

Burrington Estates

Land West of Honiton Road, Staplehay

Public Consultation – Our “Plan B”

4th June 2021

You may well have read a leaflet that was delivered to your home explaining our proposals for engaging with the community about our proposals for the site at Staplehay. You may also have read other documents on this website and looked at some of the background information.

We had planned a masterplanning workshop with invited community representatives on 27th May. Unfortunately, we had to cancel this event after having received four replies to our invitation, with only one person wishing to attend.

This led us to re-think our approach to public consultation. Our “Plan B” mimics the stages proposed for the workshop, but these will now be accessible to the whole community, not just invited community representatives.

From Monday 7th June, we will start uploading technical documents to the website. The first “batch” of documents aims to provide the same factual information about the local area and the site that we would have shared with workshop attendees and then uploaded to this site. These documents will include:

- A detailed appraisal of local character, connections and the site
- Technical briefing notes covering design, town planning, transportation, drainage, landscape, ecology and sustainability
- A topographical survey of the site
- A feedback form for your comments

These will be followed by a series of plans that will start “layering up” a masterplan concept for the site one step at a time, again mimicking the masterplanning workshop. The plans will cover the following key themes, noting that one plan may address more than one theme at a time:

1. Main access
2. Landscape structure
3. Development parcels
4. Internal connections
5. Green spaces and public open space
6. Character areas including the village square
7. Street scenes
8. Treatment of the rural edge
9. Treatment of Honiton Road site frontage
10. The land north of Sweethay Lane

You will see these plans over the next 2-3 weeks. We urge you to make comments on all the documents and plans using the feedback form provided. We would like to hear your views on any aspect of the proposals, including community facilities you would like to see.

We will then develop and upload to this website a masterplan concept that takes account of the comments we’ve received, for a further period of consultation.

Once we have considered and then assimilated your comments on this masterplan, it will be finalised and submitted to the Council with a suite of updated technical documents. You will then be consulted formally again by the Council, before it decides whether or not to grant planning permission.