

# Welcome

## Welcome to our community engagement event about emerging proposals for a residential led development on Land at Northcote Hill, Honiton.

We are interested to hear your comments and thoughts about the scheme. Comments received during this engagement with the local community will feed back into the outline planning application. Members of the development team are here today to answer any questions you may have. Feedback forms are available, and we would be grateful if you could take a few minutes to complete one. Comments will be considered carefully ahead of our Outline Planning Application submission.

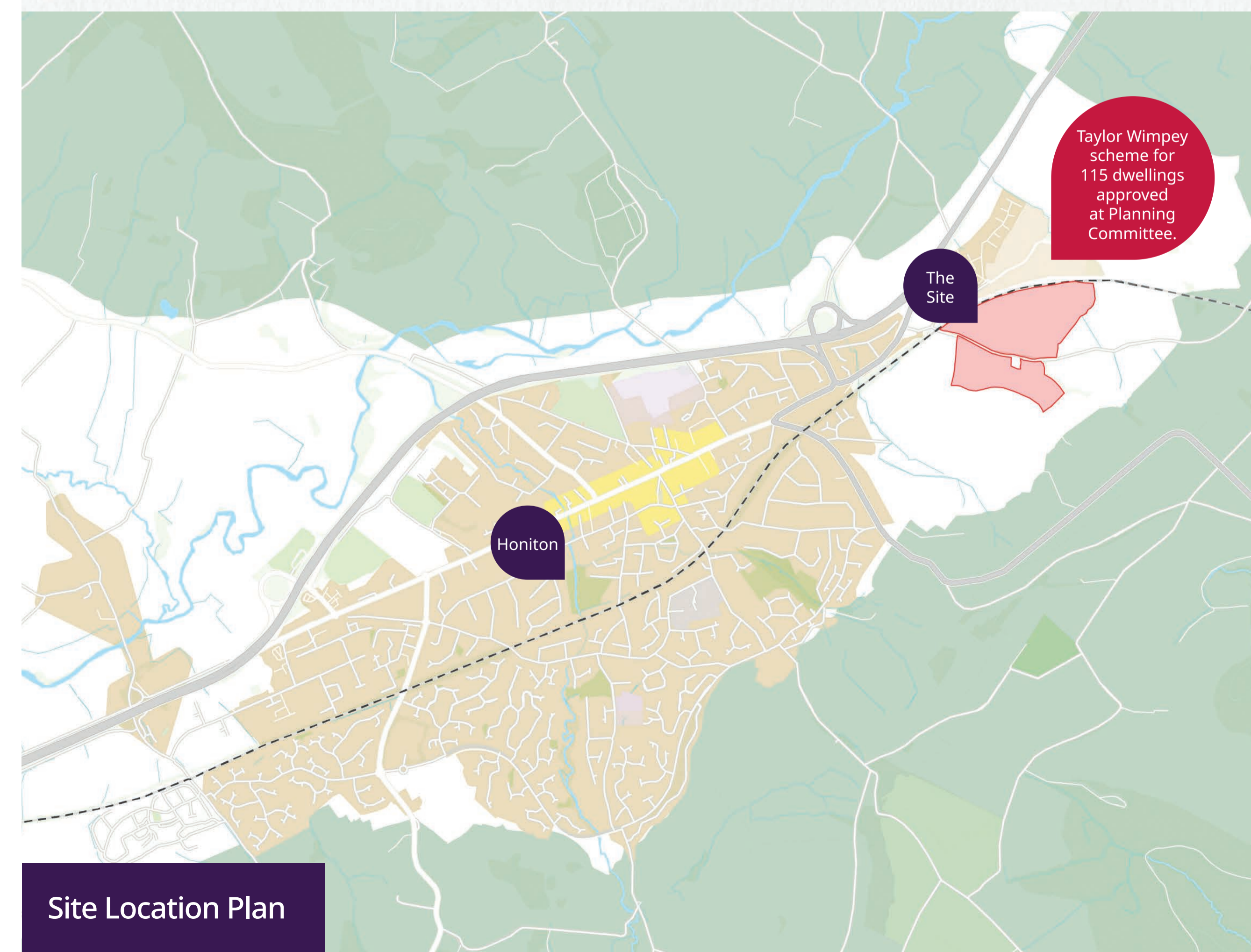
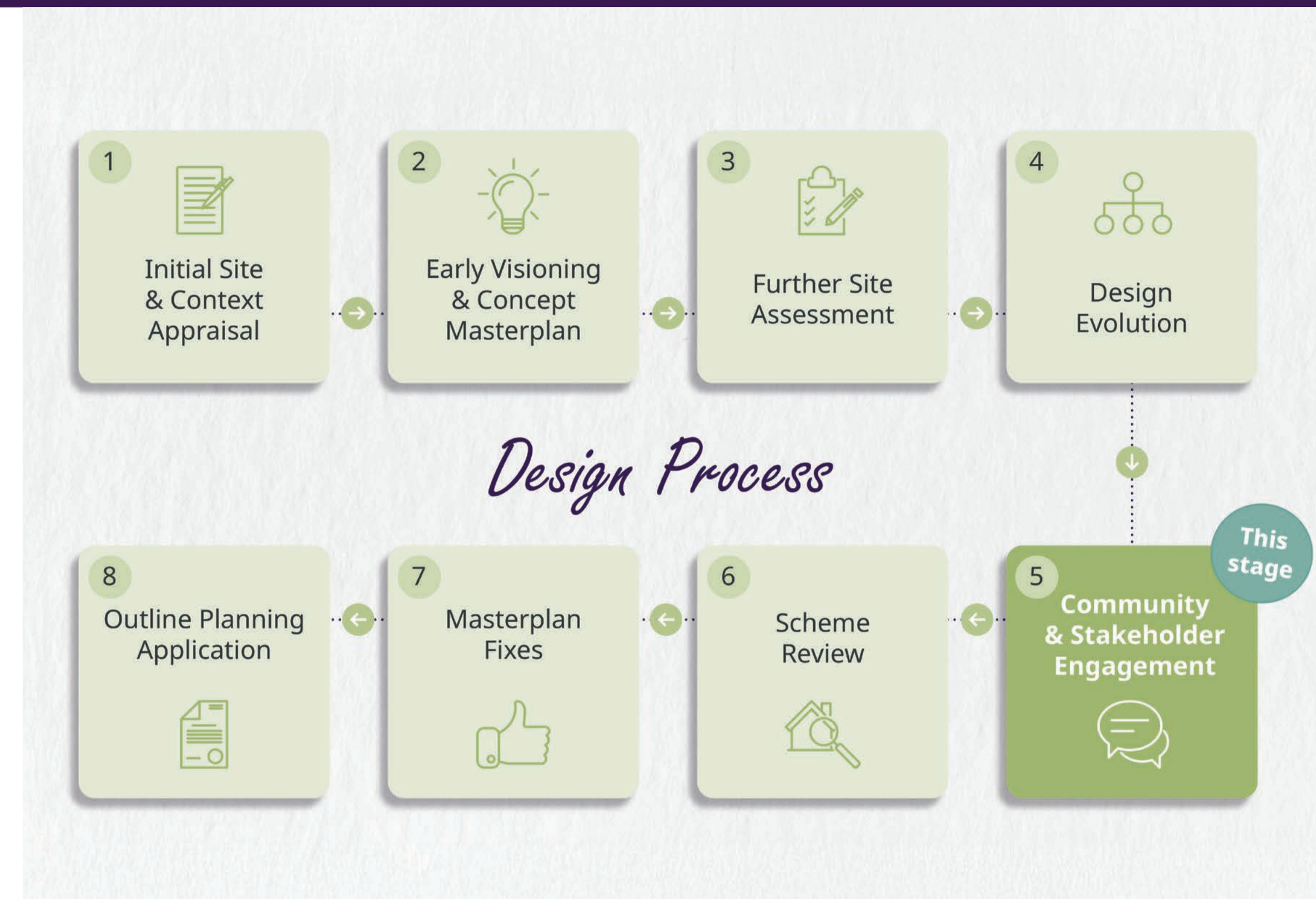
### Planning Context

