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Mr David Incoll
Chief Executive
South Hams District Council
Follaton House,
Plymouth Road,
Totnes,
Devon,
TQ5 5NE

Your Ref:

Our Ref: PINS/K1128/429/7

Date: 22 July 2008

Dear Mr Incoll

South Hams District Council Affordable Housing Development Plan Document

1 As you know, I was appointed by the Secretary of State to carry out an independent examination of South Hams District Council's Affordable Housing Development Plan Document (DPD). The DPD was submitted on 25 January 2008, pursuant to section 20 of the Planning and Compulsory Purchase Act 2004 (the 2004 Act). I conducted the Examination by way of written exchanges and six hearing sessions held on 17 and 18 June 2008.

2 The purpose of the independent examination is set out in section 20(5) of the 2004 Act. This falls into two parts. The first is whether the DPD has been prepared in accordance with certain statutory requirements under the Act and "the 2004 Regulations" (The Town and Country Planning (Local Development) (England) Regulations 2004). The second part is whether the DPD is sound. In making an assessment of soundness, I have focused on the nine tests set out in paragraph 4.24 of Planning Policy Statement 12 Local Development Frameworks.

3 With this letter is a copy of my report which contains my recommendation that the DPD is sound and should be adopted, subject to a number of changes, and the reasons why I have come to that view. In reaching my conclusions on the soundness of the DPD, I have had regard to all the representations made on it in the 6 weeks following submission in accordance with Regulation 29 of the 2004 Regulations. I have also taken into account the subsequent written submissions and oral contributions made at the hearing sessions.

4 I express my thanks to the Council's officers and those attending the hearing sessions for the helpful manner in which they conducted themselves during the Examination. I would also like to record my thanks to the assistance given by the Programme Officer, Mrs Karen Duffield.

Yours sincerely

Neil Pope

Inspector

