

Welcome

Taylor
Wimpey

Welcome to our community engagement event about emerging proposals for residential development on land at Colestocks Road, Feniton.

We are interested to hear your comments and thoughts about the scheme. Comments received during this period of engagement with the local community will feed back into the proposals for a planning application. Feedback forms are available on our website. We would be grateful if you could take a few minutes to complete one; comments will be considered carefully ahead of a planning application submission.

Planning context

Land at Colestocks Road has been promoted for residential development for some time, both through the former Greater Exeter Strategic Plan (GESP) and more recently through East Devon's emerging Local Plan. The site is currently a greenfield site and lies on the edge of Feniton. We are aware there is a need to increase housing land supply in the coming years in East Devon District and it is on this basis that a planning application is being prepared.



Image shows a Taylor Wimpey development in Shavington



Image shows a Taylor Wimpey development in Wilmslow



Site Location Plan

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 14,000 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 stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment. Our homes, when completed (from 2025 onwards), will be zero carbon ready in line with the UK's new Future Home Standard. 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. We are the first and only major homebuilder to achieve this. We're proud to have retained our 5 star award for customer satisfaction by the Home Builders Federation. This means 9 out of 10 customers would recommend us to a friend.



Image shows a Taylor Wimpey development in Bordon

The HBF 5-star Award is awarded to homebuilders that achieve above 90% in the percentage of customers who would recommend Taylor Wimpey to a friend eight weeks after legal completion. Please visit HBF 5-star Award Taylor Wimpey for more information.

Local Context

The emerging proposals for land at Colestocks Road are based upon a comprehensive assessment of the site and its context. A brief overview is provided below.

The site

The site is located on the northern edge of Feniton, adjoining existing residential development to the south and east. The site measures approximately 3.9 hectares and is accessed from Colestocks Road. The land is currently grassland.



Photographs of the site.

KEY

SITE LOCATION	ALLOTMENT	TRAIN STATION
CHURCH	DENTIST	RAILWAY
COMMUNITY CENTRE / VILLAGE HALL	PUBLIC HOUSE	BUS STOP
POST OFFICE	SPORTS CLUB	BUS ROUTE
SCHOOL	LOCAL CENTRE	BUZZARD REGIONAL CYCLE ROUTE



Local area

The site forms a northern extension to Feniton, located 13 miles east of Exeter. Feniton has a number of services and facilities, including a primary school, convenience store, cricket and football clubs, mainline railway station, the Nog Inn public house, village hall, allotments and a twice-weekly post office.

Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps).

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

Summary of design influences

Access and Movement:

Access to the site will be provided from Colestocks Road and a new pedestrian and cycle path will be provided from here towards Feniton. Colestocks Road will continue to be a traditional Devon lane with hedgerow planting either side. The new pedestrian and cycle link will provide safe access into Feniton.

Landscape:

The development will be integrated into the existing landscape and vegetation, with additional planting and new areas of biodiversity and ecological interest. The site will provide an appropriate transition from urban to rural with structural planting and an area of drainage which will provide interest for wildlife.

Ecology:

The development site has no nature conservation designations and is comprised predominantly of habitats of low ecological value. Habitats of moderate to high ecological value comprise hedgerow and mature trees on the boundary. Hedgerow loss for access will be minimised, with the majority of hedgerow retained and relocated. Ecological enhancements are proposed, including additional planting and habitat creation.

Water and Drainage:

Sustainable drainage features and swales will be included in the development to control surface water runoff. These will ensure that the risk of flooding off-site is not increased from current levels.

The site and the land immediately to the north is within the 'Feniton Critical Drainage Area (CDA)'. East Devon Council is undertaking flood alleviation works in the village to reduce flooding in the east and south. We have identified that there is the opportunity for our site to provide additional flood storage areas which can hold water in periods of high rainfall and then release this in a more controlled way, with the aim of reducing flooding in the village.

