

PIKES FARM, WEST HILL, OTTERY ST MARY

A SITE DEVELOPMENT OPPORTUNITY

VISION DOCUMENT



NOVEMBER 2021

PROJECT DETAILS

Client: The Chancery Land Company (1935) Ltd
Project Name: Pikes Farm, West Hill, Ottery St Mary
Reference Number: 21.043
Date: November 2021

This document was prepared by: JW / RJ
Checked by: RH / BW

On behalf of: The Chancery Land Company (1935) Ltd



Planning and Design Group

Midlands Office: Pure Offices, Lake View Drive, Sherwood Park, Nottingham,
NG150DT.

London Office: 5 St. John's Lane, London, EC1M 4BH.

Oxford Office: Pure Offices, Parkway Court, John Smith Drive, Oxford OX4 2JY

Tel: 01623 726256

Email: richard.hall@panddg.co.uk

URL: www.panddg.co.uk

Introduction	Page 1
Assessment	Page 3
Assessment Opportunities and Constraints	Page 5
Site Analysis	Page 7
Proposal Concept Plan	Page 9
Indicative Masterplan	Page 10
Design and Character	Page 11
Ecology and Biodiversity	Page 13
Access	Page 15
Conclusion	Page 17

PIKES FARM, WEST HILL

INTRODUCTION

Planning & Design Group (P&DG) is working with The Chancery Land Company (1935) Ltd to assist in the promotion of a residential development of land at Pikes Farm, West Hill, Ottery St Mary.

This document discusses the merits of bringing the site forward for allocation in the emerging East Devon District Council Local Plan (2021 – 2040). It places a conceptual development scheme within the context of national and local planning policy and sets out how an achievable form of development could be brought forward in a way that will maximise the sustainable and locational advantages of the site and minimise the environmental and visual impact of development.

This document is intended to show the Council how the site could be developed and the design steps we have taken to establish the concept. Using the document, we hope that the Council can see the benefits of the proposal and why we believe at this stage it could be supported 'in principle'. It has been prepared without detailed transport, landscape, flooding and ecology studies. These documents will be prepared as the concept develops and progresses.



Figure 1: Site Aerial (Google)



PIKES FARM , WEST HILL

INTRODUCTION



Promap
Ordnance Survey © Crown Copyright 2015. All rights reserved.
Licence number 100022432. Plotted Scale - 1:2500

Figure 2: Location Plan



Lower Broad Oak Road



Oak Road



Higher Broad Oak Road

PIKES FARM, WEST HILL

ASSESSMENT

Site Context

West Hill lies approximately 2 miles south west of Ottery St Mary. The village has a primary school and a village hall, which is located by the local convenience store in the centre of the village. Previously part of the parish of Ottery St Mary, West Hill was made into a parish in its own right in April 2017.

Pikes Farm is situated to the south of West Hill and is sustainably located for access to its services and facilities. The site has existing development on three sides effectively making it an 'infill' site.

Lower Broad Oak Road lies to the east of the site with Higher Broad Oak Road to the west. Oak Road runs south of the site.

With appropriate landscaping and the use of materials sensitive to the location, it is considered development on the site could blend successfully with existing development thereby having a minimal impact on the surrounding area.

Local Character

As would be expected with a village the size of West Hill, the local character is varied. The housing stock ranges from traditional period properties at the centre of the village, to more suburban development on the village's outer areas characterised by 1960's bungalows and small 1970's estates. This eclectic mix of dwellings provides variety and interest to the local character.

The proposed use and amount of development recognises the morphology of the area and seeks to maximise the development opportunity within capacity limits. The scheme will incorporate best urban design principles to ensure that it fits in with the existing neighbourhood character and appearance.

