



SORG Annual General Meeting 2024

SEABROOK ORCHARDS RESIDENTS GROUP

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Agenda

7.00pm Welcome and introduction – Ed

Voting

Interested in joining us?

7.05pm Phasing plan recap – Nat

7.10pm 2023-2024 Report – Annabel

7.15pm Updates

Landowner and Seabrook Orchards Management Company – Michael Dart

Bloor Homes – John Parry

LNT – Tommy Payne

7.55pm Aims for 2024-2025 – Nat/ Jon/ Annabel

8.00pm Q&As

8.30pm Meeting close

What is SORG?

A formally constituted group run by and for Seabrook residents

Our constitution is available on the SORG website

All residents are eligible to be members

Currently we have 217 email addresses on our membership list

An Executive Committee is appointed annually at the AGM



What do we do?

We share information and concerns across the Seabrook community
via our website, emails, general and executive meetings

We liaise with third parties and seek to speak on behalf of residents

We work together to find answers to questions raised by the community.

We seek to improve the Seabrook Orchards community for all.

Voting

1) Acceptance of 2023 Minutes?

2) Election of committee members

We are a formally constituted group with an executive elected by the membership

Nominee 2024-2025	Location	Position
Nat Baker	Dart Avenue (Phase 1)	Volunteer
Jonathan Goldsworthy	Dart Avenue (Phase 2)	Volunteer
Annabel (Harris)	Dart Avenue (Phase 2)	Volunteer
Ed Rashbrooke	Ferryman Way (Phase 1)	Volunteer
Tom Baker	Dart Avenue (Phase 1)	Volunteer



