

920

**Karen Duffield**

---

**From:** James Doxford  
**Sent:** 10 March 2008 09:56  
**To:** Karen Duffield  
**Subject:** FW: SHDC AFF Hsg SPD/DPD

---

**From:** Dave Parsons [mailto:dave.parsons@shdc.gov.uk]  
**Sent:** 07 March 2008 15:58  
**To:** Forward Planning  
**Cc:** Malcolm West; Joe Keech; Pauline Warner  
**Subject:** SHDC AFF Hsg SPD/DPD

just a few notes that will form the basis for our comments, basically we are concerned that the public will be confused about the two documents being on the same subject but with different status levels.

- Para 5.7 (DPD) - The reference to the 'market' in this paragraph confuses the issue. The district will not operate as a single housing market. There will be distinct sub markets within it eg related to Plymouth; the coast etc. The housing need element of the market arising in S Hams will have different characteristics related to the different parts of the district. The only district aspect of this is that the housing 'need' element 'belongs' to the housing authority.

Suggest: "S Hams forms part of the wider Plymouth HMA. Within the sub region there will be a number of sub markets that will influence the need for housing overall. However, as a housing authority the District Council has to respond to the needs arising in its district and consequently the term 'housing need' refers to the District wide picture."

This para might also be a useful place to reference joint working with Plymouth to address housing need, especially at the new community, to demonstrate how it all joins up

- Section 6.15. (DPD) Include Archaeology and the Historic Environment in the list of detailed planning issues (in accordance with Core Strategy *CS9: Landscape and Historic Environment*)
- Para 7.3 - (DPD) There may be other types of conversion where this approach would also be appropriate. It might be more appropriate to refer to conversions of buildings in the countryside
- Policy AH1 - (DPD) Support the sliding scale approach to capturing land value. Also, strongly support the policy to collect financial contributions where a requirement makes up less than one dwelling.

The SPD document makes reference to the need in some circumstances to require lifetime homes [F4.5-4.6] The DPD should also flag this requirement and one of the documents should set out the basis on which this will be requested.

The Sherford AAP as adopted allows for 20% Lifetime Homes Standard and this SPD should reflect this. Exact targets should be properly evidence based.

Regards

*Dave Parsons*

*Spatial Planning  
Environment Directorate*

10/03/2008