



Homes
England

Introduction

Welcome to this consultation regarding the draft redevelopment proposals for the former CeramTec factory on Sidmouth Road, Colyton.

We are currently considering options for the mixed-use redevelopment of the site and are seeking your views on the proposals set out today. Delivery of high quality homes and jobs is our priority and we are very keen to hear your views either in person or via the questionnaire.

The proposed development will achieve the following outcomes:

- Sympathetic redevelopment of this disused factory which is out of character with the historic centre of Colyton
- Provision of a range of house types to meet local needs, including a high proportion of 2 bedroom homes
- Provision of employment space to meet local requirements for small, serviced offices
- A high quality design which is in keeping with the character of Colyton
- Retention and enhancement of key landscape and ecological features, and provision of a new public green space in the western part of Colyton
- Create a safe, attractive and low-speed environment for people to comfortably walk and cycle within the site, thus creating a permeable layout to connect to the existing facilities in the surrounding area



Homes England is a public body which brings together land, money and housing development expertise.

We have a clear remit to facilitate the delivery of sufficient new homes, where they are most needed across England, to deliver a sustained improvement in affordability. The new, expanded organisation will play a far bigger role in investing in supply and intervening in the market to help deliver 300,000 homes a year by the middle of the next decade.

Former CeramTec Factory, Colyton

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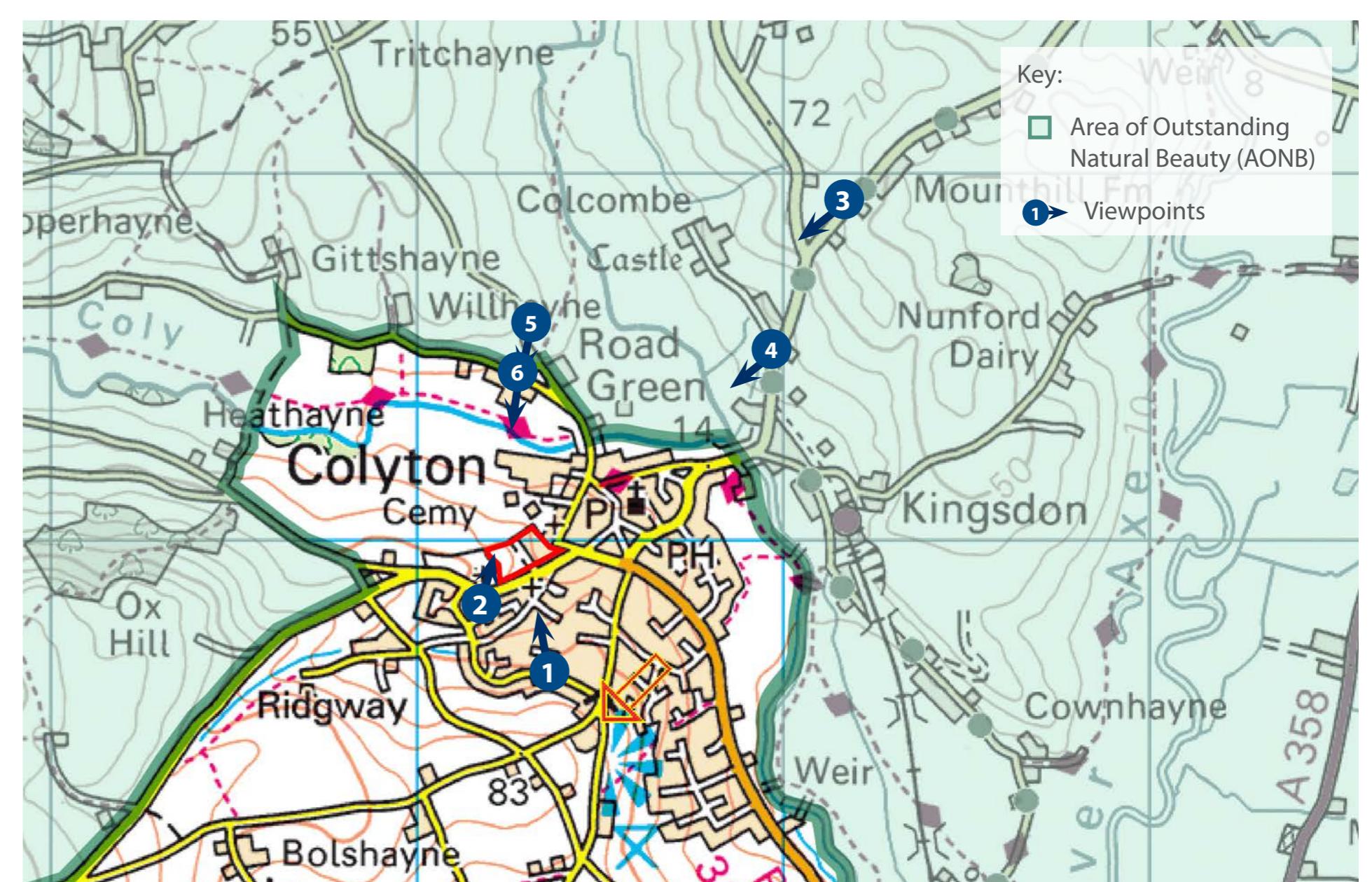
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Visual Appraisal