Jon



Annabel



Ed



Nat



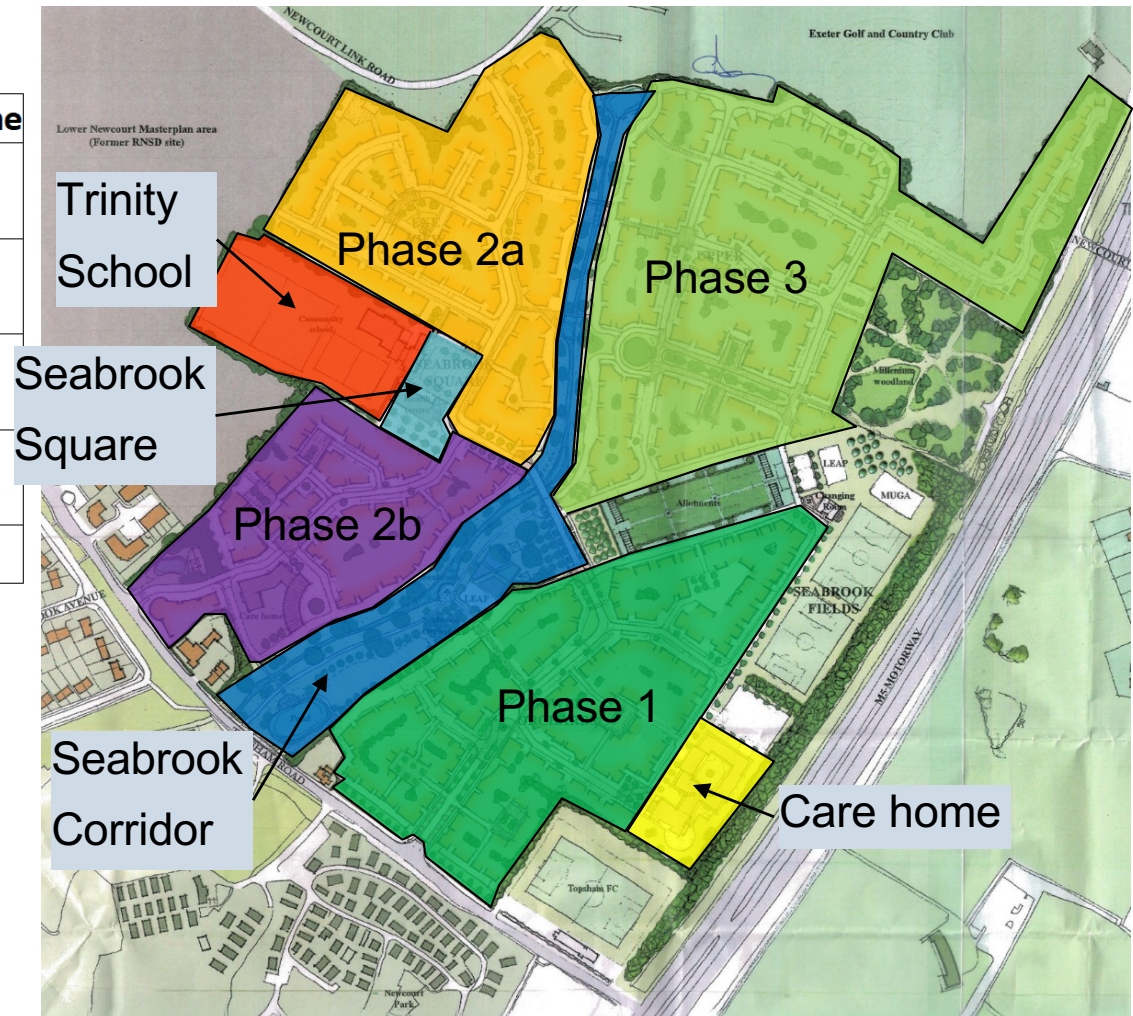
Tom

Phasing plan

Recap on phasing plan:

Phase	Cumulative	Rough timeframe
Phase 1= plots 1-200 (200 homes)	200	2017-2020
Phase 2a= plots 200-341 (141 homes)	341	2020-2022
Phase 2b= plots 342-445 (104 homes)	445	
Seabrook Square= (13 homes)	458	
Phase 3= (188 homes)	646	

Number of homes currently built= 337



Phasing plan

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Phase 1= plots 1-200 (200 homes)	200	2017-2020
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Phase 2b= plots 342-445 (104 homes)	445	
Seabrook Square= (13 homes)	458	
Phase 3= (188 homes)	646	

- ← Community hall (before 350 completed)
- ← Second play area (before 400 occupied)
- ← Sports pitch and Multi-use games area construction (before 450 occupied)
- ← Laying out and planting of community allotments and orchard (before 500 occupied)

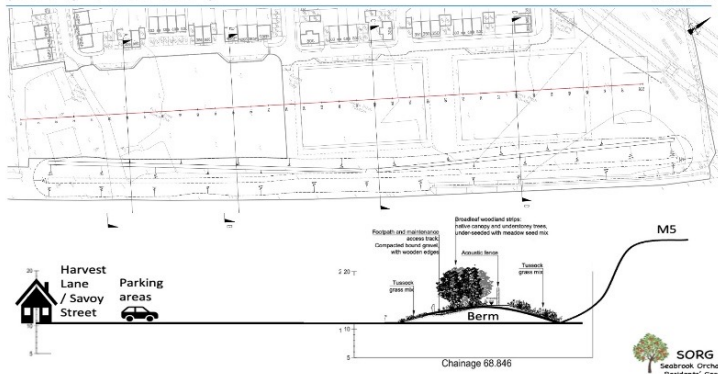
Number of homes currently built= 337

There is a way to go before these facilities emerge...

2023-2024 What has been happening in Seabrook Orchards?



Tree Planting and sound berm
(Is to original specification)



- Completion of Pylon removal and undergrounding overhead lines
- Planting of trees on Motorway sound barrier berm (March)
- Phase 1/2 Link road works; (Easter)
 - Reprofilng
 - Drainage and reinstatement (removal of flooding)
 - Addition of lighting on link road
- Submission of detailed plans (Reserved Matters Application) for Phase 3 and Seabrook Square – including submission of 95+ resident comments (November- April)
- Planning consent granted for Phase 3 and Seabrook Square (June)
- Decommissioning of the Builders compound used for construction of Phase 2a
- Commencement of care home development (August)
- Circulation of 3 SORG Newsletter updates



Landowner and Seabrook Orchards Management Company

Michael Dart

Seabrook Orchards. . . creating a vision

The purpose of this consultation

The Seabrook Orchards site is an important part of Exeter City Council's allocated Newcourt development area. Seabrook Orchards will provide the hub of the community with a range of key facilities for local residents and the wider area. The exhibition shows our ideas for this important project. It provides you with a chance to ask questions, to discuss the proposals with us, and for us to listen to your comments.

Your comments and feedback will help us finalise our proposals so that we can bring forward the most effective community benefits. There is a form for you to complete with your comments, as well as the opportunity to send in further comments after the exhibition.

