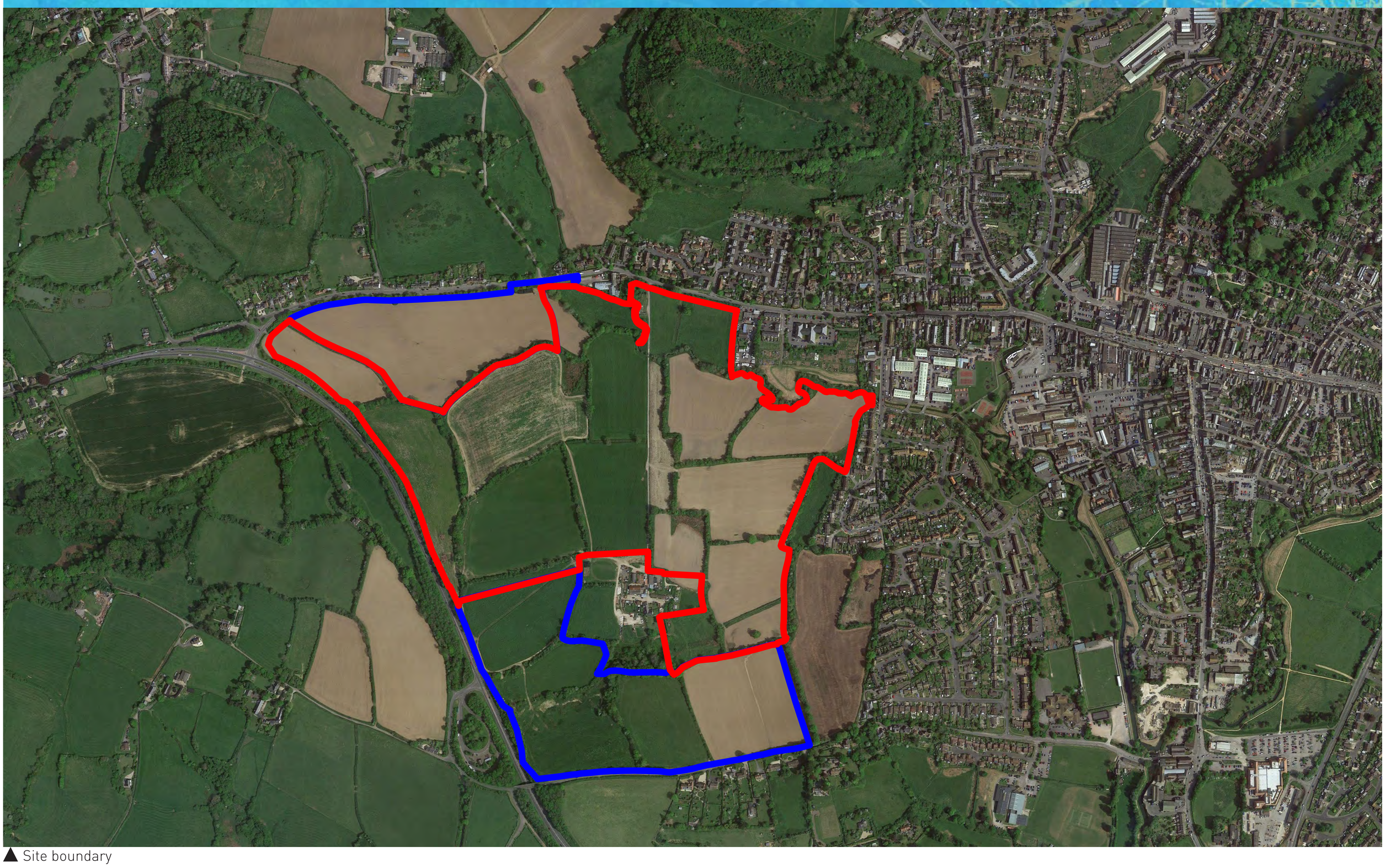
Welcome



▲ Site boundary

Thank you for taking the time to attend our public exhibition today.

Foundry Lea will be a new, sustainable community set within the Brit Valley AONB, nestled near the beautiful Dorset coastline, created as a natural extension to the bustling market town of Bridport.

