

Dear David

Re: 22/00259/OUT - Outline planning application for the development of up to 45 residential units, a 60 bed care home, open space, play space, associated infrastructure (including works to the public highway, swales and a surface water pond), access, parking, servicing and landscaping. All matters reserved except for access, Land Opposite Hazelgrove Lodge High Street Sparkford Yeovil Somerset

I am formally emailing you to provide the Strategic Housing requirements on this application.

Policy requires 35% affordable housing as this site would be a major application which would be split 80:20 social rent: intermediate product. This would equate to 16 units (rounded up from 15.75) based on a development of 45 dwellings. The split should be as follows: 11 dwellings for social rent and 5 dwellings for First Homes (this is a higher number of intermediate as the NPPF requires 10% of the site overall to be provided for affordable home ownership).

We propose the following mix based on the expressed demand for the parish and the new South Somerset Local Housing Needs Assessment 2021 (LHNA). :

2 x 1 bedroom flat
6 x 2 bedroom house
6 x 3 bedroom house
2 x 4 bedroom house (to be provided for social rent)

I have detailed below our prevailing minimum internal space standards which should also be adhered to for all affordable dwellings on the site:

1 bedroom flat	2 Person	47 sqm	
2 bedroom flat	4 Person	66 sqm	
2 bedroom house	4 Person	76 sqm	(86 sqm if 3 storey)
3 bedroom house	6 Person	86 sqm	(94 sqm if 3 storey)
4 bedroom house	8 Person	106 sqm	(114 sqm if 3 storey)
4 bedroom parlour house	8 Person	126 sqm	(134 sqm if 3 storey)

We would expect the affordable units to be pepper potted throughout the site, that the units are developed to blend in with the proposed housing styles and prefer the dwellings to be houses/bungalows or if flats have the appearance of houses. I would recommend that the affordable units are in at least 2 clusters with social rented properties in each cluster. These affordable dwellings will form an integral and inclusive part of the layout.

We would expect the s106 agreement to contain appropriate trigger points to guarantee that some of the affordable housing provision is delivered in the event that the site gains permission but is only ever partially built out.

The s106 should also include a schedule of approved housing association partners for delivery of the affordable units:

Abri
LiveWest
Magna Housing
Stonewater Housing

If you require any additional information please do not hesitate to contact myself or Jo.

Kind Regards,

Leisa

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