

Little Blagdon Farm

We have exciting plans for new homes that we would like to share with you.

These plans would provide much needed housing in the Torbay area, including affordable housing contributing to Torbay’s affordable housing targets.

We are seeking to submit a planning application for Outline Consent.

Please take a look at our exhibition boards today. Feel free to talk to the project team who will answer your questions

We would like to know your thoughts on our proposals before we submit them to planning.

Your opinion matters to us.

Who We Are

Torbay Council is seeking to bring forward the existing land in its ownership at Little Blagdon Farm for much needed housing development in the Torbay area.

It has appointed a design team to do this comprising an Architect, Planning Consultant, Highways and Drainage Consultant, Ecologist and Landscape Architect.

KTA Architects based in Exeter have been appointed to lead the design team to develop a suitable scheme.

AR Land and Planning based in Torbay will lead on planning matters and manage the planning application.

GE Consulting’s Exeter office is leading on ecology, protection of species and biodiversity

Highways and Drainage design is provided by Torbay Council.

David Wilson Partnership is leading on landscape & visual sensitivity of the proposal

Background to our plans

The proposal below is the approved phased masterplan from 2016 for Collaton St Mary.

The principle of residential development around Totnes Road was established by the Torbay Local Plan 2012-2030 and forms part of a Future Growth Area under Policy SS2. Scope for approximately 460 homes in and around Totnes Road to meet future housing need is identified in the associated Local Plan policies.

Following the Local Plan designation, the site was identified for new high quality housing within the Collaton St Mary Masterplan, being a Supplementary Planning Document (SPD) which was adopted February 2016. The masterplan image below is extracted from this SPD and is led by a landscape and ecology approach. It shows the phases in the Masterplan.

Our proposals build on this work previously undertaken in identifying and designating this site for residential development and will provide approximately 240 homes.

Phase 1 - 25-30 homes plus flats

Phase 2 - 130-135 homes

Phase 3 - 180-185 homes

Phase 4 - 105-110 homes

Some homes are already being built as noted below. Some are subject to planning applications. For comparison our proposals will cover approximately 2/3rds of Phase 2 and all of Phase 3 which is approximately 275 homes.



Little Blagdon Farm

What affects the site? Ecology:

Top diagram - Ecological constraints. New homes & public open space can be in least sensitive areas.

Physical constraints: Bottom diagram shows-

Topography: Contour lines show steep slopes up to Brake Copse - A major impact on road layout and house levels.

Visual impacts: Purple area has greater visual impact viewed from surrounding countryside if built on.

Access: Off Totnes Rd. This has planning approval.

Flooding: Blue zone plus 10 metre no-build buffer.

Springs: 10m buffer. Spring can be diverted.

Utility services: Orange are cables. Water main blue. To be re-routed.