Your views are important

Seabrook Orchards the heart of the Newcourt Community

Housing Delivery and Design Quality



The masterplan and design approach respond carefully to local character assessments of Exeter, Topsham and Devon villages.



Streets designed for people.



Defined character areas -
Little Silver, Exeter.



Defined character areas - Seabrook Lanes.



Affordable homes - low cost housing for
rent indistinguishable in terms of its design,
quality and sustainability.

Housing Delivery and Design Quality

Seabrook Orchards will deliver a diverse range and mix of house types and sizes, including affordable housing, retirement and care homes. With a distinctive architectural character based on local design influences from Exeter, Topsham and Devon villages, the housing will also be energy-efficient and sustainable.

Seabrook Orchards Masterplan



The Vision for Seabrook Orchards is to create a sustainable new living environment, an inclusive community with new homes that are accessible for everyone, a place where people will want to live, where they feel comfortable and safe, with ready access to essential facilities. It will deliver a wide range and choice of high quality housing, including affordable housing and specialist elderly persons housing. Seabrook Orchards is focussed on establishing a strong community, with strong sustainability principles.



- Housing including affordable
- Community primary school
- Community hall
- Retirement home / care home
- Community allotments and orchards



- Playing fields
- Multiple use games area
- Pavilion and changing rooms
- Footpaths and cycleways
- Landscaped stream corridors
- Woodlands and wild areas
- Ponds and semi-wetland areas



Bloor Homes

Daniel Allwood and John Parry

Seabrook Orchard Residents Group AGM

18th September 2024

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Agenda

- 1. Introduction**
- 2. Phase 2B**
- 3. Phase 3 and Seabrook Square**
- 4. Infrastructure**
- 5. Management Company**
- 6. Management Works & Construction Timeline**



Introduction – Bloor Homes Exeter



John Parry
Senior Land Director
Bloor Homes Exeter



Our new Regional
office opened in Exeter
on July 1st 2022



Dan Allwood

Senior Planning Manager
Bloor Homes Exeter



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Phase 2B

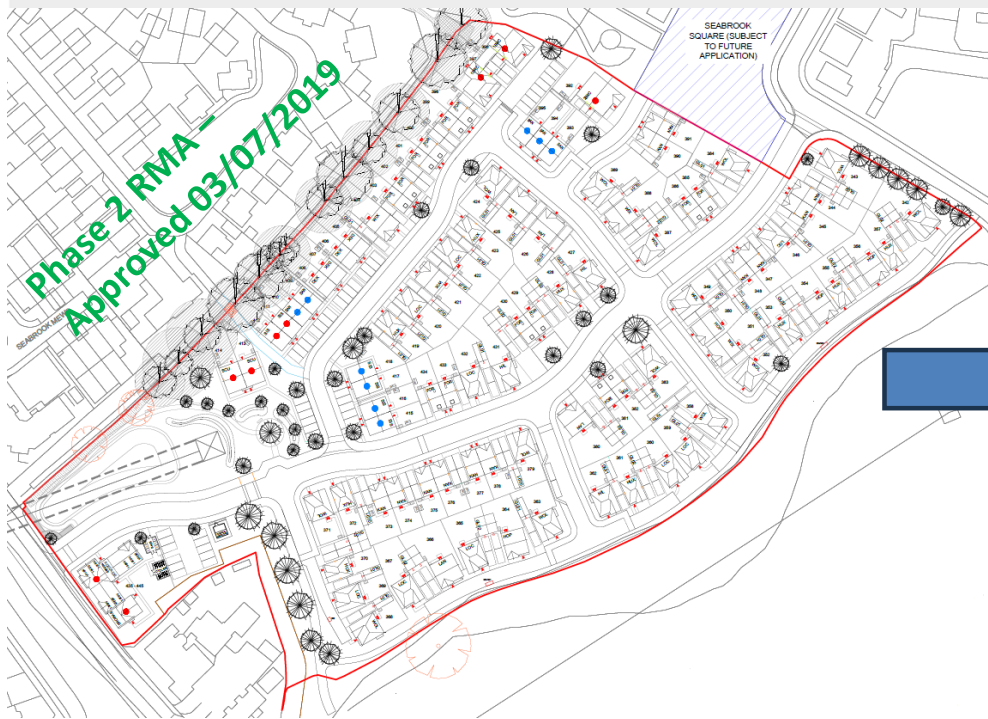


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Phase 2B Layout – Plot Substitution

The previously approved homes have been changed to reflect the latest Bloor Homes housetypes, in order to comply with the current Building Regulations.



