

## BSUP&C CLT 24/0072/PRE APP SUMMARY

The CLT received a response to its pre-application submission for our plans to build affordable homes on the Stonilands site. Following is a summary of the planners' comments and advice.

- Our submitted claim that it would qualify as a rural exception site was upheld. So could build up to 15 homes at least 66% being affordable. (but note that the pre-app itself focussed on 6 + 2).
- Site not subject to local landscape designations
- Delivery of affordable housing has fallen well short of EDDC's targets
- Communities of Upton Pyne, Brampford Speke, Stoke Cannon, Rewe, Netherexe and Huxham are considered a single entity for planning purposes and housing need.
- We received support from the Housing Enabling Officer.
- The scheme fits well into the design criteria:

*“Scheme that fits well within the site and surrounding landscape and village context. Officers endorse the comments of the landscape officer and would agree that the rural farmyard layout with a central access and courtyard parking appears in principle to be a form of development that would be sympathetic and in keeping with the rural context and character of the site.”*

- Need to consider layout for parking and secure cycle storage. (2 per household seems OTT)
- Strongly favoured single access off the main road rather than some of the access being via Stooks
- Surface Urban Drainage System (SUDS) needs designing. Combination of attenuation basin on southern edge, rain garden, swales or filter strip.
- Maintain existing hedges with a maintenance strip protecting them
- Recommend early engagement of a landscape architect
- FULL application likely to be accepted – note advice given by officers but full planning may go to committee.
- Car parking 2:2 and 1 bike per household.
- No net loss of trees or hedgerows.
- Accept the roadside hedge can be transplanted/moved to accommodate visibility splay.
- Must achieve Biodiversity Net Gain (BNG) – currently 10% I think.
- Habitat mitigation contribution (levy) of £1708 per dwelling.
- Will require a UK habitats classification survey must submit BGP at application stage.
- Need plan to manage community open space in perpetuity

*“Whilst the community open space is welcomed, would provide some community benefit and would help to soften the impact of the development at the front of the site, we would need to consider in planning terms if there is justification to secure its delivery, i.e., is it reasonably required to make the development acceptable? We would expect details on how the land is to be landscaped and managed in perpetuity as part of any forthcoming planning application alongside details of how the land can be used for public access. Consideration should also be given to whether the land can provide SUDS for drainage for the scheme as suggested by the County Council Flood Authority.”*