Welcome

Thank you for taking the time to attend our public exhibition for Parcel 4b, the second phase of our Okement Park and Hampton Mill developments.

Having received outline planning permission in 2019 and following reserved matters permission being granted on other phases of the wider development, we are looking to bring forward the final detailed application, for up to 91 homes.

We are keen to listen to the local community, prior to any application being submitted and would value your feedback on our scheme.

Members of the project team are here today, so please do read the boards on display and speak with them. There are also feedback forms available, and we would be grateful if you could take the time to fill one in.

Barratt & David Wilson Homes are award winning housebuilders, focusing on providing homes perfect for first time buyers and families, offering a range of energy efficient properties.

Our customers have awarded us the maximum 5 Star rating in the HBF customer satisfaction survey for the 15th successive year, a record which is unique amongst the major housebuilders.



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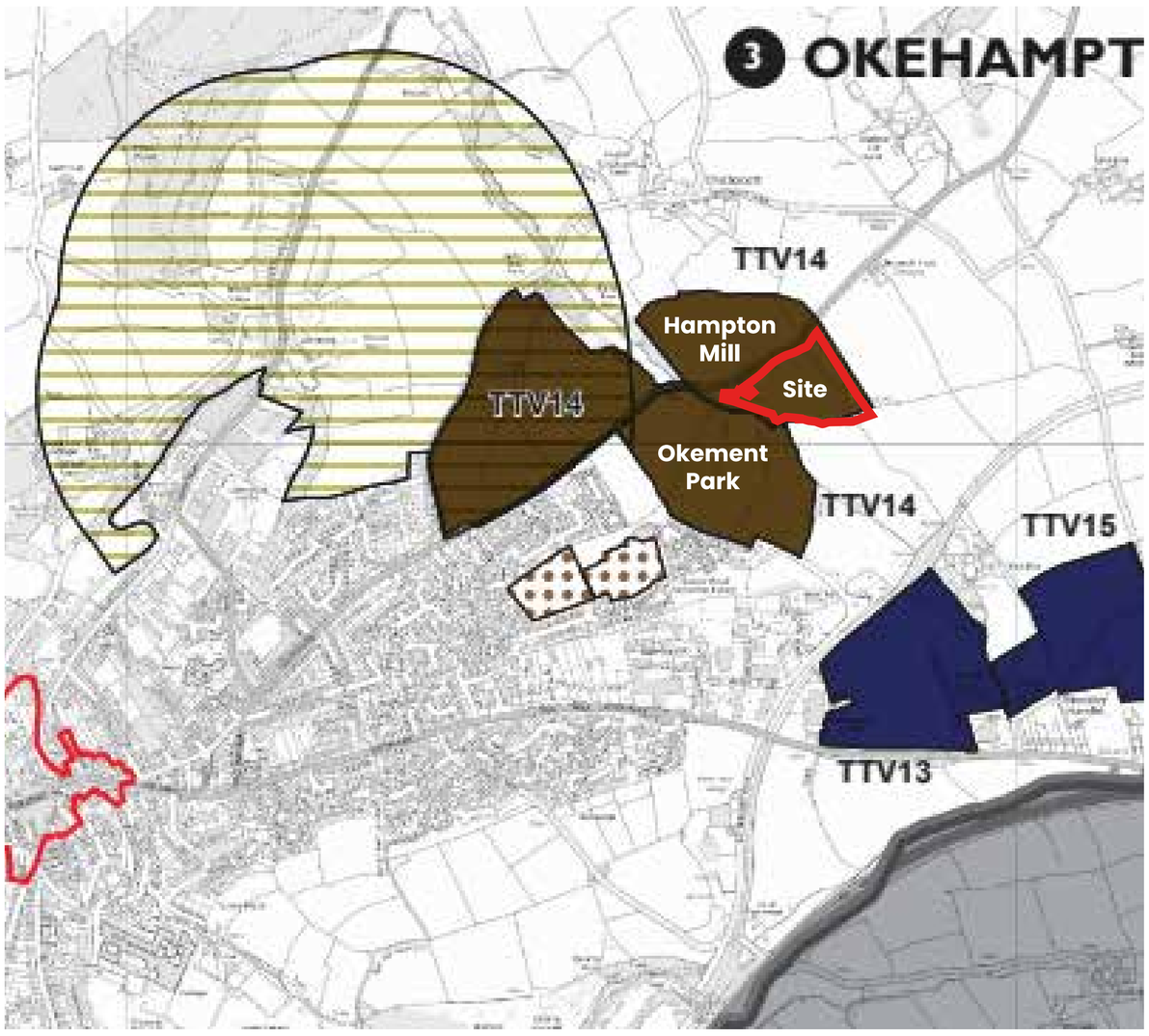
Planning Background

The site was first allocated for development as part of a wider allocation in the West Devon Core Strategy in 2011. It was again allocated as part of a wider site in the 2019 Joint Local Plan, for up to 775 new homes.