Neighbouring homes: Privacy buffer -overlooking

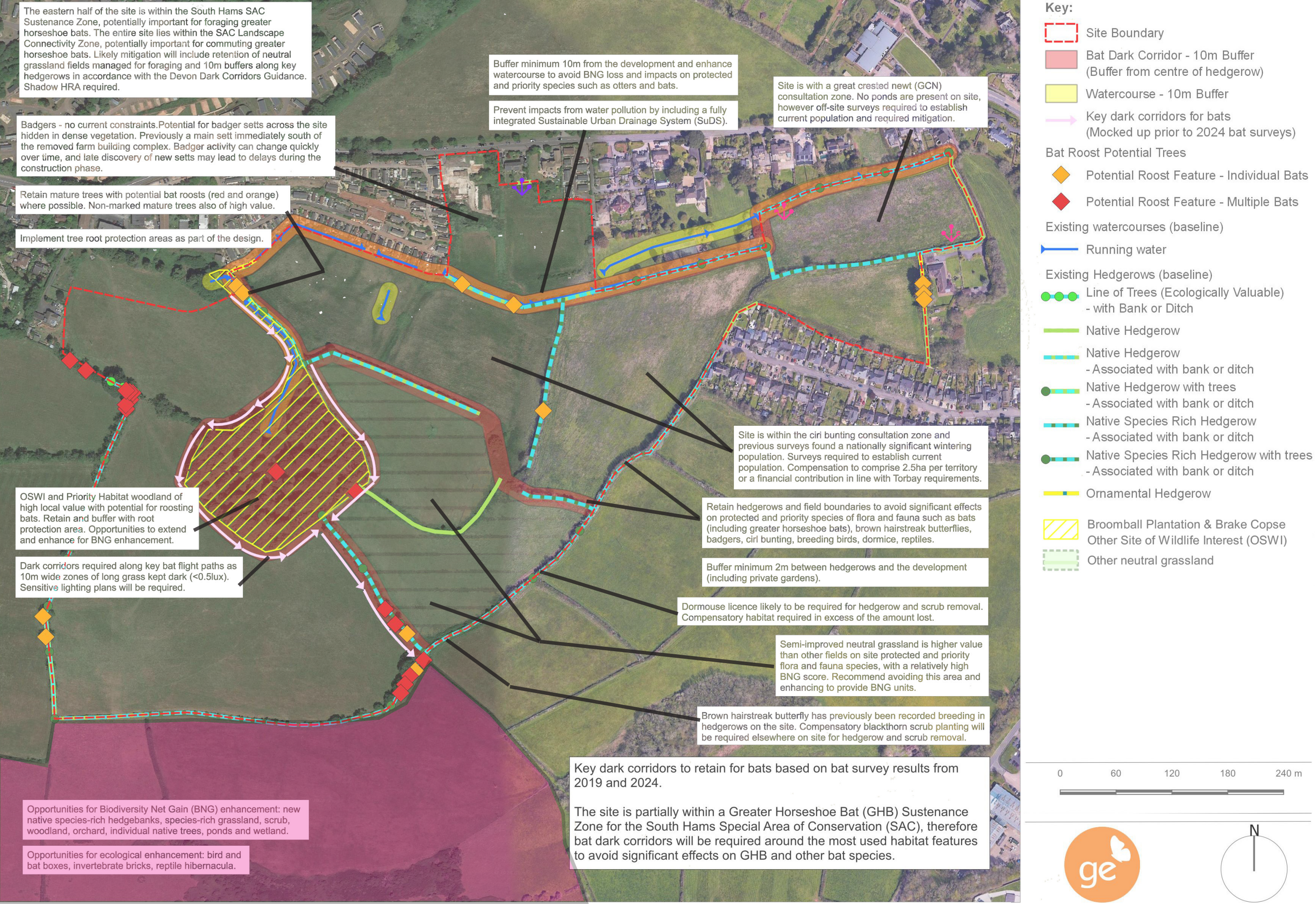
Connections: New links for transport, pedestrian & emergency access.

Constraints & Opportunities

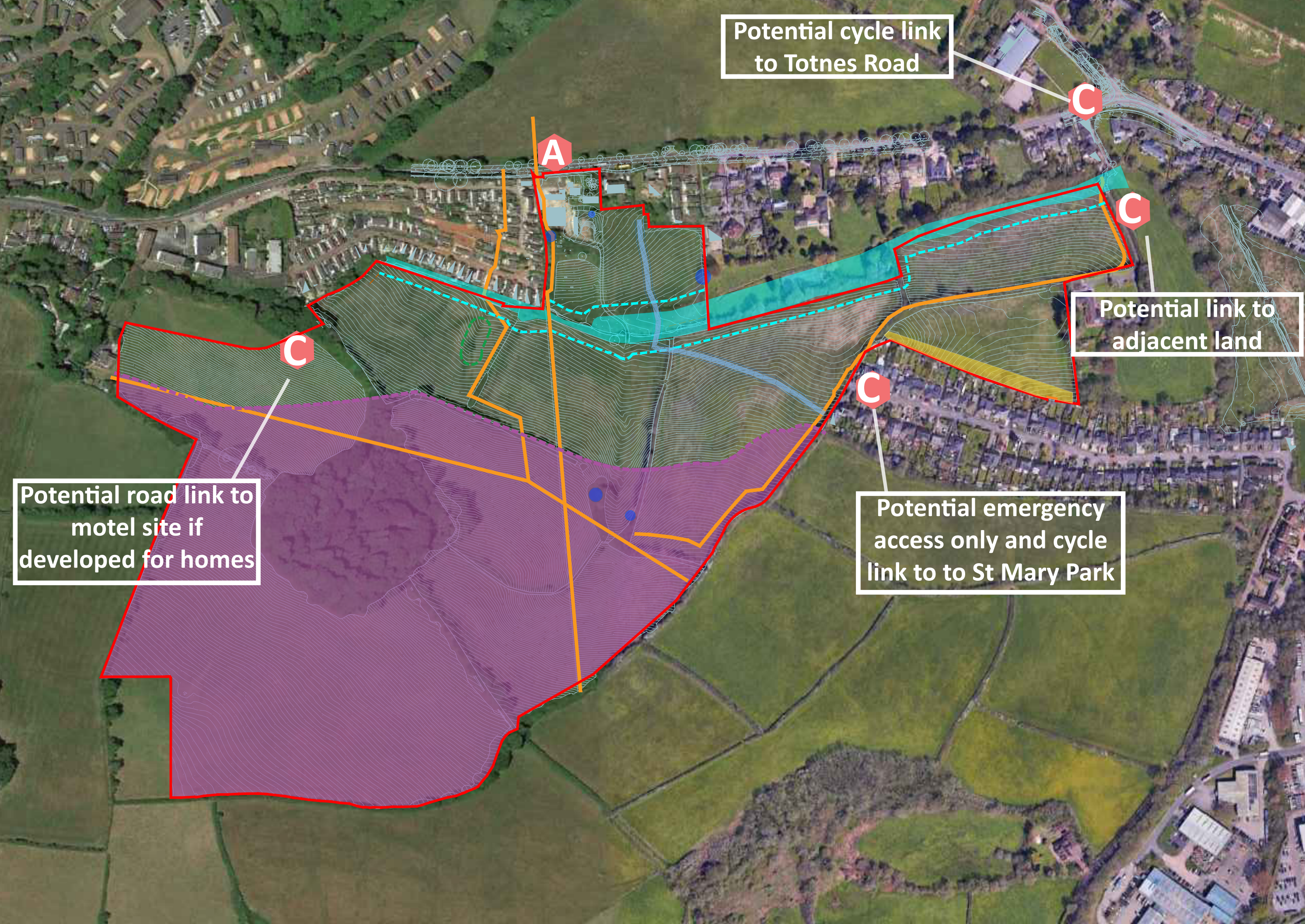
Constraints and opportunities are factors we review that can affect the design that emerges on the site.