Land at Northcote Hill, Honiton, has been promoted for residential development for some time, through East Devon's emerging Local Plan.

Once adopted, East Devon's emerging Local Plan will replace the District's existing Local Plan.

The site is identified in East Devon's emerging Local Plan as a draft allocation (site reference: GH/ED/39b). Extensive work conducted by consultants confirms that the site can accommodate up to 300 dwellings and provide much needed homes in a sustainable location within the District.

It is on this basis that a planning application is being prepared.



### About Taylor Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing over 10,000 homes each year.

At Taylor Wimpey we have a clear purpose: to deliver great homes and create thriving communities. We build a wide range of homes in the UK and have significant experience in East Devon, having delivered multiple phases at Cranbrook as well as our scheme in Honiton at Mountbatten Mews.

We want our developments to be environmentally, socially and economically sustainable. We understand the importance of encouraging strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

Our homes, when completed will be zero carbon ready, in line with the UK's new Future Homes Standard and every dwelling will be supplied with access to an electric vehicle charging point should it be required. We have achieved the Carbon Trust Standard for our overall approach to carbon management, including our policy, strategy and verification of our data and processes.

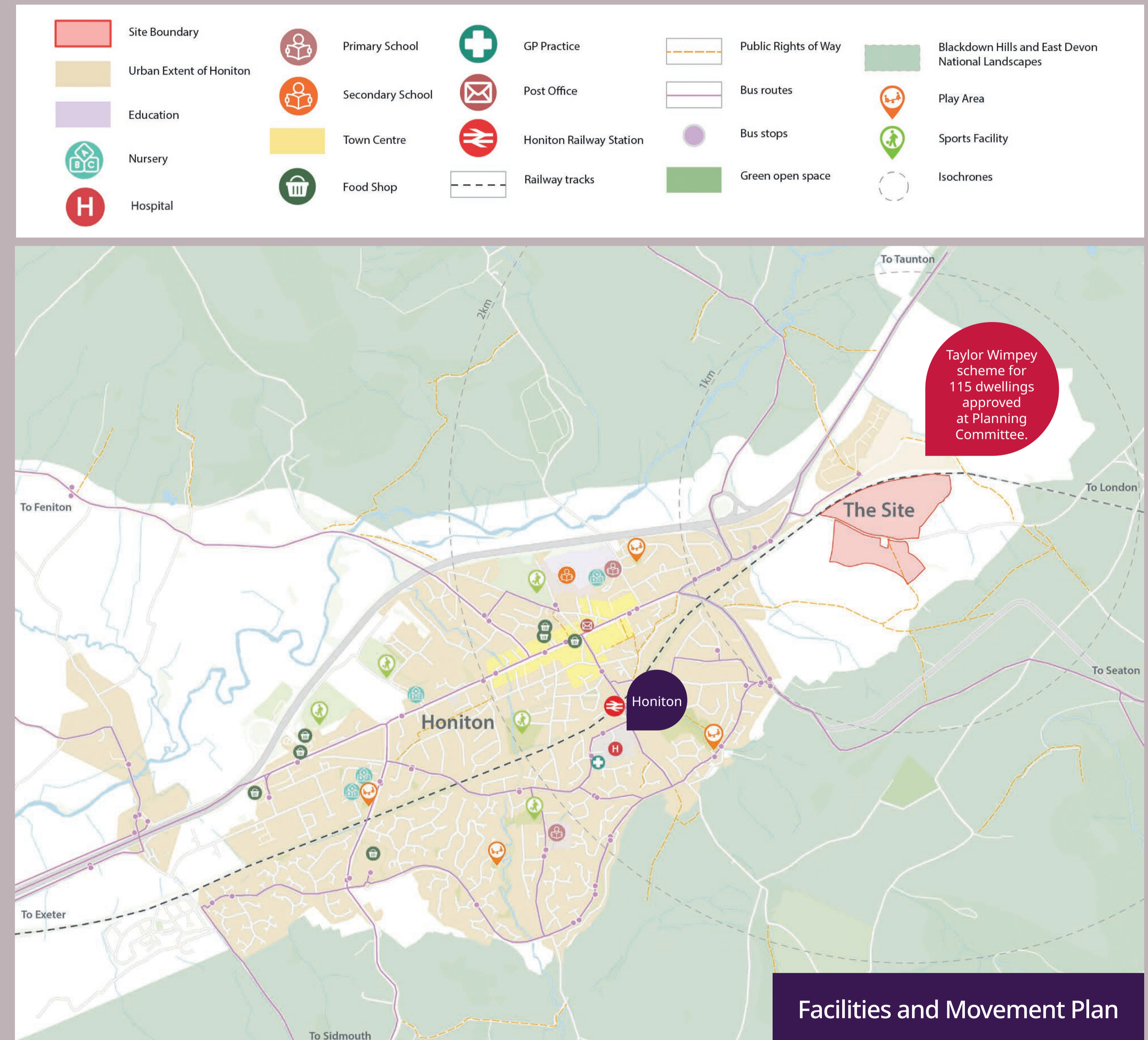
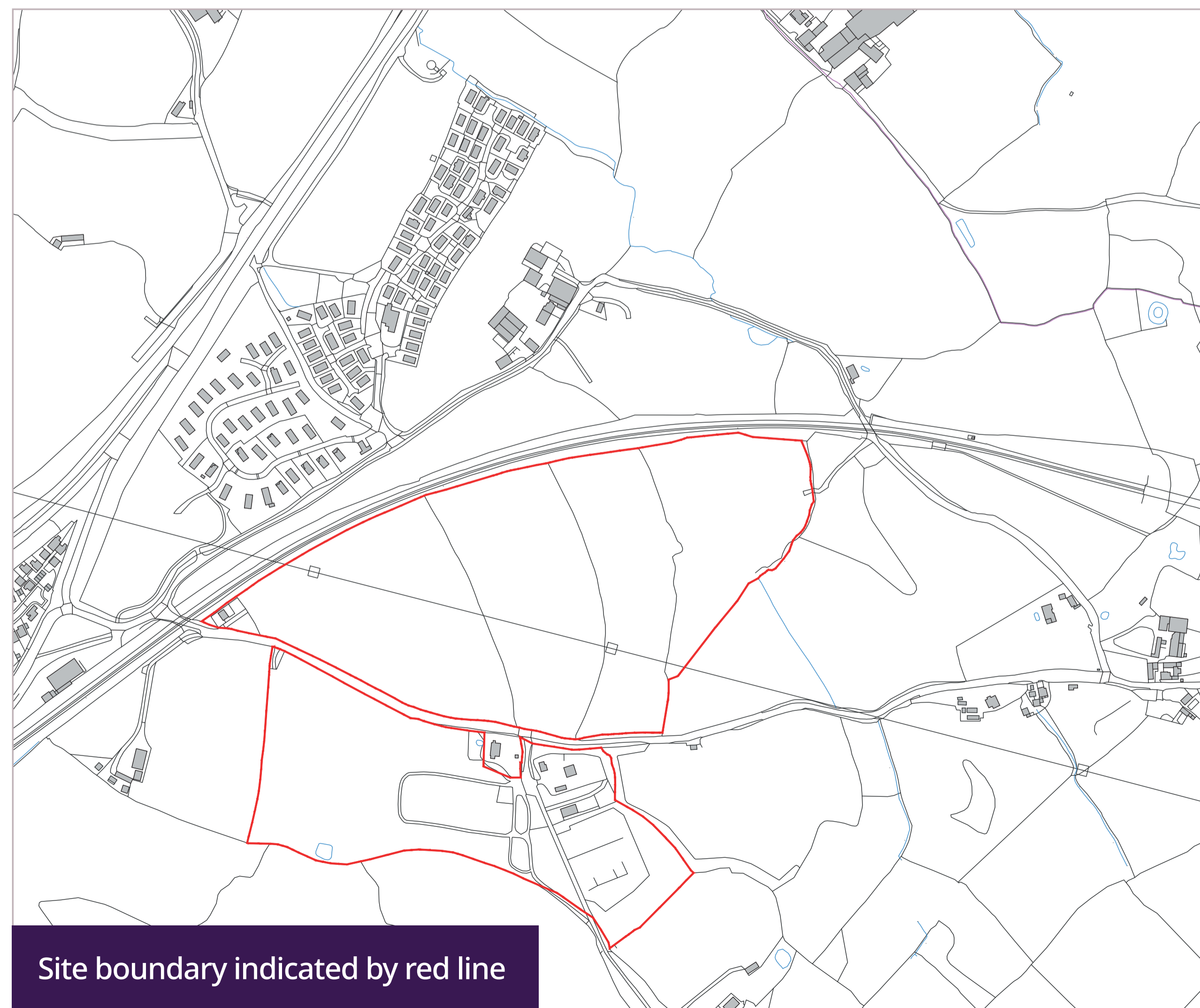
# Local Context

The emerging proposals for land at Northcote Hill are based upon a comprehensive assessment of the site and its context.

A brief overview is provided below.

