

Comparison of Brimhay Development Plans, as of September 2016	South Devon Rural Housing Association on behalf of itself and Brimhay residents	Dartington Parish Council
Level of Permission	Detailed—with costings and viability analysis submitted Jan 2015, independently assessed by South Hams District Council (SHDC)	Outline — no costings submitted Accepted August 2016 with survey and Design Statement from Feb 2016
Level of Affordable Housing provision v. market sales	12 units affordable/social rent 12 open market units of 2,3,4 beds. Robert Owen Community (ROC) building provides larger accommodation for 15 persons requiring support.	Unclear: 23 units (eco survey) or 30+ units (Feb app/Design Statement—including cottage style social homes) or 12 + 10 + 8 units (28 Jan 2016 Indicative Site Layout) providing 12 social units plus 8 ROC flats + 10 open market of 3,4,5 bed) ROC building provides smaller units for supported housing. ROC not consulted
Level of amenity for proposed residents	Individual private gardens and paths. National Home standards and Homes and Communities Agency (HCA) design requirements met. Provision for waste storage and collection.	Some private gardens, public pathway and narrow green at centre of site Passiv Haus 6+ but a number of dwellings do not meet National Home and HCA standards required. No provision for waste storage and collection.
Level of residential density and height	32 dwellings—12 single flats, 4 2-bedroom homes, 7 3-bedroom homes, 1 x 4-bedroom homes. Semi-detached or single dwelling layout. Roof junctions standard. Adequate private garden space for all dwellings equally divided. No overlooking into gardens. Communal drying areas provided. 3-storey flats and ROC	30 dwellings, a number of which do not meet nationally described space standards Semi-detached and terrace dwelling layout with awkward roof junctions and potential runoff problems. Inadequate private garden space for some larger open market homes and several cases of direct overlooking into gardens. No communal garden/drying areas for flats. At least three terrace units with 3-storeys, (poss more) on sketch. Whilst there are fewer dwellings, the overall person count is higher than SDR at 82 (assuming the 1 bed accommodation is for 2 and not 3 persons).
Level of parking provision for residents and other users	57 spaces in all (46 new). Also provides 10 for Humpty Dumpty Nursery showing SDR's as a result of community consultation Turning circles all within legal limits for residential and emergency vehicles	43 spaces in all (32 new). Does not provide any extra for Humpty Dumpty Nursery. As this Includes existing 11 spaces at Forder Lane House it appears to assume that tenants in social housing do not have cars. For Plots 6-10 the parking shown does not meet the standards for turning.

Access and highways issues for emergency. plant and waste vehicles	All issues re appliance turning diameters and waste collection and removal dealt with	Access via Forder Lane and turning needs may not meet Highways requirements. Introduces more vehicles onto Forder Lane, which is very narrow.
Ecological considerations of the wildlife corridor and open space	SDR survey complete and up to date. Mitigation of development away from waterway and dormice license from Natural England application made. More recent ecological surveys carried out show no evidence of dormouse activity. Fully assessed and addressed	Own report commissioned by 'the Brimhay Community' (Jan 2016) citing 23 (sic) new dwellings, (w/ demolition of existing 18). Conflict with two aspect trees over SDR's plan—losing bat roosting areas/ not protecting root systems
Flooding and Drainage		No specific detail, general assumptions made based on Environment Agency stats for site and geographic area
Timing and Finance	Over three years in process. Original re-homing of 12 residents now unobtainable due to delays. One of the original tenants looking forward to a move unfortunately died. A number of other residents have chosen to move away from Brimhay. SDR's plan is self-financed through Social Provider loans and market sales on site. Loan finance has already been stretched to maximize draw-down periods which are being missed and put added financial risk into scheme Income generated by this development for the owner: nil—The development will require some form of further subsidy SDR have obtained updated intelligence on market potential for the site which SDR will receive full value for land sales and gift aid profit from Rural Homes Limited.	Compiled over 6 months. No apparent responsibility to rehome current remaining residents. Assumptions made on increased value of Open market homes to offset reduced number. Vague community fundraising proposed to offset extra costs in scheme's delay. W Income generated for the owner: net loss at expense of open market homes ratio on site. No contact with landowner (SDR) about purchase of site. No certainty of the plan moving forward and would add considerable delay.
Status	Previously approved, with a live application requirement for further consultation on open space policy provided in the current scheme	Open, decision likely in November