The site has been inspected and analysed in detail by our design team to understand the constraints and how these may shape the design of the proposed layout. The key constraints are the sites physical topography, ecology and flood matters. These and other constraints that influence development are described and illustrated below on the existing site images.

Ecological constraints and opportunities diagram below - This highlights important ecological features including bat dark corridors and potential bat roosts, stream buffers, protected species, designated and priority habitats.



Physical constraints and opportunities diagram below - This refers to topography, visibility access, flooding, utilities, neighbours & connecting the development to its surroundings.



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Principles of the existing masterplan....

Landscape - Ecological & green infrastructure led

People - Enhance the existing community

Fit - Well integrated & coherent expansion of the village responding to its local characteristics

Connectivity - Creating appropriate pedestrian & transport links

Access - Off Totnes Rd

Building It - A phased long term development strategy

Flooding - 'No-build' zones

Our new proposal will respect these principles, but.....

Topography - Our new layout will work much better with existing slopes

Connectivity - Explore cycle paths, nature trails, access for emergency vehicles

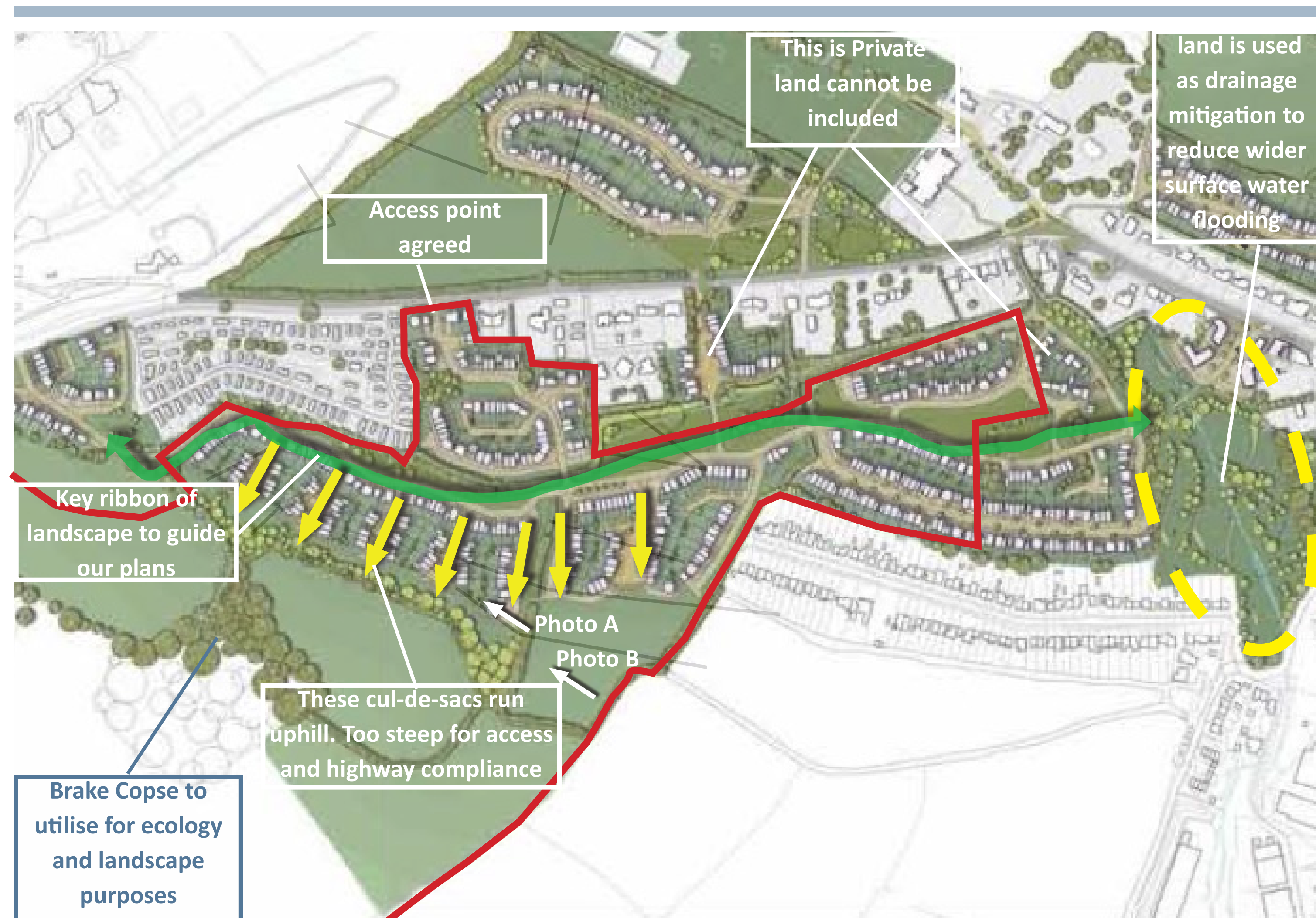
Drainage - Establish a practical strategy

