

Mr Graham Swiss
South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE

7th March 2008

Dear Mr Swiss,

**South Hams Affordable Housing Development Plan Document (DPD)
Submission Document
South Hams Affordable Housing Draft Supplementary Planning Document
(SPD)**

Thank you for consulting the South West Regional Assembly, as Regional Planning Body (RPB), on the above documents.

The RPB assesses consultations on Local Development Documents on how far they would impinge on the delivery of the Regional Spatial Strategy (RSS) and therefore whether they are in 'general conformity' with the RSS. The current RSS is RPG10. You will also be aware that the new RSS is being produced. The Examination in Public (EIP) of the draft RSS closed on 6th July 2007 and the Panel Report was published on the 10th January 2008. As well as RPG10, the evidence base behind the emerging RSS can be considered as a material consideration and will carry greater weight the closer to publication the RSS gets.

Further to our comments on the previous stages of consultation I can confirm that I consider the Affordable Housing DPD to be in general conformity with RPG10 and the draft RSS. I welcome the proactive approach that South Hams District Council has taken in setting in place a framework to address the affordable housing shortfall in the area. I particularly welcome the specific targets set for both allocated and unallocated sites.

Further to this I would just like to make a general comment that, in regard to paragraph 5.7, reference should be made to the district being part of the wider Plymouth Housing Market Area and I would like to stress the importance of joint working where relevant.

The Affordable Housing SPD provides local level detail on the delivery and funding mechanisms for the level of affordable housing to be delivered. It should therefore be in line with the Submission Affordable Housing DPD and policy CS6 of the Core Strategy

(which are in general conformity with the RSS), it should therefore follow that it is also in general conformity with the RSS.

Please do not hesitate to contact me should you have any further queries.

Yours sincerely,

Jane Macey
Planning Policy Officer

Direct Tel: 01823 425223
E-mail: jane.macey@southwest-ra.gov.uk