

# Former CeramTec Factory Sidmouth Road, Colyton



Planning Update, September 2018



*The Proposed Redevelopment ^*

## Homes England and the Former CeramTec Factory Site

Homes England, the government's national housing agency, has a clear remit to accelerate the supply of new homes and address affordability issues in areas of highest demand. It acquired the former CeramTec Factory site in June 2017.

In 2004, the former factory owner issued a warning that the future of this factory was in doubt due to continuing financial losses. A period of uncertainty followed and in December 2015, the factory closed.



*The Existing CeramTec Site >*

## Outline Planning Application

Since acquiring this important site, Homes England and its consultants PBA and LHC Architecture have completed technical studies and stakeholder consultation to inform its redevelopment. The outcome of these has culminated in the **submission of an outline planning application (reference: 18/1850/MOUT)** for the demolition of the existing buildings and the delivery of:

- Up to 74 high quality new homes to meet local housing needs;
- 30% affordable housing (22 dwellings), subject to further detailed viability testing;
- New public open space in excess of local plan policy compliant levels;
- Provision for up to 100 jobs in refurbished office space and potential new employment space, totalling up to 1444 square meters in size; and
- A sensitive masterplan which is in keeping with the character of Colyton and which will provide for the sympathetic redevelopment of a key gateway site for the town.

### Key:

<span style="color: red;">□</span>	Site Boundary
<span style="color: teal;">■</span>	1/2 Bed Apartments - 61m <sup>2</sup> - 10no.
<span style="color: orange;">■</span>	1/2 Bed Flat over Garage - 70m <sup>2</sup> - 2no.
<span style="color: yellow;">■</span>	2 Bed - 80m <sup>2</sup> - 28no.
<span style="color: darkred;">■</span>	3 Bed - 84m <sup>2</sup> - 17no.
<span style="color: cyan;">■</span>	3 Bed - 93m <sup>2</sup> - 11no.
<span style="color: orange;">■</span>	4 Bed - 126m <sup>2</sup> - 10no.

**Total - 74 No.**

<span style="color: green;">■</span>	Employment Building 724m <sup>2</sup> to be Retained
<span style="color: mediumseagreen;">■</span>	Employment Building 720m <sup>2</sup> Proposed



## How to View and Comment on the Application

You can view and comment on the outline planning application by searching for application reference 18/1850/MOUT on East Devon District Council's Planning Portal. The Portal can be accessed via this link: <https://planning.eastdevon.gov.uk/online-applications/>.

We would like to thank you for your input to date via the stakeholder event, public consultation event and through other means. The feedback we have received has been extremely useful and has informed the submitted outline planning application for this important site in Colyton.

## Next Steps

### On-going Reptile Mitigation

Ecologists will be on site from September 2018 to improve natural reptile habitats and complete translocation of reptiles to suitable areas of the site that will not be affected by future demolition and development works.

### Determining the Application

The target period for determination is 13 weeks. For the first 28 days of the determination period, the application will be open to comments from the public and statutory consultees. East Devon District Council will then provide a recommendation which will be considered at planning committee in line with the policies of their Local Plan and Other Material Considerations such as the National Planning Policy Framework (NPPF).

### Post-Application Determination

If the application is approved, Homes England's selected contractor will then undertake the required demolition. Subsequent to this, a development partner will be selected to work with Homes England to complete the high quality redevelopment of this important site in Colyton.



*Artist's Impression of House Types* ^

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