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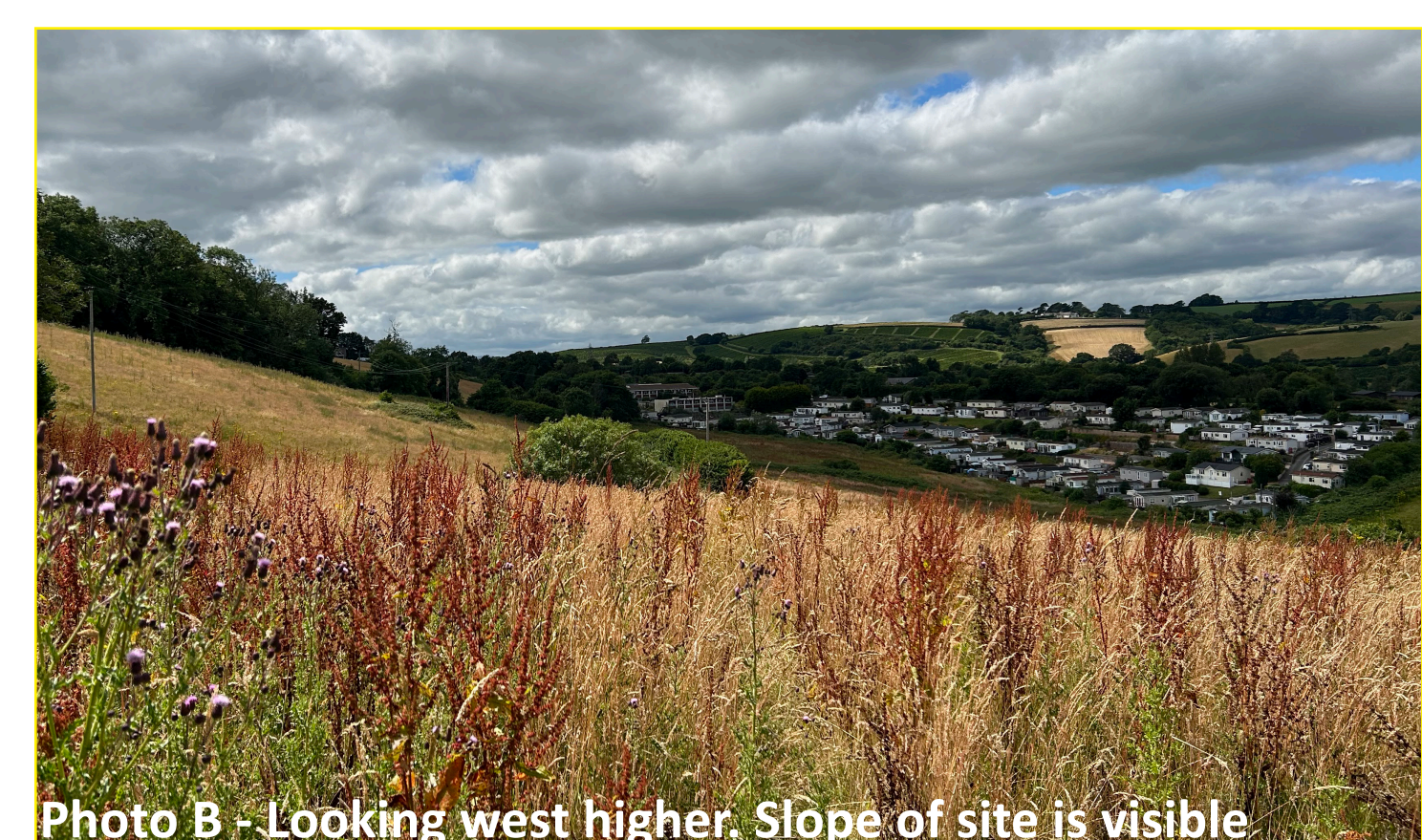
Existing Masterplan Review

