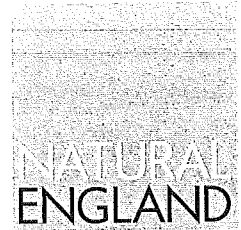
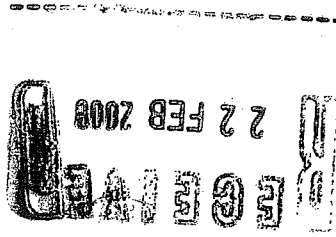


Date: 20 February 2008
Our ref: Case 2007593 SHDC Affordable Housing SJD
Your ref: CR/GS/LDF/AH



Mr G. Swiss
South Hams District Council
Planning & Building Control
Follaton House
Plymouth Road
Totnes TQ9 5NE



Cornwall, Devon & Isles
of Scilly Team
Level 2, Renslade House
Bonhay Road
Exeter EX4 3AW

T 01392 889770
F 01392 437999

Dear Mr Swill

RE: SOUTH HAMS DISTRICT COUNCIL LDF: AFFORDABLE HOUSING DPD; HABITAT REGULATIONS ASSESSMENT AND SUSTAINABILITY ASSESSMENT: AFFORDABLE HOUSING SPD

Thank you for consulting directly with Natural England on these document. Natural England has no comments to make regarding the Affordable housing DPD or its Sustainability Appraisal, except to say that the housing provided should sit within the aims of sustainable development and indeed contribute to all the aspects of sustainable development. Thus providing people with good quality of life.

Natural England agrees with findings of the Habitat Regulations Assessment of the Affordable Housing DPD.

The Affordable Housing SPD details contributions from the developer/landowner. Being aware of the Community Infrastructure Levy provision within the planning bill, it should be ensured that the SPD is framed as far as possible in a way that does not conflict with the aims and use of the levy. Every effort should be made to ensure that planning gain contributes to sustainable development and hence good quality housing and the wellbeing of communities.

Yours sincerely

Dr Simon Dunsford
Conservation Officer
Direct line 01392 889772
Email: simon.dunsford@naturalengland.org.uk

Natural England
Head Office
1 East Parade
Sheffield S1 2ET