

**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

**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.

continued

page 14

**SOUTH HAMS DISTRICT COUNCIL AFFORDABLE HOUSING DPD EXAMINATION**  
continued

**ISSUE 2.0**

No comment

**ISSUE 3.0**

Exception sites relate to small settlements with development boundaries. Within the rural areas DPD, it is hoped that the Council will undertake a detailed assessment of each settlement and identify potential sites for allocating small scale housing development within the development boundary to form part of the Rural Housing DPD. Whilst undertaking this appraisal, it would seem prudent that the Council also assesses the peripheral rural hinterland and adjoining Countryside to identify where the most appropriate location would be to accommodate a small scale affordable housing exception site. Currently the housing department refers to a development control Officer if a proposed exception site comes forward. This process unfortunately is undertaken independently by the Council and not with any stakeholders or landowners and is therefore not transparent. Perhaps a more appropriate approach is that if land becomes available for a potential exception site, the landowner should submit to the Council a preliminary assessment identifying the constraints and opportunities of the exception site as a prerequisite to the Council's consideration as to whether or not the site may or may not be appropriate to accommodate an exception site in Planning terms.

continued

page 15