Colyton is located just outside the East Devon Area of Outstanding Natural Beauty (AONB), and the site is visible from the north-east

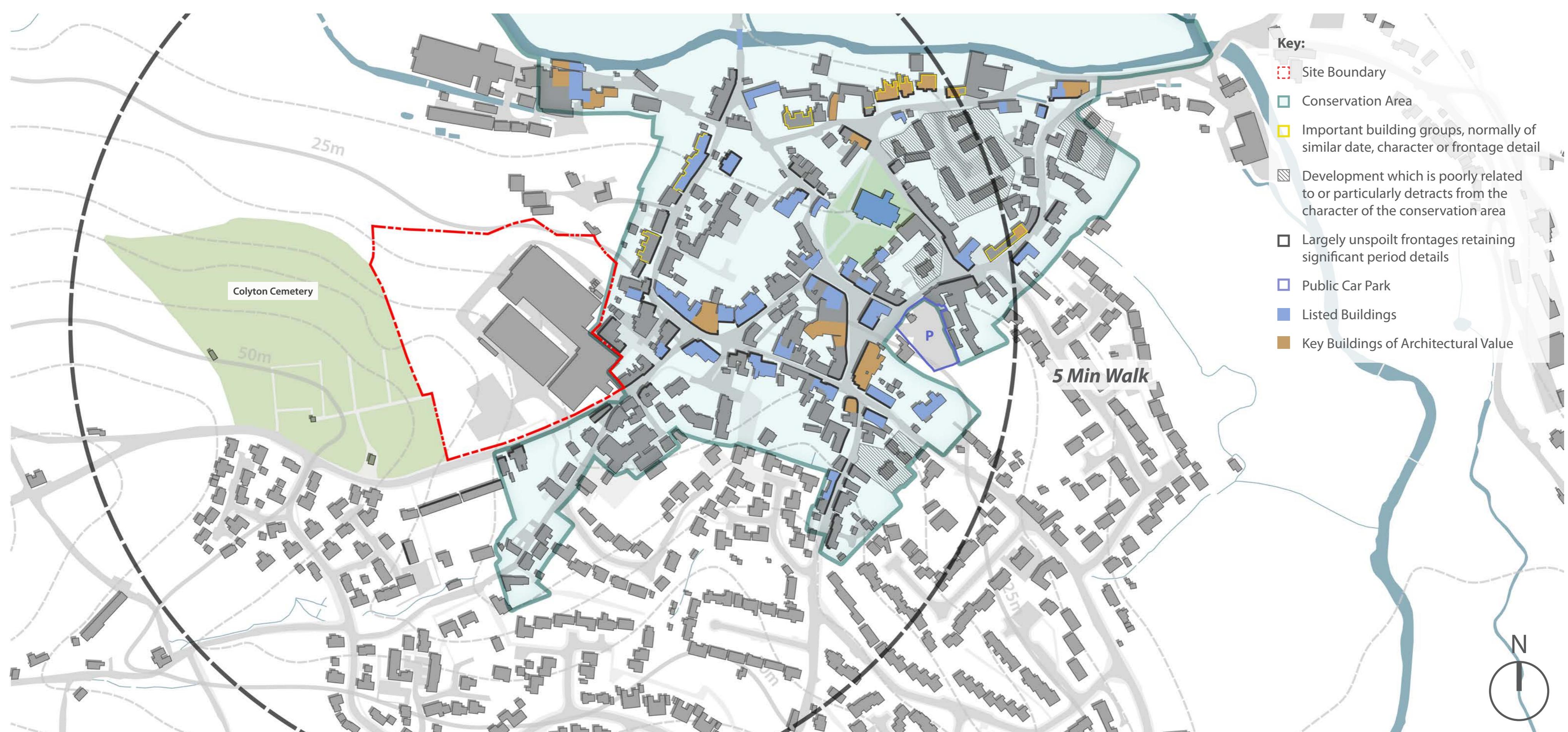
An initial visual appraisal has been undertaken to inform the development of concept proposals. The site is seen in the context of the existing houses in the town, with the upper part of the site adjacent to the cemetery most visible. It is proposed that the most visible part of the site will be converted to public open space. Housing and employment uses will be located in the least visible parts of the site.





