



Affordable Housing Consultee Response

Planning Application Ref: 20/23/0019

Proposal: Removal of Condition No. 05 (holiday occupancy) of application 20/05/0005 and Condition No. 01 of 20/22/0027 (approved plans) at Plots 15 to 18 Mill Meadow, Parsonage Lane, Kingston St Mary

Development Enabling Comments – Affordable Housing

Policy CP4 Housing in the Taunton Deane Core Strategy 2011 – 2028, the Affordable Housing Supplementary Planning Document May 2014 and TDBC Decision June 2016 aim to ensure that affordable housing is provided as part of all development schemes. 25% of the new housing should be in the form of affordable homes.

The proposed scheme is for change of use of 4 holiday lets to 4 residential units. Whilst in isolation this falls below the affordable housing contribution trigger, which is 6 or more units in Designated Rural Areas, it is noted that planning application 20/23/0020 seeks the same consent for change of use on an additional 2 units within the same site. Should these applications be considered in the round then an additional 6 residential homes in Kingston St Mary triggers the requirement for 25% of the scheme to be delivered as affordable housing. A financial contribution in lieu of affordable housing can be considered for developments of 6 -10 units (TDBC Council Decision June 2016).

It should be noted several indirect approaches have recently been made in relation to the applications for this site. We have been informed that discussions around the provision of affordable housing have taken place with members of the community along with the suggestion that the homes will be made available for local people. It is important to note we have not been involved in any of these discussions. It is also important to note the applications themselves indicate no intention to include any affordable units, nor local connection criteria, within these change of use requests.

The enabling team would welcome affordable housing within the Kingston St Mary parish and encourage engagement with the landowner, the community and ourselves to ensure homes fit any identified need and that they are truly affordable.

Should the applicants confirm an intent to provide affordable housing for local persons it is our view that this agreement should be formalised and a s016 agreement drawn up to ensure any affordable units remain so in perpetuity and local connection eligibility requirements are formally established.

The tenure mix would need to reflect the housing need and affordable housing policy requirements.

Any affordable housing scheme must be submitted to and approved in writing by Development Enabling Specialist at Somerset Council - West. Continuing engagement with the Development Enabling Specialist to agree the affordable housing provision is recommended.

The developer should seek to provide the Housing Association tied units from the Councils preferred affordable housing development partners list.

[Registered housing providers in Somerset West and Taunton](#)

Additional guidance is available within the Former Taunton Deane Adopted Affordable Housing Supplementary Planning Guidance. [SCC - Public - affordable-housing-2014.pdf - All Documents \(sharepoint.com\)](#)

Development Enabling Specialist

August 2023