



PUBLIC EXHIBITION

of the proposed development at
Forder Farm, Moretonhampstead



Welcome

The purpose of the exhibition is to engage with members of the public and stakeholders with regard to emerging proposals for around 24 homes (including 11 affordable homes) on land at Forder Farm, Betton Way, Moretonhampstead.

At this stage, the plans and layout of the development are still being considered and may be subject to further amendment. This exhibition offers an opportunity for members of the public and other interested parties to view and comment on the emerging plans to help inform the design process.

Hembury Homes is a South Devon based house builder creating high quality housing in Devon. Our aim is simple, to construct new homes to a standard that we would accept if purchasing ourselves.

Based on the southern edge of Dartmoor we are very aware that our developments have to respect the high quality of the lovely part of the world we live in.

Our team live and work in Devon and have a great number of years experience of building quality homes in Devon.

The Exhibition

This exhibition describes the proposed development, its background and planning policy context. Members of the project team will be on hand at the exhibition to answer any questions you might have about the development.

A series of display boards form part of the exhibition to describe the constraints and opportunities identified at the site that have shaped the proposals so far. Images of the proposed house types are provided. The following key topic areas are covered by the display boards:

- **Planning**
- **Constraints and Opportunities Plan**
- **Design**
- **Drainage**
- **Sustainability/Energy/Carbon reduction**
- **Landscape and Ecology**
- **Construction timescales**



Feedback forms are provided to give you an opportunity to feedback comments regarding the emerging proposals.

All of the display boards and the feedback form can be found at our online consultation from 28th June to 12th July 2023 at the following website:

<http://hemburyhomes.co.uk/development/forder-farm-moretonhampstead/>

Proposal 7.11 Land at Forder Farm Moretonhampstead

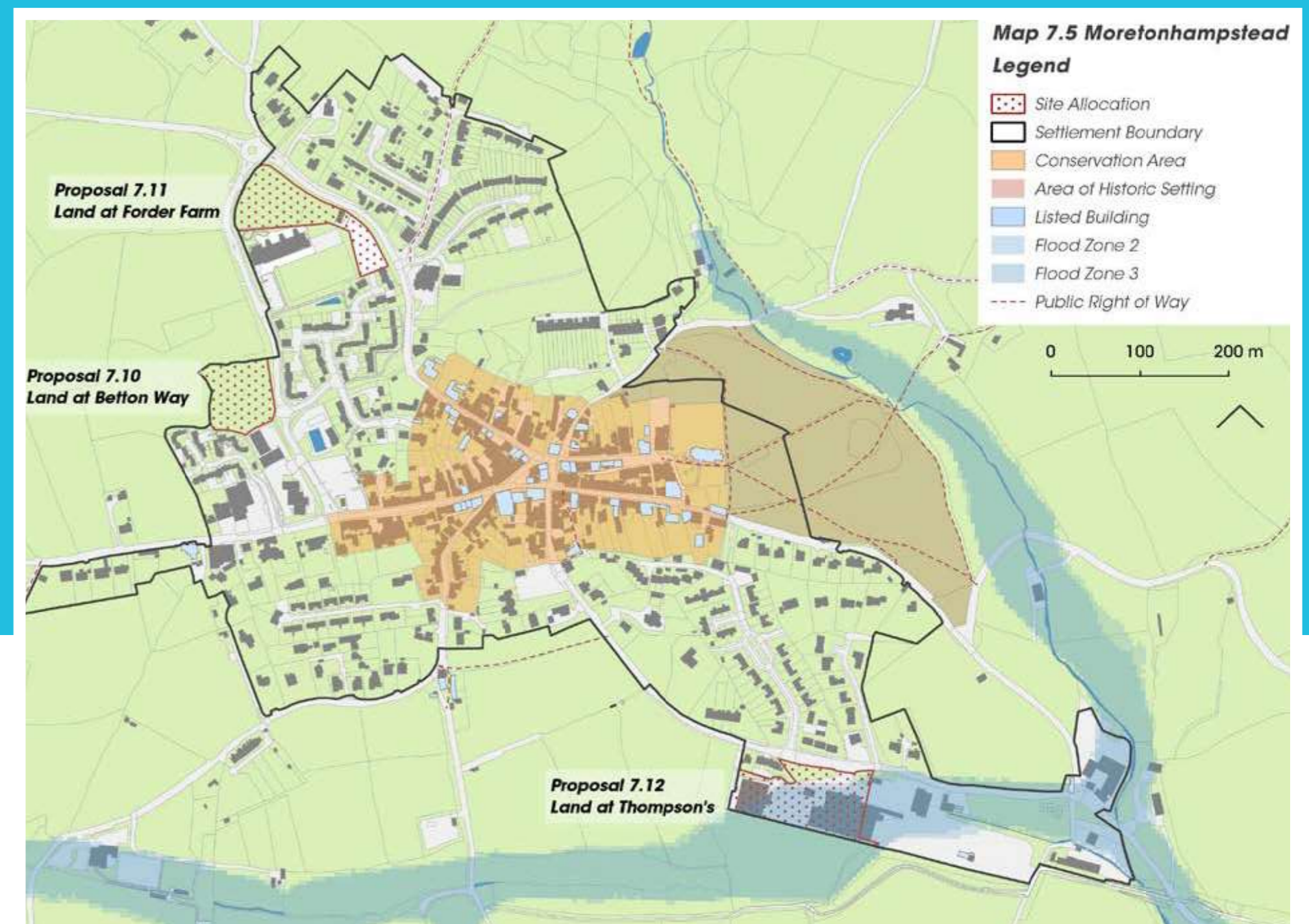
An area of land at Forder Farm is allocated for residential development of around 30 homes, of which not less than 45% must be affordable housing to meet identified local needs. Development should come forward only in response to an identified affordable housing need.

