

# WELCOME



The proposed development site, above as shaded within wider College site

**Thank you for taking the time to  
attend our consultation today to view  
our proposals for land at Eggbuckland  
Community College**

The information on display has been prepared to give you a clear understanding of what we are proposing for this site. Our focus is on providing 100% affordable housing on the site, to include 40% shared ownership, with a sizeable number of the homes set aside for military veterans and key workers. This will be alongside a significant area (over 40%) of open space on the site, for use by the community.

There are members of the project team here today, so if you have any questions or queries, please don't hesitate to ask. They will be happy to help.

We value your feedback, so please do take the time to fill in a feedback form or visit our project website to let us know what you think.

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# ABOUT THE TEAM



North Prospect, Plymouth



Tavistock Road, Plymouth



Spinnaker Land is a Plymouth-based specialist Land and Planning Consultancy, with over 35 years' experience in the construction and planning sector and a proven track record of delivering affordable housing schemes across the southwest. These include several developments in Plymouth: the Old Creamery, Western Mill; Ernesettle; Langley Crescent; North Prospect and Tavistock Road. Spinnaker Land is proud of their housing schemes, which enhance the communities in which they're placed.



Eggbuckland Community College is part of the Westcountry Schools Trust (WeST). The College is passionate about providing outstanding opportunities for young people from their local community.



Established in 1971, Bailey Partnership are a Building Top 150 consultancy offering a multidisciplinary, integrated, and fully coordinated professional service, working with a wide range of clients across the UK and Europe.

## A Registered Provider

In due course, the homes would be owned and managed by an experienced Registered Provider/Housing Association. They would work closely with Plymouth City Council's housing team and veterans' organisations to ensure the homes would go to those most in need.

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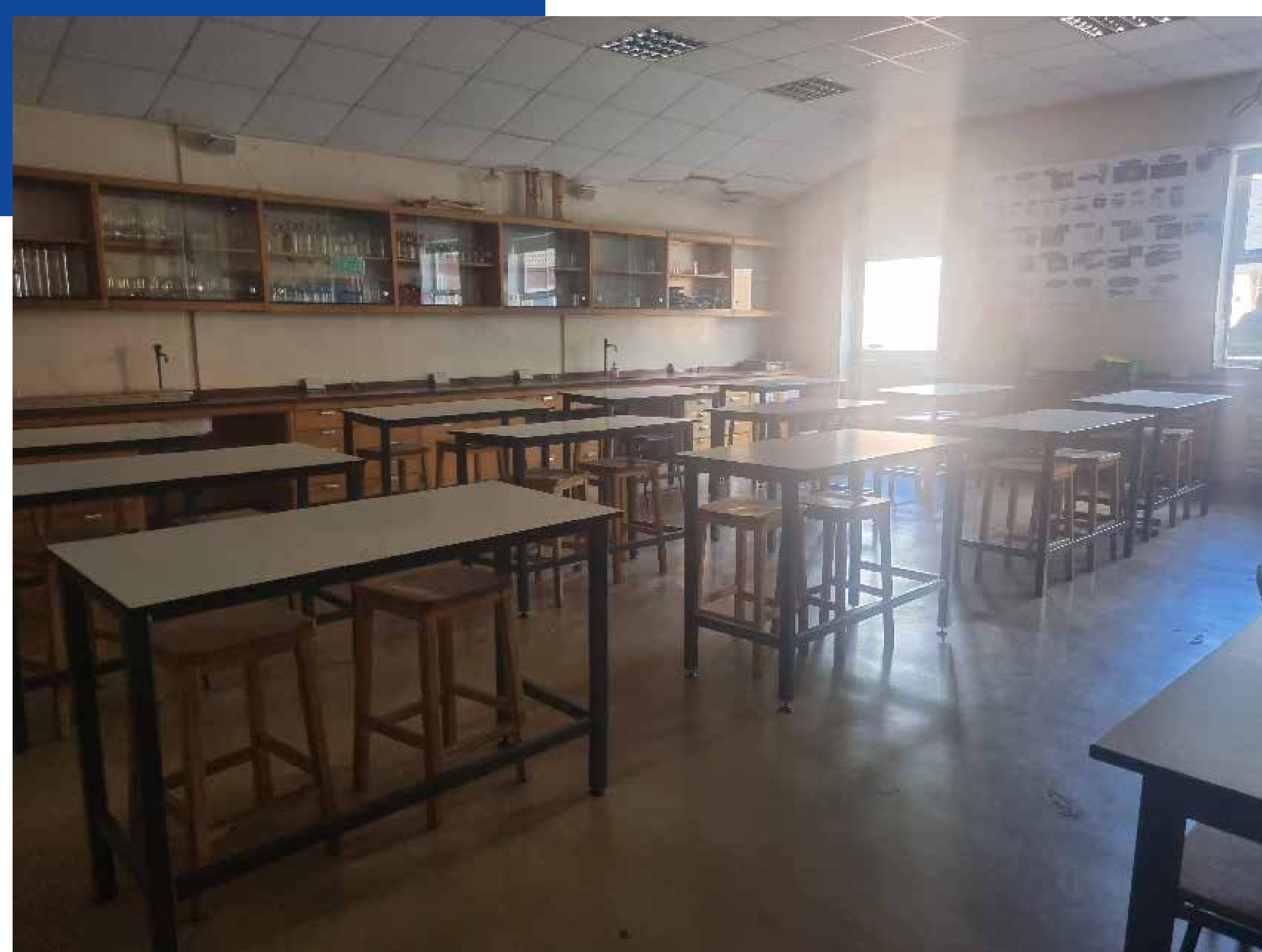
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# WHY THESE PLANS NOW?



