

**SOUTH HAMS AFFORDABLE HOUSING DPD**

**INDEPENDENT EXAMINATION**

**TUESDAY 17<sup>TH</sup> JUNE 2008 TO THURSDAY 19<sup>TH</sup> JUNE 2008**

**To be held at**

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

**PROGRAMME FOR HEARING SESSIONS**



**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 18<sup>TH</sup> JUNE 2008 9.30am – 5.00pm

DAY 2

Respondents Deadline for further submission

20<sup>th</sup> May 2008  
(4 weeks)

Council Deadline for responses

3<sup>rd</sup> June 2008  
(2 weeks)

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

**Attendees:** 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  
Pioneer Property Services  
Tetlow King

### 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:** Hopwood & Swallow

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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 19<sup>th</sup> JUNE 2008**

**Inspector's Site Visits TBD**

**DAY 3**