Planning Policy

The site is allocated for housing and affordable housing in the Dartmoor Local Plan under 'Proposal 7.11 – Land at Forder Farm'. Extracts of the Local Plan shown here describe that the site could accommodate around 30 homes, 45% of which should be for affordable housing.

As part of any planning application for the site, it must be demonstrated that there is a need for affordable housing. Dartmoor National Park Authority, in conjunction with Moretonhampstead Parish Council, has recently carried out a housing needs survey that has established an appropriate affordable housing need in the town.

Given that the Dartmoor Local Plan has approved housing and affordable housing at the site, the principle of development is firmly established.



Planning History

Outline Planning Permission was granted for up to 30 dwellings at the site in July 2020 (application reference number 0228/18). This application did not proceed to the detailed Reserved Matters stage and has now expired.

Hembury Homes proposes to submit a full, detailed, planning application to show exactly how the site is to be developed, as opposed to the more speculative outline application that was previously approved at the site. It is hoped that the full, detailed, planning application process will give the community a greater understanding of how the site will be developed at the outset.



Affordable Housing

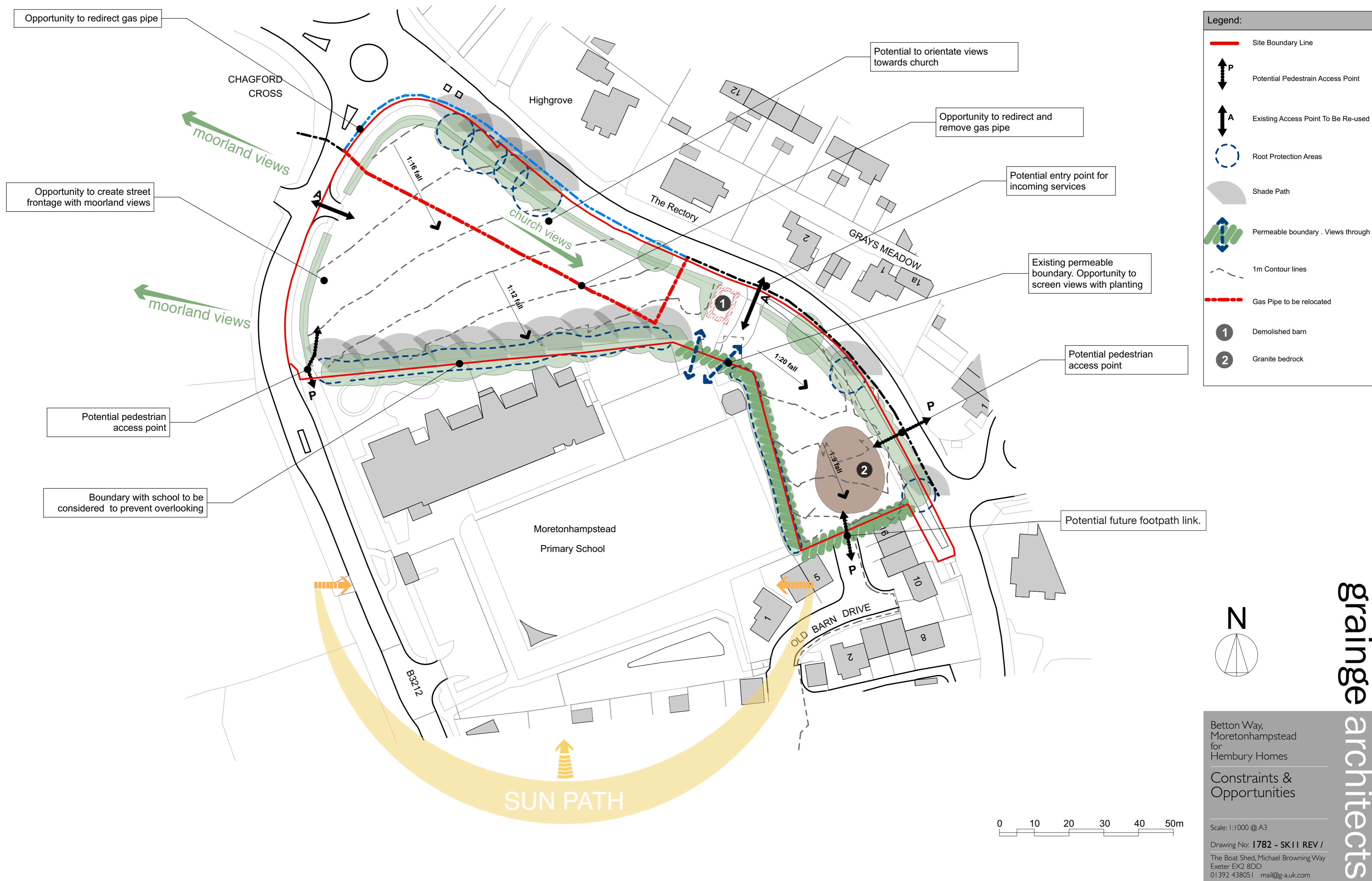
This development is required under planning policy 'Proposal 7.11' to deliver 45% of the homes as affordable housing.

For this development that would mean delivery of 11 affordable homes that will be a mix of affordable rent and intermediate housing to reflect the priorities identified through the most up-to-date studies of housing need.

Rents for affordable housing are linked with a discount from market rents for eligible local households on the housing needs register (Devon Home Choice).