Outline planning permission for up to 400 homes was approved in 2019 for part of the allocation, which included Okement Park, Hampton Mill and 4b. Detailed planning permission was granted at this time for the access into the site. A second access from Crediton Road into the southern area of Parcel 4b was approved in 2022.

In 2020 detailed planning permission was granted for 220 homes in Okement Park. This secured the delivery of 51 affordable homes, public open space and pedestrian, cycle and vehicle links. A further 89 homes gained planning permission in 2021, on Hampton Mill, which included further public open space. Construction on Okement Park and Hampton Mill is currently ongoing.

This detailed application will look to deliver 91 homes, of which at least 29 of these will be affordable homes. This application will be the last for the wider site.



CGIs of how Hampton Mill will look





View over site towards Okement Park



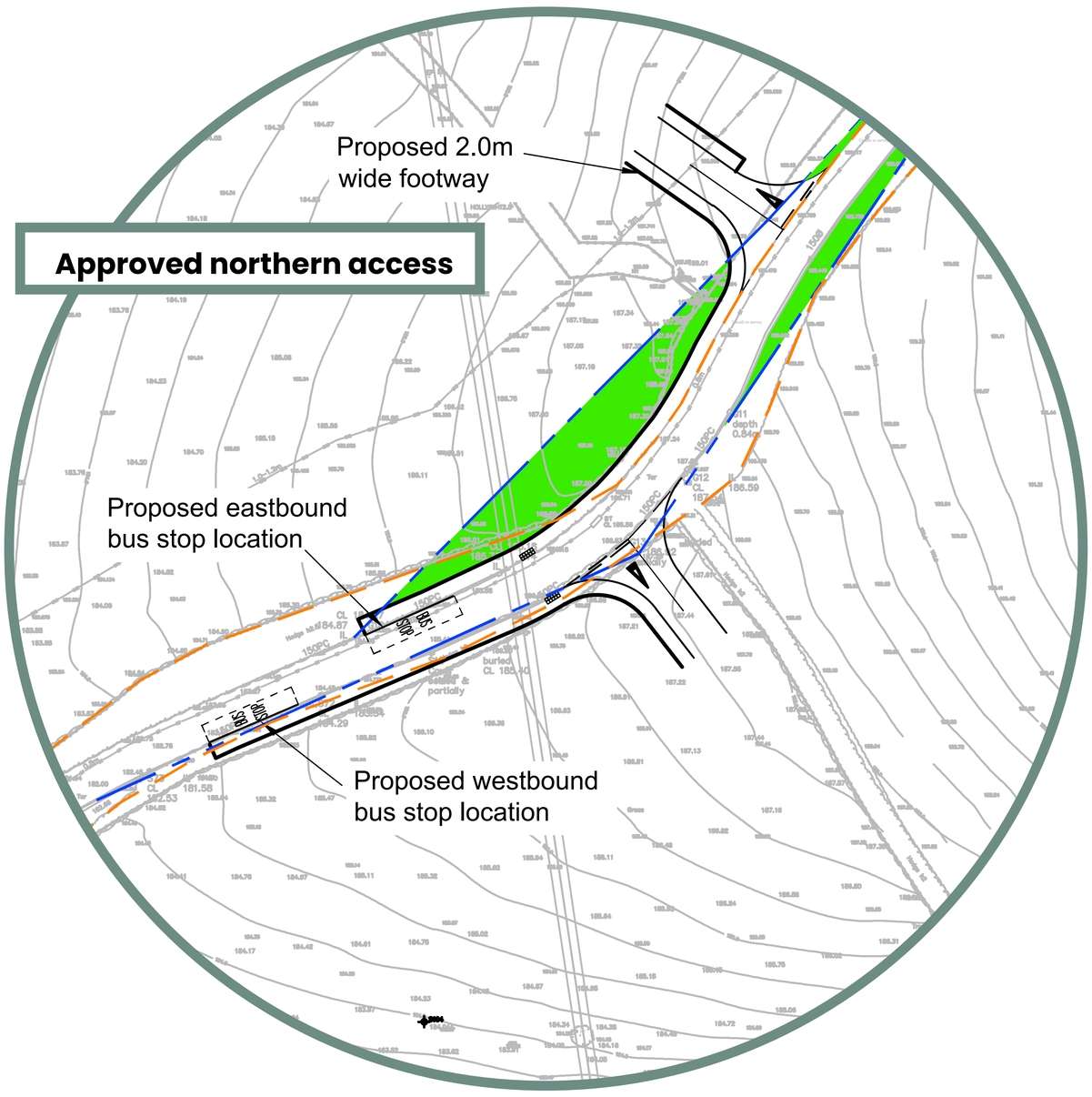
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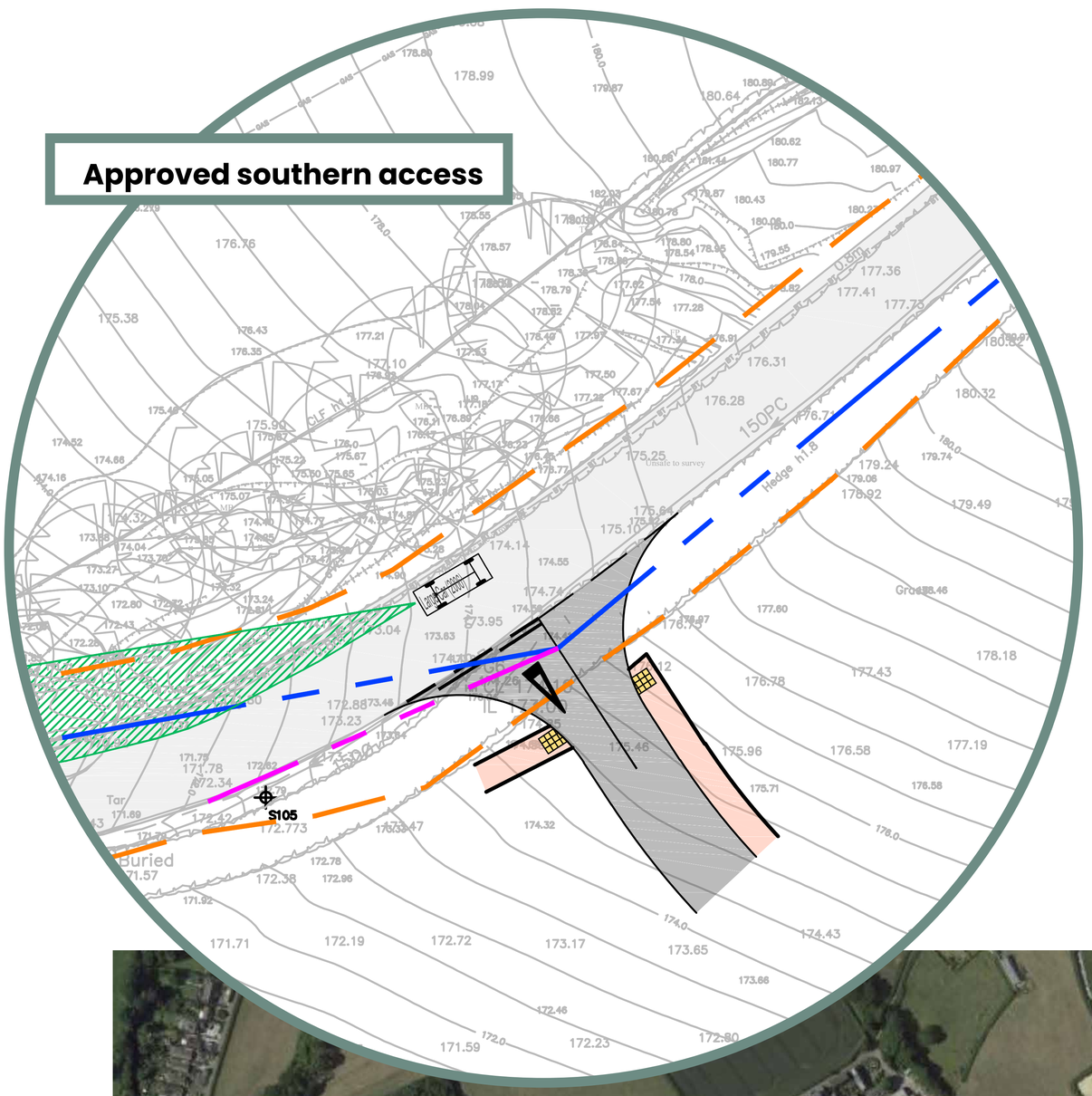
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Highways & Access