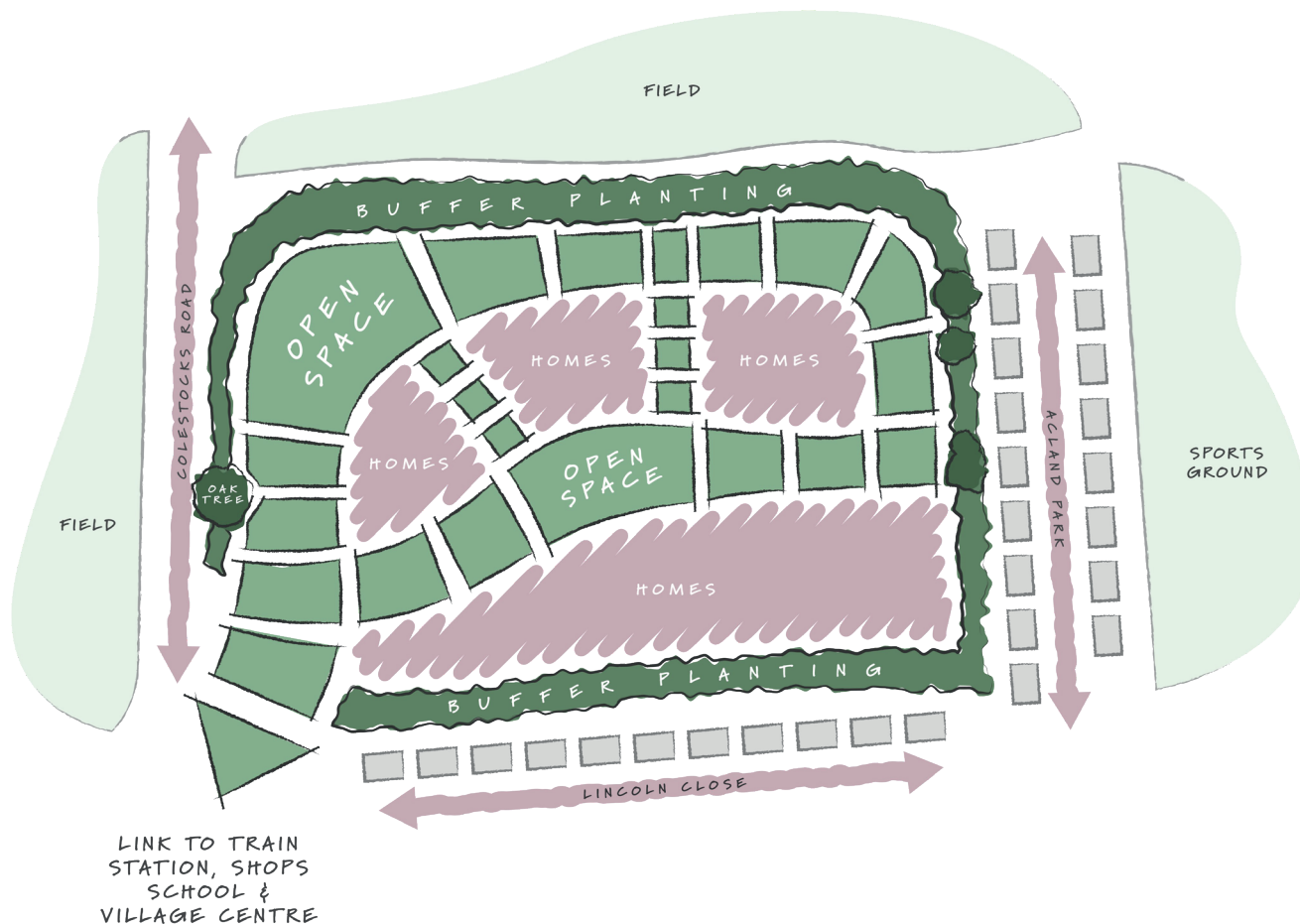
Noise:

Further to the south of the site is the railway line and station. Our noise surveys have shown that the site is not impacted by noise from this.



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.



Communal outdoor spaces such as orchards and areas of planting will encourage the recreational enjoyment of green spaces within the site.



Drainage areas in the site will allow rainfall and surface water to be held and released at a controlled rate with the aim of reducing flood risk in the village.