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Phase 2B NMA Approval

Continues to.....

- ✓ Consist of 104 new homes with 25% Affordable Housing (mixed tenure of Shared Ownership and Social Rent) as required by the S106 attached to the outline planning approval for the wider site.
- ✓ A mix of 1 , 2 , 3 , and 4-bedroom homes including Bungalows, 2 and 2.5 storey dwellings and an apartment block.
- ✓ Use the same development cells as previously approved.
- ✓ Provide an additional point of access from Topsham Road.
- ✓ Use the same internal road layout as previously approved (and part constructed) including pedestrian and vehicle access into Seabrook Square and onto Phase 2A.
- ✓ Follow the previously approved Design Code – e.g street hierarchy, design features and materials.



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Phase 3 and Seabrook Square



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Phase 3 Approval

These proposals were submitted via a Reserved Matters application pursuant to the original outline planning approval.



^ Example housetypes for Phase 3 area



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Phase 3 Approval continued....

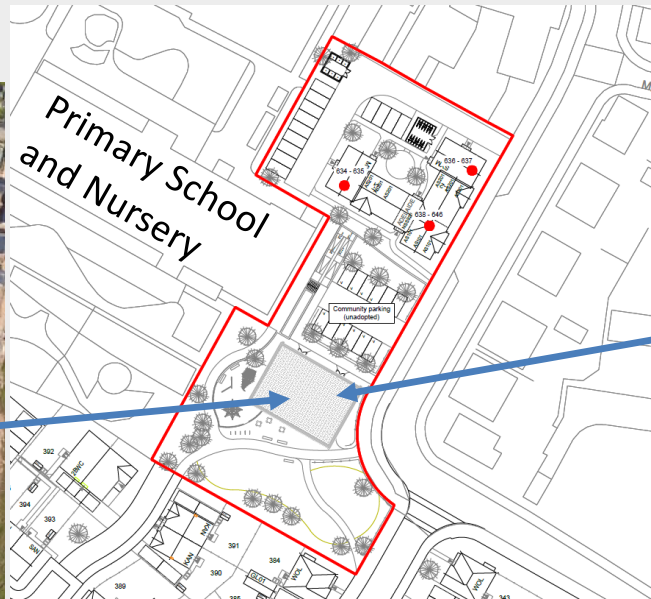
Consisting of...

- ✓ Consist of 201 high quality new homes, of which 13 are located within an apartment block at Seabrook Square, with associated landscape/GI and open space, as well as other associated infrastructure.
- ✓ 25% Affordable Housing (mixed tenure of Shared Ownership and Social Rent) as required by the S106 attached to the outline planning approval for the wider site.
- ✓ A mix of 1, 2, 3, 4 and 5-bedroom homes including Bungalows, 2 and 2.5 storey dwellings and an apartment block.
- ✓ Seabrook Square Community Building, play area and community parking.
- ✓ The buildings have been designed to minimise energy use in accordance with current Building Regulations, and allow for the future installation of renewable energy systems where possible – Future Homes Standard



Seabrook Square

The building itself has been designed as a flexible space which could accommodate a shop, café and/or multi-use community space, with space to spill out onto the south-facing open green space and play area. The building can be accessed via pedestrian and cycle routes from across the wider site, additionally, there is visitor car parking provided to the north of the building. The building forms a simple timber-clad pavilion which sits within the greenscape of the community park.



^ Proposed community building elevations



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Infrastructure



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Infrastructure

- ✓ Drainage: We will be connecting to the existing surface water and foul drainage systems delivered under the earlier phases.
- ✓ Highways: S278 and S38 highways works will be provided in the form of a new junction access onto Topsham Road and the internal road layout of the site.
- ✓ Power Lines: Approved by the SoS and carried out by Western Power, one of the 132KV lines from near the new access area onto Topsham Road in Phase 2B to Millenium would have been undergrounded. This work was completed in the winter of last year.