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Context Appraisal



Conservation Area & Important Features



Conservation Area & Listed Buildings

The 3Ha site at Sidmouth Road, Colyton is in a very sustainable location within easy walking distance of Colyton's facilities. The town centre is less than 5 minutes walk from the site, and the local primary school is very close to the site.

The site also has good access to the transport network, with bus stops in Market Place close to the site, and easy access to the A35 and A3052 to the north and south. Axminster and Honiton railway stations are approximately 20 minutes from the site, providing good access to Exeter, Plymouth and London.

The site is located on the edge of Colyton Conservation Area, and is enclosed by existing buildings in King Street and Sidmouth Road to the east, and Sidmouth Road and the cemetery to the south and west.

There are a number of listed buildings within the Conservation Area, but only the Methodist Chapel on King Street adjoins the north-eastern part of the site. Existing dwellings on Sidmouth Road are identified as having important historic frontages with good period details.



Design Appraisal

Building Design

It is proposed that the dwellings will reflect the character of Colyton, using sympathetic building materials (render, brick and stone) with slate roofs, and clay tiles to feature buildings. A range of porch designs will reflect the mix of historic porch details in Colyton, along with stone boundary walls with brick piers, and hedges to define front gardens. Feature bay windows on some properties will allow views along the street.

Street Design

The streets are proposed to be slow speed environments which will provide a safe environment for pedestrians and cyclists and minimise vehicle speeds. Block paving, stone kerbs, setts and cobbles will be used to define different areas within the street and reflect local materials within Colyton. Planting will soften the streetscape where possible and provide biodiversity gains, with the possibility of providing edible landscaping and fruit trees, especially within the public open space.

Front Gardens

Small front gardens are proposed for most houses to allow residents to personalise their plots and provide a pleasant buffer to the street.