A consortium of leading housebuilders will invest in the creation of this new community, delivering much needed new homes to local people. The site for this new development is Vearse Farm which was allocated for new housing provision in the 2015 West Dorset, Weymouth & Portland Local Plan. Outline planning approval of up to 760 houses for the site was granted by the Council in May 2019.

The Foundry Lea proposal will deliver 760 new homes in addition to associated infrastructure works and the creation of new public open spaces. Other uses will be bought forward in due course by the Symondsbury Estate.

The development of this new community will embrace local skills, bring social and economic benefits to the area, and make positive and lasting ecological improvements. Embodying principles of quality, community and connection with the environment, Foundry Lea will celebrate its landscape setting and promote happy, healthy and sustainable living.

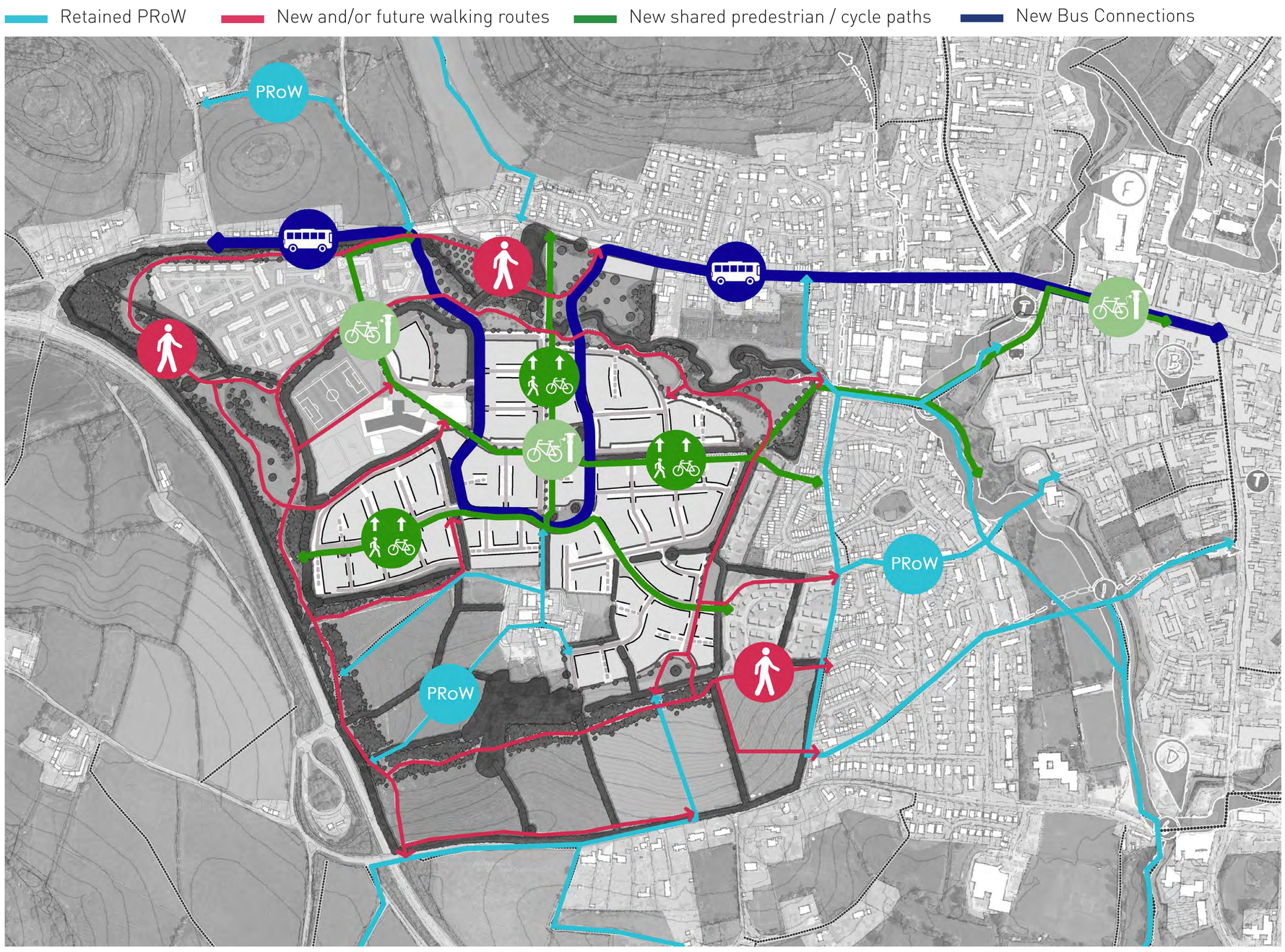
We strongly believe that local residents should be properly consulted and given an opportunity to both ask questions and provide us with their views before a planning application is submitted. We have already contacted key stakeholders to seek their views and now look forward to receiving a wider response to the plans.