## The Site

The site comprises two parcels of land dissected by Northcote Hill, which runs east to west through the site and is lined by Devon hedgerow. Existing access into both parcels is via Northcote Hill. The site broadly follows an oval pattern and extends to approximately 15.79 hectares in size. The site inclines to the south east, with the lowest parts of the site located along the railway line to the north.



## Local Area

The proposed development is founded on the 20-minute neighbourhood concept, where everyday facilities and services are located within 20 minutes, either by walking, cycling or using public transport. The site forms an eastern extension to the town of Honiton, located 15 miles northeast of Exeter. Honiton town centre and its range of retail provision and services are located 1.4km away (approx. 20-minute walk) from the site and are easily accessible through Northcote Hill, which leads to Honiton High Street. Honiton Railway Station (1.7km) and Honiton Hospital (1.8km) are located to the south of the town centre on Church Hill.

**Technical and environmental assessments of the site are in progress. The findings to date are illustrated and summarised below, identifying important features that will influence the creation of an attractive and integrated new neighbourhood.**



## Summary of Design Influences

### Access and Movement:

- Main vehicle access points to be provided from Northcote Hill.
- Separate pedestrian/cycle/emergency access to be provided for the northern parcel from Northcote Hill.
- Signalisation of Northcote Hill/Northcote Road/ Monkton Road junction, including shuttle working section beneath railway bridge to accommodate a footway and continuous pedestrian link into Honiton.
- A small section of Northcote Hill will require widening to accommodate two-way vehicle movements and footway provision.
- Good level of accessibility for non-car and sustainable transport modes based on 20-minute neighbourhood concept.

### Landscape:

- Integration of the development within the existing patterns of landform and reinforcement of existing vegetation will provide a strong setting to the built form.
- Development will lie to the north west of the ridgeline where it will have a closer relationship with the existing settlement of Honiton.
- Semi-natural green space will be provided on the eastern edge of the ridgeline which has a more rural character and association with the Blackdown Hills National Landscape (NL), providing amenity, space for nature, and aiding integration with the landscape beyond.
- A green corridor will follow the route of the pylons, with paths, intermittent scrub planting and small Devon hedge-banks, creating a series of open spaces.
- Groups of tree planting along the edge of the railway will help to soften this feature.
- Views across the site towards key focal points in the Blackdown Hills National Landscape will be maintained and framed.

### Water and Drainage:

- Environment Agency Maps show the site to be entirely within Flood Zone 1: Lowest Risk for fluvial flooding.
- Areas of surface water flood risk in the north east of the site will be managed with attenuation basins and improved drainage.
- To manage surface water discharge, sustainable drainage attenuation features are proposed in the west and north east of the site.

### Ecology:

- The development site has no nature conservation designations. It is comprised predominantly of habitats of low ecological value e.g. modified grassland. Habitats of moderate to high ecological value do occur, comprising hedgerows, broadleaved woodland, ponds, scrub, mature trees and a stream.
- Protected species occur, including reptiles, birds, bats and otter and hazel dormice and a range of mitigation measures will be included in the development proposals including habitat protection and creation.
- The broadleaved woodland, ponds and stream would be retained and buffered from development. Hedgerow, scrub and tree loss would be minimised, with additional planting throughout the site to create new areas of habitat for wildlife with mitigation provided.
- The site has no overriding ecological constraints to development and provides the opportunity to deliver ecological enhancement including biodiversity net gain.

### Noise:

- The existing railway line along the northern boundary of the northern parcel, and the existing road (Northcote Hill) between the northern and southern parcels are sources of local noise that the development will respond to through design.
- There is potential for a landscaped noise bund between the railway line and the development to provide acoustic mitigation.

# Design Principles

Analysis of the site's constraints and opportunities has led to the formulation of a conceptual design and overarching design principles, shown and described here.