Existing facilities



Existing facilities

## Improving sports facilities

The College's buildings and facilities are over 40 years old, with the cost of continually repairing them excessive and ever increasing. The sporting facilities are particularly in need of substantial improvement, upgrading, and repair.

The sale of the land for this proposed site will help fund:

- a new Multi-Use Games Area (MUGA) in the north of the site
- the refurbishment of the Tennis Courts, Triple Courts and Science Block

Following a comprehensive survey with the students, it was decided that the sale of the surplus land for this proposed site was the most suitable way of securing funds and delivering these much-needed improvements, which will also benefit the local and wider community.

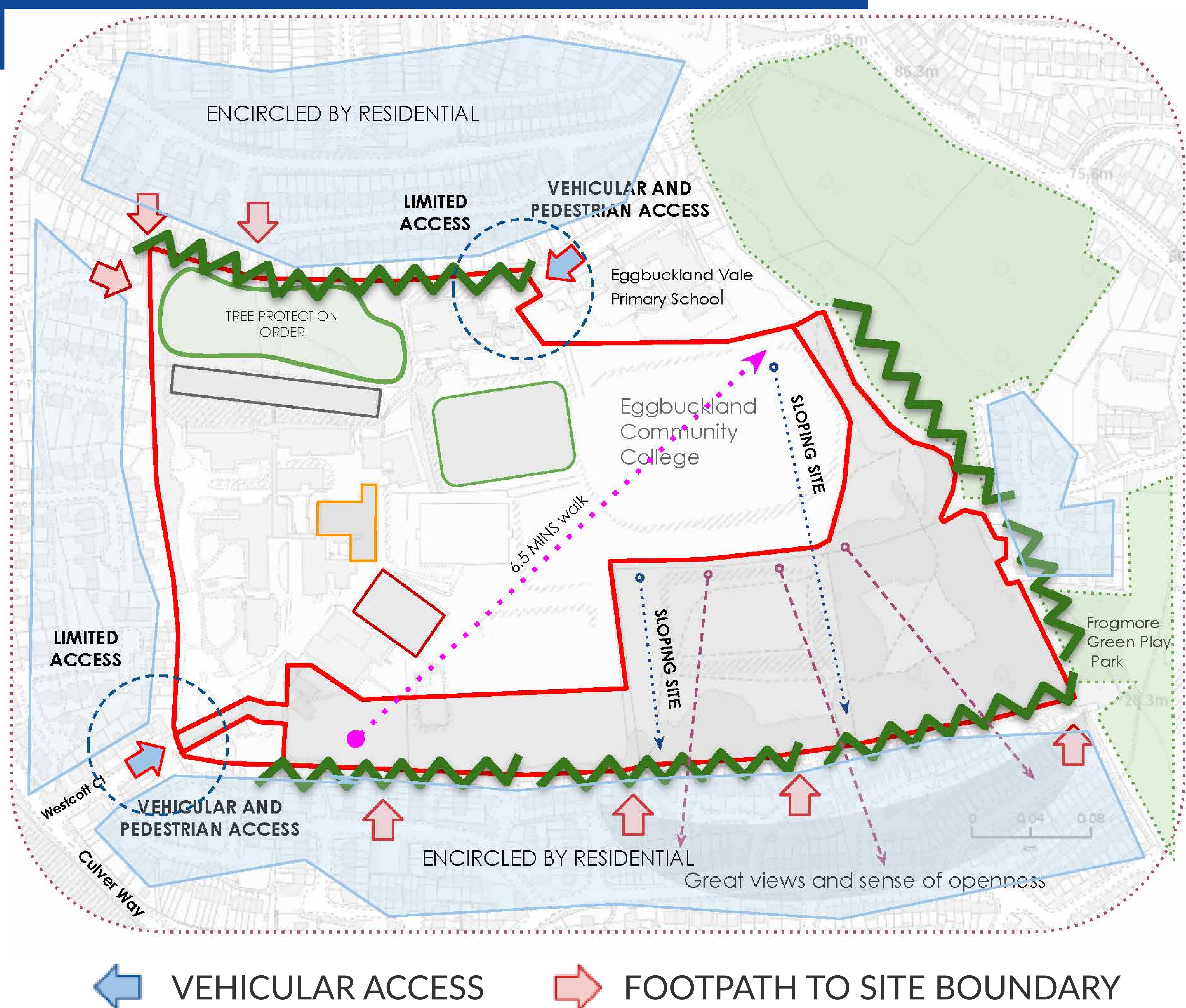
## Meeting local housing need, including for military veterans and key workers