Please take a look at the information on display, we're keen to hear your thoughts, particularly while the plans are at such an early stage in their design. Members of the Town Council are on hand to answer any questions you may have.

Please head to www.foundrylea.co.uk , and input your feedback via the Enquiries page.

Movement

Modal Shift: Supporting Active Lifestyles

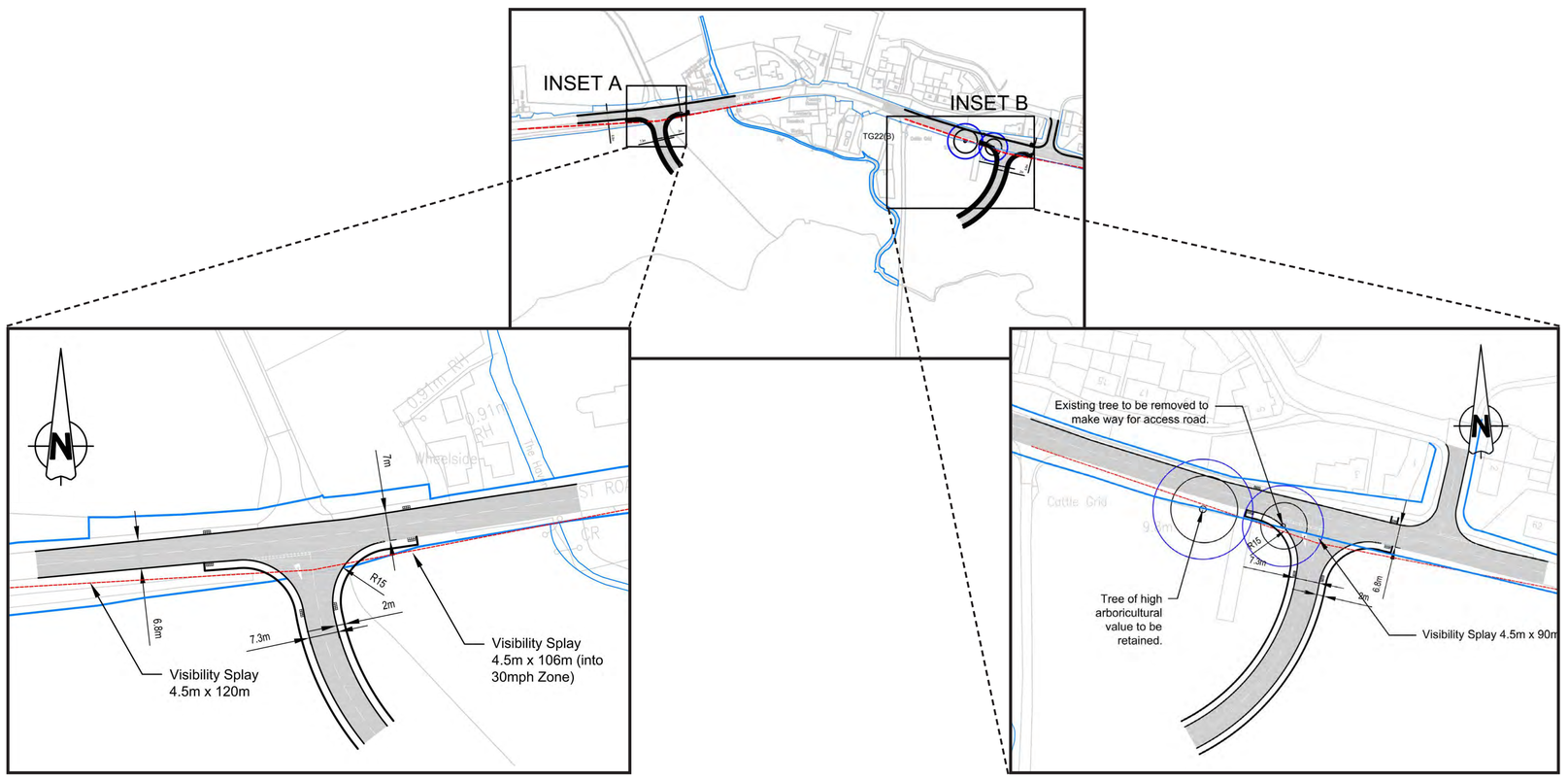


▲ Plan of sustainable movement across the site and to the surrounding areas in Bridport

Foundry Lea will promote healthy active lifestyles by supporting opportunities to walk and cycle across both the development and to the surrounding area of Bridport. The development will provide:

- New sustainable transport routes designed for pedestrians and cyclists.
- Long distance traffic free walking routes around the development connecting areas of green open space and existing public rights of way.
- A new sustainable transport hub at the heart of the community with E-bike provision.
- Local community play and education hubs.
- Opportunities to live and work on the Foundry Lea development.
- EV infrastructure for home and communal charging.
- Connections to existing cycle-paths and footpaths.

Off Site Highway Connections



▲ T Junction Layout Plans (Brookbanks Consulting)

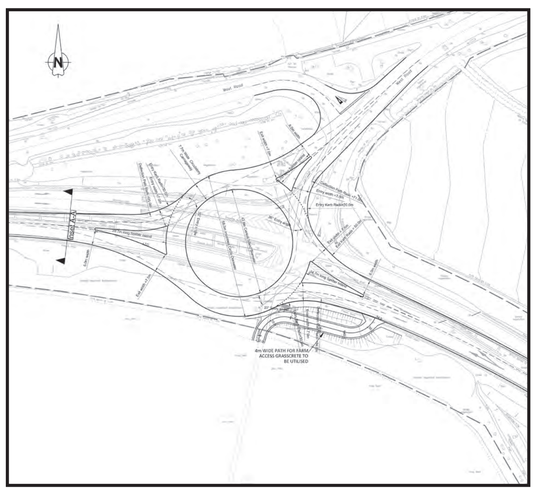
Highway access to the site was agreed through the outline planning application.

This includes the creation of two new T junctions on the A3162 which will serve as the main vehicular access points to Foundry Lea and provide an internal Bus loop to connect the development to the wider area.

Roundabouts

The Foundry Lea developement will provide new road inprovements to the mini roundabout junction of West Allington and North Allington.

A roundabout at Miles Cross, between the junction of the A35 (Trunk Road) and B3162 will also be constructed and delivered by Highways England.



▲ Miles Cross Roundabout (Brookbanks Consulting)

Landscape and Ecology



Foundry Lea will provide a stunning setting for healthy, happy, sustainable living.

Green space will form approximately 40% of the land use at Foundry Lea, maximising the existing green elements of the site, and making way for newly created planting, woodland and parkland.

The layout of the development at Foundry Lea will have green space at its core, as well as making provision for substantial public space along the 'rural edges' of the entire western border of the development.

The design of Foundry Lea accounts for sustainability in the broadest sense of the word, encompassing initiatives from on-site food growing to electric vehicle charging, a community bike pool and a percentage of renewable energy provision. New allotments, orchards, community gardens and grow patches also form part of the landscape.