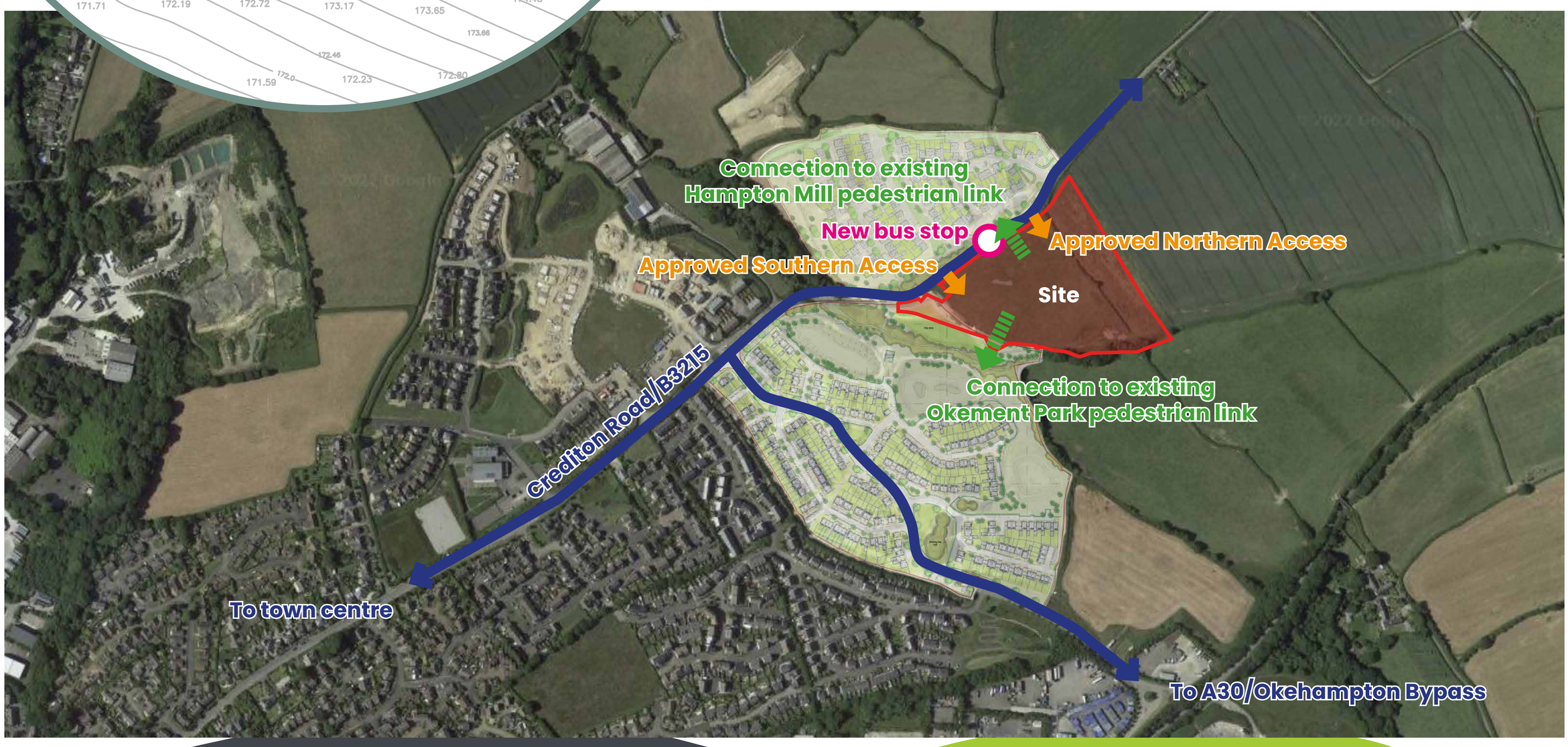
Access into the site was agreed as part of the outline planning permission. In response to a Traffic Regulation Order to reduce the speed limit of Crediton Road to 40mph, minor changes to the access arrangement were approved in 2021. The amendments allowed for a greater quantum of landscaping and more convenient locations for bus stops.