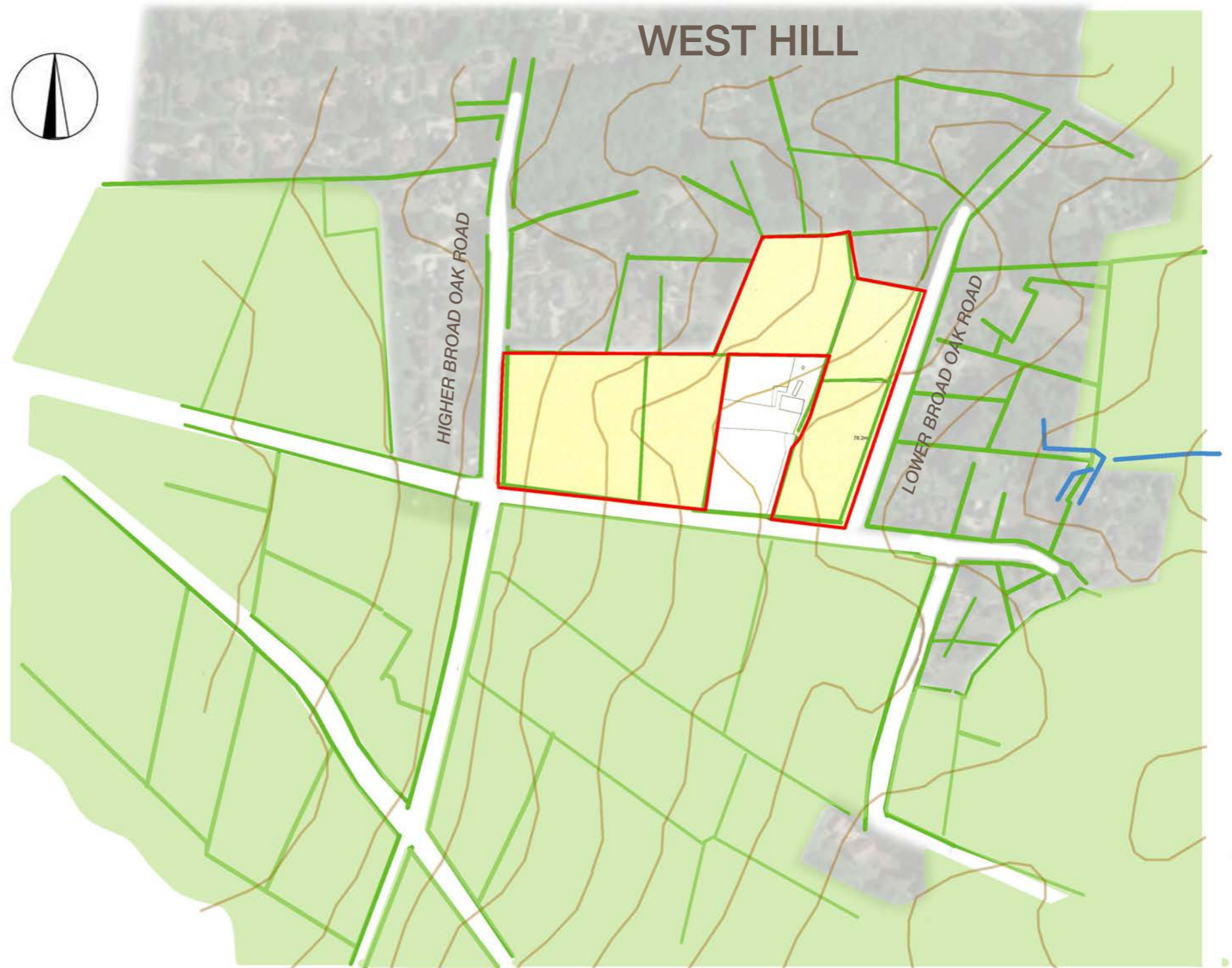


Figure 3: Site Urban Fringe Context Plan

KEY

-  Development site opportunity
-  Urban area
-  Countryside
-  Water courses
-  Roads

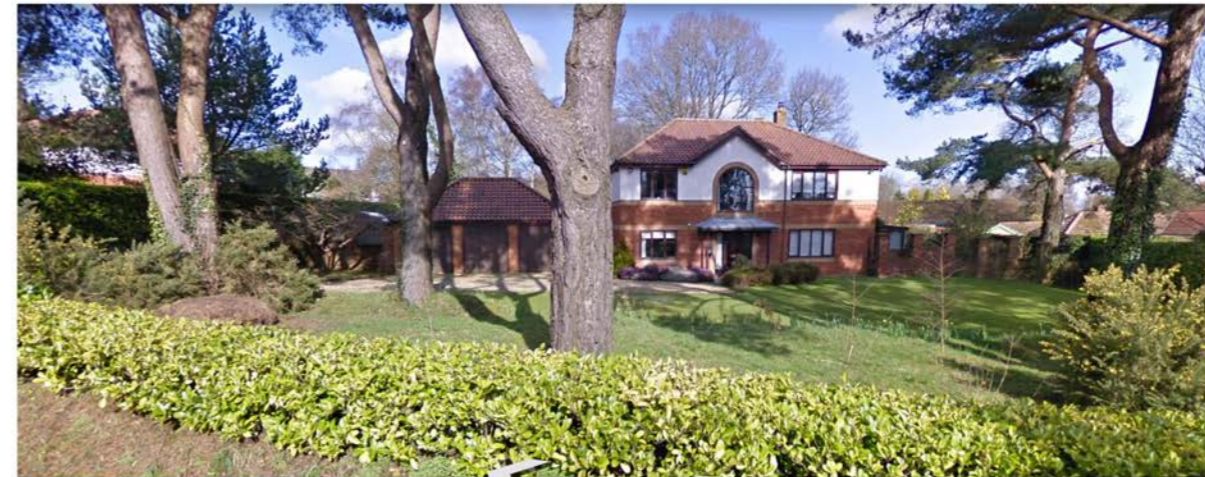


Existing adjacent housing fits within the original field boundary green infrastructure



Existing adjacent housing illustrating the suburban urban morphology

Existing adjacent housing character



PIKES FARM, WEST HILL

ASSESSMENT

Local Facilities and Services

The site has a wide range of local services and facilities within walking and travelling distance, the majority of which are within 1.5km (0.9 miles).

