

Dear David,

Re: 22/03560/OUT. land OS 6975, South of Bowden Road, Templecombe

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

Policy requires 35% affordable housing as this site would be a major application which would be split 75:25 Social Rent : First Homes. Also note that the NPPF requires 10% of the site overall to be provided for affordable home ownership.

We suggest the following mix which is based on the South Somerset Local Housing Needs Assessment 2021 (LHNA) and also considers the expressed demand on Homefinder Somerset.

12% x 1 bedroom house, flat or bungalow
43% x 2 bedroom house or bungalow
37% x 3 bedroom house or bungalow
6% x 4 bedroom house (to be provided for social rent)
2% x 5 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*	8/10 Person	126 sqm (134 sqm if 3 storey)
5 bedroom house	10 Person	126 Sqm (134 sqm if 3 storey)
*The 4 bedroom parlour has the same floor space as the 5 bedroom dwelling but is expected to provide 2 separate downstairs reception rooms in addition to the kitchen/diner. One of these reception rooms can be used as a bedroom to accommodate an additional 2 people making it suitable for 10 people overall if needed		

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 clusters of no more than X with a mix of affordable tenures 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 me,

Kind Regards,

Jo