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The Forward Planning Team,  
South Hams District Council,  
Follaton House,  
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For the attention of the Forward Planning Team.

Affordable Housing DPD.

Representations on the SHDC Affordable Housing DPD

I have recently heard it said that SHDC's manoeuvring on Affordable Housing policy has given the impression of a sleight of hand that Debbie McGee would be proud of. I think it a shame that the Council could not have given the impression of being more honest in its introduction of the policy. First of all the council asked for comment on a Draft DPD that deferred much

1. AH-SPD D7.1 states;

Developers and landowners are expected to consider the overall cost of development, including the required planning obligations and any abnormal costs, prior to negotiating the sale or purchase of land or the acquisition or sale of an option. Early consultation with the Council on such requirements is therefore encouraged.

In Allcroft's representations on the draft AH-DPD we stated;

"The developer cannot be expected to reduce a purchase or option price in order to pass on the obligation on the basis of an, as yet, indeterminate policy. This would lack credibility with the vendor and their agent. SHDC planning officers are currently confirming, in writing, a minimum 16 weeks lead-time in order to meet for pre application discussions. This, in itself, precludes the possibility of consultation with the Council without the probability of losing the land deal."

And we make the same statement now.

The Councils response to this, in their reg28 statement was to state; "...The SPD also clearly states that pre-application advice on policy can be sought from the Planning Policy Team and the Affordable Housing Team, who assist Development Control in these matters.."

I make the point that in order to consider the overall cost of development, including obligations the developer need to basically undertake a calculation;  $a \times b = c$ .

This is where a is the site capacity (number of dwellings appropriate to site) and could only be properly assessed by a planning officer, b would be the proportion of affordable housing required and c is the obligation value that results.

On any particular site the planning officer may advise a particular low or high density which they feel appropriate. This would normally be between 30 and 70 dwellings per hectare, with any density within the range having different affordable housing percentages and obligations. Does the council contend that the Planning Policy Team or the Affordable Housing Team can give advice on a site specific basis on appropriate densities?

I state again that without fast access to planning officers, early consultation is not possible.

Your Sincerely,

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