To qualify as a local household, a person must currently live in the Parish or adjoining Parish for at least 5 years, or they are currently employed in the Parish/adjoining Parish, or they have a strong local connection, for example: upbringing, employment or they provide substantial care for a family member in the Parish/adjoining Parish and has done so for at least 5 years.

A Section 106 Legal Agreement will ensure when the affordable homes are delivered, that these homes would be allocated to local eligible households and will remain affordable in perpetuity.



Constraints & Opportunities:

- 180mm diameter Gas pipe runs through the centre of the site. Opportunity to redirect gas pipe.
- Existing mature trees with Root Protection Areas and shade path to be respected.
- Boundary with adjacent school is partially permeable allowing views through. Opportunity to enhance boundary with further planting.
- Opportunity to orientate the development around key views over the moor and towards the church.
- Potential in future to connect into Old Barn Drive with pedestrian access point.

Layout:

- The layout at Forder Farm has been developed in order to respect and reference the existing grain and character of Moretonhampstead whilst ensuring that it also meets the necessary technical requirements.
- The layout uses rear courtyards to conceal cars from public view and create an intimate, pedestrian focussed frontage that references central areas of Moretonhampstead.
- The lack of through road and central Public Open Space with good passive surveillance from surrounding properties ensures a safe environment and community focus.
- Pre-existing building typologies with the town such as coach houses and terraced cottage style streets with concealed rear courtyards are proposed to be built tight to the back of pavement, reinforcing the line of street.
- The main route through the site aligns with St Andrew Church as a key landmark within the town.
- Betton Way is fronted with a line of development and a pedestrian only front access sat behind the existing hedge line. This frontage benefits from unobstructed views of open moorland to the west.

