

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Vincent Pearce – Principal Planning Officer

From: Julie Abbey-Taylor, Strategic Housing Team Manager

Date: 18.2.2020

SUBJECT: - **Application Reference: DC/18/04247**

Proposal: Outline Planning application for the erection of up to 300 dwellings, construction of a new spine road, land for new primary school, burial ground extension, village car park and associated infrastructure on land off Bury Road, Woolpit

Key Points

1. Background Information

A development proposal for up to three hundred (300) residential dwellings
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This is an open market development and should offer 105 affordable housing units which = 35% policy compliant position. The applicant is not proposing a policy compliant position in terms of numbers of AH and has included 20% affordable housing provision – 60 dwellings on the basis of scheme viability submitted by the applicant.
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2. Housing Need Information:

2.1 This information has been updated to take account of the revised Strategic Housing Market Assessment (SMHA) document, which was updated in 2019 and confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for **127 new affordable homes per annum which is an increase of 30 dwellings per annum against the 2017 SHMA report.**

2.3

2.5 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property-owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.6 The Council's Choice Based Lettings system currently has circa.690 applicants registered for affordable housing in Mid Suffolk at January 2020.

2.7 A Local Housing Needs survey was carried out by Community Action Suffolk in partnership with the Parish and District Council in 2017.

2.8. This site is a S106 planning obligation site, so the affordable housing provided will be to meet district wide need hence the **690** applicants registered is the important number.

3. Proposed Mix for Open Market homes.

PRIVATE MARKET HOUSING			AFFORDABLE HOUSING*		
No. of Bed-rooms	No. of Dwell-ings	%	No. of Bed-rooms	No. of Dwellings	%
1 bed	16	7	1 bed	10	17
2 bed	56	23	2 bed	33	55
3 bed	102	42.5	3 bed	12	20
4 bed	66	27.5	4 bed	5	8
Total	240	100	Total	60	100

The table above only refers to bedroom numbers not property types. The inclusion of bungalows/chalet bungalows would be welcomed as this will provide opportunities for older people to downsize and developers need to assist with meeting the needs of our aging demographic by providing suitable housing for people to downsize to. Looking at the table above and one below, there is an over provision of 3 bed homes and under provision of 2 bed accommodation when compared to the % amounts for 1 to 4 bed roomed accommodation in the open market sector.

See table below from the 2019 Strategic Housing Market Assessment which sets out the demand/supply for owner-occupied properties up to 2036.

Table 4.4e Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Size of home required	Current size profile	Size profile 2036	Change required	% of change
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or + bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

- The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
 - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.

- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

4. Proposed mix for Affordable Housing

4.1 105 of the proposed dwellings on the development should be for affordable housing if providing at 35% of the total development. The application, however, is offering only 20% affordable housing which provides 60 dwellings on the site. Again, information is only provided on the basis of bedroom numbers, not property types or tenure.

In order to justify a level of affordable housing at 20%, a viability appraisal must be submitted and reviewed. If 20% is the final position, this would provide 60 dwellings and they should be provided in the form set out below: -

Rented (45): -

- 6 x 1 bed 2-person flats @ 50sqm – reduction on the number proposed
- 4 x 2 bed 4-person flats @ 70 sqm
- 4 x 2-bedroom 3-person bungalows @ 61sqm
- 24 x 2 bed 4-person houses @ 79 sqm
- 7 x 3 bed 5-person houses @ 93 sqm

Shared Ownership (15): -

4 x 2 bed 4-person flats @ 70 sqm
 8 x 2 bed 4-person houses @ 79 sqm
 3 x 3 bed 5-person house @ 93 sqm.

If 35% affordable housing was to be secured, we would require the following mix: -

Rented (73 dwellings): -

6 x 1 bed 2-person flats @ 50 sqm
 6 x 2 bed 4-person flats @ 70 sqm
 6 x 2 bed 3-bungalows @ 63sqm
 36 x 2 bed 4-person houses @ 79sqm
 17 x 3 bed 5-person houses @ 93 sqm
 2 x 3 bed 6-person houses @ 102sqm

Shared Ownership (32 dwellings): -

4 x 2 bed 4-person flats @ 70 sqm
 4 x 2 bed 3-person bungalows @ 61 sqm

16 x 2 bed 4-person houses @ 79 sqm
8 x 3 bed 5-person houses @ 93sqm

The above mix is requested and to be included in the S106 agreement if the permission is granted.

5. Other requirements for affordable homes:

- Properties must be built to current Nationally Described Space Standards in accordance with Housing Technical Standards March 2015.
- The council is granted 100% nomination rights to all the affordable units on first lets and a minimum of 75% on relets. A draft Nomination agreement should form one of the S106 agreement schedules.
- Adequate parking and cycle storage provision is made for the affordable housing units.
- Shared ownership initial shares should not exceed 70%.
- The affordable housing should be delivered at the same time as open market dwellings – a trigger mechanism should be included in the S106 agreement as set out below:
Standard clauses in the S106 covering delivery of the affordable homes: -
 - (a) not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and
 - (b) not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider.

Julie Abbey-Taylor, Strategic Housing Team Manager.