

## Kings Somborne NDP

### Determination of Number of Sites

#### Criteria

The number of houses required is 41 of which 25% (10.25) should be affordable Housing

Test Valley Borough Council Policy COM T states the following:-

*The Council will negotiate provision on housing sites of a net gain of:*

- 15 or more dwellings (or sites of 0.5ha or more) for up to 40% of dwellings to be affordable;*
- 10-14 dwellings (or sites of 0.3-0.49ha) for up to 30% of dwellings to be affordable;*
- 5-9 dwellings (or sites of 0.2-0.29ha) for up to 20% of dwellings to be affordable or an equivalent off site provision made; and*
- 1-4 dwellings (or sites of up to 0.19ha) a financial contribution equivalent to up to 10% of dwellings to be affordable and which will be secured via a legal agreement.*

The 2016 Parish Survey in answer to the question “What scale of development do you think is right for our community?” indicated the following:-

No more than 10 houses per site	60.55%	241
Between 11 and 25 houses per site	19.85%	79
More than 25 houses per site	2.26%	9
No houses	8.29%	33
No opinion	9.05%	3

#### Determination

The final numbers of sites and the numbers required on those sites should attempt to meet the above criteria but must meet tje TVBC policy COM7.

It can be seen that COM7 does not require provision of affordable houses on sites of less than 9. Sites in the range of 10 to 14 must therefore be employed.

In order to meet the determined 25% of affordable houses sites of 10 to 14 houses are required. If we the wishes expressed in the parish survey are to be satisfied then 3 houses per site will result. With 3 sites this results in 9 houses giving a shortfall of one.

By having one site of 14 will provide 4 houses. Thus one site of 14 plus 2 sites of 10 results in a total of 34 houses and fully satisfies the affordable housing requirement.

In order to meet the additional 7 houses required to satisfy the total of 41 one additional site of 7 is required.

The above satisfies as close as possible the criteria determined from the evidence base.