There is a significant housing need in Plymouth, with approximately 10,000 individuals and families on the housing waiting list. The site will be 100% affordable homes, with 60% affordable rent and 40% shared ownership, which will go some way to meeting that need in Eggbuckland and across the city.

Our proposals would see a portion of the affordable homes set aside for military veterans and key workers, again meeting an identified need for members of our local community.



# THE SITE



← VEHICULAR ACCESS → FOOTPATH TO SITE BOUNDARY

**The proposed site lies north of Rigdale Close, Langmore Close, Chilton Close, Billington Close and Speedwell Crescent. It is to the west of Doidges Farm Close and to the south of land also in the ownership of Eggbuckland Community College.**

The land currently takes the form of private fields and some woodland, particularly on the far eastern corner. There is existing housing along the southern boundary and some housing along part of the eastern boundary of the site, with the boundaries populated by trees and hedges.

We are planning to create proper access points to the planned open space. This would also improve access to the College from nearby residential streets and would encourage walking and cycling. Our proposals include pathways to link the

proposed site to Eggbuckland Vale Primary School. Vehicle access to the site would be via Westcott Close.

The site contains existing hedgerows and mature trees which need to be retained as much as possible. These constrain some aspects of development through their root protection areas and shading.

As the proposed site is on a south-facing slope, we have designed the orientation of the homes to maximise energy efficiency.



# OUR PROPOSED HOMES



**We are proposing to build 115 affordable homes with allocated parking, on the unused area to the south of the school. It is anticipated that the homes would be built in phases.**

The College and Spinnaker Land will partner with an experienced, local Registered Provider/Housing Association to own and manage these new affordable homes.

The homes available on the development will be split as 60% affordable rent and 40% shared ownership, with a proportion of the homes dedicated to the housing of military veterans and key workers.

There is a significant housing need in Plymouth and our proposals for 100% affordable homes will go some way to meeting that need in Eggbuckland and across the city.

Our proposals are for a mix of home types:

- 1-bedroom house x 18
- 2-bedroom house x 54
- 3-bedroom house x 35
- 4-bedroom house x 8

If you would like to be considered for one of our affordable rent homes, you must be registered with Devon Home Choice:

[www.devonhomechoice.com](http://www.devonhomechoice.com)

For information on how to own a shared ownership home, visit the Help to Buy Southwest website:

[www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk)

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# IMPROVING SPORTS AND SCIENCE



The current facilities and planned improvements

Whilst the students at Egguckland enjoy great sporting success, the sporting facilities at the College are particularly in need of substantial improvement, replacement, and repair.

The sale of the land for this proposed site will contribute significant funding towards the cost of improving sporting and other educational facilities:

- a new Astro-turf Multi-Use Games Area (MUGA) in the north of the site, for improved on-site facilities for students and wider community use
- the refurbishment of the Triple Courts, including permanent cover as well as the installation of lighting to support student and community use in the evenings and winter months
- the refurbishment of the Tennis Courts, including possible permanent cover and re-establishing footpaths
- an upgrade of the existing Science Block, to meet modern equipment standards and improve the teaching and learning environment



# BETTER SPORTS FOR ALL

## PROPOSED IMPROVEMENTS



Triple Courts: Indicative image

### Triple Courts

- Covered and weatherproof
- Floodlit
- Year-round usage

### Tennis Courts

- Resurface and repair perimeter fencing
- Possible lighting and cover

The improvement of the facilities at the College will mean there will be significantly more capacity for sports all year round.