Materials & Appearance:

- A traditional render finish on black plinth is proposed for the buildings using subtle colour variations in the render colour.

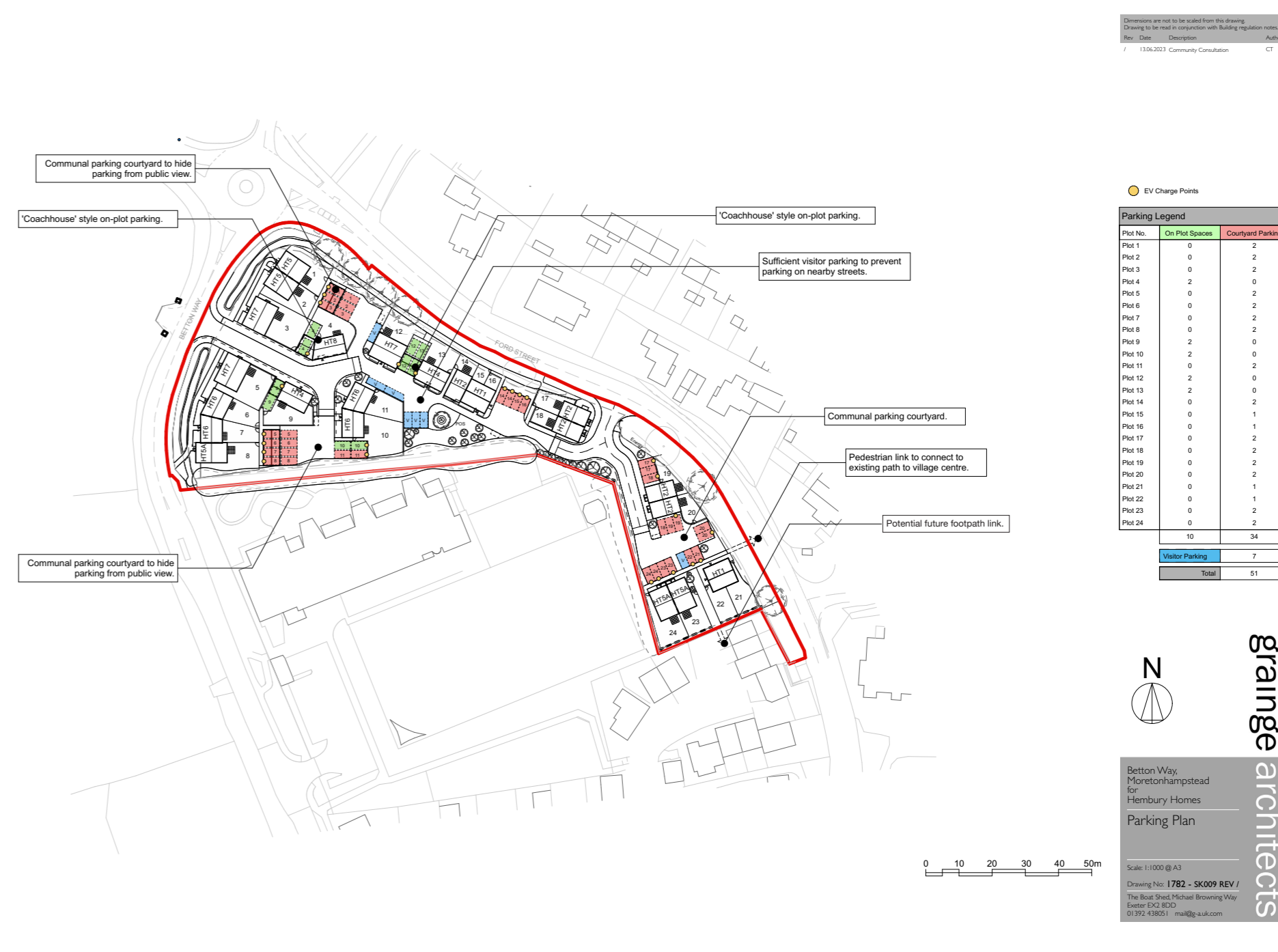
- Key buildings are proposed to be clad in hung slate to act as landmarks within the site and help orientate people.
- Slate roofs, some granite boundary walls and black iron railings are all proposed as they are heavily present within Moretonhampstead.
- Timber framed canopies protect residents from the weather and are either open sided or have granite external stores.

