

NEWTON & NOSS PARISH COUNCIL

~ Clerk to the Council: Mrs J Eschbaeher ~
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Mr L Bray
Head of Community Regeneration
South Hams District Council
Follaton House
TOTNES
TQ9 5NE

12th December 2006

Dear Mr Bray

The Local Development Framework - Affordable Housing for Newton & Noss

Enclosed are a number of documents which provide the background and methodology to support the Parish Council's request for additional sites for inclusion in the Local Development Framework. As the LDF looks to 2016, it is estimated that Newton & Noss needs an annual roll-out of approximately ten affordable homes together with an associated three to four private dwellings.

In conjunction with a Rural Housing Needs Survey organised by the Community Council and an independent Study undertaken by the Social Research & Regeneration Unit of Plymouth University, the 2004 Parish Plan identified a far greater need for housing than had been anticipated. Subsequent work has reinforced a continuing and strengthening demand.

Following the Annual Parish Meeting in April, the Parish Council commissioned a wide consultation through the Community Housing Working Group. Chaired by Robin Hogg and including members from the wider community, the CHWG worked independently to identify potential development sites - a systematic evaluation of their suitability was undertaken. The Committee's excellent work is contained in the enclosed CHWG's Final Report and Appendices. In reiterating the conclusions of the Report, we acknowledge with thanks the most helpful assistance from all involved at South Hams District Council.

In addition to the Briar Hill site, land has been identified for several residential and two commercial sites and these are commended to you for inclusion in the LDF process. The Parish Council will support the landowners in their representations to SHDC as there is positive enthusiasm locally to ensure that affordable housing is provided to ensure a balanced community can continue to thrive.

The Parish Council and CHWG reiterate the local need for sustainable, balanced and mixed developments of private and social housing, split in the ratio of one-third and two-thirds. For this reason an extension of the Development Boundary is favoured, rather than relying of rural exception sites.

We note the outcome of the latest South Hams Housing Survey shows a requirement for over 600 homes per annum over the next decade and trust we have been able to offer a sensible land contribution for up to 10 homes per annum (plus associated private development); perhaps this will help in a small way to alleviate your dilemma.

Please do not hesitate to contact us on any issues which may arise from the enclosures.

Yours sincerely

Jeremy Brown
Chairman
Newton & Noss Parish Council

Enclosures: *Newton & Noss Parish Plan 2004*
 Plymouth University Study "A Devon Parish" 2004
 Community Housing Working Group – Final Report October 2006
 Appendices: A *Housing Site Matrix*
 B *Local Map of Possible Sites*
 C *List of Key References*
 D *Land Trust References*

Letter, Site Matrix and Map copied to:-

County Councillor William Mumford
District Councillor Roger Hallett
Ruth Bagley, Chief Executive, SHDC
Debbie Holloway, Enabling Development Officer, SHDC
Mary Ridgway, Affordable Housing Co-ordinator, SHDC