Facility / Services	Distance kilometres
Infant School	1.3
Convenience Store	1.4
Public House (Royal British Legion open to everyone)	2
Post Office	1.4
Village Hall	1.3

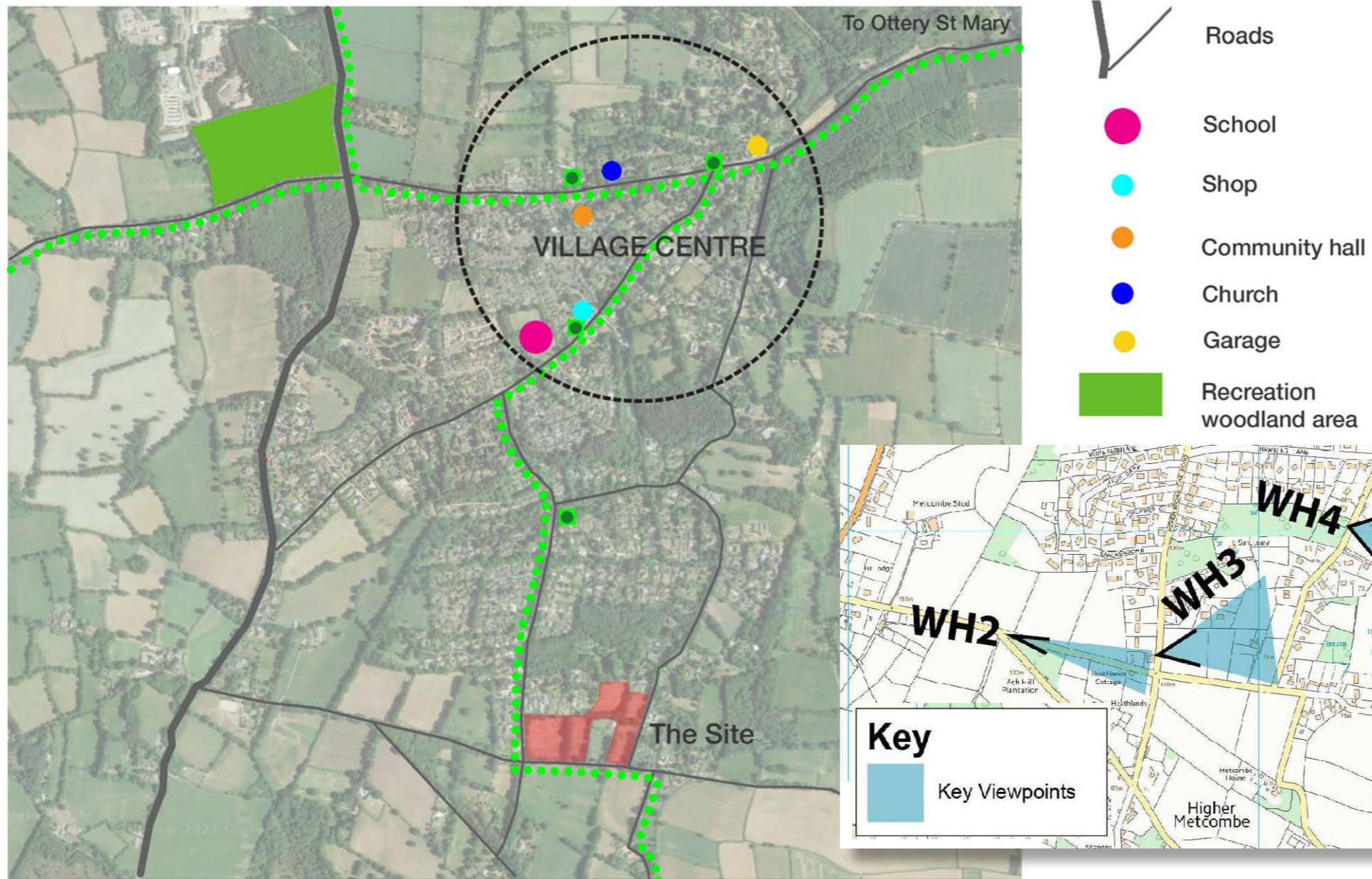


Figure 4: Local Facilities Plan

0 400
Metres

KEY

- Village centre
- Bus route and bus stop
- Roads
- School
- Shop
- Community hall
- Church
- Garage
- Recreation woodland area

Opportunities and Constraints

Opportunities

The release of land at Pikes Farm offers a suitable and realistic opportunity to accommodate development of a strategic yet proportionate level, contributing to the delivery of much needed new housing, in an otherwise sustainable location, where development should be directed. Adjoining the built-up settlement edge of West Hill, residential development here would amalgamate with its landscape context, without encroaching uncharacteristically into the countryside.

The built development will support and facilitate the provision of new infrastructure, in turn creating a wholly sustainable, well-integrated community. P&DG's ethos is to capture the spirit of good placemaking through careful planning, holistic design and improved accessibility.