Parking:

- Each house has two dedicated parking spaces and an Electric Vehicle Charge Point.
- 7 Visitor spaces are provided to prevent any overspill of parking into adjacent streets and comply with policy.
- Parking Courtyards and 'coachhouse style' on plot parking are used to remove cars from the street scene.

Access:

- Existing vehicular access points are proposed to be re-used with an informal shared surface.
- Pedestrian footpaths may be created from the site in future.





Name / Code	Beds	Stories	GIA (m2)	No.	GIA (m2)	
HT1 (GF)	1B2p	1	50	2	100	
HT1 (FF)	1B2p	1	55	2	110	
HT2	2B4p	2	71	4	284	
HT2A	2B4p	2	73	1	73	
HT5A	3B5p	2	93	2	186	
					11	753
HT4	3B5p	2	91	2	182	
HT5	4B6p	3	114	2	228	
HT5A	3B5p	2	94	1	94	
HT6	3B4p	2	90	4	360	
HT7	4B7p	2	123	3	369	
HT8	4B7p	2	121	1	121	
					13	1354
Total					24 Units	2,108 sqm
NDA					0.65 Ha	1.6Ac
Coverage					3,240m2 / Ha	1316m2 / Ac
Density					37dw / Ha	15dw / Ac

Site Layout Legend

- Gross Site Area: 0.88Ha / 2.2Ac
- NDA: 0.63Ha / 1.6Ac
- Carrigeway - Tarmac (Black)
- Private Drive
- Landscaping
- Private Gardens
- POS Area : 284sqm
- Ecology Buffer (3m generally)
- Existing Hedges / Vegetation
- Existing Trees to be Retained (and associated RPA)
- Proposed Trees
- Existing trees recommended for removal
- Proposed Hedges
- Social Rented
- Shared Ownership

grainge architects

North arrow symbol

0 10 20 30 40 50m

Scale: 1:1000, 1:200 @ A3

Drawing No: 1782 - SK007 REV /

The Boat Shed, Michael Browning Way, Exeter EX2 8DD, 01392 43805 | mail@g-uk.com

Village Character Appraisal

1. Historic properties vary significantly in frontage and dwelling size.
2. Pedestrian focused streets at human scale.
3. Characterful properties with painted window and door frames.
4. Asymmetric windows comprising elevations.
5. Iron railings are commonly set along street frontage.
6. Pedestrian focused streets with recessed porches.
7. Common 'Coachhouse vernacular' with distinctive natural stone.
8. Recessed porches are common along narrow streets. 'Coachhouse' style seen again in render.

Stone boundary walls consistent throughout.



Photos: Local precedent imagery demonstrating architectural features; stone, render, painted window framing and recessed openings and 'Coachhouse' style. Elevations only feature 1 or 2 material variations in most cases.

The Surface Water drainage strategy for the development to be provided at planning stage will focus on providing a sustainable, long term solution utilising Sustainable Drainage Systems (SuDS). SuDS provide several benefits to both the local environment and the downstream receptors.

A well-functioning SuDS scheme aims to maximise the benefit of the drainage system to both the environment and the local stakeholders and residents by providing a balance between Water Quality and Quantity Control, Biodiversity and Amenity considerations.

In line with current guidance and regulations the drainage systems on this site will be designed to safely manage the 1 in 100 year (1% Annual Exceedance Probability) event, making an allowance for 50% Climate Change and 10% Urban Creep, without increasing flood risk to either on-site or off-site receptors. Attenuated flows are proposed to be discharged to the existing South West Water dedicated Surface sewer located in Old Barn Drive to the south east. South West Water has confirmed capacity exists at this location for the proposed flow rate.