Key

A Strategic Planting (Buffer Planting)

B SUDS Integration (Explore opportunities within the River Corridor and beyond)

C Strategic Planting (Linking advanced planting with west road buffer planting)

D Signage & Interpretation (Boards to explain Area of AONB setting and enhancements, onsite habitats and other locally distinctive features)

E Education & Awareness of onsite biodiversity (Leaflets to homeowners)

F Allotments

G Naturalistic Floodplain Compensation Area

H Ecological Enhancements (Bird, Bat, Bee, and Dormouse boxes)

I Restore Habitats (Otter holes & Water Voles)

J Ecological Enhancements to River Corridor (Riparian Vegetation Native Species)

K Integrate Existing Landscape Features (Within areas of public realm)

L Ecological Enhancements Within Residential Area (Bird, Bat & Bee Boxes, and Hedgehog highways)

M Strategic Planning (Tree lined important movement routes)

N Veteran Tree

O Advanced Planting (Strategic planting with woodland walk/trail)









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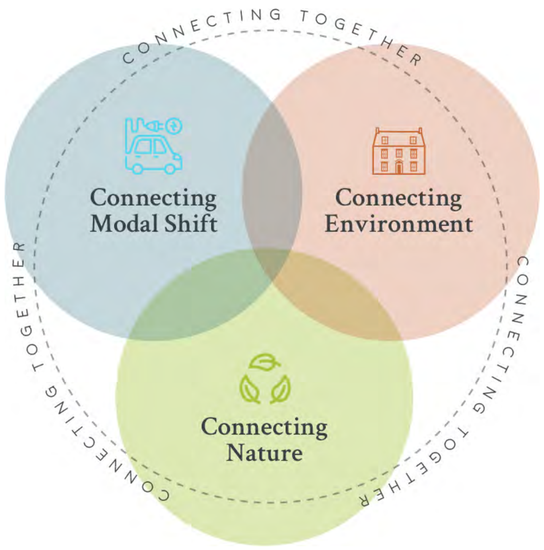
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Character and Vision

Vision



Foundry Lea will be a new, sustainable community, nestled near the beautiful Dorset coastline, created as a natural extension to the bustling market town of Bridport. Connecting people, place and nature, Foundry Lea will be an outstanding place to live, set in stunning surroundings and with abundant accessible, inclusive and green space of its own. Embodying principles of quality, community and connection with the environment, Foundry Lea will celebrate its landscape setting and promote happy, healthy and sustainable living.

Key Vision Drivers

- *Public Space*
- *Cycling*
- *Environmentally Friendly*
- *Low Carbon*
- *Distinct Character*
- *Food Production*

Design Code

Developments in Areas of Outstanding Natural Beauty require a high standard of materials. Integrated into the landscape, the sensitive use of materials will create traditional and attractive homes, streets and facilities. The vision for Foundry Lea sets out a plan for the use of components influenced by local materials and colour palettes, including brick, render and stone.



▲ A selection of images that aim at the sensitive aesthetic required at Foundry Lea.

Materials



Boundaries



Surfaces



Foundry Lea Social Value Charter

Social Cohesion

Health and Wellbeing

Economic Inclusion

Environmental Wellbeing

S106 Planing Obligations

- **35%** affordable housing
- **0.4** ha self-build and custom build housing

- Bridport Leisure Centre **£429,000**
- Bridport Medical Centre **£225,000**

- 1 New School
- **£5,444** per new home for additional primary and secondary school provision

- **New Roundabout** at Miles Cross Junction
- B3162 Mini Round-about improvements
- Footpath improvements **£212,000**
- B3162 improvment works **£100,000**

- **Community Orchard** 2.5 Acres
- **Allotments** 1.2 Acres
- **POS/Play areas** 12 Acres
- **New Woodland** 1.75 Acres
- 550 **New Trees**
- Biodiversity payment **£96,990**
- Two **sports pitches** with facilities

Our Proposed Enhanced Offer

Our in-house Social Value calculator is based around the National TOM's - it measures the meaningful impact of our delivery and initiatives which populates the financial impact to the local area

100% of our sub contracts to contain Social Value commitments

£208k invested in community health and wellbeing

353 Local People Employed

£93m invested in local supply chain

90% of construction waste materials recycled

£10k invested in community groups and social cohesion

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S106 and Infrastructure

Affordable Housing

- 35% of the new homes will be S106 affordable housing, of which:
- 70% will be affordable homes to rent.
- 30% will be shared ownership.
- In addition the intention is to provide additional affordable housing in partnership with the Registered Provider (subject to grant funding).

