Dear Parish councillors

You will be aware of our development ion Strawberry Hill. This is an exception site - that means it was granted planning permission on the basis of providing a significantly high proportion of homes for social housing. Out of 15 properties being built 10 will be for social housing. The stipulation of the permission means that the houses will be offered via a housing provider (in this case Liverty, formerly Devon and Cornwall Housing) for rental to locals with local connection and employment. In the case of Strawberry Hill the developer receives less than the cost of the build.

As with all planning permission a solution for all services has to be agreed and in the case of Strawberry Hill the significant issue is with surface water - ie the water that runs from the site when it rains. Extensive work was been done with our water engineers and South West Water to establish a solution that ensures that the development has minimal impact on the drainage facilities in Lympstone. Primarily the way to manage this is to install an attenuation tank that then disperses the water at a very controlled trickle. This was agreed with SWW and Environment Agency and legally (SWW contract) agreed in August 2017. The attenuation tank was installed at a cost of £200,000 with hydro brake as specified to reduce flow rate to 1.6l/sec. The attenuation tank has a diameter of 1.8m and is 70m long and runs across the length of the site behind the properties that have been built. It was installed last September. This ensures that less water will run off this site then before when it was a green field site.

SWW agreed the requisition across neighbouring Harefield land and charged KD Homes accordingly for these works in September 2017 - confirming that the works would be implemented in April 2018. It must be noted that the proposal was that of SWW - KD Homes have no influence in these decisions. SWW changed the route for the requisition and informed KDH just 2 weeks prior to the implementation of the requisition following local pressure.

KDH have been working tirelessly to find an alternative solution that meets the needs of SWW and the Lympstone residents. SWW have now proposed an option that requires extensive and costly road works - cost to KD Homes £180,000 and the excavating of Strawberry Hill with a road closure of approx 4 - 5 weeks.

KDH have an obligation to release the first 4 of the social houses by September 2018 and has sales for the 2 open market houses. Completion of this first phase is critical to fund the hugely increased cost of the surface water solution (it should be noted that there would not be the need for the size of attenuation tank if the solution SWW now propose was agreed from the start)

To help KD Homes, SWW have suggested that a temporary connection for the attenuation tank could be installed - connecting to the combined sewer with agreement that the new option is implemented later this year. The attenuation tank in place reached less than 2% of its capacity following the extensive rains and snow of winter 2017/18 and therefore the chance of any waters being dispersed at the trickle rate is highly unlikely and even if a 100 year storm hit us that the attenuation tank would ensure that the trickle rate would be maintained.

SWW have asked the Parish Council to give their support to the temporary connection and we were under the impression that this would be the case. We now understand that this is not the case. Without the support SWW will not offer this temporary solution. This will mean that the required first phase of social housing will not be delivered and the site will simply remain shut and no housing at all will be delivered.

We respectfully request that this temporary solution is agreed - allowing Phase 1 of the site to be completed, the social housing can then be delivered. The sales of the two open market houses will afford KDH the funds to get the new surface water solution installed. How long this takes is not in our hands but in the hands of SWW and other authorities.

This development could, if supported by the LPC (by agreeing to a temporary solution) benefit 10 local families with high quality, affordable homes.

We need to move quickly, we ask for your support.

Kind regards

David Matthews

**KD HOMES**