## Landscape, ecology and flooding



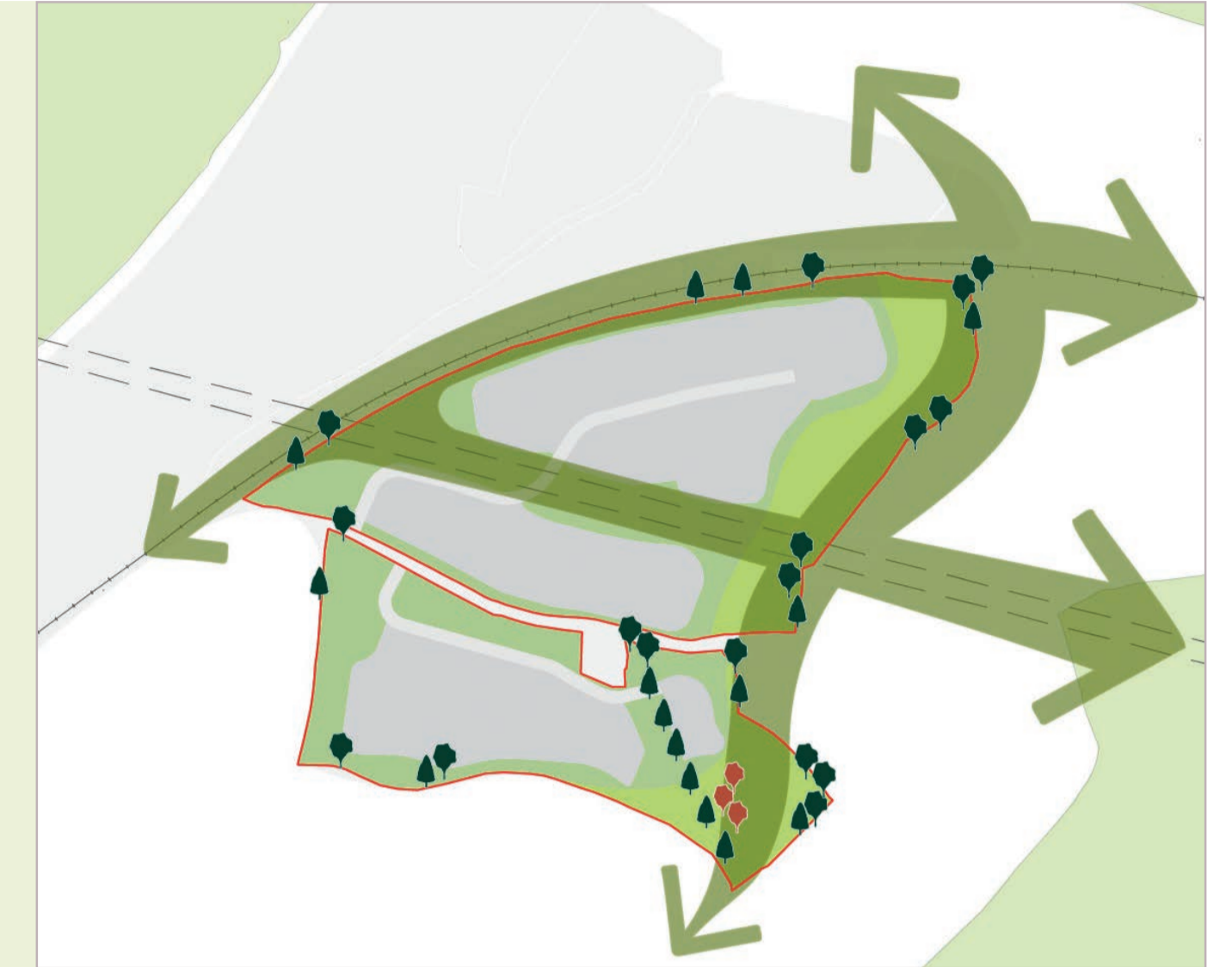
Green corridors across and around the site will form a structuring element of the masterplan, providing multifunctional corridors for open space, movement, drainage and wildlife. These contribute to the delivery of a net gain in biodiversity.



Communal outdoor spaces such as orchards, wildflower meadows and areas of tree/shrub planting will encourage the recreational enjoyment of green spaces within the site.



A Sustainable Drainage System will be used to manage surface water from the proposed development. The development will therefore be safe from flooding and not increase flood risk elsewhere.



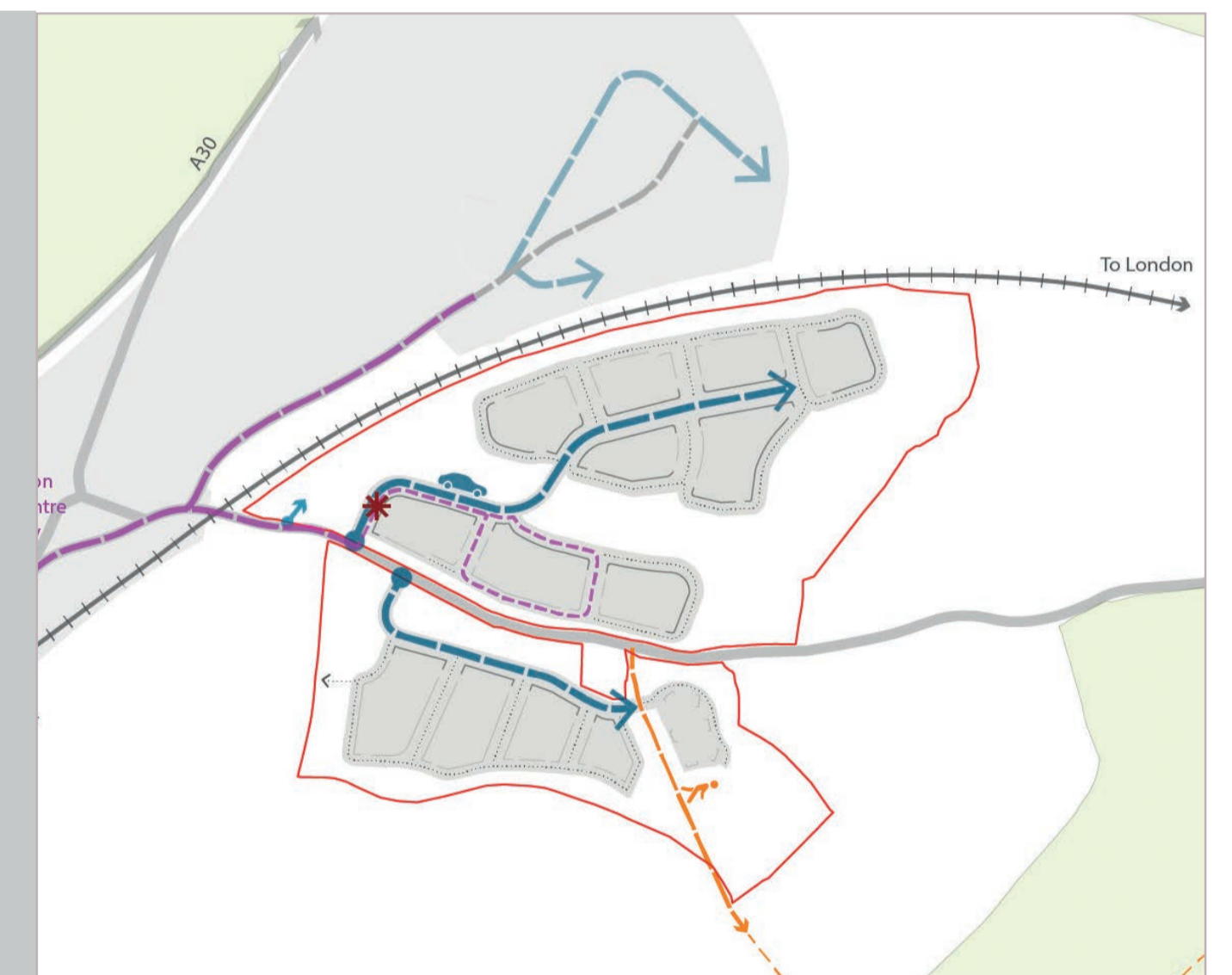
## Movement



The design will provide a permeable layout that is easy to navigate and will provide parking in accordance with the Council's standards.