The development of the site will be led by an appropriate mix of dwellings, connected by strong and accessible linkages back into West Hill. Provision is made within the overall development for open space, including a series of biodiversity improvement areas.

We see the site as deliverable immediately upon grant of planning permission.

The proposal provides the following opportunities:

- Delivery of much needed new housing.
- Stimulate job creation through the support of existing businesses and services.
- Provide development within reach of local facilities.
- Provide opportunities for environmental improvements.
- Integration of sustainable drainage and open space provision.
- Foster health and wellbeing.
- Create mixed and balanced communities.

Constraints

The site is not covered by any landscape, ecological or historic designations.

The western extent of the site is covered by a 'Valued View' in the 'Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill 2017 – 2031' (ref: WH3). Policy NP6 states:

'Any proposals for development that would affect the views listed should demonstrate that design has taken this into consideration and public views can be protected for public enjoyment.'

We respect this and believe the site can be developed in such a way to retain views through the centre of the site (whilst at the same time deliver much needed housing). This is illustrated on the Indicative Master Plan (page 10).

KEY




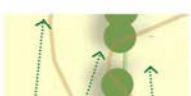




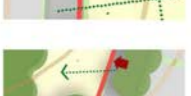
-  Site Boundary
-  Countryside with woodland and tree planting
-  Urban development
-  Views into site
-  Views out from site
-  Contours
-  Drainage and water courses
-  Main vehicle access into site
-  Individual plot access



Figure 5: Site Assessment Plan

PIKES FARM, WEST HILL

SITE ANALYSIS

Landscape Strategy

The site comprises rolling arable and pastoral farmland with remnant sections of field boundary hedgerows and trees.

The site is not covered by any landscape designation that would suggest an increased sensitivity to change.

There are however a number of existing trees and hedges on site (as identified). Every attempt has been taken to keep as many in situ as possible. In addition, a comprehensive landscape strategy is proposed to assimilate the dwellings into existing development without impacting on amenity and the wider landscape.

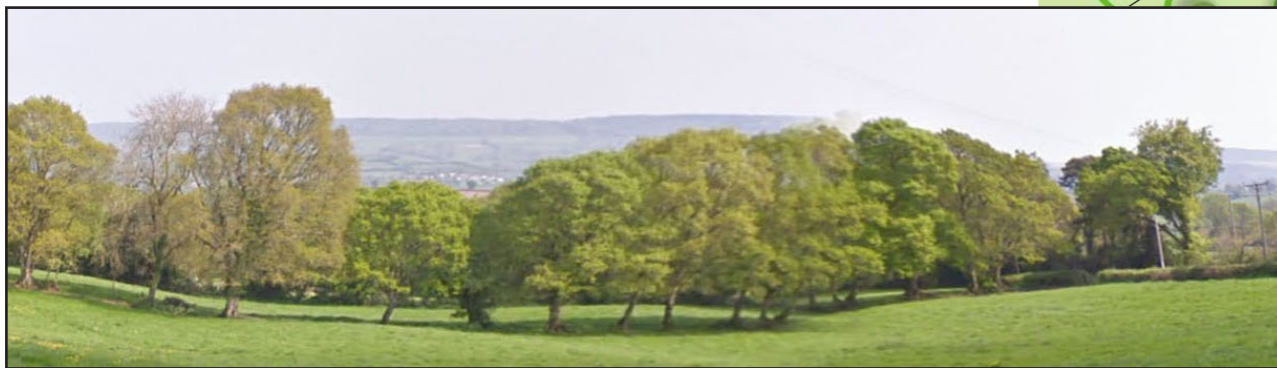
Mature hedgerow trees and indigenous deciduous woodland habitat



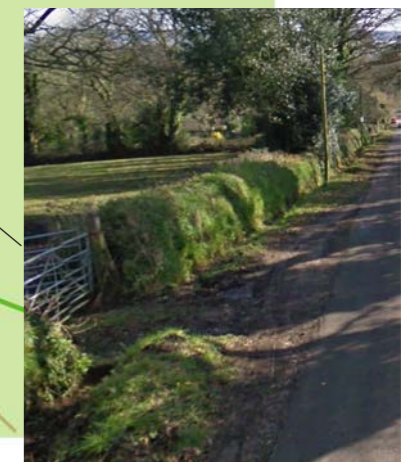
Figure 6: Existing Landscape Assets



Existing adjacent housing clearly shows the original field boundary pattern with retained hedgerows and trees and woodland. This provides a precedent and landscape green infrastructure that is appropriate to this site.



Significant trees to be retained and topography to be respected.



Mature hedgerow habitat



Location Reference



The panoramic photographs on this page give a clear indication of site character, gently sloping topography and paddock enclosure that would be suited to a small grouping of housing, contained and separated by the mature tree belts defining the field pattern across the site. As seen in the later section on habitat and biodiversity, this is important to maintain and enhance the wildlife corridors linking the established woodland to the north with the open countryside to the south. The aerial plan (above) clearly shows this green infrastructure.

