



OAK
ROAD



MORRISH HOMES
BUILDING QUALITY THROUGH GENERATIONS

Land north of Oak Road, West Hill

In response to the need for new homes in East Devon, Morrish Homes is investigating land north of Oak Road, west of Higher Broad Oak Road and south of Brackendown for a development of circa 23 high-quality homes. Morrish Homes has put the site forward as a potential allocation in East Devon District Council's emerging Local Plan. As part of this process, the project team is seeking the local community's views on the plans. This leaflet aims to provide you with information and ways to get in touch. For more information, please get in touch or visit the project website: www.oakroadwesthill.co.uk.



View across the proposed site

Please come along to our Public Exhibition

We are delighted to invite you to a public exhibition to discuss the draft plans for a potential housing development on land north of Oak Road. We are keen to brief you on our ideas for the site and to hear your feedback. Please come along and share your views with us. The exhibition will be held at **West Hill Village Hall, Oak Hall, Beech Park, West Hill, EX11 1UQ on Friday 10 September 2021, 4.30 - 8pm**. We look forward to seeing you.

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.



Oakwood, Chard, Somerset

About the site

The site measures just under 5 acres (approximately 2 hectares) and is situated to the south of West Hill, adjoining the existing built-up area of the village. It comprises arable grassland and is well contained, surrounded by hedges and trees which make it unobtrusive in the landscape.

It is outside any landscape, ecological or heritage designations. The site's location is sustainable as the village centre and its facilities and amenities are at a walkable and cycling distance. 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.



Site location plan

Local Policy: East Devon District's need for housing

The district of East Devon has a pressing need for new homes and East Devon District Council is currently reviewing the Local Plan to ensure that the homes that need to be built for local people are being delivered. The emerging Local Plan is progressing through the development plan process, with a Call for Sites issued early this year and with the aim to adopt the new Local Plan in 2023. At present, East Devon district needs to deliver around 1,000 new homes per annum to meet Government requirements. Morrish Homes' plans for land north of Oak Road would contribute circa 23 new homes towards this target.

Key features of a potential housing development on this site



Circa 23 new open market as well as affordable homes



The proposals will be policy compliant in terms of the number of affordable homes to be delivered



Rerouting of the overhead power line currently crossing the site



A landscape-led development, utilising and improving the existing trees and hedges in and around the site



An appropriate mix of 2-, 3- and 4-bedroom dwellings to meet housing need in the area



Access taken to the south, from Oak Road



Adequate parking for residents and visitors



Biodiversity net gain opportunities through planting and sustainable drainage



Illustrative site layout



Feedback Form

Please fill in the form and send it free of charge to our Freepost address, using the enclosed return envelope

Name

Address

Phone

Email

How do you feel about this site being proposed for residential development?

Should a development proposal come forward in due course, what would you like to see in the plans?
Which aspects do you feel are particularly important?

Policy requires that new housing developments provide a number of affordable homes, either on- or offsite. What are your thoughts on affordable housing for this project?

Your opinion: How do you feel about housing development on this site?

Supportive

Undecided/neutral

Opposed

Don't know

Would you like to receive updates about this project?

Yes

No

Are you interested in buying a property at this development?

Yes

No

DATA PROTECTION: Data will be collected and held securely by Cratus Communications Ltd on behalf of Morrish Homes in accordance with the latest GDPR standards.