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**From:** Kelvin Dent [REDACTED]  
**Sent:** 28 February 2020 09:28  
**To:** Planning Policy  
**Subject:** Affordable Housing SPD Consultation

Dear Planning Policy Officer,

I am responding to your consultation on behalf of Sidmouth Town Council in my capacity as chair of the Planning Committee.

It goes without saying that we welcome any requirement for developers to provide affordable housing. In most of East Devon the requirement to provide affordable housing or a financial contribution relates to new developments of 6-9 dwellings. In Sidmouth (and three other towns) the threshold starts at 10. This seems anomalous, particularly as it is unlikely that many, if any, developments of 10+ dwellings will take place in Sidmouth.

The major housing projects in Sidmouth at present are for residential development with care provision (Churchill, PegasusLife / Lifestory). Can you specify in the SPD that should any residential care development be released from the requirement to provide an element of care and thereby become part of the general housing stock there should be a requirement to provide affordable housing as though it were a new residential development? That would seem to be fair.

Yours sincerely,  
Kelvin Dent (Councillor).