The site comprises a series of well defined and enclosed paddocks

PIKES FARM, WEST HILL

PROPOSAL CONCEPT PLAN

Master Plan

A master plan-led approach will be adopted to best unlock the development potential whilst maximise the sustainable and locational advantages of the site.




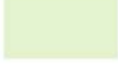






The scheme will seek to deliver a range of high-quality housing of different types responding to local demand and policy requirements. The proposal seeks to increase the quality and choice of local housing stock.

Structural landscaping and individual tree planting is proposed along the site's boundaries and amongst the proposed dwellings, with the retention of existing trees and hedgerows wherever possible. A soft green edge runs along the site boundaries to enhance and create a wide and permanent boundary and interface between countryside and more urban areas.

Areas of green space across the site offer opportunities for ecological enhancement and new landscaping.

Development on the west field will be confined to the northern and southern extents to create an open vista through the site thereby protecting the 'Valued View' from the west as identified in the Neighbourhood Plan.

KEY

	Site boundary		Proposed new green open space
	Existing road network		Existing countryside
	Existing plot and paddock retained		Existing field and plot boundaries
	Proposed housing development		Existing drainage and water course
	Proposed new housing access		Indicative SUDS new wetland habitat

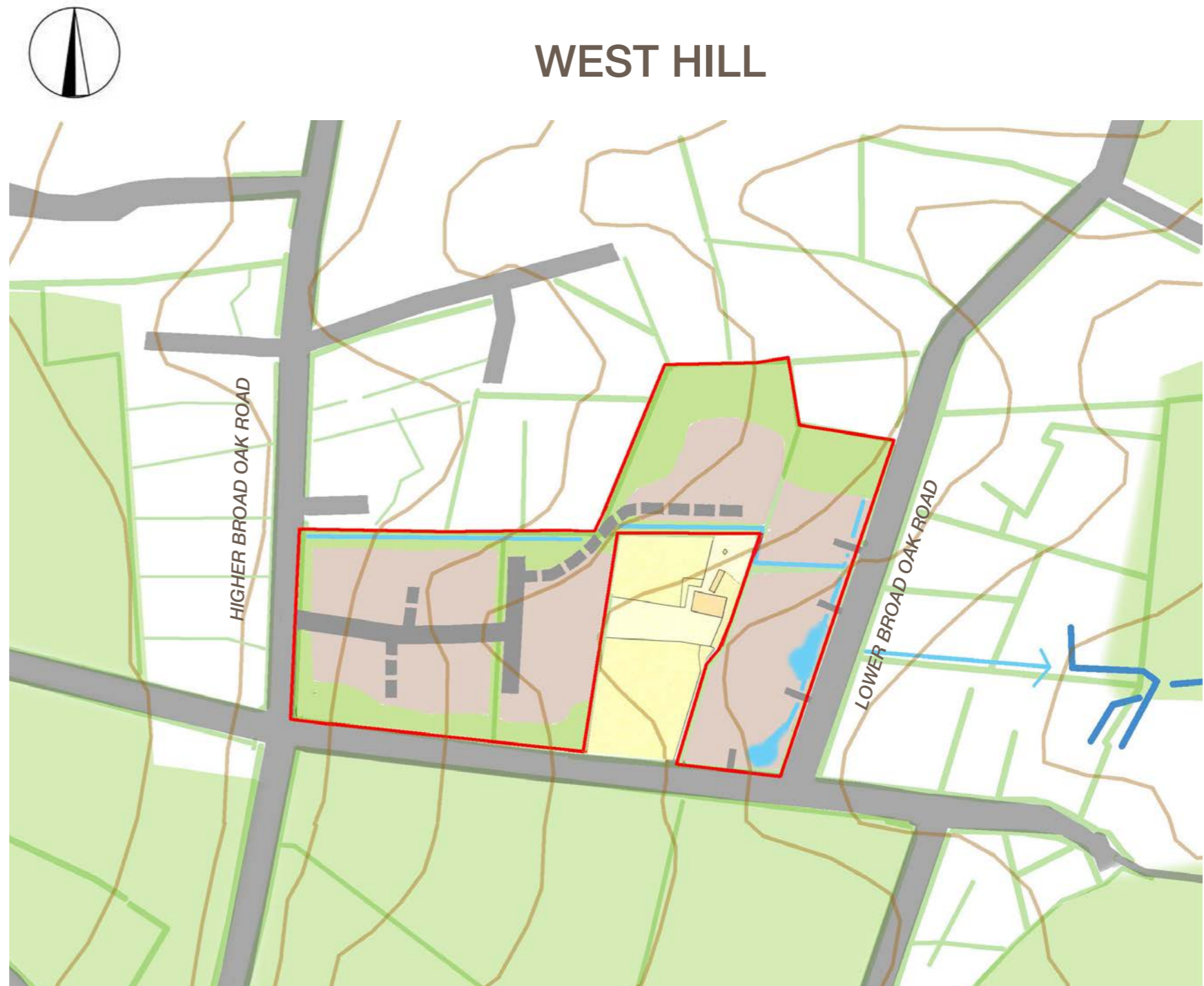


Figure 7: Development Concept Plan



KEY

-  Existing urban area
-  Proposed new development and access roads
-  Existing countryside
-  Woodland and tree grouping
-  'Valued View' (Neighbourhood Plan) protected in the proposal
-  Indicative built frontage
-  Indicative SUDS new wetland habitat