MUGA: Indicative image

### Multi Use Games Area (MUGA)

- New 7v7 Astro turf pitch

## POTENTIAL BENEFITS

#### College

- Improved sports curriculum during bad weather and winter, for lessons and Sports Academy groups
- Increased use during winter holidays by the Holiday Club
- Increased student physical activity during wet lunch/break times
- Increased extra-curricular provision/extra PE activities due to additional space
- Improved sports club/extra-curricular provision during exam periods
- Potential use by local primary schools for PE and extra-curricular sport, as well as other WeST secondary students
- Potential to link with local hockey club
- Use as social space for Y7/8 students

#### Community

- 90 additional netball matches during Winter
- 90 additional evening training sessions for netball/basketball
- 150 additional tennis court sessions per year
- Approx 25,000 community football users per year
- Prevent junior football being cancelled because of poor weather pitch conditions
- Extra Astro turf in local area, reducing player travel across the city
- Potential new hockey facility
- From at least 48 additional summer sessions to at least 208 additional all year round sessions, depending on if the courts are lit/covered



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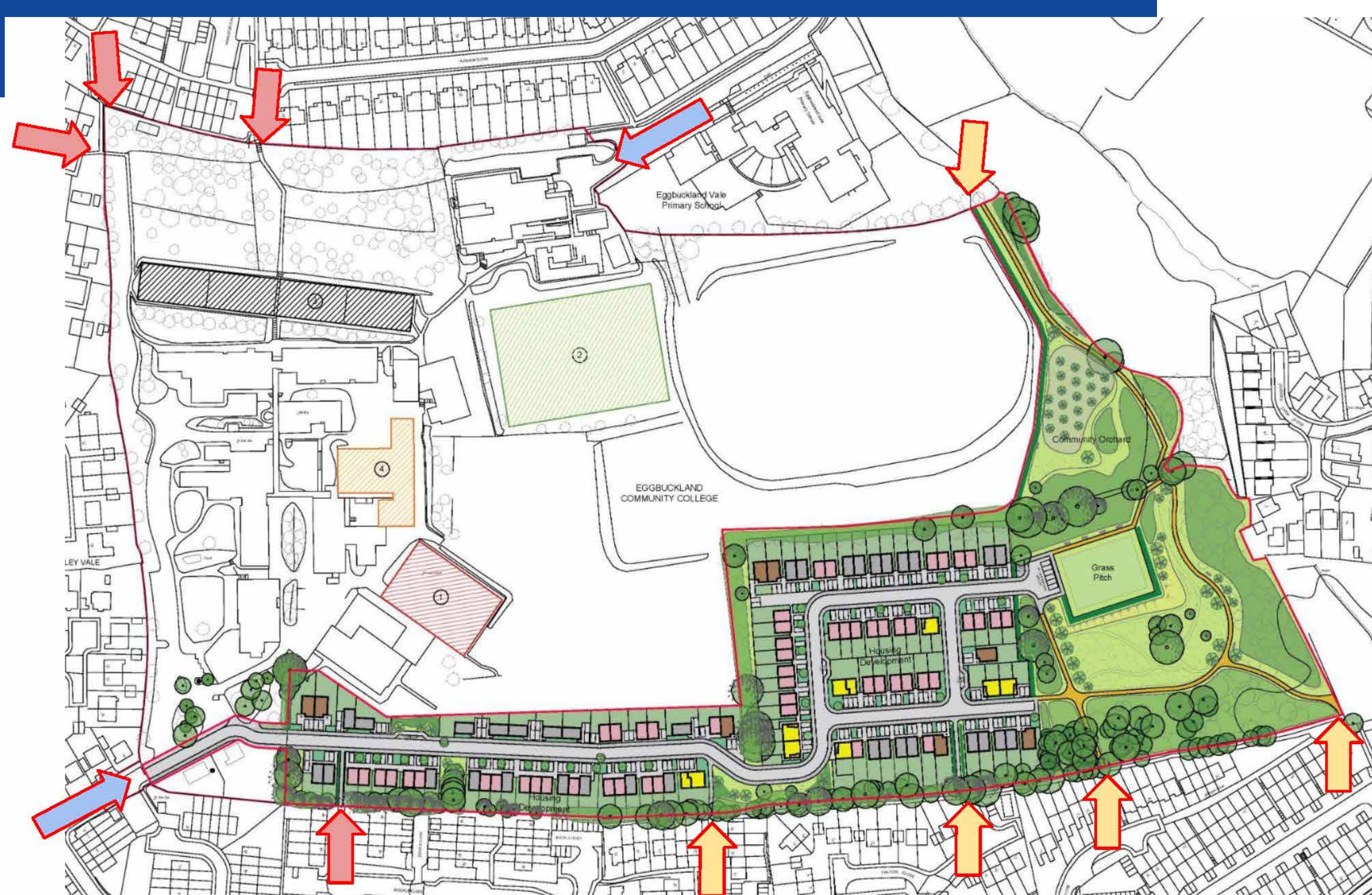


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# COMMUNITY BENEFITS



Proposed site layout

**The development of the proposed site will offer a number of benefits to the Eggbuckland community and the wider area.**

**Homes for military veterans and key workers:** A proportion of the affordable homes will be made available to military veterans and key workers, to help meet a need in our community.

