

Dear David

Re: 19/03416/OUT- Outline application for the demolition of existing buildings and residential development of up to 80 dwellings including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access). Land at Manor Farm Combe Hill Templecombe Somerset

I am formally emailing you to provide the housing team unit requirements on this application.

Policy requires 35% affordable housing which would be split 80:20 social rent: intermediate product. This would equate to 28 units, these would be split as 23 for social rent and 5 for shared ownership or other intermediate affordable solution. I note the planning statement detailed the following affordable housing based on the number of bedrooms, detailed below with our property type preference:

- 9 x 1 bedroom flat/house/bungalow (2 person)
- 12 x 2 bedroom house/bungalow (4 person)
- 6 x 3 bedroom house (6 person)
- 1 x 4 bedroom parlour house (8 person)

We would accept this proposal as it's broadly in line with the Strategic Housing Market Assessment (SHMA). My only requests would be that the 4 bedroom dwelling is a 4 bedroom parlour house which I have included in the list above.

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 of 4 clusters with social rented properties in each cluster.

These affordable dwellings will form an integral and inclusive part of the layout.

I have detailed below our prevailing minimum internal space standards which should also be adhered to:

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 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.

