

**HOPWOOD SWALLOW LLP**

CHARTERED ARCHITECTS AND  
CHARTERED TOWN PLANNERS

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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**

**PM - SESSION 6**

**IMPLEMENTATION AND MONITORING**

**ISSUES 1.0 – 4.0 INCLUSIVE**

**GENERAL COMMENT**

We are generally unaware of what tools are available to measure development viability other than the Council employing a valuation surveyor to assess the viability of each scheme as they emerge through the Planning process. With regard to the overall Policies contained within the DPD, we do not believe that they are sufficiently flexible to deal with changing circumstances.

In the event of inadequate delivery of affordable housing within the District, there appears to be no mechanism within this DPD to provide a contingency or reinstate the deficit generated by the Policies. It would appear to us that the only mechanism for the District Council is for the DPD to be reviewed through the statutory LDF process with the inherent potential delay and impact upon the provision of housing and affordable housing throughout the district.

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

PETER SWALLOW Cert Arch B Arch (Hons) Newcastle RIBA MRTPI

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