

Housing Development Questionnaire June 2009

As part of the ongoing statutory Local Development Framework planning process, South Hams District Council (SHDC) has issued a consultation document, with maps, suggesting which sites might be suitable to accommodate new housing up to 2016 and beyond.

The Regional Spatial Strategy has suggested that, in addition to Sherford, 400 new homes, with a target of 60% of these to be affordable housing, should be built across the whole district to address present and anticipated housing need. Following on from previous consultations, SHDC has decided that, for reasons of sustainability, the 16 villages with a local primary school and shop should have the housing allocated to them. We do not know what our allocation will be but between now and 2016 Newton and Noss may have planning permission granted for 25 or more additional homes, on new sites. (This would be in addition to the 15 affordable homes likely to proceed in Newton Ferrers this year on Site 5.)

The consultation process is called the “*Site Allocation Development Plan Documents (DPDs), Current Site Options Consultation (May/June 2009)*.”

(See http://www.southhams.gov.uk/index/business_index/ksp_development_and_planning/ksp-development_and_planning-forward/sp-forward_planning-local_development_framework/sp-development_and_planning-allocations.htm)

RESIDENTS AND THE PARISH COUNCIL HAVE BEEN ASKED TO RESPOND WITH THEIR INITIAL THOUGHTS BY THE END OF JUNE.

The decision process will then proceed as follows:

- June 2009 – A series of workshops looking at site allocations across the district will be facilitated by The Prince’s Foundation for the Built Environment and representatives from the community will be invited to participate.
- Autumn 2009 – Pre-submission publication of Site Allocation Development Plan Documents (DPDs) for formal consultation over 6 weeks.
- Spring 2010 – Submission of the DPDs to government
- Autumn 2010 – Examination of the DPDs by a government inspector.
- Mid 2011 - Adoption (subject to a “sound” rating from the inspector).

Newton & Noss Background

1. Over the past 5 years three Parish wide housing surveys have indicated an ongoing need for affordable social housing in the Parish. The 2008 survey by SHDC identified a requirement for 15 affordable social homes as soon as possible and a further 17 over the next 3 years (see Parish web site).
2. Site 5 (mentioned above) will deliver the immediate need for 15 affordable, rented homes.
3. In February 2009 the Parish Council elaborated and updated its affordable housing policy (see Parish web site for detail.) Its key points were:
 - a. We do not want to see a significant increase or decline in the population of the Parish.
 - b. We accept that there is an ongoing requirement for affordable social housing, based on up to date evidence of local need.
 - c. Social Housing should be primarily for local people in perpetuity. The sites should therefore be protected by Section 106 agreements.
 - d. Not all the social housing should be located on one site. There are requirements across the whole Parish, including Noss.
 - e. There was no requirement for significant additional open market private housing on new sites.
 - f. Any development to meet social or private need should be of good architectural merit and not have an adverse visual impact on its surroundings.

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4. Following several public requests for sites which land-owners might be prepared to release, the locations were mapped by SHDC, and we are being asked our thoughts on where and how approximately 25 houses ought to be built.

The Questionnaire

For questions 1 - 4 please tick ONE box only:

In addition to 15 social houses on site 5, due to start in the next 12 months, between 2011 and 2016 SHDC has indicated that **25 or more** further homes could be developed on new sites in the Parish.

If one or two of the new sites come forward:

I agree

1. They should only be used for social housing for local people;

or

2. They should be used for local social and open private housing;

or

3. They should be used for open social and private housing.

or

4. No more housing, affordable or private, should be built on any new sites in the Parish.

Please answer all of the following questions.

5. In order of preference, please state which 2 or 3 site(s) you would most prefer to see developed to provide approximately 25 houses:

6. Which sites(s) should NOT be developed:

7. Other Comments:

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Please tell us your post-code _____ (without a post-code the questionnaire might not count).

- **Please return to new Parish Clerk Shona McDonough, Fagadh, 92, Yealm Road, Newton Ferrers, PL8 1BL, by June 23 or email your reply to: shonamcdonough@aol.com**