



Community land, sustainably managed • Affordable homes for local people

Brampford Speke, Upton Pyne and Cowley Community Land Trust (CLT)

UPDATE

The main news is that a successful drop-in consultation event about the latest proposals - for a **small development on the field known as Stonilands, in Brampford Speke** - was organised by the CLT in Brampford Speke Village Hall on 23rd April. The proposals are for 7 social-rented homes (at about 50%-60% of market rents), of which two will be 1-bedroom homes, three will be 2-beds and two will be 3-beds, all prioritised for local people. There will also be a public amenity area. And two open-market plots for the landowner.

Around 60 people - a good mix of families with young children and older people - came to learn about the proposals and to make comments and suggestions. 50 feedback forms were completed by Brampford Speke residents. Of these 37 were "very supportive" of the latest proposals. 10 "quite supportive", 3 "fairly opposed" and 0 "very opposed". The CLT is taking this as a broad mandate to continue progressing the scheme.

Many people left specific comments and suggestions as well as their general verdict. The full list of these will be available on our website, but we have sought to draw out the main ones below, together with our response. If you feel that a concern has not been sufficiently addressed here, please contact us.

Many compliments were paid to the CLT's sketch designs for the affordable housing, **both for the overall layout of the scheme and for the homes themselves**. But some concerns were expressed that the design could be compromised during the processes of getting to full planning permission and of building the scheme out. The CLT accepts that there are some risks here and we are determined to be very focussed on protecting the proposals, not least through our relationship with our partner, Teign Housing Association.

There were lots of supportive suggestions, and some concerns, about how to get the **public amenity land** 'right', and to ensure that it stays as a value-adding feature into the future – planting, screening, minimising damage to existing hedging, management etc. **It would be very helpful if some Brampford Speke villagers could volunteer to form a support/advisory group to help the CLT to deliver on this.** We will also encourage residents of the completed homes to join this group. If you are interested, please contact Sally Discombe (sallydiscombe@gmail.com).

There was a request for **clarification of some of the terminology being used** when speaking about these proposals, not helped by some dual meanings!

- 'Affordable' is firstly a generic term for below-market-level housing of all kinds – rental, sale etc.
- 'Affordable Rent' is a specific type of Government-backed below-market rented housing, with rents at 80% of market rents. The rents at Lake's Down in Upton Pyne are at this level.
- 'Social' is firstly a generic term for below-market housing provided by local councils and housing associations.
- 'Social Rent' is a specific type of Government-backed below-market rented housing. The formula for calculating these rents results in rent levels which are 50%-60% of market rents. These will be the rent levels on Stonilands.

Can the existing **'infrastructure/services' in Brampford Speke – electricity supply, sewerage etc** – cope with the development? The advice that the CLT has received to date is that it can, but perhaps the best reassurance is that these considerations will be

explicitly addressed as part of the planning process. The same applies to **surface-water run-off** - we believe that the proposed 'swale' and the permeable access road will be a more than sufficient provision.

What about **light pollution** arising from the new development, most particularly along the access road into the new development? We will explore with Teign whether low-level lighting bollards are a viable solution.

Concerns were expressed about the slowly-emerging proposals for another housing development in Brampford Speke – on **Templar's Field**, up Sandy Lane: might Brampford Speke end up with 2 (or more than 2?) new housing developments? Templar's of course may not be the only site to come forward in the coming years – we can all think of possible other sites in the village, and equally we are all aware of the pressure coming from central government for more housing to be built. It will be the community of Brampford Speke, together with its parish council, that will be best placed to decide its response as any proposals come forward.

Two other pieces of information:

- The very approximate timetable for the Stonilands development is: planning permission by early 2026; completion by late 2027
- Finally, new members of our CLT are always welcome. Please Sally Discombe (sallydiscombe@gmail.com).