Local Trade Use

- The Foundry Lea consortium will support the local economy through the use of local suppliers, craftspeople and tradespeople in the delivery of this new community.
- The Consortium will bring its innovative 'Skills Academy' to Foundry Lea to provide an on-site learning environment for local people to develop practical skills in construction over a 4-6 week training course.



Management

- A suitably qualified POS management company in parallel with a residential management company will maintain open areas, ensuring high quality public spaces for residents.

Facilities

As part of the Section 106 agreement, the consortium will be making community contributions that will heavily invest in:

- Bridport Leisure Centre
- Improvements to the local public footpath network and road access
- Biodiversity and hedgerows
- Playing facilities and new sport pitches
- Allotments
- The provision of additional facilities at Bridport Medical Centre
- Land for the provision of a new primary school

Access

- Accesses into the site have been approved and will be delivered as planned.





Sustainability

Greener Lifestyle and Ecology

- Green space will form approximately 40% of the land use at Foundry Lea.
- Design initiatives include on-site food growing, electric vehicle charging, a community bike pool and a percentage of renewable energy provision.
- Residential units will be in close proximity to the local centre, employment and mobility hubs, and the school, reducing car dependency across the site.
- A biodiversity compensation payment of £96,990.82 and further compensation payments for the loss of any hedgerows.

Transport & Movement

- A network of safe walking and cycle routes, as well as public transport, will connect the community with its surrounding areas.
- Public rights of way to be maintained.
- A traffic management plan and innovative road design will ensure safe vehicular access as well as enhancing space for residents' enjoyment.
- A contribution of £212,000 for improvements to the footpath linking Magdalen Lane and Bridport town centre.
- A new Roundabout at Miles Cross Junction and improvements to the existing Mini Roundabout on the B3162.



Water & Drainage

- Use of permeable hard surfaces and attenuation basins will avoid any increase of surface water run-off to the natural watercourses.
- Sustainable urban Drainage Systems (SuDS) will help reduce the volume and rate of surface water run off at the site.
- Surface water management for the Foundry Lea proposal has been designed to accommodate 40% climate change, 10% above the scheme proposed at outline. This is to accommodate for future urban extensions and is in accordance with the SuDs Manual CIRIA 753, the Code of Construction for the adoptable elements and NPPF July 2018, which now includes requirements for quality control of surface water run off.

Waste Management

- Foundry Lea will provide well-considered waste and recycling storage from each home.
- Construction and operational waste will be managed during development.

Foundry Lea Skills Academy

Bridport

Social Cohesion

Health and Wellbeing

Economic Inclusion

Environmental Wellbeing











7,992 weeks of formal training

540 weeks spent on meaningful work placements

1,344 hours of local school and college workshops

44 Trainees, Apprentices & Graduates employed

5 Minimum of employment and careers fairs

Our Calculator is based on the National TOMS and are mapped to the UN Sustainable Develoment Goals. We will be working in collaboration with private training provider Train4All and Wessex Community Assets.

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Masterplan



▲ Preliminary Layout

Principles of Development

Public Space
High quality, inclusive green space throughout the community and a thriving local centre designed to provide a traditional focal space.

Cycling and Walking
A network of cycleways and footpaths around the community and to connect with Bridport town centre.

Environmentally Friendly
Extensive planting and consideration to boost biodiversity, with generous green spaces. Reducing the impact of construction through efficient design, waste segregation, reuse and recycling.

Low Carbon
Reduction of emissions by minimising pollution and heat loss, and promoting low impact transport

Distinct Character
An attractive mix of buildings, places and homes that reflect the character of the immediate surroundings, while having a distinct character of its own

Food Production
Making provision for a community orchard, allotments and food growing areas to support a sustainable and healthy way of life.

- a Employment Hub & Local Centre
- b Sport & Recreation Hub
- c New Primary School
- d Vearse Farm retained
- e River Simene Corridor
- f A35

- 1 Circular Walking Route
- 2 Allotments
- 3 New Community Orchard
- 4 Important Vehicle & Cycle Node
- 5 Central Node: Green Square, Play Area & Sustainability Hub
- 6 Veteran Tree integrated as a feature within informal open space
- 7 Public right of ways diverted and maintained



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