To help facilitate a high-quality design, Barratt Homes also obtained planning permission for a second vehicular access in the south west corner of Parcel 4b in 2022.





Pedestrian access has been provided through the development and across Crediton Road. Within the development there are two connections to the development to the south and wider facilities, one is a stepped access and the other is step free.



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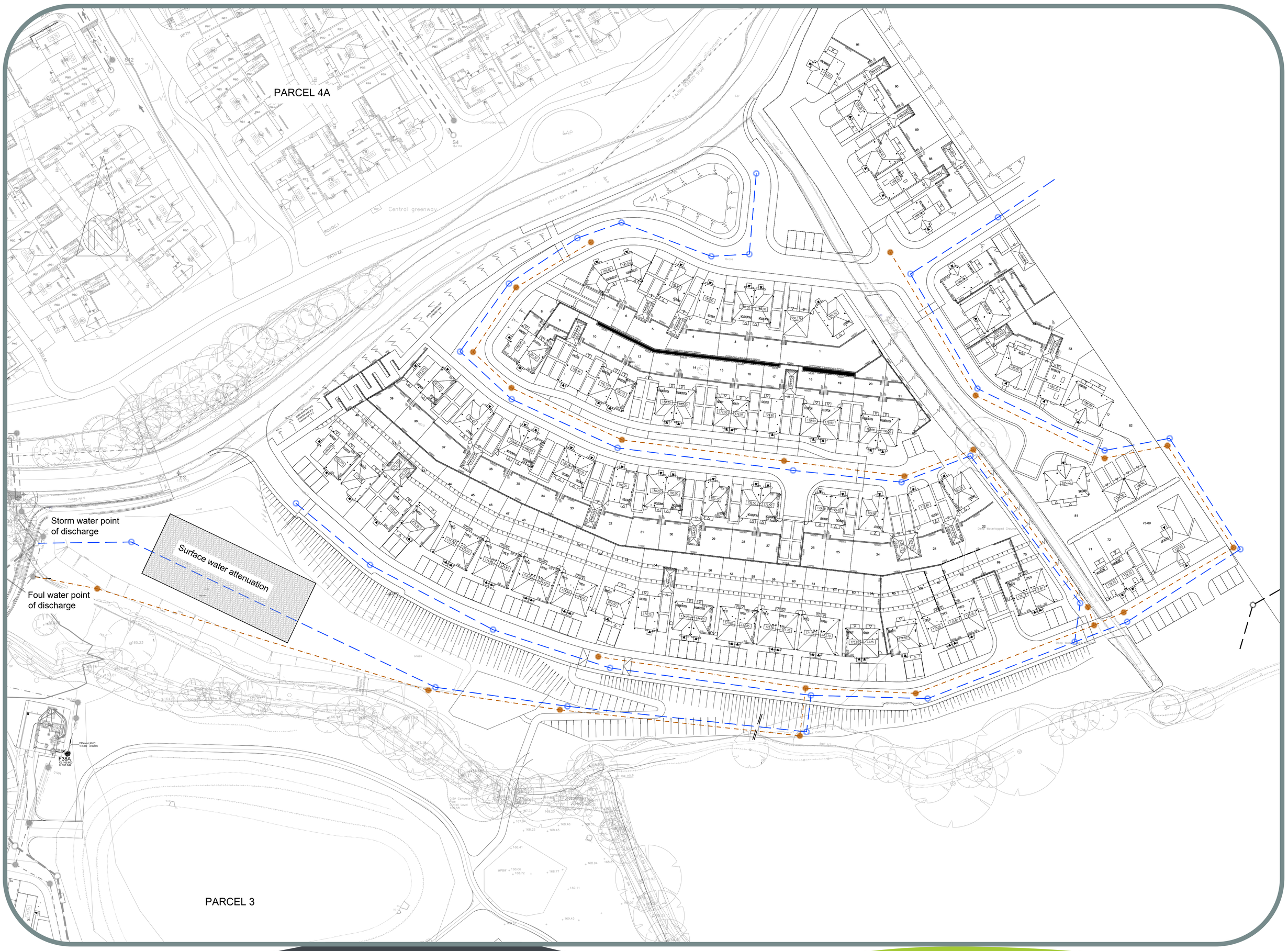
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Drainage

The drainage strategy was established during the outline planning approval. Foul water from the proposed development will flow by gravity into the drainage system constructed for the Hampton Mill development. The foul drainage will pass beneath the pedestrian footpath, across the watercourse, and into the adopted pumping station, which has been sized to accommodate this development.