The layout, geology and topography of the site dictate the

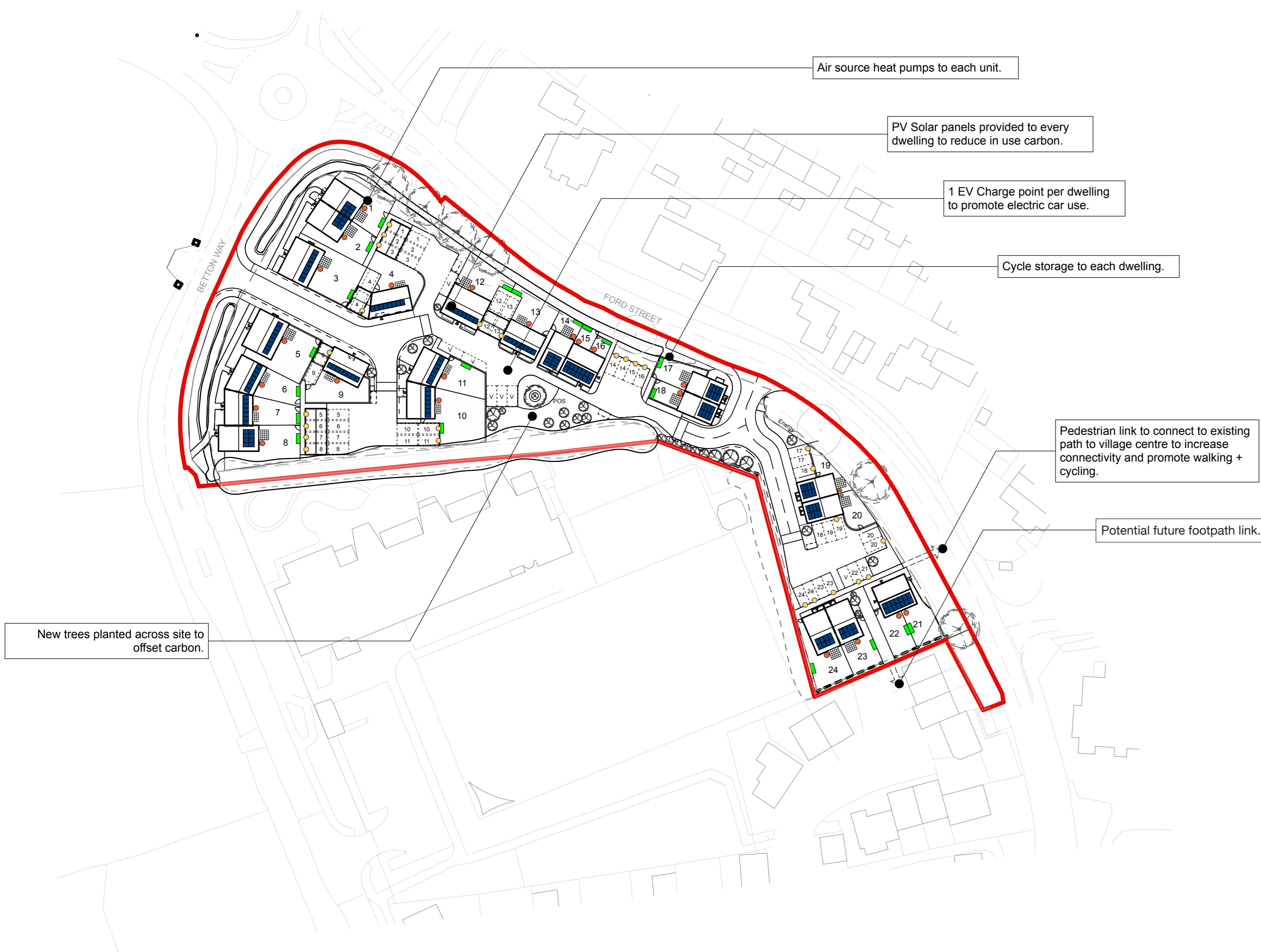
need to use a below ground attenuation system to manage flows on this site. Amenity and Biodiversity benefits are provided throughout the site in pockets of open space and residential gardens.

The provision of below ground and exceedance storage areas will help to ensure that runoff rates, and volumes, following development do not exceed the current Greenfield performance, protecting downstream communities and providing an improvement over the existing scenario for less frequent events and potential future events.