**Employment opportunities:** The development of the site will provide employment to people in the local area. We will use local sub-contractors where possible.

**Improved sports facilities:** Including a new MUGA and refurbishment of the existing Tennis Courts and Triple Courts. This will be of great benefit to students, as well as to members of the local and wider community who take part in sports sessions at the College.

**Improved open green space with better community access:** The creation of a dedicated public open space, 5.75 acres in size, with play areas and footpaths to improve connectivity. We plan to retain the existing woodland, create a community orchard, and improve biodiversity through increased planting. In addition, we are proposing to provide a grass pitch for community use.

**Affordable homes:** 100% of the 115 homes will be made available as affordable homes, with 60% affordable rent and 40% shared ownership, through partnership between the College, Spinnaker Land and a Registered Provider.

**Investing in Eggbuckland's young:** In addition to the improved sports and educational facilities that this site will afford, there will be an investment in careers opportunities. Spinnaker Land, alongside the College, will provide an on-site, dedicated classroom so that students can take an active part in design and the monitoring of carbon and energy usage throughout the construction phase, together with on-site construction skills training.

We will work with Plymouth City Council to further mitigate any impact of the development on the local community infrastructure, by making contributions where needed for things such as general education and highways.

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# DESIGN OF THE HOMES



**Our design of the site has been carefully considered, to make sure our plans include the necessary homes but also provide significant community space and landscaping, to enhance the area and the lives of residents.**

We have considered:

- Maximising green spaces
- Inclusion of tree lined streets
- Orientating plots to face south wherever possible
- Enhancing community provision
- Reducing car parking
- Including road calming
- Seeking to include car club spaces
- Cycle storage hub
- EV Charging points
- Comprehensive landscaping

Our proposed housing layout is designed to reduce the visual impact of the homes. The layout

minimises road/parking areas wherever possible and introduces green spaces, planting and trees to front gardens. The orientation of the houses will make the most of rooftop solar panels (PVs).

We plan to use standardised house types, possibly with a contemporary style and finish, which would be adapted to suit the site and the way the land falls. Some houses will step up the sloping site, while others will have a half-storey step within the built home. A minimum of 20% of the homes will be designated as accessible.



# SUSTAINABILITY



We are committed to delivering quality placemaking and a sustainable neighbourhood whilst keeping in mind cost implications for those living in the homes. Here are some of the steps we are taking to make this development cleaner, greener and more sustainable.

## Design and build

Building in an energy efficient way, with design focused on minimising energy demand and usage:

- Use of sustainable/durable materials (BRE Green Guide to Specification)
- U-Values to meet Future Homes 2025 standard – homes to be Net Zero Ready
- Orientation of homes to maximise thermal efficiency
- Glazing to meet new Part O of Building Regulations
- A sustainable drainage design

## Renewables

Using renewable energy sources across the site, specifically:

- air source heat pumps
- 40% roof covered with photovoltaic panels
- battery storage

## Promotion of sustainable transport

- EV Car Charging points including 50% of communal spaces
- Cycle storage and charge point with opportunities for E-bike hire
- Car club spaces located around the development
- Increased footpaths and pedestrian links to existing networks/places

## Landscaping

- Enriching biodiversity with enhanced landscaping
- Tree and new hedge planting
- Habitat improvements

## Green space

Over 40% of the proposed site will be retained as green space. This will be landscaped and managed as a key part of the site, with the provision of a grass court area and activity spaces, as well as a community growing space (orchard) for use by the local community.



# LANDSCAPING & ECOLOGY

## Within the Public Open Space

The proposed landscaping is an important part of this development, as we want to maximise the biodiversity and community opportunities for the Public Open Space that is being proposed.

- Hedgerows and trees are retained with minimal intervention
- New hedging, trees and planting to improve biodiversity
- Enhanced communal spaces to formalise routes and open space for local residents to use
- A community orchard has been proposed rather than allotments, as it would provide a richer biodiversity and the topography of the site, alongside issues with vehicle access, make allotments a less viable option



- An area of level ground for a grass pitch is proposed, not only for sport but also to provide space for families to sit, run around etc., against the backdrop of a sloping site
- Natural play trails could be formed through the existing trees, using logs from trees removed or fallen

## Within the area for housing:

- Pockets of green space to break up the landscape
- Trees to front gardens to line the main approach into the site
- Road calming build measures will include street trees
- New hedging to define corners
- Bat and bee boxes to dwellings
- Hedgehog holes in garden fences
- Increased pedestrian access and links to existing networks
- 1.5m maintenance path between back gardens and existing hedgerows



