

## **MID SUFFOLK DISTRICT COUNCIL**

TO: Alex Scott – Senior Planning Officer

From: Julie Abbey-Taylor, Professional Lead – Housing Enabling

Date: 12.4.2019.

SUBJECT: Reserved Matters application for Residential Development at land west of Ixworth Road, Thurston for 250 dwellings application DC/18/03547, revised application following refusal at planning committee in March 2019.

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### **Consultation Response on Affordable Housing Requirement**

#### **Key Points**

##### **1. Background Information:**

- This is a re-consultation based on the submission of revised plans from Persimmon Homes for the development of 250 dwellings.
- This development triggers Local Plan Amended Policy H4 and therefore up to 35% affordable housing would be required on this site.
- Based on 250 dwellings 87 units of affordable housing would be sought. 87 affordable units have been included in the Design and Access statement submitted by Persimmon Homes for this site so is policy compliant.
- There are however, issues around the space standards and mix of dwelling types across all tenures.

##### **2. Housing Need Information:**

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent partial update of the Strategic Housing Market Assessment Part 2 in 2019, confirms **a minimum need of 127 affordable homes per annum.**

2.2 The Council's Choice Based Lettings system currently has circa. 730 applicants registered for the Mid Suffolk area as of January 2019.

2.3. It is considered good practice not to develop a large number of affordable dwellings in one location within a scheme and therefore it is recommended that no more than 15 affordable dwellings should be located in any one part of the development. The location of the affordable dwellings within the Reserved Matters application have been distributed across the site, however, there are two clusters of 21 affordable dwellings – our guidance included at Outline stage was for no more than **15 dwellings together in one place.** The cluster on the south of the development there are 55 affordable dwellings in one part of the site, and even though there are a mix of affordable tenures here, it would have been preferable to

have seen a wider distribution of the AH dwellings so that they are not so concentrated on this part of the development. **The amended plans have not changed the clustering of the affordable homes. It is recommended that the cluster to the east of the drainage lagoon is reduced and relocated to elsewhere on the site.**

2.6. Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and houses.

2.7 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.

### 3. Affordable Housing Requirement for Thurston:

Affordable Housing Requirement	35 % of units = 87 affordable units
Tenure Split – 60% Rent & 40 % Intermediate e.g. New Build Homebuy accommodation, intermediate rent, shared ownership or starter homes.	<p>Affordable Rent = 53 units  All rented units will be let as Affordable Rent Tenancies</p> <p>Intermediate = Shared Ownership = 24 units  Intermediate = Starter Homes = 10 units – <b>These have been changed on the schedule to Discounted Open Market Sale. We cannot do Starter homes at present based on MHCLG guidance.</b></p>
Detailed Breakdown Rented Units	<p>General Needs Affordable Dwellings:</p> <ul style="list-style-type: none"> <li>• 12 x 1 bed 2-person houses @ 50.9 sqm – <b>these are too small and should be 58 sqm</b></li> <li>• 32 x 2 bed 4-person houses @ 70.7 sqm – <b>these need to be 79 sqm to comply with NDSS. Persimmon have not said if they are for 3 or 4 persons, but we would need them to be 4 persons.</b></li> <li>• 9 x 3 bed 5-person houses @ 81 sqm – <b>these need to be 93 sqm to comply with NDSS. Persimmon have not said if they are for 4 or 5 persons, but we would need them to be for 5 persons.</b></li> </ul> <p>Total = 53 ART's</p>

Detailed Breakdown Intermediate Units	<p>General Needs Shared Ownership dwellings:</p> <ul style="list-style-type: none"> <li>• 18 x 2B 4P Houses @ 70.7sqm - <b>these need to be 79 sqm to comply with NDSS. Persimmon have not said if they are for 3 or 4 persons, but we would need them to be 4 persons.</b></li> <li>• 6 x 3B 5P Houses @ 81 sqm - <b>these need to be 93 sqm to comply with NDSS. Persimmon have not said if they are for 4 or 5 persons, but we would need them to be for 5 persons.</b></li> </ul> <p>Total = 24</p>
	<p>Discounted Open Market Sale</p> <ul style="list-style-type: none"> <li>• 4 x 2B4P flats @ 69.95 sqm – size OK</li> <li>• 6 x 2B4P houses @ 70.7 sqm – <b>the applicant has changed these to 2 bedroomed houses from 3 bed houses following my previous comments.</b></li> </ul>
Other requirements	<p>Properties must be built to current Homes England requirements and NDSS.</p>
	<p>The council is granted 100% nomination rights to all the affordable units on first lets and at least 75% on relets but all allocated via Gateway to Homechoice.</p>
	<p>Discounted market Sale – to be sold at less than 80% open market value.</p>
	<p>Adequate parking provision is made for the affordable housing units</p>
	<p>It is preferred that the affordable units are transferred to one of Mid Suffolk’s partner Registered Providers or to the Council</p>

#### **4.0 Comment on open market mix proposed.**

4.1 The comment I made in my consultation response in September 2018 advised that the property mix for the open market dwellings are all houses, and mainly 3, 4 and 5 bed houses, with 21 of these as 5 bed houses. Since that time and the revised proposal which was refused at Planning Committee on the 27<sup>th</sup> March, the applicant has introduced 4 more bungalows to the mix as we had requested originally so there are now 8 bungalows for market sale in total to offer some housing choices to older people seeking level access housing and accommodation to down-size to. This still only represents 4.9% of the total dwellings for market sale.

4.2 Looking at the revised layout submitted by Persimmon Homes there are now 4 x 2 bedroomed bungalows and 4 x 3 bedroomed bungalows included in the housing mix. The total open market mix consists of the following: -

Hanbury = 2 bed houses with study x 22

Alnwick = 2 bed houses x 29

Moseley = 2 bed houses with study x 8

A81B – 2 bed bungalows x 4

**Total 2 bed dwellings = 63 – 39.1%. This is an increase of 44 on the original provision although it is worth noting that 30 also have studies included, which is to be welcomed as would be available for first time buyers as well as older people wishing to downsize or people wishing to work from home.**

Hatfield = 3 bed houses x 7

Souter = 3 bed houses x 17

Rufford = 3 bed houses x 6

Clayton = 3 bed houses x 1

Clayton Cr = 3 bed house x 13

Chedworth = 3 bed houses with study x 6

Chedworth Cr = 3 bed house with study x 5

A88B = 3 bed bungalow x 4

**Total 3 bed houses = 59 – 36.5%**

Longthorpe – 4 bed house x 10

Lumley = 4 bed houses x 14

Corfe = 4 bed houses with study x 10

Hadleigh = 4 bed houses with study x 5

**Total 4 bed houses = 39 – 24.2%**

**Julie Abbey-Taylor, Professional Lead – Strategic Housing.**