

I am writing to submit the following comments from Brampford Speke Parish Council:

1. The number of new homes for Brampford Speke - a comment on Strategies 22 & 23

We note Strategy 22's proposed target for our village of (a minimum of) 5 more homes between now and 2026.

We also note that this number is less than previous figures of (a maximum of) 20 homes over 20 years, to 2026, and 7 homes over 15 years, also to 2026.

We agree with Paragraph 15.20's "To help provide for affordable housing, recognising the need to generate money to subsidise provision, mixed affordable/open market schemes will be permitted...." Reflecting the lack of direct public subsidy and therefore for the need for cross-subsidy from open market housing, as well as the need to share costs of site-servicing (including highways costs), we have been advised that for a (mainly) affordable housing scheme to be viable its size is likely to need to be a minimum of about 7-10 homes.

We support Strategy 23's "Mixed affordable and open market housing schemes for up to 15 dwellings will be allowed in rural settlements where there is a proven local need... Affordable housing must account for at least 66% of the houses built". The wording of paragraph 15.20 (".... mixed affordable/open market schemes will be permitted where they are located adjacent to, but outside, Built Up Area Boundaries....") indicates that EDDC intend this Strategy to apply not only to those settlements without Built Up Area Boundaries listed in the last paragraph of Strategy 22 but also to the settlements identified in the core of Strategy 22, including Brampford Speke.

If EDDC does not intend this wide application of Strategy 23, that would appear to mean that EDDC intends a more flexible policy for settlements without Built Up Area Boundaries than for settlements with them - which would surely be odd?

Our comment here is therefore that EDDC needs to clarify which settlements are covered by Strategy 23.

We also note that Strategy 22 allows for upwards flexibility from the figure of 5 for our village.

One interpretation of all the above is that EDDC would be prepared to see between 5 and 15 homes being developed in Brampford Speke between now and 2026, subject to proven local need and to at least 66% of the homes being affordable. Whilst the higher of those two figures is not one that we, or the wider village, necessarily has in mind, we do think that - subject to 'proven need' - a development of mainly affordable housing in the village will almost certainly need to be larger than 5.

Our overall comment on Strategies 22 & 23's housing numbers is that both Strategies would benefit from some adjustment to their wording to give a message that is both clearer and more central to both of them that, subject to proven need, EDDC will prepared to support the development of mainly affordable housing in our village of a size somewhat above the figure of 5 homes given in Strategy 22.

2. The location of new homes for Bramford Speke - a comment on Strategies 22 & 23

Strategy 22 refers to new development taking place both within Built Up Area Boundaries and "on the edge of settlements [,where] it should integrate with new employment and community facilities".

Strategy 23 uses slightly different words: "Sites will need to be well-related to the settlement and close to a range of facilities."

And paragraph 15.20, connecting the two Strategies, uses slightly different words again: "..... schemes will be permitted where they are located adjacent to, but outside, Built-Up Area Boundaries. In some cases..... sites not immediately adjacent but well-related and within easy walking distance will be considered."

Our comment is that these slightly different wordings risk creating some confusion as to the locations in or near rural settlements where EDDC is likely to permit the development of new housing. We ask that EDDC reconsider its wording(s) to make its intentions clearer.