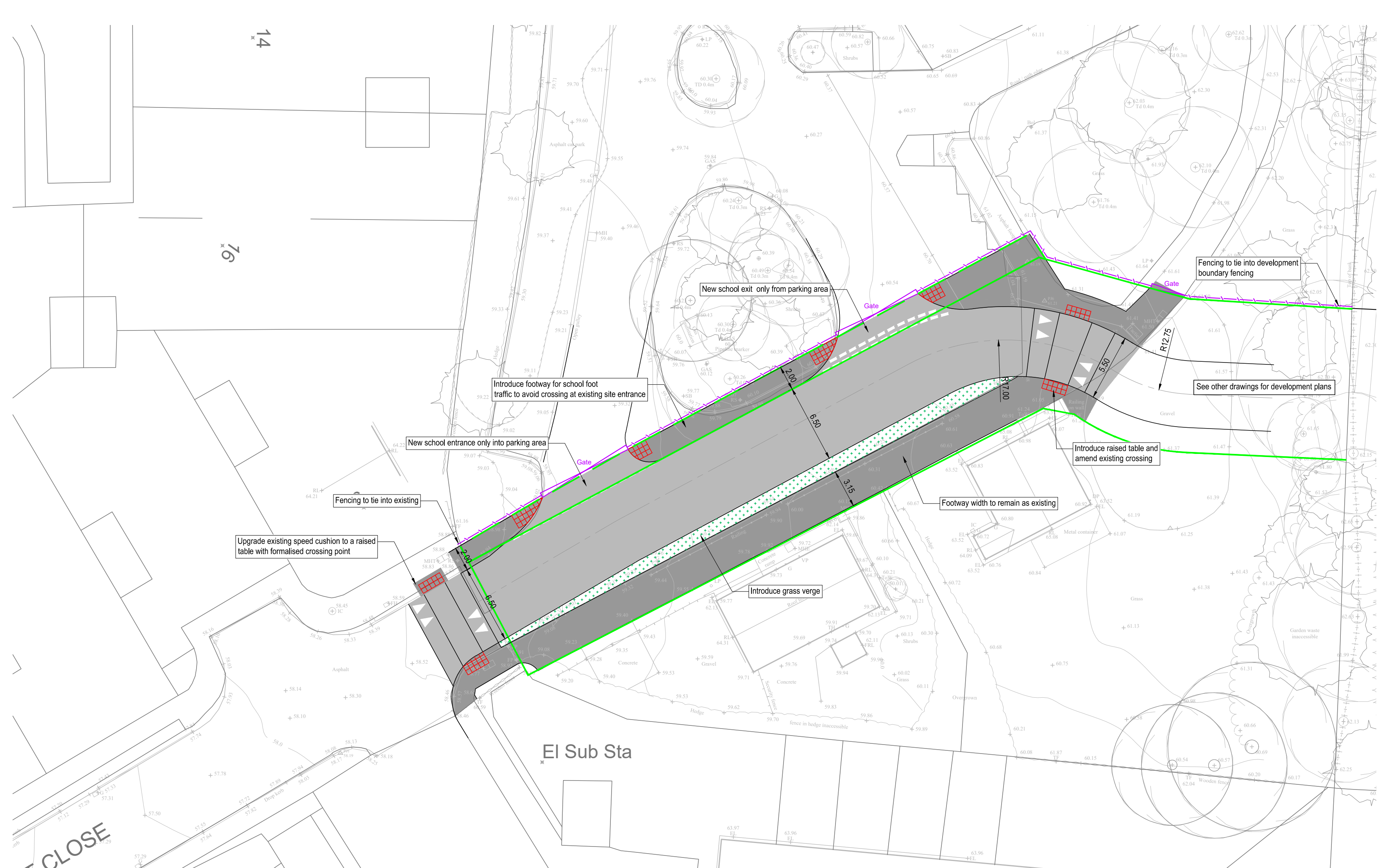
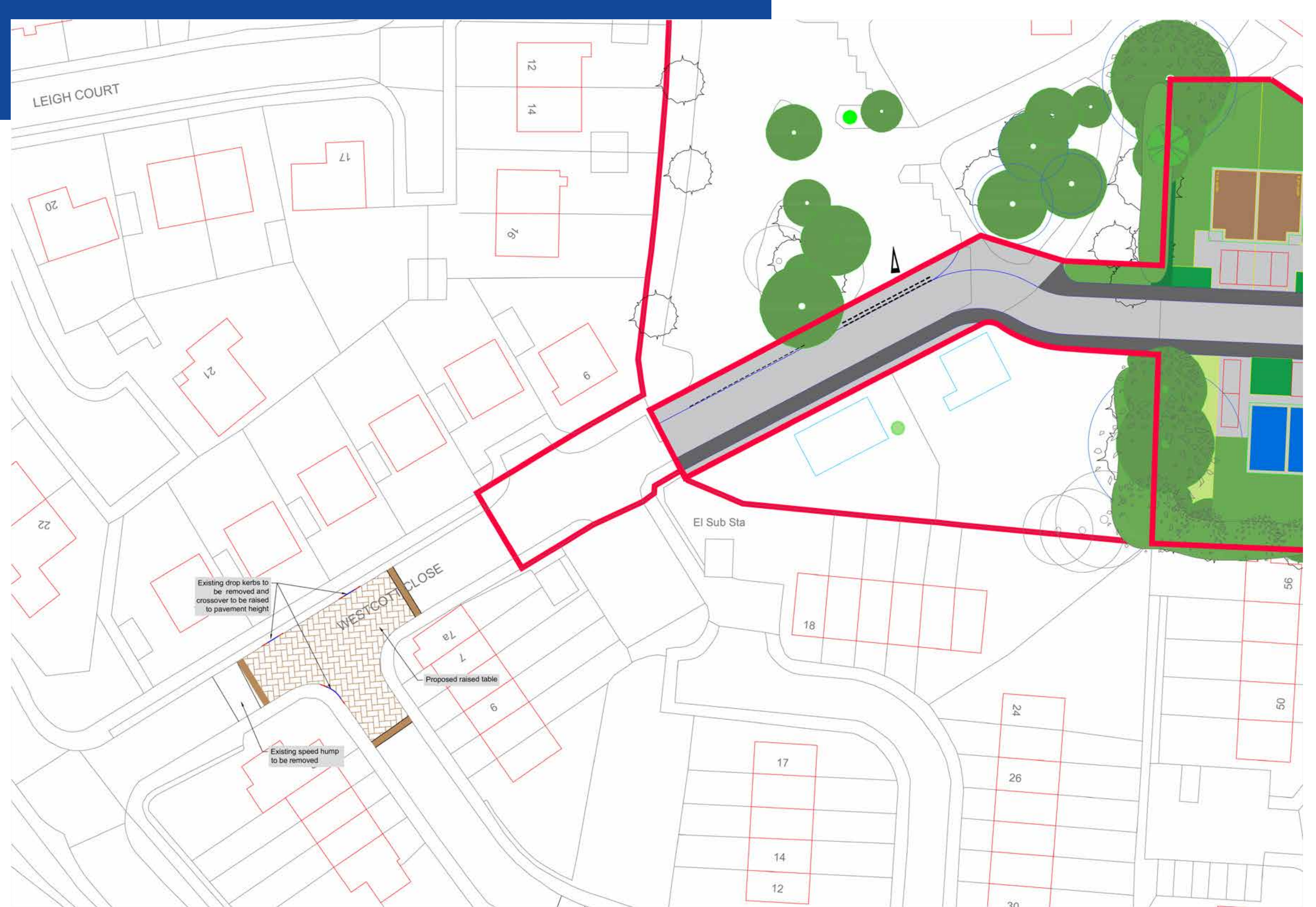
# ACCESS, HIGHWAYS & PARKING

