

**NOTES OF THE MEETING OF THE DEVELOPMENT PLANNING STEERING GROUP  
HELD AT FOLLATON HOUSE, TOTNES  
ON 4 SEPTEMBER 2007**

**MEMBERS**

\* Cllr R J Tucker – Chairman

∅ Cllr N A Barnes	∅ Cllr S L Rankin
* Cllr H D Bastone	* Cllr M F Saltern
* Cllr B E Carson	* Cllr A Ward
∅ Cllr P W Hitchins	∅ Cllr J A Westacott
* Cllr D W May	

\* Denotes attendance

∅ Denotes apology for absence

Also in attendance:  
Cllrs J T Pennington and R J Vint

Officers in attendance:  
All Agenda Items: Head of Community Regeneration and Forward Planning Manager

**1. NOTES OF THE MEETING OF THE DEVELOPMENT PLANNING  
STEERING GROUP HELD ON 5 JUNE 2007**

The notes of the meeting of the Development Planning Steering Group held on 5 June 2007 were agreed as a correct record of that meeting.

**2. DECLARATIONS OF INTEREST**

Members and officers were invited to declare any interests in the items of business to be considered during the course of the meeting. These were recorded as follows:-

Cllr R J Vint declared a personal interest in item 5 (Local Development Framework – Totnes and Dartington Development Plan Document – Preferred Options) and remained in the meeting during the debate on this item.

### 3. **AFFORDABLE HOUSING DELIVERY AND POLICY POSITION**

Members received a report which advised on the Council's position in relation to affordable housing policy and delivery.

There was a pressing concern to deliver more affordable housing. The strategic target established by the Inspector in the Core Strategy and the Council's implied direction of travel contained in the Affordable Housing Development Plan Document (DPD) provided a basis to continue to negotiate for high volumes of affordable housing on a site by site basis.

During discussion, the following points were made:-

- a) Clarification was sought on the policies contained in the Affordable Housing DPD. Officers advised that developments of two dwellings or more were required to make a contribution towards meeting the strategic target (which could be a financial contribution to help towards other affordable housing schemes), and that developments of 6 dwellings or more were required to supply affordable housing on site;
- b) In view of the scale of need for affordable housing and because plan making is a long process, the importance of pushing forward with departure sites ahead of the plan was stressed. Members debated how best to secure increased delivery of affordable housing in the immediate term whilst also securing the best possible position for longer term affordable housing delivery.

#### **RECOMMENDED**

That the views expressed by the Group be incorporated into a further report to be brought to the Community Policy Development Group for its consideration prior to Council's determination of the position.

### 4. **AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

Members considered a report that sought approval for the Affordable Housing Supplementary Planning Document (SPD). Subject to Council approval, the document would be issued for public consultation.

The report concluded that the proposed SPD built on the former Affordable Housing Supplementary Planning Guidance (SPG) and reflected changes in both local and national policy. The document developed practical approaches to the delivery of affordable housing, particularly in respect of private subsidy, the methodology for calculation of commuted payments and the ability to deliver a range of affordable housing products which are truly affordable and meet local housing needs.

**RECOMMENDED**

That the Executive **RECOMMEND** to Council that the draft Affordable Housing SPD be approved for formal public consultation.

5. **LOCAL DEVELOPMENT FRAMEWORK – TOTNES AND DARTINGTON DEVELOPMENT PLAN DOCUMENT – PREFERRED OPTIONS**

A report was considered which updated Members on the progress being made on the South Hams Local Development Framework (LDF) Totnes and Dartington Preferred Options document. The report set out the purpose and scope of the document, the key issues it needed to address and the likely preferred options emerging from work already undertaken. The report also sought authority for publication in October 2007.

In conclusion the report noted that there was a clear need to progress the Totnes/Dartington document. This was to be achieved without detriment to the Council's determination to secure quality and sustainability in all development and in particular to meet local needs for affordable homes.

In discussion, the following points were raised:-

- (a) The importance of highlighting the River Dart as an essential asset to the town and how it could be utilised to bring together Bridgetown and the town centre was stressed;
- (b) Members highlighted a number of textual changes to be made to the document prior to its publication;
- (c) Members discussed the various Development Site Options which had been identified in the document. It was noted that a wide range of sites had been assessed (using the technique Sustainability Threshold Assessment) and that the results of that work had informed the choice of preferred site options.

**RECOMMENDED**

That the Executive **RECOMMEND** to Council that the Totnes and Dartington Development Plan Document (Preferred Options) be published in October 2007.

(Meeting commenced at 3.00 pm and concluded at 5.15 pm)