

## Dunsford - Options for way forward

DPC to agree their principles as a framework for assessment of any proposal including Site 1. These may overlap with planning policy: Possible examples below

1. Use of the HNS as the starting point for scheme size and mix
2. To work with TDC policy of 70% affordable rented homes and 30% low - cost home ownership as a starting point
3. To maximise availability of grant for social rented homes by working with a registered provider
4. Only accept open market homes if required by planning policy and then with the minimum required
5. For the HWG to assess which site could deliver 10 affordable homes without need for open market
6. Minimal landscape impact
7. Design consistent with village design character
8. Safe pedestrian and vehicular access
9. To agree whether the need for a car park of up to 15 car park spaces is essential or desirable. This will affect land take and likely to affect highways assessment due to increased trips.

	Option 1	Option 2	Option 3	Option 4	?
	DPC enable a further consultation.  Will need assurance on vision for the scheme, max size of the scheme etc	DPC do not support Site 1 and EL decides if he wishes to proceed.  Wait for outcome of any application and appeal	DPC do not support Site 1 and EL decides if he wishes to proceed.  TDC offer to 'underwrite Hastoe's risk for obtaining an option on site 6 of 50% or £5,000 whichever is the lower.	DPC consult on all sites and preferred site identified	
Pros	If meets DPC principles a scheme can go forward potentially in shorter timescale.	If site proposal do not meet principles adopted by DPC then it is consistent	An alternative site which can have higher levels of engagement and input from DPC and community	Preferred site known	

	Potential for DPC and community feedback to result in better scheme. Potential for car parking addressed.		Can address some of the principles set out by DPC e.g min visual impact		
Cons	Requires trust that the scale, mix and design are delivered	Could be considerable time before an AH scheme is provided	Risks of a 'race to consent' and abortive costs if Site 1 achieves consent	<p>Risk is that if Site 1 is supported but without information on vision and size EL can go ahead with proposal not supported by DPC. TRUST is the issue.</p> <p>Further risk of the community division and distrust of DPC if insufficient information or final scheme not supported by the community</p>	