Parking

A range of parking options will be provided, including;

- On Plot
- Courtyard
- 2 Spaces will be provided for all houses

Site Elevations



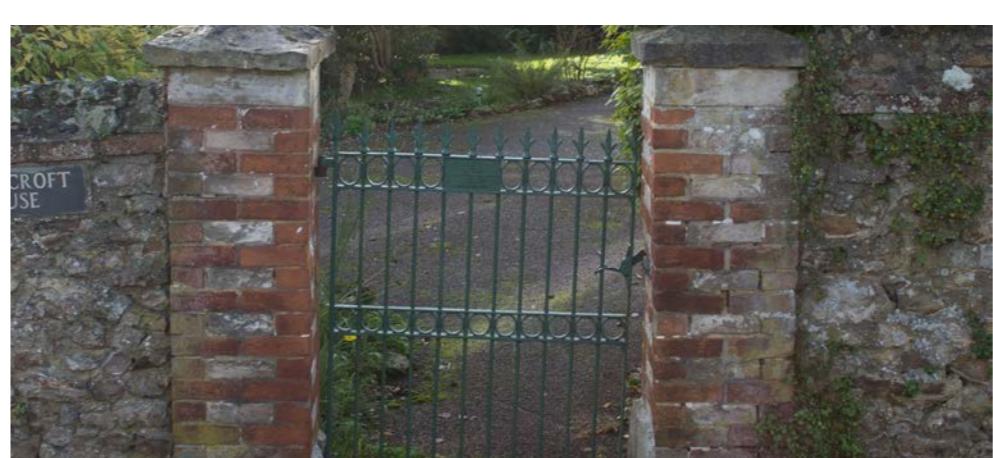
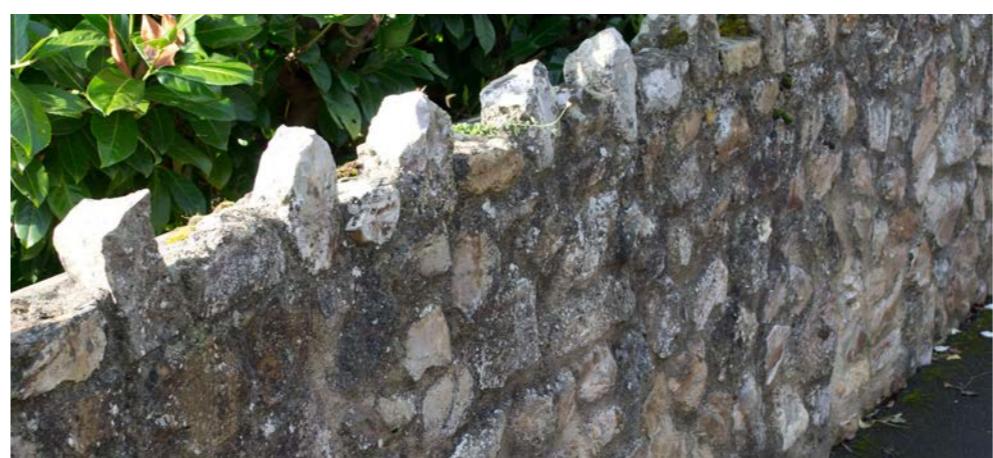
Illustrative Elevation A - A



Illustrative Elevation B - B



Buildings & Roofs



Former CeramTec Factory, Colyton



Opportunities and Constraints



Opportunities and Constraints

The disused CeramTec factory covers the generally flat lower part of the site, fronted by the existing office building adjacent to Sidmouth Road which is proposed to be retained as part of the scheme to provide office accommodation. The existing house adjacent to 4 Sidmouth Road, which forms part of the factory, is also proposed to be retained and refurbished as a private residence.

The upper part of the site along the western boundary is prominent in the local landscape and is proposed to be retained for public open space, enclosed by the existing mature trees to the south. Other good quality trees at the site entrance and in the northern part of the site will be retained, and the existing boundary hedgerows retained and enhanced.

Ecology

Ecological surveys to determine the current ecological baseline have been undertaken and more surveys are being planned at present. There are opportunities to retain and enhance semi-natural habitats within the development to enhance habitats for wildlife, including planting, landscape features and bird and nest boxes.

Measures to deter the use of the factory buildings by nesting herring gulls before they are demolished are being pursued.

Flood Risk and Drainage

The site lies within Flood Zone 1 which has the lowest probability of flooding. Surface water runoff from the site will be controlled to a discharge rate below what is currently discharged from the site. To achieve this, surface water will be attenuated within underground crates that will be integrated into landscape and parking areas within the proposed development masterplan. Sustainable drainage techniques will be prioritised within the proposed development as part of the overall surface water drainage strategy.