Figure 8: Indicative Master Plan

PIKES FARM, WEST HILL

DESIGN AND CHARACTER

Urban Design Principles

The development scheme will follow sustainable place making principles. The relationship between public and private spaces will be clearly defined, contributing to a positive sense of place. The perimeter block structure of the development enables a well-connected and accessible neighbourhood. The broad parameters of the scheme are reflective of adjoining residential streets with variations in character areas to be incorporated across the development. Design cues and common architectural features in the area will be utilised in the development, maintaining identity and local distinctiveness.

Variations in the block structure can be achieved through mixed densities, heights, scales and land uses. This will create interest and avoid repeated or uniformed parcels. Where possible, residential dwellings will be outward facing, and key corners addressed by active property frontages.

Existing nearby dwellings will also be considered to ensure there is no impact on amenity.

A master planned approach to the development of the site will complement the technical work undertaken, clearly demonstrating how the site's development could come forward, including key focal spaces and placemaking design principles.

Use and Amount

The concept of the development is centred around the existing distinctive quality and access to green infrastructure and the local amenities that make the site sustainable. To assist in meeting the housing needs of East Devon, the site will be able to deliver high quality homes without causing detriment to the local area.

Density and Type

The scheme design recognises the opportunity to make the most efficient use of the site, within capacity limits and constraints, reducing the impact on the wider countryside by maintaining a landscape buffer.

A variety of density is envisaged across the site.

The development is envisaged to deliver predominantly two storey dwellings that will maintain the existing built vernacular of the area.

The indicative generic plan (right) shows informal grouping of houses served by a shared surface access drive. This illustrates the type of development that would fit into a paddock setting, with retention of existing mature trees and hedgerows on a site. The informal grouping of the individual house type units shows an urban fabric that would be in character with the adjacent built form of West Hill.



The illustration (left) explores what this means in three dimension. The axonometric perspective shows an indicative grouping of buildings with integrated garage and car parking around a private shared surface access space. Note that variation in roofscapes and subtle orientation of buildings create a sensitive grouping of built form that adds to the character and through details of layout design creates a neighbourhood identity. This approach to design reflects the current national guidance on good design and creating 'beautiful places'.

PIKES FARM, WEST HILL DESIGN AND CHARACTER



Good Practice Examples

The *National Model Design Code* (2020), *Guidance Notes for Design Codes* (2020) and the supporting document *Living with Beauty* (2020) are part of Government policy and strategy to raise design standards and expectations.

The Design Code documents stress the importance of good development having a well thought out design approach, which has an emphasis on establishing a blue/green infrastructure integrated with an urban design framework.

This promotion document reflects this design approach, with emphasis on green infrastructure, restricting loss of key natural habitat and provides a development concept framework which reflects good urban design principles.

The illustrations on this and the previous page explore urban morphology, the type of development, built form, grouping of buildings, character and a fully integrated built and landscape led design approach.



The illustrations (left) on this page are again generic, but clearly show what this design approach means viewed from the street level.

The perspectives show integrated landscape and urban form that reflect good urban design and townscape principles. This type of development is 'bespoke' to a paddock setting which fully utilises the mature woodland and tree backdrop context.

All buildings are 1.5 to 2 storey, with variation in ridge orientation, architectural detailing and skyline silhouette. The sensitive treatment of plot boundaries help to define the street space and visually link individual buildings.

A well designed and thought out layout with variety of house types and design adds to the character and unique selling point of a development.

PIKES FARM, WEST HILL

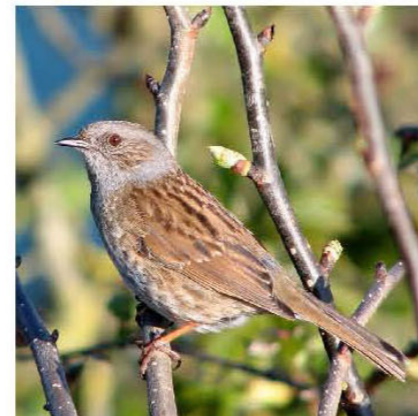
ECOLOGY AND BIODIVERSITY

Blue Green Infrastructure and Bio Diversity

The proposal will incorporate green infrastructure corridors internally within the site and outwards towards surrounding countryside. Furthermore, an element of compensatory improvements to the environmental quality of the site is proposed to provide policy compliant 'biodiversity gain' through the development. This will be achieved through joint working with the Countryside and Wildlife Team.

The proposed linkages enhance the circulation through the site and provide a connection to the wider area. Within the development it is proposed to include a series incidental green spaces to influence the site's character.