Active travel is encouraged by locating key foot and cycle paths on desire lines in well maintained and welcoming areas.



## Community



Community spaces will be multifunctional and well integrated with the site's key green links. They will be designed in accordance with the wider landscape character.



The play areas will be well maintained and accessible by foot and cycle.



Plan showing the key landscape, movement and community considerations in the proposal

# The Proposals

An illustrative masterplan has been prepared to show how the development may look, including an indicative arrangement of new homes, streets, open spaces, play areas, drainage features, green corridors and pedestrian and cycle routes.

- 1 Up to 300 new homes** - A range of attractive new homes will be provided across a mix of types and sizes, including 1, 2, 3, 4 and 5 bedroom dwellings. Affordable housing will also be provided on the site.
- 2 Site Access** - Vehicular site access will be provided from Northcote Hill via two separate priority junctions serving the northern and southern parcels respectively. A separate pedestrian/cycle/emergency access will be provided for the northern parcel.
- 3 Signalised Junction** - Signalisation of Northcote Hill/Northcote Road/Monkton Road junction, including a shuttle working section beneath the railway bridge on Northcote Hill to provide a continuous pedestrian link between the site and Honiton.
- 4 Neighbourhood Mobility Hub** - A Neighbourhood Mobility Hub will be provided within the development, providing the focal point of the Transport Strategy and facilitating the potential extension of bus services into the site.
- 5 Local Streets** - Residential streets will provide access and circulation through the development, with properties overlooking to provide safe and welcoming environments.
- 6 Retained broadleaved woodland, hedgerows, ponds and stream** - These retained habitats will help the development knit into the surrounding landscape. New habitats such as wildflower meadow, orchard, native scrub and tree planting will contribute to the delivery of biodiversity net gain and enhanced habitat for wildlife.
- 7 Open Spaces** - Accessible open spaces are designed to encourage use by people and wildlife, with a variety of typologies proposed.
- 8 Play Areas** - Play areas are proposed to provide children with equipped activity areas suitable for different age groups.
- 9 Drainage** - Surface Water will be managed using a sustainable drainage system. Attenuation will be provided in ponds with discharge limited to greenfield rates. Permeable paving, Raingardens and Swales, will be incorporated within the development. Foul sewage will be connected to the existing foul sewerage network.



- Site Boundary
- Public Open Space
- Residential Parcels
- Primary Street
- Public Right of Way
- Primary Frontage
- Secondary Frontage
- Street Trees
- Proposed tree and shrub planting
- Existing vegetation to be retained
- Existing hedges to be retained
- New Devon hedgebank
- Indicative wildflower meadow
- Shrub planting under pylons
- Potential areas for play
- SuDS ponds
- Swales
- Indicative paths through open space
- Proposed allotments
- Proposed orchard
- Existing ponds to be retained
- Proposed Vehicular Access
- Proposed Pedestrian, Cycle and Emergency Access
- National grid transmission lines - overhead cable
- National grid transmission lines - pylon
- Railway line
- Indicative location for Proposed Pumping Station
- Proposed Neighbourhood Mobility Hub

# Landscape Influences & Open Space Design

The proposed development will respond to the landscape character of the site and local area with the opportunity to provide a range of landscape features and character areas in the site which are described here.

Honiton extends along the slopes of the valley and naturally rises. Trees and hedges help to soften views of the town and mark a clear boundary with the countryside.

The surrounding area is known for its landscapes, including the Blackdown Hills and East Devon National Landscapes. Honiton lies in the setting of these landscapes but it's important that any new development fits carefully within this setting.

Our plans focus on continuing Honiton's existing pattern of growth, where the town has already expanded. We're using natural features like the stream and ridge, to make sure the town doesn't spread further than it should.

To the east, we are providing planting on the ridgeline and keeping an open green space. These will provide a natural buffer to the surrounding countryside and create an attractive area for people and wildlife.

## 4. Nursery gardens

- Maintain flow of structural canopy tree planting along higher ground.
- Retain character and structure of distinctive tree planting associated with the nursery.
- Introduce additional orchard planting to reflect the historic cultivation and provide variation in scale and character.
- Reinforce edge facing towards national landscape to east.
- Potential for informal recreation, walking, running, trails, natural play and allotments.

## 6. Railway Corridor

- Reinforce existing structure with clumps of trees to break up the linear division of landscape by railway.
- Structural variety in hedgerow margins including wildflowers.
- Mown grass paths to allow pedestrian movement and connectivity through this green corridor.

## 3. Northcote Hill corridor (north and south)

- Positive entrances and sense of arrival to proposed residential area.
- Orchard planting and 'edible edge'.
- Potential for play.
- Paths that draw the eye across the valley in long views to St Cyres Hill in the Blackdown Hills National Landscape.

## 7. Primary Streets

- Key streets through the development which provide the opportunity to be tree lined.
- Dwellings to front on to the streets with a range of styles to add interest and character.

## 2. Blackdown Edge Community Nature Space

- A semi-natural green space, providing a character transition between the Proposed Development and the wider landscape.
- A belt of woodland along the ridge will continue the flow of structural canopy tree planting north along higher ground accentuating landform and provide some sense of separation and tranquillity within the open space.
- A mosaic of semi-natural planting will provide biodiversity enhancements as well as potential for informal recreation, walking, running, trails and natural play.
- Views to the ridgeline of Blackdown Hills National Landscape to the east.

