

SOUTH HAMS AFFORDABLE HOUSING DPD

INDEPENDENT EXAMINATION

TUESDAY 17TH JUNE 2008 TO THURSDAY 19TH JUNE 2008

To be held at

THE CARY ROOM, FOLLATON HOUSE, PLYMOUTH ROAD, TOTNES, S.DEVON

PROGRAMME FOR HEARING SESSIONS

SOUTH HAMS AFFORDABLE HOUSING DPD

TUESDAY 17TH JUNE 2008

09.30am – 5.00pm

DAY 1

Respondents Deadline for further submission

20th May 2008
(4 weeks)

Council Deadline for responses

3rd June 2008
(2 weeks)

09.30am Inspector's opening and formalities

09.45am Council opening statement

10.00am Session 1 General Provision Tests 4, 6 & 7 AH1

Attendees:
GOSW
Tetlow King
White Young Green Planning
Hopwood & Swallow
Sunnybanks Homes
D2 Planning
Pioneer Property Services

ISSUES:

1. Does the DPD make adequate provision for development viability?
2. Would the DPD hinder the delivery of the overall supply of housing?
3. Does the DPD make allowance for affordable housing delivered since 2002 and affordable housing provided as part of the Sherford New Community Development?
4. Does the DPD need amending in the light of the Panel's report into the RSS?
5. Should the DPD recognise the District as forming part of a wider Housing Market Area?
6. Does Policy AH1 need clarification in respect of mixed-use development?
7. Would the retention of affordable housing in perpetuity and the blanket removal of permitted development rights be consistent with national planning policies?
8. What circumstances would allow for a departure from policy?
9. Should there be reference to the separate Affordable Housing SPD?

1.00-2.00pm Lunch

2.00pm Session 2 Allocated Sites Tests 4 & 6 AH2

Attendees:
GOSW
Tetlow King
White Young Green Planning
Hopwood & Swallow
Sunnybanks Homes
D2 Planning
Pioneer Property Services

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TUESDAY 17TH JUNE 2008

09.30am – 5.00pm

DAY 1

ISSUES:

1. Is there inconsistency between the targets identified and the provisions of the Core Strategy and could this confuse developers when calculating land price/valuations?
2. Do the notional development schemes provide a robust and credible evidence base to support the specified targets/what evidence justifies a higher target for the rural areas?
3. Are the boundaries of the Plymouth Urban Fringe, Area Centres, Local Centres and rural areas clearly defined on the Proposals Map?
4. Is there evidence to show pre-assessment of allocated sites thereby avoiding anomalies or inequity in respect of windfalls for schemes of a similar number of dwellings?
5. Could the different targets deter/frustrate developers from bringing forward sites within the rural areas, and are the targets consistent with national and regional guidance?

5.00pm

End of
Session

SOUTH HAMS AFFORDABLE HOUSING DPD

WEDNESDAY 18TH JUNE 2008 9.30am – 5.00pm

DAY 2

Respondents Deadline for further submission

20th May 2008
(4 weeks)

Council Deadline for responses

3rd June 2008
(2 weeks)

9.30am Session 3 Unallocated/Windfall sites Test 6 & 7 AH3

Attendees: GOSW
Tetlow King
Hopwood & Swallow
Sunnybanks Homes
D2 Planning
Pioneer Property Services

ISSUES:

1. What evidence demonstrates that a 'no threshold' approach would be viable and is this evidence robust and credible?
2. What evidence demonstrates that commuted sums will be used to deliver affordable housing in a timely manner and assesses the availability of such land? Is this evidence robust and credible?
3. Is there a risk that commuted sums would not be used in the areas of greatest need?
4. Is paragraph 7.10 contradictory?

11.30am (approx.) Session 4 Mix, Size, Type & Tenure Test 4 & 7 AH4

Attendees: Hopwood & Swallow
White Young Green
Pioneer Property Services

ISSUES:

1. Would the tenure split meet housing needs and be consistent with the Regional Housing Strategy, the Housing Needs Market Assessment and Government objectives for creating mixed and balanced communities?
2. Should there be greater spatial interpretation of tenure split and should local circumstances be cited?
3. Should recognition be given to schemes where it may not be possible to integrate market housing with affordable housing?

1.00-2.00pm lunch

2.00pm Session 5 Rural Exception Sites Test 7 AH5

Attendees:

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WEDNESDAY 18TH JUNE 2008 9.30am – 5.00pm

DAY 2

ISSUES:

1. What is the likelihood of such sites coming forward for development?
2. What role, if any, is envisaged for Community Land Trusts?
3. How would the Council judge whether a site "is the most suitable"?

3.30pm (approx.) Session 6 Implementation & Monitoring Test 8 & 9

Attendees:

Tetlow King
Hopwood & Swallow
Sunnybanks Homes
D2 Planning
Pioneer Property Services

ISSUES:

1. What tools/means are intended to measure development viability?
2. Are adequate tools/resources available to ensure the delivery of affordable housing, will RSLs be involved in monitoring supply/tenure mix/neighbourhood priorities?
3. Is there an inconsistency between the monitoring targets for windfall sites and policy AH3?
4. Are the policies reasonably flexible to deal with changing circumstances/ what contingency exists in the event of inadequate delivery of affordable housing?

5.00pm End of
Session

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THURSDAY 19th JUNE 2008

Site Visits TBD

DAY 3