

## PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN – SCHEDULE OF HEARING MODIFICATIONS (LIST EIGHT)

Ref	Provision	Draft modification	Type (LPA's view)	Why the modification is being put forward	Follow-up discussions
HM61	Development policies – Policy DEV8 and related provisions in the plan	<p><b>Policy DEV8</b>  <b>Meeting local housing need in the Thriving Towns and Villages Policy Area</b></p> <p>The LPAs will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities. The following provisions will apply:</p> <ol style="list-style-type: none"> <li>1. A mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence should be provided, to ensure that there is a range of housing, broadening choice and meeting specialist needs for existing and future residents. The most particular needs in the policy area are: <ol style="list-style-type: none"> <li>i. Homes that redress an imbalance within the existing housing stock.</li> <li>ii. Housing suitable for households with specific need.</li> <li>iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.</li> </ol> </li> <li>2. Within rural areas and areas with special designations, as defined in section 157 of the Housing Act 1985, all residential developments of 6 to 10 dwellings will provide an off-site commuted sum to deliver affordable housing to the equivalent of at least 30 per cent of the total number of dwellings in the scheme. <ol style="list-style-type: none"> <li>ii. All residential developments of 11 dwellings or more will provide at least 30 per cent affordable housing on site, subject to viability.</li> </ol> </li> <li>3. Within the Main Towns, outside of areas with special designations, Within the whole policy area, a minimum of at least 30 per cent on-site affordable housing will be sought for all schemes of 11 or more dwellings. Off-site provision or commuted payments in lieu of on-site provision will only be allowed where robustly justified.</li> <li>4. In identified High Value Areas, proposals for large single dwelling houses with a gross floorspace exceeding 200 sq m in schemes of less than 6 homes will be required to provide an off-site commuted sum to deliver affordable housing in an</li> </ol>	Main	Modification to improve the effectiveness of the policy and to make it compliant with national policy, including Written Ministerial Statements relating to affordable housing.	n/a

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		<p>appropriate location to help meet local housing needs.</p> <p><b>Para. 6.31</b> Policy DEV8 also contains a range of measures to boost the supply of affordable housing in the policy area, particularly in high value areas where there are particular difficulties for younger people and local families looking to remain in the area. In addition, by promoting using self and custom build approaches to the provision of new homes, we are not only increasing the opportunities for young working age people to build their own home, but also sharing the responsibility for the delivery of homes for local people.</p> <p><b>Para 6.32</b> Where viability is identified as a constraint on the delivery of the policies, this will be considered in the context of Policy DEL1. The LPAs have a strong expectation of on-site provision of affordable housing, but acknowledge that there can be exceptional circumstance where off site provision or commuted sums might be justified on the basis of robust evidence provided by the applicant. The Plymouth and Thriving Towns and Villages Policy Area SPDs, and for the TTV Policy Area the update of Affordable Housing Code of Practice, will provide amplification of how these policies will be delivered through the development process.</p> <p><b>Glossary Rural areas with special designations</b> – An area within a National Park, an Area of Outstanding Natural Beauty or an area designated by order of the Secretary of State as a rural area.</p> <p><b>Glossary High Value Areas</b> – High Value Areas (Policy DEV8.4) include value area 3 and value area 4 as defined in Table 1.2 and shown in Fig 1.1 for the reason set out in paragraph 1.21 in the South Hams Strategic Viability Assessment (Level February 2015). The relevant postcodes are PL8 1, TQ6 0, TQ6 9, TQ7 2, TQ7 3, TQ7 4, TQ 8 8, TQ9 6 and TQ9 7.</p>			