## 1. Otter Valley Linear Park

- Sequence of small-scale green spaces to provide public amenity.
- Intimacy of scale of planting to create small-scale spaces to counteract scale of pylons and cable corridor.
- Potential for hedge banks traversing the space to create a sequence of interlinked spaces.
- Irregular winding paths, not aligned with the pylons, enable movement through the spaces, and lead focus away from the pylons.
- Planting at the base of pylons to soften their interface at the ground level.

## 5. Southern Edges

- Reinforce and strengthen the vegetated structure of the existing hedgerows with canopy trees to act as a framework for the proposed built form. When viewed from the south, south-east and east tree belts will enclose the extent of the proposed built form, maintaining a sense of separation and reinforcing edges facing the National Landscape to the south.
- Retain and enhance the existing hedgerows defining the edges of the site.
- Introduce a variety of locally appropriate native tree species to strengthen the resilience, vertical structure and habitat quality of these important structural tree belts.



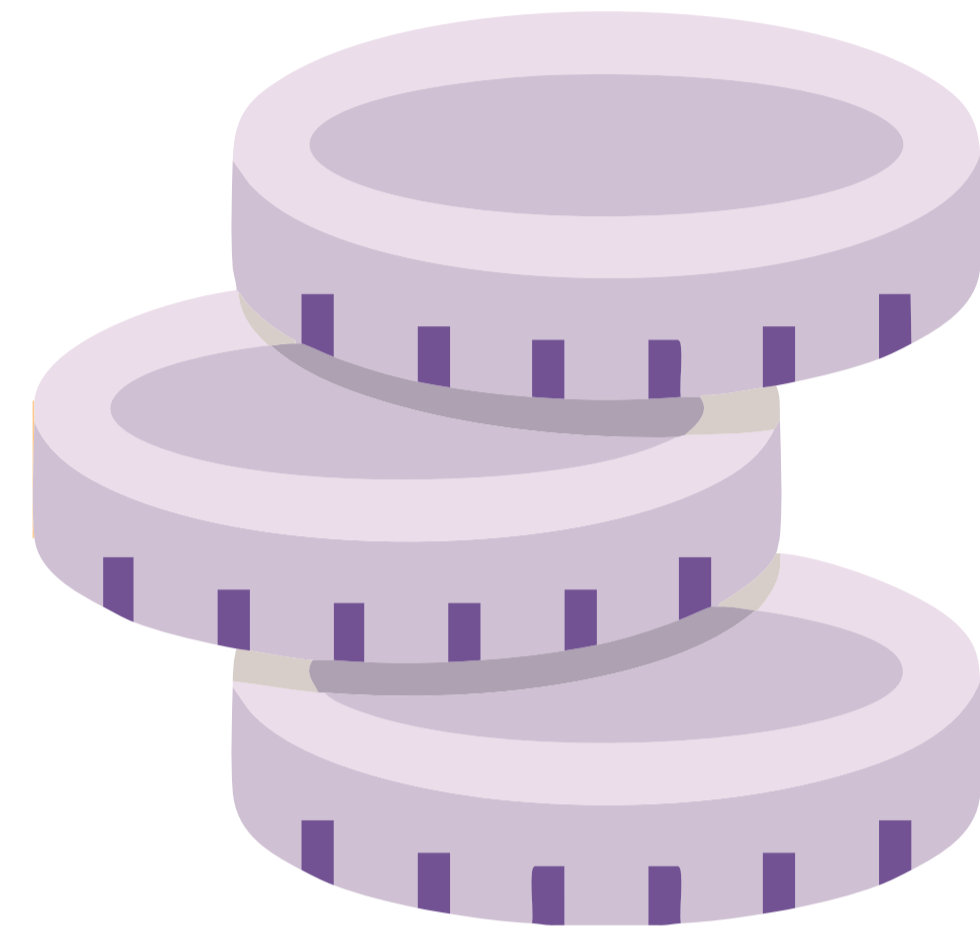


# Economic and Social Value benefits and Environment Strategy

## The proposed development will deliver a range of economic and social value benefits.

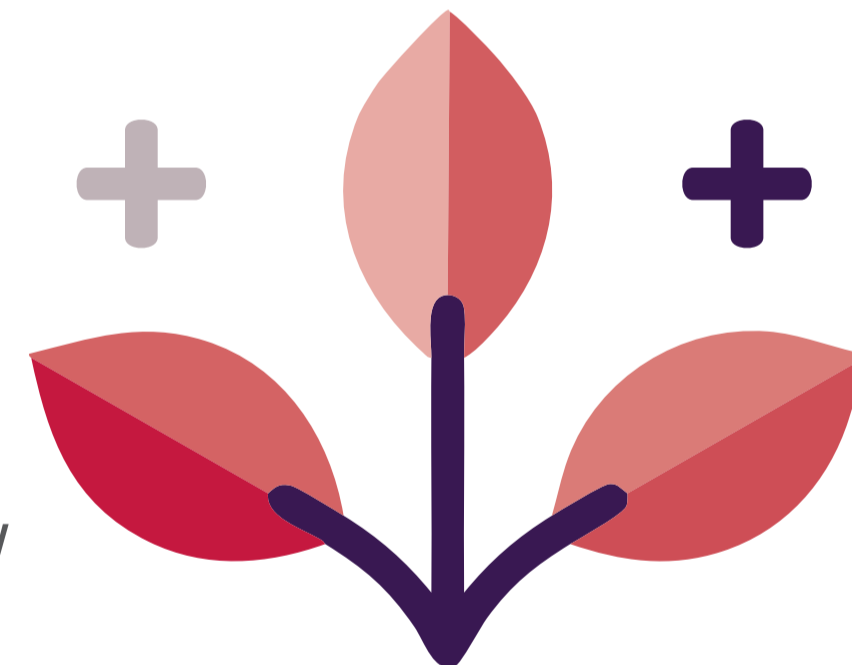
### This will include:

