will incorporate buffers between the trees and hedges and any buildings, in order to protect the established root structure.
- ▶ Continued liaison with the local authority Tree Officers, to ensure the trees are considered at all times and to mitigate any future occupiers' "perceived risk" of the trees, which will in turn enforce, maintain and preserve the woodland feeling of the proposal and of the village.
- ▶ An overhead power line runs across the site from east to west. As part of any proposals, the plan would be to reroute this line to allow for a better site design.
- ▶ There are residential dwellings neighbouring the site, mainly to the north and the east. Any proposals will be designed with existing residential amenity in mind, to avoid issues such as overlooking.
- ▶ Access for cars, cyclists and walkers would be taken from Oak Road to the south of the site. The existing bank and ditch that run along the edge of the road will be retained as much as possible. Existing foliage will be retained to help limit views from the road into the site.



# Developing a potential layout: the journey so far



Previous iterations of the evolving site layout



- ▶ Morrish Homes submitted representations to East Devon District Council during their Call for Sites process in March 2021. They estimated that the site could potentially accommodate up to 35 homes, including affordable homes.
- ▶ A variety of technical assessments and surveys have been undertaken to further test the site's suitability, such as habitat, species and tree surveys etc.
- ▶ The team have also looked at characteristics and details from the direct and wider environment, including building density in West Hill.

- ▶ To create a sensitive development comprising a mix of homes reflecting local need, with an appropriate amount of public open space, providing a play area, as well as generous garden sizes, the Morrish Homes project team have had to balance a wide array of technical matters.
- ▶ After considering all the above in-depth, Morrish Homes is now looking at a potential layout of circa 23 new homes.
- ▶ The homes would be a mix of 2, 3 and 4 family homes with on-plot parking.

# Latest illustrative layout plan



## Indicative timeline

- **March 2021**  
East Devon District Council's Call for Sites consultation
- **March 2021**  
Issues and Options consultation for the Local Plan
- **Early 2022**  
Preparation and consultation on Preferred Options  
Draft Local Plan and Sustainability Appraisal
- **Late 2022**  
Preparation and consultation on Publication Draft Local Plan
- **2023**  
Examination in Public by a Planning Inspector
- **Late 2023**  
Adoption of the new East Devon District Council Local Plan



## Have your say

Morrish Homes are keen to shape any proposals with input from the local community. Please share your views with us, at today's event, using a feedback form which can be collected from the registration desk. You can fill it in today and leave it with us or send it later on. You can contact us via:

Website [www.oakroadwesthill.co.uk](http://www.oakroadwesthill.co.uk)  
Email [enquiries@morrishhomes.co.uk](mailto:enquiries@morrishhomes.co.uk)

Freephone **0800 25 45 185**  
Freepost **Freepost Middlemarch Consultation**

## Local habitats and wildlife



- ▶ The site is a field adjoining residential dwellings. In line with policy, professional ecologists have undertaken habitat surveys and protected species surveys on the site. These surveys are ongoing.
- ▶ Initial survey results indicate that there are no bat roosts on site and bird species that are present are common species. Three common species of reptile have been recorded. Badgers pass through and hedgehogs are likely to use the site for foraging and commuting. To date, no current evidence of dormice has been recorded.
- ▶ To support local wildlife on the site, mature trees and hedgerows will be retained, maintaining these habitats. In future, further opportunities and measures to enhance local wildlife may be identified by the project's ecologist.
- ▶ Measures may include the use of bat and bird boxes, the use of swift bricks and gaps in fencing for hedgehogs and other small mammals. These would create safe nesting and commuting opportunities.
- ▶ Impacts such as lighting will be mitigated by using a sensitive lighting strategy, helping nocturnal species such as bats to navigate the site.
- ▶ Morrish Homes will work closely with the Council's ecologists as well as statutory consultees such as Natural England to ensure this development supports local wildlife rather than impact on it.





## Traffic and access

- ▶ Morrish Homes has appointed a professional independent transport consultant to consider the potential impact of any proposed development which is regarded as vital for the delivery of a high-quality scheme. A Transport Statement will be prepared to accompany any future planning application.
- ▶ The access road would take the form of a simple priority junction, with suitable visibility splays achievable onto Oak Road. The position of the access was originally selected to reflect a gap in the frontage trees.
- ▶ Local amenities and services including the village shop and the primary school are within walking and cycling distance. Oak Road doesn't provide segregated footways, which is in keeping with the rural residential environment on Higher Broad Oak Road.
- ▶ The site is also at a commutable distance from nearby employment hubs such as Ottery St Mary, Axminster, Exeter and Honiton. Buses provide hourly services to Ottery St Mary, Honiton and Exeter.
- ▶ A development of 23 homes could be expected to generate circa 10-15 vehicle movements during the highway network peak hours. This is equivalent to up to one additional vehicle movement every 4 minutes during the peaks and represents a small increase in vehicular trips on the local network.
- ▶ The next step is to undertake traffic surveys for Oak Road as well as consideration of impacts on other local roads and junctions.
- ▶ The transport consultant will work with the Highways Authority, Devon County Council, to ensure that necessary measures and mitigations will be carried out as appropriate. Mitigation measures may include traffic calming measures along Oak Road and measures to improve the environment for pedestrians and cyclists on the walking routes into the village.