Dimensions are not to be scaled from this drawing.
Drawing to be read in conjunction with Building regulation notes.

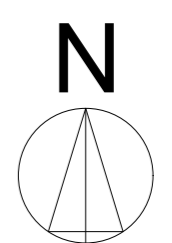
Rev.	Date	Description	Author
1	13.06.2023	Community Consultation	CT



Sustainability/ Energy Legend

	Inset PV Solar Panels
	Cycle Storage
	EV Charge Points
	Air Source Heat Pumps

Further Notes applying to all properties:
All properties will exceed policy requirements and provide a 30% reduction in carbon emissions than Part L Building Regulations 2013.



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Scale: 1:1000 @ A3
Drawing No: 1782 - SK011 REV /
The Boat Shed, Michael Browning Way
Exeter EX2 8DD
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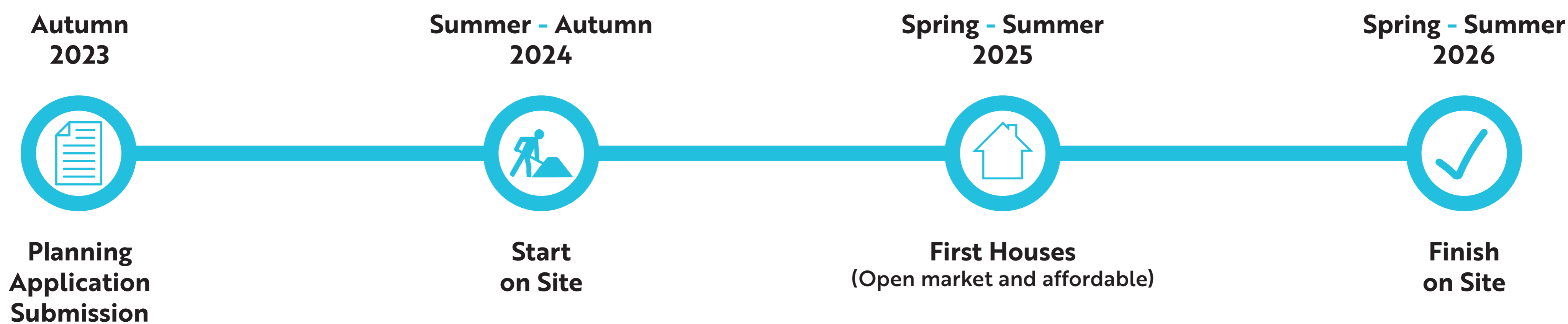


Existing Landscape and Ecology:

- Hedgerows and trees to be retained where possible and protected during construction.
- Any trees identified to have Ash dieback disease will be removed and replaced where possible with alternative native species.
- Existing habitats, any works to be carried out under ecological advice and will be replaced and/or enhanced within the proposed scheme.

Incorporated into Design:

- Species rich habitat creation and wildlife-friendly soft landscaping.
- Lighting from the development will be kept to a minimum to reduce impact on foraging and commuting bats.
- 'Hedgehog holes' in fences to allow hedgehogs to traverse freely.
- Bat and bird boxes built into properties so they remain in perpetuity.



Comments and Next Steps

Thank you for taking the time to view our plans. If you have any questions or comments, please do not hesitate to approach a member of our team.

We want to hear your thoughts.

Please fill in a feedback form and post it in the comments box before you leave the exhibition.

Alternatively, you can download a copy of the feedback form from our online consultation from 28th June to 12th July 2023 at the following website:

<https://hemburyhomes.co.uk/development/forder-farm-moretonhampstead/>

Any questions or downloaded comments forms can be emailed to consultation@hemburyhomes.co.uk or posted to **Hembury Homes Consultation, Unit 3, Dean Court Business Park, Lower Dean, Buckfastleigh, Devon, TQ11 0LT.**

The deadline to submit comments is 12th July 2023.

All comments received during the consultation will be collated and reviewed by the project team. Your comments will be recorded in our Statement of Community Involvement that will be submitted with the planning application that we hope to submit in **Autumn 2023.**

Once our planning application has been submitted to Dartmoor National Park Authority, it will undertake a separate statutory consultation process where you may again provide comments.