The existing masterplan 2016 builds upon the Local Plan allocation and provides more detailed advice and guidance. Our design team has reviewed it to inform how our new housing proposal can remain faithful to its design principles.

Our new housing development on the site will work with the site topography and integrate and connect into the existing context. Our new proposals will use the existing masterplan below as a design guide to achieve this. Our review of the 2016 masterplan finds a significant portion such as the seven cul-de-sac arrangements illustrated below would be excessively steep to construct with practical and cost implications.



Existing 2016 masterplan above - Its proposed green corridor reinforces existing landscape features making use of the flood risk zone along the stream where homes should be avoided. Above and below- the cul-de-sac arrangements will run uphill - steep gradients would impact highway design compliance and be costly to construct roads and plots.



AR Land & Planning



DAVID WILSON PARTNERSHIP
Connecting people and spaces

KTA
Architects | Urban Designers

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Overview of principles

Developable zones & limiting visual impact

The image top right shows our proposal underlaid and sitting in zones F4-F7 having the least visual impact on the skyline

Green space & public open space

The middle image illustrates the principles for green infrastructure zones and open space used by the public. The principle of central green ribbon from the 2016 masterplan is retained

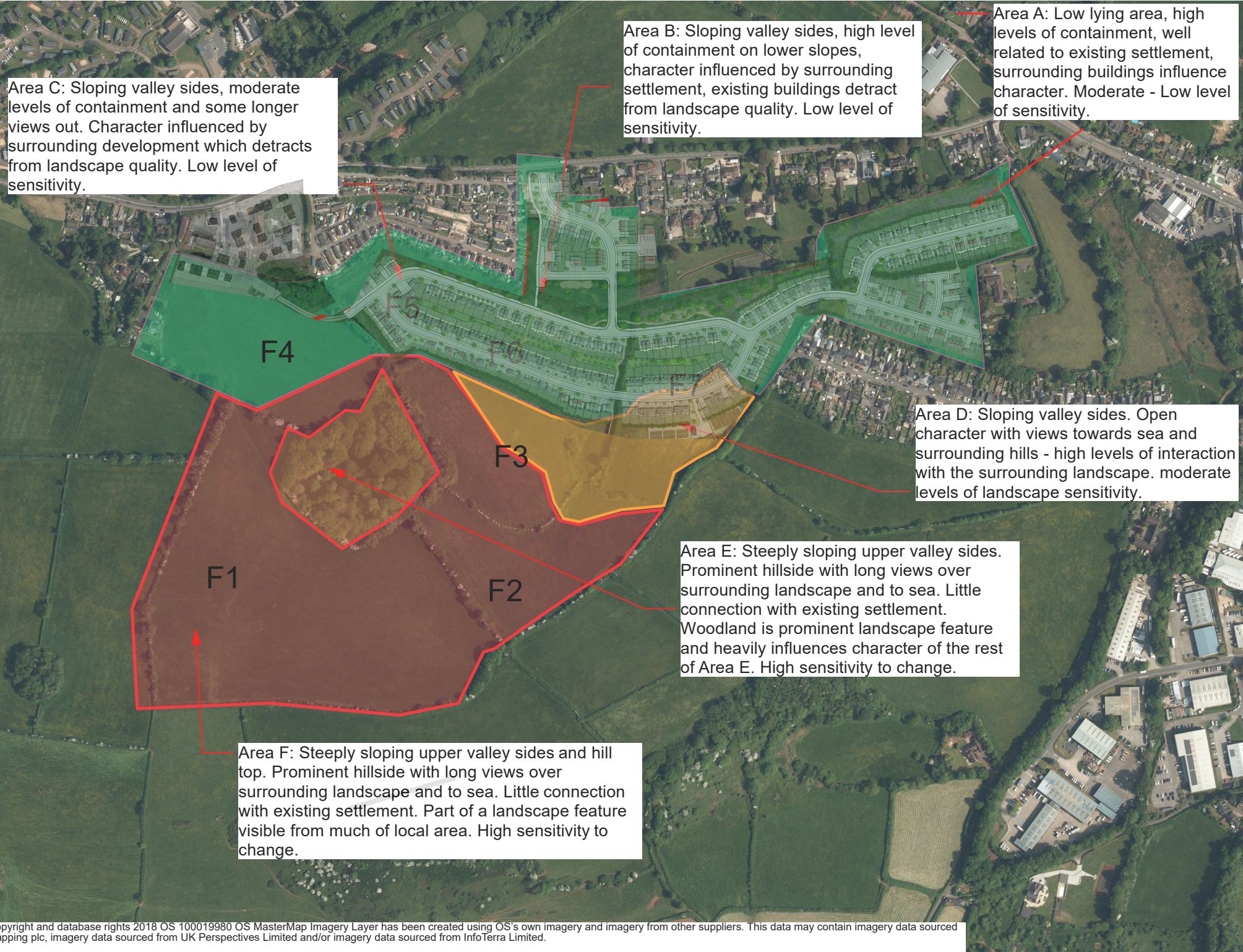
Highways & movement & connections

The bottom image illustrates the highways layout. The loop shape is a direct response to the steep topography. The layout forms links to adjacent areas so that the development is properly integrated and connected with the wider area.

Our Key Design Principles

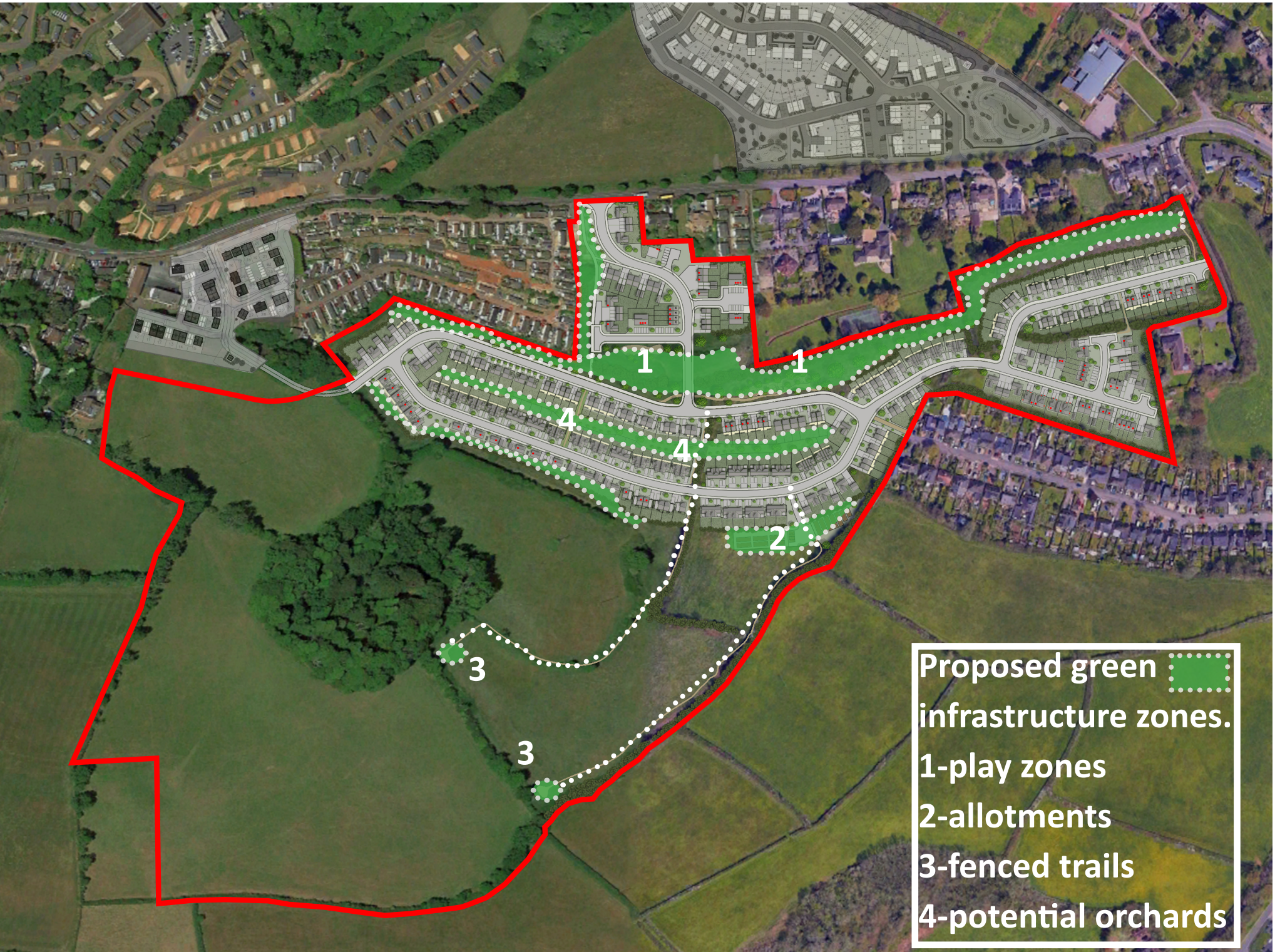
Our team explains the key design principles which influence the indicative proposal