Surface water runoff will be managed separately from the foul drainage, discharging into the existing watercourse. As agreed in the outline planning permission, the discharge rate of surface water into the watercourse will be regulated to prevent any adverse impacts on the surrounding area. The surface water drainage design will incorporate the latest rainfall data and climate change projections, ensuring the system remains resilient throughout the development's lifespan.





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Landscape & Ecology



The landscape strategy has been developed to protect and enhance the existing landscape framework and to implement the objectives from the outline planning application and the East of Okehampton Masterplan SPD.



The proposed development will overlook and connect into the already approved plays areas at Okement Park and Hampton Mill. These play areas comprise a range of play equipment that will cater for a variety of ages and abilities, including a levelled area for informal sports.

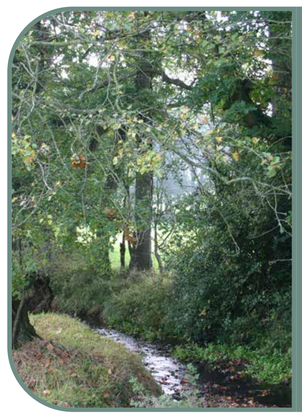




A belt of woodland planting will be used to form the eastern edge of the development, in accordance with the parameters from the outline planning application. This will provide a soft backdrop to the development when viewed from the south-west.



Where possible, existing trees and hedgerows will be retained, strengthened and designed into the layout to create green focal points and gateway features. Housing will be set back from existing trees and hedgerows and Devon Hedgebanks will be used to demarcate public and private space.



The development will connect into the approved footbridge crossing over the stream into Okement Park (Parcel 3). This will aid permeability in the area and enable a safe walking route into the town centre.



Pockets of green space within the development and peripheral areas of public open space will provide amenity and recreational opportunities.







All of the public landscape areas (hard and soft) will be managed and maintained in the long term. This will be achieved through the implementation of a comprehensive landscape management regime, ensuring the establishment and longevity of the planting and grassland proposals.



A line of large-stature native trees will be planted within the green space running parallel to Crediton Road to reflect the treed approach into Okehampton from the south on New Road.



Within the development, on-plot street tree and ornamental shrub planting will be utilised to soften the built form. These plants will fall within character areas that have been carefully selected to reflect and compliment the rural character of the site and to provide structure and seasonal interest.

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Design & Layout



Predominantly 2 storey homes to fit in with the surrounding housing, with some 2.5/3 storey

A landscape led layout based around the existing hedgerow and tree. Also includes a 10m woodland buffer along eastern edge

Traditional architectural style with the use of brick, and render

The design works with the slope of the site to reduce the visual impact and height of retaining walls



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Community Benefits

When the original outline planning permission was granted in 2019, it was agreed that the 400 homes would provide a number of benefits to the local community.

Within the Section 106 legal agreement we committed to the provision of:

Up to 80 affordable homes, 51 of which were approved in Okement Park with this site providing a further 29.

A new link road within Okement Park to better link the B3215/Crediton Road to the B3260

New public open space, including play space

£50,000 towards new pedestrian and cycle paths to the town centre

Contributions towards a new primary school that was built in Parcel 2

Contributions towards improvements and/or the expansion of educational facilities at Okehampton College

£103,000 towards new rugby pitches and facilities at Hilltown Cross and/or improvement of pitches and facilities at Okehampton College



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Next steps

Thank you for taking the time to attend today. We would be grateful if you would fill out a feedback form with any comments you may have on the proposals.

Your comments will be reviewed and, where possible, incorporated into our proposals, as we finalise our planning application prior to it being submitted to West Devon Borough Council later on this year.











Your comments will be summarised and included in a report to West Devon Borough Council as part of this application.

If you would like to provide your comments from the comfort of your home or would like to be kept updated on the progress of this site, you can view proposals and leave feedback at:

www.barrattexeterplanning.co.uk.

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