- Affordable homes
- New mobility hub
- At least 10% Biodiversity Net Gain
- New open spaces and recreation facilities
- Reducing energy needs of homes
- Energy cost savings
- Direct and indirect construction jobs
- Increased expenditure in the local area from new residents
- Increase in Council Tax revenues received by the Council



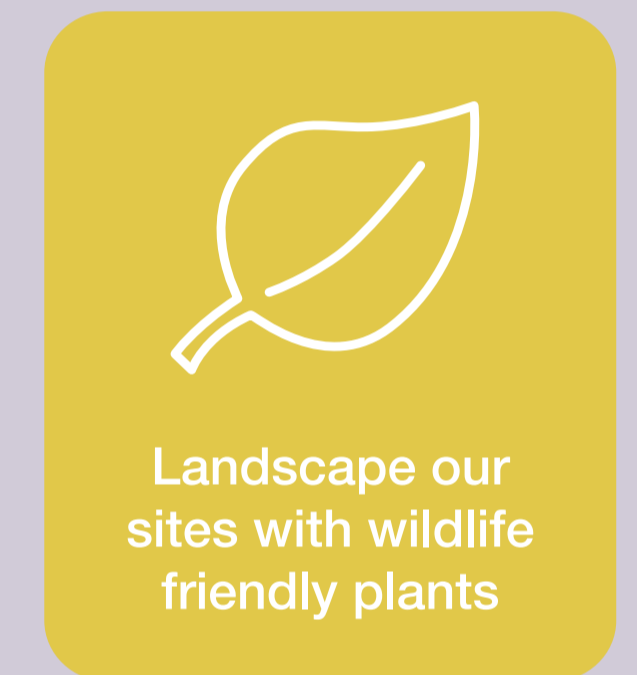
### From 2025 our homes will be Zero Carbon Ready through the following initiatives:

- We will purchase 100% renewable energy for all new construction sites.
- We will reduce emissions from our customer homes by 75% (by 2030), including renewable and lower energy use.
- Introduction of our revised house types portfolio, which is better designed to achieve carbon reduction, including waste water heat recovery, flue gas heat recovery, PV panels, car charging points, and air source heat pumps.
- Inside our homes we use energy efficient fixtures and fittings, including 100% low-energy light fittings and LED recessed downlights.
- All appliances that we offer as standard options are at least A-rated for energy efficiency.



- When constructing our homes, we already source many materials with lower embodied carbon and energy, such as:
  - Timber frames where appropriate.
  - Insulation which is made from recycled glass bottles.
  - Recycled uPVC in our windows – which makes up over 60% of the material used in our window frames and cavity closers.
  - Recycled aggregates, bricks and blocks.
  - Chipboard flooring that contains 30% recycled wood and 70% wood sourced from Forest Stewardship Council certified wood.
- We take the risk of flooding on our developments extremely seriously and identify potential flood risk as part of our site selection process. We do not buy land unless we can mitigate flood risk. We integrate sustainable drainage systems that decrease flow rates to watercourses, increase infiltration into the ground and improve water quality such as ponds, swales, permeable paving, retention basins, infiltration trenches and soakaways. Many of these features also contribute to good placemaking.
- We are partnering with a number of nature organisations, including Buglife and Hedgehog Street, to encourage and provide bird boxes, hedgehog houses and highways, bee bricks, and bug hotels.
- We put significant investment in research and development to provide efficient homes of the future. We work with universities and experts to explore the impacts of future regulatory requirements to design, specification, and health and wellbeing in new homes. The R&D teams are currently trialling a range of energy efficient and low carbon technologies, as well as continually looking at new and sustainable methods of construction. This will help us to meet our climate change targets and comply with expected changes to building regulations.
- On this scheme, we will go beyond our 'Homes for Nature' commitment and will provide bat boxes, bird boxes, hedgehog highways, bee bricks, bug hotels, ponds and reptile and amphibian hibernation sites.

## Creating a positive impact



**307**  
Economically active and employed residents estimated to live in the new housing

**687 tonnes**  
Less carbon emitted by the dwellings at the Proposed Development

**£5.1 million**  
Total annual household expenditure to be retained within East Devon

**171**  
Direct construction roles and indirect/induced jobs supported during build phase

# Key Benefits and Next Steps



**Up to 300 new homes** – homes to meet local needs and contribute towards the Council's housing land supply.



**A range of affordable homes** – provision of 30% affordable housing to help local people to continue to live in the area.



**Job Creation** – through the construction process.



**Walking and Cycling Routes** – introduction of a footway along the northern side of Northcote Hill to connect the site with the existing footway to the west.



**Leisure and Play Spaces** – provision of play and recreational opportunities.



**Highways and Transport** – improvements including signalling a part of Northcote Hill under the railway bridge, and widening Northcote Hill from the railway bridge to the northern priority junction to accommodate a 2.0 metre-wide footway along the northern side of Northcote Hill. The proposals also include a neighbourhood mobility hub with the opportunity for this to be serviced by an extended bus service.



**Green Corridors & Ecological Benefits** – Accessible green spaces throughout the development. Retained, enhanced and new planting and habitats will contribute to biodiversity net gain.



## Thank you!

We are currently preparing an Outline planning application for submission to East Devon District Council in Autumn 2025. Please provide feedback on our plans by 7th October.

As part of the application process, the Council will hold a separate consultation period following receipt and validation of the application.