The site is not located within an area at risk of flooding. Drainage ponds however will provide opportunities to address and surface water issues in combination with ecological provisions across the site.

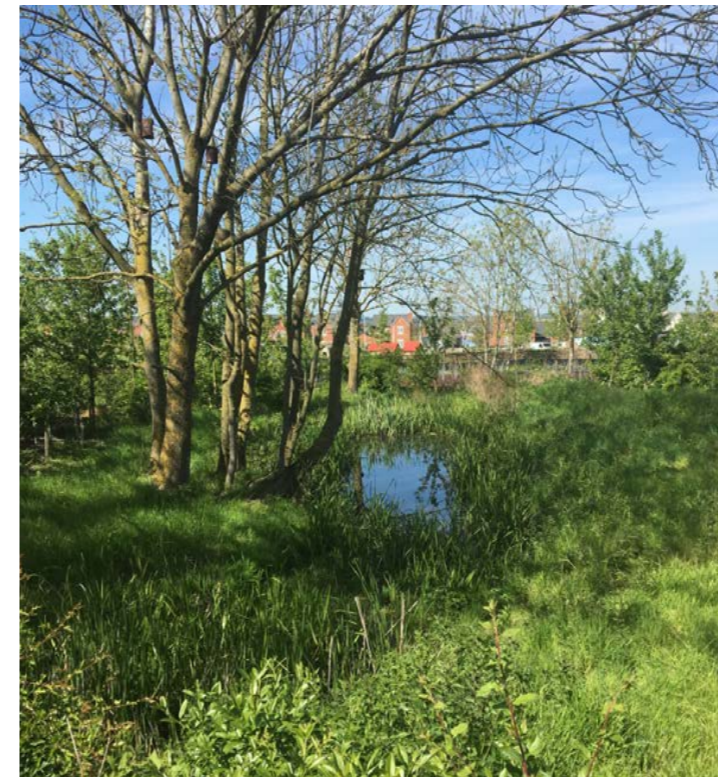


(Images: Google)

SPIECES DIVERSITY GAIN

The diagrammatic plan (right) illustrates how enhancing the green infrastructure (hedgerows, linked new managed wild meadow open space and increased linked tree canopy), will reinforce wildlife movement corridors and links between existing woodland and the countryside.

The introduction of new local wetland habitat through SUDS areas at the lowest point of the site adjacent to Lower Broad Oak Road will further add to biodiversity.



INTEGRATED DRAINAGE AND WETLAND HABITAT

Figure 9: Habitat Linkage and Biodiversity Plan



Figure 10: Proposed Green Infrastructure Plan

HABITAT VARIETY



WOODLAND and TREE CANOPY



HEDGEROW and UNDERGROWTH



WETLAND



WILD FLOWER MEADOW



The illustrations on this page show the opportunity to improve habitat variety and strengthen the green corridor infrastructure consequently adding to biodiversity value. The plan (above) shows intensification of hedgerow and tree planting along the existing field boundaries, creating new wild meadow 'pockets' - compare the additional darker planting with the existing landscape assets plan on page 7.

PIKES FARM, WEST HILL ACCESS

Access

For the main part of the site, a safe and suitable joint access can be provided from Higher Broad Oak Road which currently has a 30mph speed limit. The larger houses to the east would have their own access points from Lower Broad Oak Road. All access points will be designed to Highway Authority standards using appropriate materials. Advice will be taken as regards any lighting.

Road Hierarchy

The internal road hierarchy will be designed to be accessible, permeable, logical and legible for vehicular users, and pedestrians and cyclists.

The residual cumulative impact of the development in regard to highways and access is not considered to be severe and, as such, the proposal is acceptable in highways terms.

It is essential to create legibility in the scheme, which can be achieved through an appropriate and effective road hierarchy.

The internal road layout will be constructed to an adoptable standard based on a legible hierarchy of streets and shared surfaces.

The internal roads do not need to provide for regular use by large vehicles with the exception of full integration for refuse vehicles and will likely be designed to 20mph and typically 5.5m wide with 2m wide footways, as appropriate. The promotion of lower vehicle speeds will go a considerable way to create a pedestrian friendly environment and a positive sense of place.