Developable zones & limiting visual impact



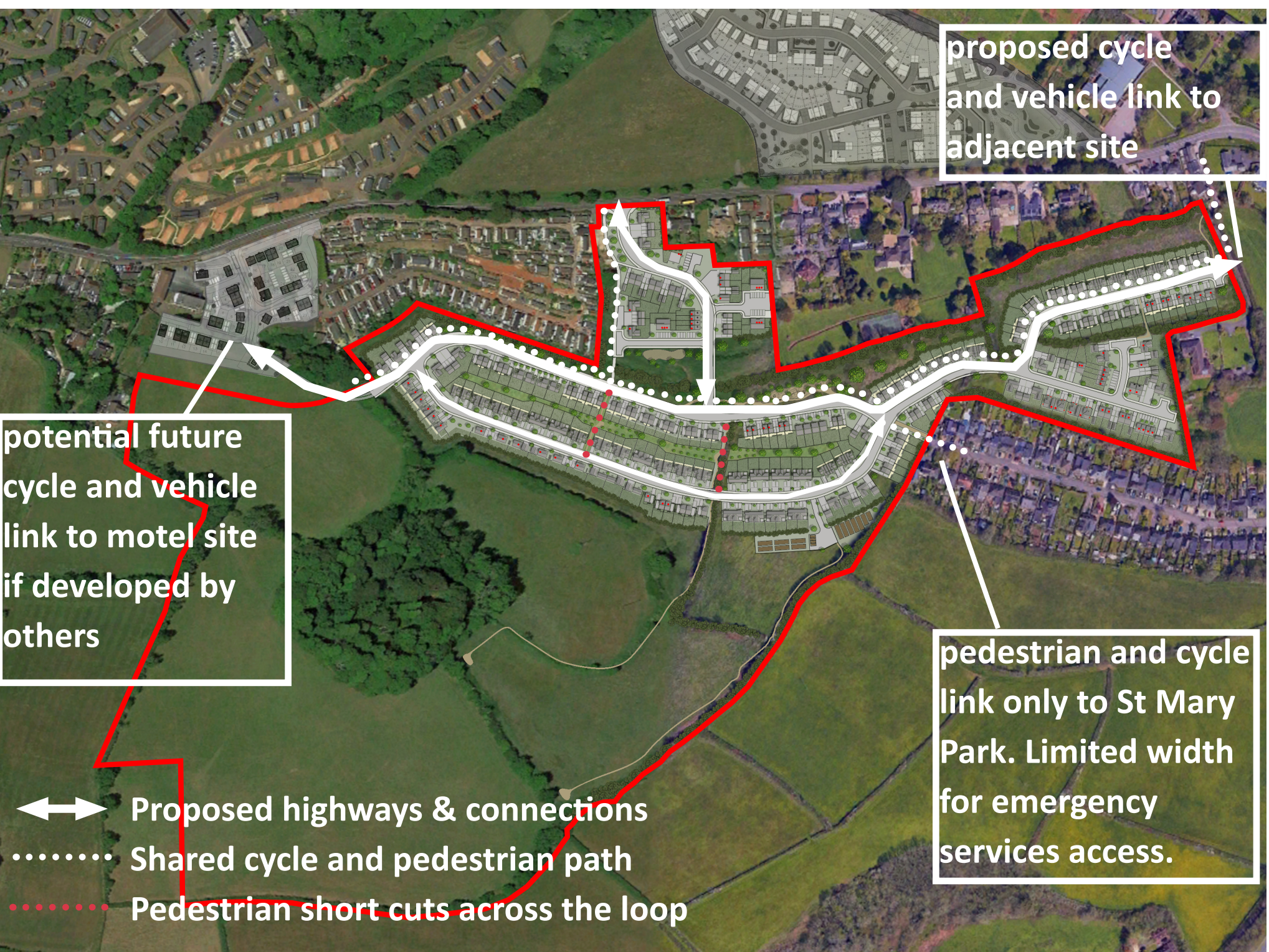
Topography and visibility affect suitability for development. Lower areas, F5, F6, and parts of F4 and F7, are less visible and better connected to existing development and more appropriate for building with potential for effective mitigation. In contrast, mid-slope zones are more exposed and less integrated, posing greater visual impact. The highest areas near the skyline and Brake Copse are very sensitive and inappropriate to develop. Our proposal nestles in the lower less visible areas.

