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Stogumber Neighbourhood Development Plan Examination: Qualifying Body Response to the Examiners Additional Supplementary Question of 19th May 2017

Dwelling Sizes:

In the sixth paragraph on Pg.17 of the Stogumber Neighbourhood Plan it is stated that:

"...The most recent housing needs assessment for the Parish identified the need for four two bed affordable homes and a range of types of open market houses, with the clear majority being two bedroom dwellings. Over the lifetime of the plan known needs may change, however it will be unacceptable to provide affordable units which are smaller than those known to be needed in order to be able to build larger open market homes within the overall 100m2 average..."

It is assumed that the survey referred to is the Stogumber – Survey of Housing Needs – September 2014. The report (attached) does not have information on dwelling sizes. Therefore, what is the evidential source for the statement in the sixth paragraph on page 17 of the plan?

SNDP page 17 and the survey referred to has detail about numbers of rooms and tenure arrangements. It did not ask questions about size in square metres.

The Parish Council in its deliberations about housing delivery agreed that the average size of 100sq m was a reasonable size of property to aim for as a way to deter developers from building large "executive style" houses against the intention of the NP (and the survey which wanted a majority of 2-3 bedroom reasonably affordable houses).

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