## Access

Our plans for the site include using the existing access into the College, from Westcott Close, to create a new road which would continue into the housing development. It would provide full access to the homes, the grass pitch and community spaces.

Our proposals give due regard to the safety of those entering both the College and the new homes. We have included traffic calming measures, revisions to existing footpaths, and a road design that will give secure and gated access for entry to and exit from the College.

We are planning to develop a network of footpaths through the site, to encourage pedestrian access and improve connectivity to other places around the site, especially Eggbuckland Vale Primary School.



## Highways

As part of the planning process, expert Highways Engineers will survey the road network around the site and assess if the current roads will be capable of taking the additional traffic and if any improvements may be required.

This assessment, along with any additional plans, will be submitted as part of our planning application to the Council and will be independently validated by the Council's Highways department.

## Parking

We are planning to provide a total of 179 car parking spaces: 6 Community Pitch spaces (50% EV Charging), 4 Car Club Spaces (100% EV Charging) and 169 allocated parking spaces for the proposed new homes. A 10 cycle shelter with provision for e-bike charging has been located adjacent to the community grass pitch car park.



# NEXT STEPS

We are now running a period of consultation until the 11th August.

Once the consultation period has ended, we will analyse the feedback received from residents, councillors and others. We will consider the feedback, adjust and finalise our plans and submit them to Plymouth City Council.

It is anticipated that the plans will be determined at some point during Spring 2023. We would look to start work on

site thereafter, with homes being built in phases. We plan to communicate with the local community during the construction of the site.