Green Space & Public Open Space



Design principles concern retention and enhancement. Almost all existing vegetation is retained and where new homes and roads are proposed. These developed areas will be supplemented with generous planting. The central green infrastructure ribbon indicated in the 2016 masterplan is adhered to. Community allotments are proposed plus opportunities for orchard zones. Hedgeline removal will be minimal to limit impact on biodiversity and bat corridors.

Highways & Movement & Connections



Our proposed highways layout differs from the existing 2016 masterplan in that we illustrate a closed loop rather than a spine road with multiple cul-de-sacs.

Our scheme works with the steep topography rather than against. We run with the contours to achieve the most efficient road layout and still provide good connectivity by foot, car or cycle to the wider context.

Our loop is designed to allow a light bus service adding further connectivity.

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Key elements of the indicative layout we are proposing.....

Access - Primary access of Totnes Road (1a).

Future connectivity - Links (1b) to the west & east.

Layout- The loop design (2a) enables site-wide negotiable access with pedestrian links (2b) between levels.

Ecology & green space - Development is contained in areas (3a) with least ecological impact with retention & enhancement of green infrastructure. Proposed green landscape ribbon (3b) runs centrally.

Scale - Generally 2 storey with split level 2½ storey homes (4a) to some areas.

Dwelling types - 1,2,3 & 4 bed homes are illustrated.

Public spaces- Play areas (5a), allotments (5b), nature trails (5c), orchards (5d).

Visual impact- Proposals are contained in the natural bowl of the site.

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Indicative Layout Proposal

Our proposal is illustrated below. It would provide approximately 240 new homes with 30% being affordable, split between rented and shared ownership.

The proposals respond positively to the Local Plan, allocation, Collaton St Mary Masterplan (SPD), Paignton Neighbourhood Plan, policies & guidance. This will provide much needed housing, whilst retaining existing vegetation, and incorporating supplementary planting, open space, play facilities and attention to landform to ensure that development is judged as an attractive, integrated logical extension to Collaton St Mary.

The form of the development responds well to the existing topography and landscape, while respecting neighbouring properties. Where possible, the proposals retain and enhance biodiversity and ecology through careful management of features important for protected species and high value habitats. The development will also deliver through the provision of onsite public open space (including equipped play) good connectivity for new and existing residents.

The image below shows the proposal in the wider context of Collaton St Mary



The image below is enlarged to show the main detail of the proposal



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When will homes be built?

2025 Summer

Outline Planning submission to be made to Torbay Council

2025-26 Winter

Outline planning consent anticipated for approximately 240 dwellings

2026-27 Winter

Reserved Matters application made to Torbay Council

2027 Summer

Reserved Matters Permission granted

2030

Start on site
Phased delivery

Our timeline is approximate & subject to design development, statutory & local authority approvals.

Have your say

Thank you for your time today. We would now like to ask you for your opinion about the indicative proposals for new homes at Little Blagdon Farm.

If you have your phone with you, you can scan the QR code here. It will take you to a simple online questionnaire.



Alternatively, you can search for the Little Blagdon Farm webpage on our website. The page has all the information you have seen here today with a link to the online questionnaire.

<https://forms.office.com/e/rrjXWMjqms>

We encourage you to fill in paper questionnaires on the day or using the internet link which will be available for up to 7 days following this event.

What happens next?

We will review all the feedback received and will use it to help inform a further update to the proposals before they are submitted to Torbay Council for its consideration.

Once the council has received an application, it will undertake a further round of consultation where there will be an opportunity for people to have their say on the final plans.

In due course, councillors will then discuss the proposals at a planning committee meeting before coming to a decision on the plans.