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Management Company



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Transition of ManCo Arrangements

- ✓ Bloor Homes seeking to complete on land purchases of Phases 2b and Phase 3 in September.
- ✓ Bloor will become Directors of the existing Management Company.
- ✓ Responsibility for any Estate issues will sit with Bloor.
- ✓ We have tendered to our Panel of Property Management Companies and will appoint a new provider for Managed Areas in October.
- ✓ Existing Bank Account will be transferred to new provider.
- ✓ Bloor will write to all residents to inform them of the changes.
- ✓ New Provider will then write to residents to notify. Bloor will undertake remedial works to any areas not handed over by Spring 2025.



Management Works and Construction Timeline

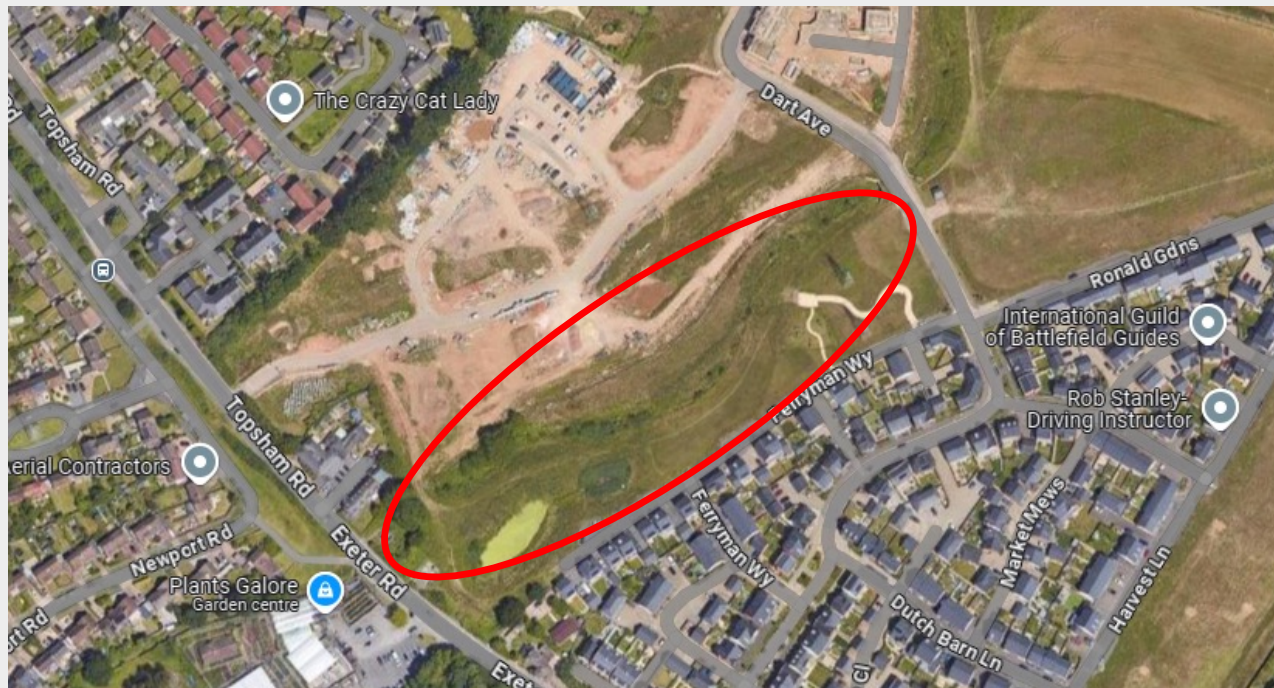


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Bloor Management Works

- ✓ Initial clearance works of overgrown and self-seeded scrub within the Phase 1 Seabrook Corridor area to be commenced this week by Simon Wilson Fencing and Landscaping.
- ✓ Our Landscape Team are rationalising the landscaping in the Phase 1 Seabrook Corridor area to including details of the footpath leading to the play park and planting locations, quantities etc of the soft landscaping.
- ✓ Once the plans are agreed, we will be tendering for footpath and landscape works through Seabrook Corridor Area. Hogging path to be constructed this Autumn/Winter and planting to commence on early Spring 2025 in line with planting season.



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Key Dates: Construction (Phase 2B and Seabrook Square)



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Thank You

Seabrook Orchards



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LNT Developments

Tommy Payne



- Seabrook Orchards Management Company
- Seabrook Square
- Managed Areas
- Building our community





Questions?

We'll answer what we can and will take anything we can't answer away to find out and feed back.

Thanks to all our guest speakers and thank you for coming!

Email: info@seabrookorchardsresidents.co.uk