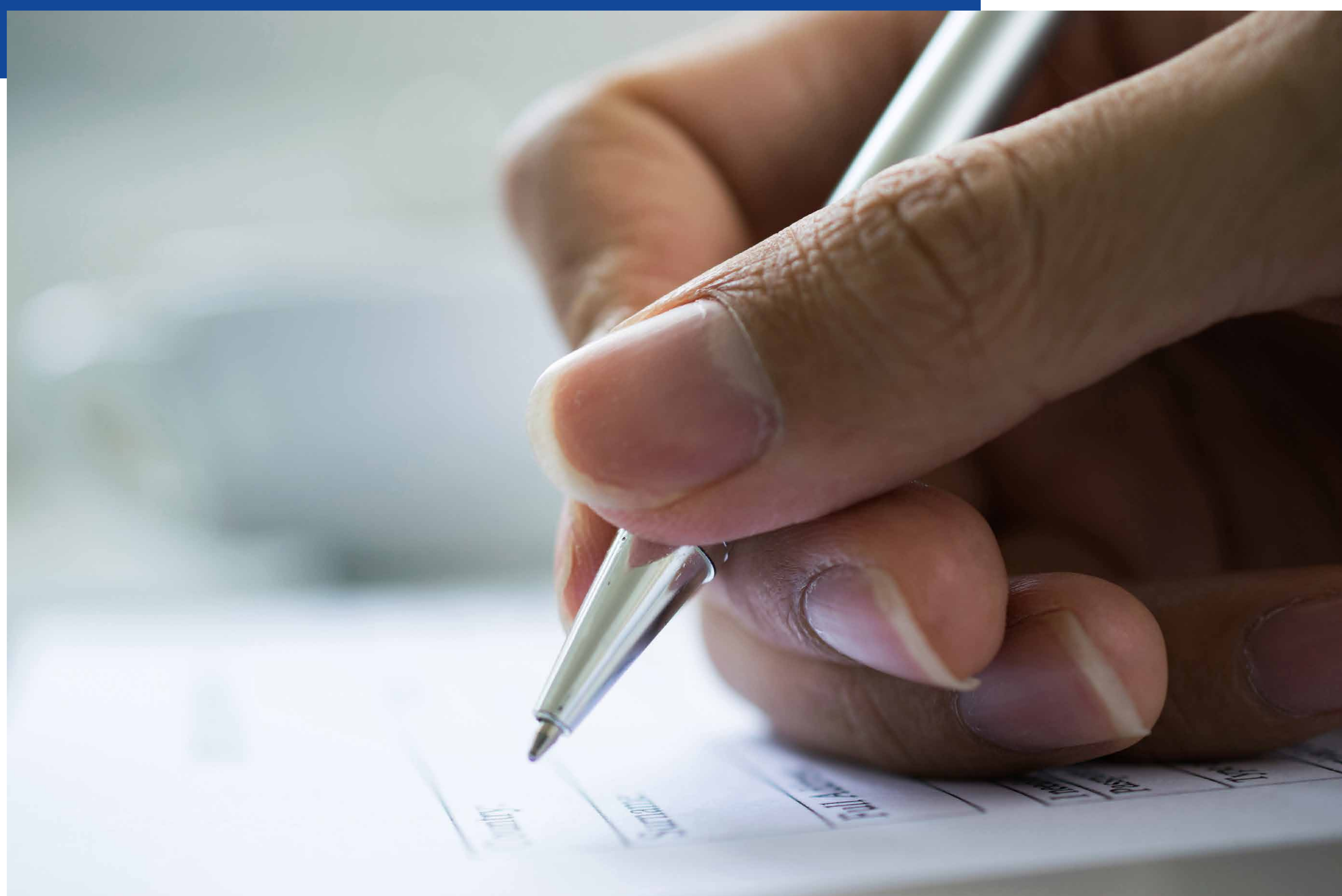
Please make sure you register for updates if you want to be kept up to date.

## INDICATIVE TIMELINE

- July 2022**  
Public Consultation
- Summer/early Autumn 2022**  
Review feedback, finalise plans and submit plans to Plymouth City Council, depending on any issues raised during consultation.
- Autumn 2022**  
Formal consultation on proposals.
- Spring 2023**  
Estimated determination of the application.
- Spring 2024**  
Estimated date for construction to begin on site.
- Summer 2024**  
The College refurbishments begin.
- Spring 2025**  
First phase.
- Spring 2026**  
Work completes.



# FEEDBACK



Thank you for taking the time to attend our consultation today – your feedback is important and matters to us.

We want to create a sensitive and sympathetic development that will benefit our local community. We will use your feedback to help us review our proposals. Your feedback will also form part of a document, along with our responses, that we will submit with our detailed planning application to Plymouth City Council. Please do let us know what you think of our proposals.

You can submit your feedback using one of the following options:



Complete one of our feedback forms and leave it with us today.



Send your comments to us using one of our Freepost envelopes available today, or write 'Freepost Consultation Reply' on your own envelope.



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