Ground Conditions

The site's previous use for manufacturing introduces potential for historical contamination to have occurred. The primary potential sources of contamination have been subject to ground investigation and contamination has not been recorded. Clearance of the site will allow further investigation works to fully assess site-wide ground conditions. Re-development will facilitate removal of potential sources of contamination, and remediation of any historical pollution, if present.



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Proposed Site Layout



Schedule of Accommodation

Site Boundary
1/2 Bed Apartments - 61m ² - 10no.
1/2 Bed Flat over Garage - 70m ² - 2no.
2 Bed - 80m ² - 28no.
3 Bed - 84m ² - 17no.
3 Bed - 93m ² - 11no.
4 Bed - 126m ² - 10no.

Total - 78 No.

Alternative Employment Layout



Concept Design

The site layout has been carefully developed with regard to the character of Colyton, initial feedback from the Stakeholder Consultation event and the sites constraints. The proposal creates a new pedestrian friendly street network with active frontages and a clear definition of public and private space. The built form in the northern part of the site is less structured, reflecting the character of adjacent groups of farm buildings.

The concept scheme provides up to 80 new houses and apartments at a range of sizes to meet local need. A generous number of 2 bed homes are proposed to provide opportunities for local people to buy homes within the town. The existing office building is retained and is served by approximately 30 parking spaces.

The relationship with existing dwellings has been carefully considered with the new buildings orientated to relate to the existing character of Colyton. The layout has been designed to accommodate site levels and to provide good sunlight to living and garden spaces whilst providing active frontages to the public areas. Feature buildings will address corner plots and are orientated to provide gable ends to Sidmouth Road to reflect the orientation of adjacent buildings and avoid overlooking issues.

Access and Transport

The site access will remain broadly in the same location, but will require minor alterations to ensure that it is suitable for residential development by incorporating appropriate pedestrian facilities. In conjunction with the access works, it is also proposed to widen the existing footways along the northern side of Sidmouth Road to a minimum of 2 metres wide to provide an improved safe environment for pedestrians.

The site layout for the development seeks to create a safe, attractive and low-speed environment for people to comfortably walk and cycle within the scheme, thus creating a permeable layout to connect to the existing facilities in the surrounding area. Car parking will be provided in accordance with appropriate local standards, with a minimum of 2 spaces for all houses, comprising a mix of on-plot and on-street parking, and generous parking for the retained employment use.

Housing Mix

The scheme will provide a range of housetypes with a high proportion of 1, 2 and 3 bed homes to meet the identified local need.

The percentage of affordable housing will be confirmed following feedback from East Devon District Council and the viability appraisal of the final scheme.



