

Sent: Monday, September 25, 2023 4:46 PM
To: Emily Vuyk <Emily.Vuyk@babberghmidsuffolk.gov.uk>
Cc: 5453 The Fruit Farm Bentley <5453@klharchitects.com>; Darren Webb <darren@mixbrow.co.uk>; amurwoods8@hotmail.com
Subject: 5453 - The Fruit Farm Bentley - DC/23/03652

Dear Emily,

I trust you are well,

In response to the attached consultee response ref: DC_23_03652-STRATEGIC_HOUSING_RESPONSE-8361036 I am pleased to respond as follows:

Under schedule 3.3 of the attached strategic housing response the evidence demonstrated for the needs of Bentley Neighbourhood Plan policy BEN 2, the following affordable housing mix is proposed:

Tenure	Size (Bedrooms and Persons)	Type	Number	Minimum Gross Internal Area
Affordable Rent (5 total)	1b2p	Maisonette	2	58
	2b4p	Bungalow	1	70
	2b4p	House	1	79
	3b5p	House	1	93
Shared Ownership (3 total)*	2b4p	House	2	79
	3b5p	House	1	93

I can confirm that that the proposed housing needs identified above is identified in the following submitted documents:

- ***KLH Drawing ref: 5453-0102-P012-Proposed Site Plan our please refer to the Schedule of Accommodation***
- ***Pioneer Property Services Ltd - Bentley Housing Need Assessment***

I also note that the proposed number of units does not meet the 35% threshold therefore we accept the commuted sum of **£30,374.40**

We also accept the request that the proposed Affordable Rent bungalow will meet Part M (4) category 2 of the Building Regulations as suggested.

I trust the above satisfies the points raised by Strategic Housing and trust that we can proceed with wrapping this up in a Section 106 agreement.

Kind Regards,
Ben Moore MCIAT
Associate Director



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