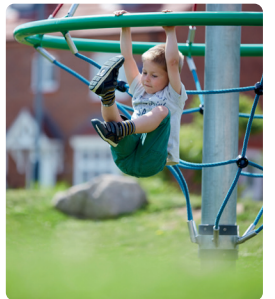
Movement



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 overlooked 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 open space area will be well overlooked and accessible by foot and cycle.



The Proposal

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

New homes – Around 86 homes featuring a mix of types and sizes, including smaller flats and houses, larger family homes, and opportunities for downsizing. 50% affordable housing will also be provided on the site.

Site access – Vehicular site access will be provided from Colestocks Road via a new priority junction into the site.

Colestocks Road – The rural character of Colestocks Road will be retained with hedgerows along the road.

New pedestrian/cycle route – A dedicated pedestrian and cycle path running through the development and along Colestocks Road towards the facilities and services in Feniton will be provided.

Drainage areas within the site – A sustainable drainage strategy is being provided, including attenuation basins within the site which will capture surface water runoff before gradually releasing it into the river network. The drainage scheme has been designed to accommodate additional water during high rainfall events, with the aim of reducing flood risk in the village.

Recreation and play space – Accessible open spaces are designed to encourage use by people and wildlife, with a variety of open space areas and green spaces provided.

Retained trees and hedgerow – Existing trees will be retained and hedgerow loss will be minimised. Additional planting is proposed throughout the site and around the boundaries to provide an appropriate transition from urban to rural, as well as providing wildlife habitat and ecological interest which will contribute towards delivering biodiversity net gain.



Access Proposals

Access into the site will be via Colestocks Road, with a new priority junction created.

Colestocks Road will be widened to 5.5m, with the hedgerow relocated alongside this. A pedestrian and cycle path will be provided from the site towards Feniton to allow people to access the village via foot and bicycle.

We have been liaising with Devon County Council and conducted surveys at junctions in the vicinity of the site. The survey results show that, with the highway mitigation proposed, including the widening of Colestocks Road, additional vehicular trips generated by the proposed development can be accommodated on the existing highway network.



Taylor Wimpey's Environmental Strategy

Taylor
Wimpey

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 in 2021, which are better designed to achieve carbon reduction, including waste water heat recovery, flue gas heat recovery, PV panels, car charging points, and eventually 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 comma bricks and blocks.
 - Chipboard flooring that contains 30% recycled wood and 70% wood sourced from Forest Stewardship Council certified wood.
- We do not buy land unless we can mitigate flood risk. We take the risk of flooding on our developments extremely seriously and identify potential flood risk as part of our site selection process. We integrate sustainable drainage systems (SDS) that decrease flow rates to watercourses, increase infiltration into the ground, and improve water quality of 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.



Creating a positive impact

With the launch of our strategy we will:



Allocate space for nature.



Partner with conservation organisations to develop our approach.



Integrate wildlife-friendly features, like ponds.



Landscape our sites with wildlife-friendly plants.



Include enhancements such as hedgehog highways.



Engage customers with nature.

Key Benefits and Next Steps



Approximately 86 homes – Housing to meet local needs and contribute towards the Council's current lack of five year housing land supply.



A range of affordable homes – Provision of 50% affordable housing to help local people to continue to live in the area.



Job creation and economic benefits – Through the construction process and economic support for Feniton businesses and services.



Walking and cycling routes – Retention of Colestocks Road as a traditional Devon lane, providing a continuous and safe walking and cycling route through the site and to the local facilities in Feniton.



Leisure and play spaces – New open spaces for play and recreational opportunities.



Highways and transport – Widening of Colestocks Road to 5.5m.



Ecological benefits and green corridors – Additional tree planting and enhancement of natural habitats, resulting in an overall biodiversity net gain.



Drainage and wider flood benefits – On site drainage and surface water storage provided in the site with the aim of storing rainwater and surface water runoff to control the rate at which it flows into the village to reduce flood risk in Feniton.



Thank You

We are currently preparing our outline planning application for submission to East Devon District Council later this year. Please provide feedback on our plans via our website. As part of the application process, the Council will hold a separate consultation period following receipt and validation of the planning application.