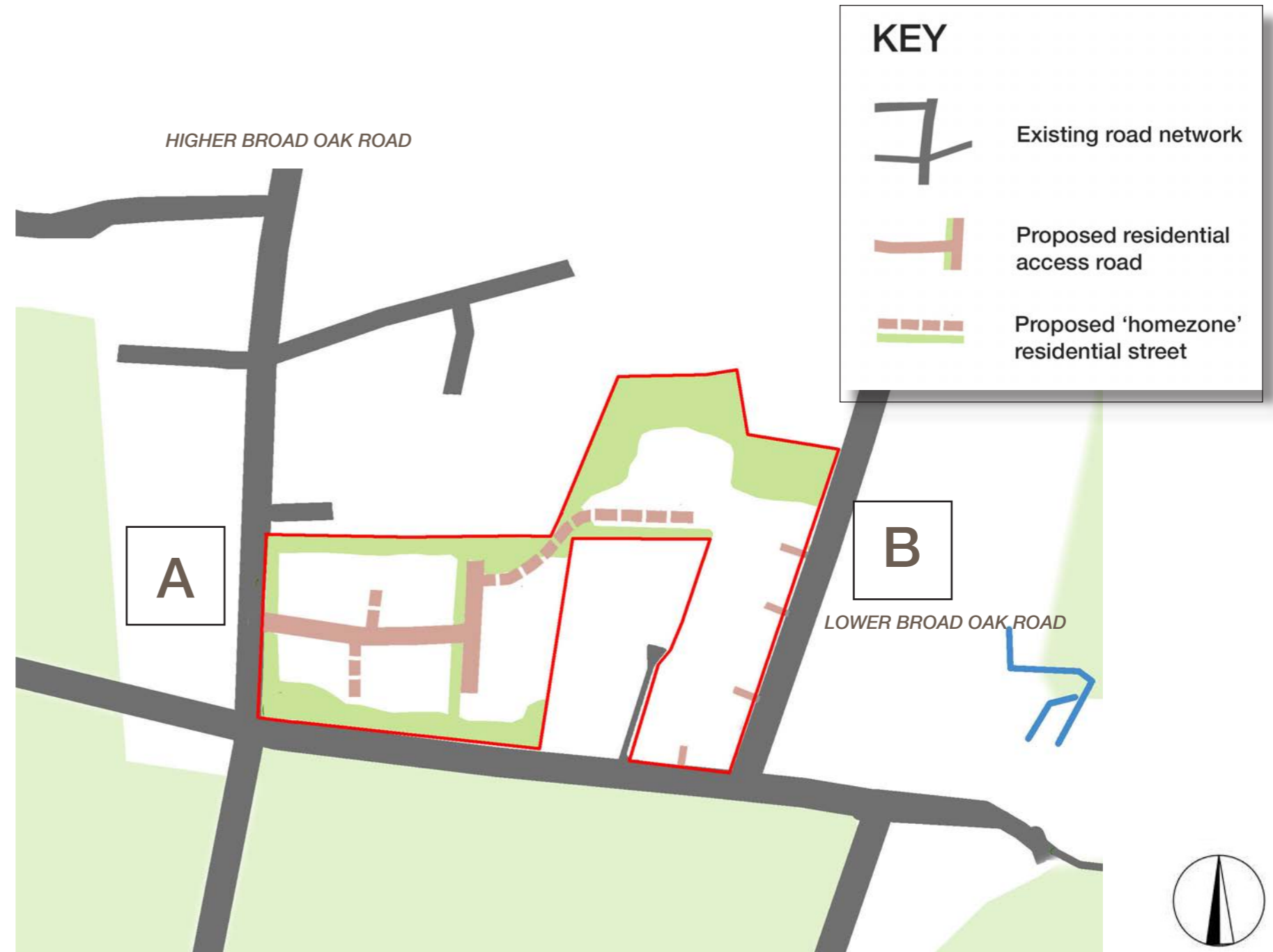


Figure 11: Indicative Access Plan



(Above) Indicative vehicle main access point from Higher Broad Oak Road



(Above) Indicative private drive access points from Lower Broad Oak Road

STREETS FOR PEOPLE



Set back garage and landscaped frontage parking



Good Practice Examples

Current debate around Manual for Streets and research for Manual For Streets 3 (to be published later this year) stresses the importance for streets for people. Emphasis on the car and vehicle priority will be further challenged. Small 'cluster grouping of housing within a paddock setting will be well suited to creating defensible 'homezone' pedestrian priority street and public space. The illustrations on this page explore the access opportunities for this site and should provide a guidance framework for the next detailed level of the design process.

The photograph images on this page illustrate the scale and character of the access that would be suitable for this site. Access roads should be pedestrian priority and informal shared surface where appropriate. The images show development that is not highway design led. The car is secondary to the use of the public space, with parking hidden and set back in an integrated built and landscaped environment. Also note that the 'homezone' space is overlooked and defensible space creating a safe and secure residential community. Bin provision needs to be screened and integrated into layout design which minimise impact on the streetscape of the scheme.



FULLY INTEGRATED AND LANDSCAPED PARKING

PIKES FARM, WEST HILL

SUMMARY AND CONCLUSION

Land at Pikes Farm is a highly deliverable site that can be brought forward as a comprehensive and sustainable development.

It is closely related to the settlement pattern of West Hill and in walking distance to a range of local services.

Inclusion and enhancement of green space linkages, landscaping and blue infrastructure is a key characteristic of the proposals to add variation to the proposal and influence the transition from urban form into the countryside. Ecologically, the site provides a suitable buffer between development and established habitats in the area through the green space linkages.

We will create an open vista through the western field to protect the 'Valued View' as identified in the Neighbourhood Plan.

The site is considered a genuinely sustainable and appropriate site for housing development which would not impact unduly on the local area.



Figure 12: Indicative Aerial Overview



P&D G

Planning and Design Group