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Public Open Space

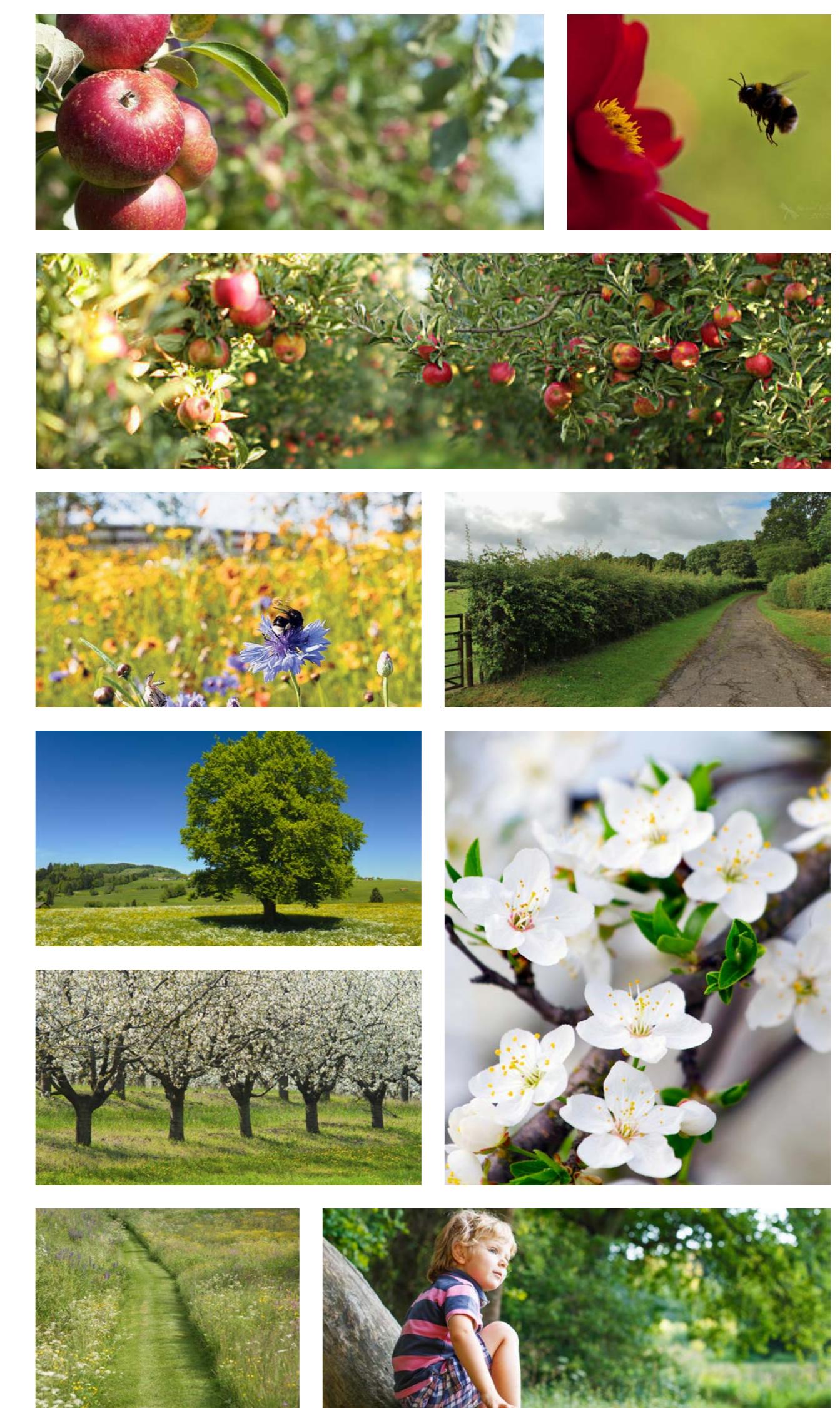
Proposed Open Space

The public open space will provide a new informal green space in the western part of Colyton.

The space will be enclosed by existing trees to the south and the cemetery to the west, with attractive views across Colyton and to the open countryside to the east and north.

A path will provide a route through the open space, accessible from the south and north-eastern areas of the proposed development, and linking to a viewpoint with seats at the highest point of the open space. We propose that the path is marked by a series of play-sculptures (carved logs or similar) which allow for creative play, informal seating, and use for outdoor exercises etc.

A native hedgerow is proposed for the top of the bank on the eastern edge of the space, interspersed with native tree planting and providing a wildlife link. The open area of the space will be maintained as a meadow area, and could be planted with wildflowers to support invertebrates and bird species. We also propose a community orchard in the northern part of the open space, which could use local sourced heritage fruit trees.



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Next Steps

Have Your Say

Thank you for taking time to attend this exhibition.

We hope you found it useful and would be grateful if you could tell us what you think about the proposed redevelopment of this site.

You can record your views by:

1. Completing one of the feedback forms and depositing it in the box before you leave.
2. Completing an online feedback form which can be found at: www.lhc.net/news

Completed forms must be returned by **Friday 16th February**.

Proposed Project Timeline

