

HOPWOOD SWALLOW LLP

CHARTERED ARCHITECTS AND
CHARTERED TOWN PLANNERS

Please's Passage · High Street · Totnes
Devon · TQ9 5QN · England
Tel: 01803 867855 · Fax: 01803 867858

email: design@hopwoodandswallow.co.uk

Ms K Duffield
Programme Officer
South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon TQ9 5NE

22 May 2008
312004 261

Dear Karen

AFFORDABLE HOUSING DPD EXAMINATION

Please find enclosed our Examination Statement in respect of the above, together with a further copy of our response to the Affordable Housing DPD Submission Version dated January 08 and Affordable Housing SPD dated January 2008 on behalf of

The Dartington Hall Trust

Mr M Sterland

Mr G Patch

Mrs C M Seager-Berry

Hopwood and Swallow

Would you kindly acknowledge receipt in due course.

Yours sincerely

HOPWOOD SWALLOW LLP
CHARTERED ARCHITECTS AND CHARTERED TOWN PLANNERS

Enc As referred to above

Sue Hopwood BA Arch BArch(Hons) RIBA MRTPI
Pete Swallow CertArch BArch(Hons) RIBA MRTPI

registered no OC335988

SOUTH HAMS DISTRICT COUNCIL AFFORDABLE HOUSING DPD EXAMINATION
continued

DAY 2 18 JUNE 2008

AM - SESSION 4

MIX, SIZE, TYPE AND TENURE

ISSUE 1.0

The tenure split proposed by the Council, we believe, does not reflect local identified housing needs but rather a 60/40 split between intermediate and social rented. It therefore does not reflect individual requirements of the District and therefore we do not consider that it is either sufficiently flexible or spatial to allow an appropriate tenure mix to be consistent with regional housing strategy, the housing needs market assessment and Government objectives for creating balanced communities such as the tenure issues raised in PPS 3.

ISSUE 2.0

Ideally there should be a greater spatial approach to the interpretation of tenure split which should be reflected by local circumstances. However, local circumstances change with time and therefore this issue becomes complex unless an appropriate monitoring regime is in place to identify changes in housing needs, particularly at the local district level.

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SOUTH HAMS DISTRICT COUNCIL AFFORDABLE HOUSING DPD EXAMINATION
continued

ISSUE 3.0

Some degree of flexibility should be given to schemes where it may not be possible to integrate market housing with affordable housing. However, we would support an inclusive rather than exclusive approach in terms of the delivery of housing and affordable housing and affordable housing which ideally should have an appropriate tenure mix to align with national policy.

DAY 2 18 JUNE 2008

PM - SESSION 5

RURAL EXCEPTION SITES

ISSUE 1.0

Historically, relatively few rural exception sites have been delivered in the South Hams District. In some circumstances, particularly in the less sustainable rural settlements, you may find a farmer or landowner with a holding that adjoins the settlement development boundary being prepared to release say 0.5 – 0.75 acres of agricultural land valued at say £3,000, who is prepared to release their land for ten times that value as an exception site. However, realistically with the Council's policy for the landowner to subsidise the delivery of Affordable Housing by the provision of free serviced land, this is likely to severely restrict the delivery of appropriate exception sites to meet local needs within the rural areas of the district.

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