

From: housing.development
Sent: 13 Jul 2020 16:14:46 +0100
To: Int.Planning.Help;Mills, Penelope
Subject: HR - RE: Planning Consultation - DC/19/1940/RM - Land Ne Haverhill, Wilsey Road, Little Wratting

Good Afternoon Penny,

Strategic Housing are unable to support this application. Whilst I acknowledge the applicant has revised the affordable house types to address one of the concerns previously raised regarding nationally described space standards, I still have a number of concerns with the affordable housing mix and clustering. I must therefore reiterate my original comments.

Three phases have been submitted within the reserve matters application, Parcels A1,A2 and A8. Parcel A1 is exclusively open market, large detached houses. In line with the SPD, the affordable housing should be provided in tandem with the provision of the open market. The integration works towards social inclusion and against segregation, in accordance with government aims for mixed and balanced communities.

Affordable housing should also be visually indistinguishable as far as practicable, however, Parcel A2 is still predominately large detached houses to the top of the site layout plan, whilst the affordable housing is largely clustered to the bottom with large blocks of apartments and terraced houses. As mentioned previously, the large cluster in Parcel A2 exceeds the recommended 15 affordable dwelling clustering restriction within the Affordable housing SPD. There is still a large number; 24 affordable flats amongst a further 8 affordable houses clustered in one area.

I note the revised affordable housing mix which sees a reduction in the proportion of 1 bed flats to 'alleviate management concerns over large numbers of 1 bed flats'. However, the revised affordable housing mix, in particular a significant increase in the number of 2 bed flats, does not meet the previously advised preferred mix based on evidence of need. The West Suffolk Local Lettings Policy stipulates that if an applicant with children in the household is living in the 1st floor or above then they are entitled to go back onto the housing register due to the fact they are classified as 'needing to move for social reasons'. Therefore 2 bedroom flats proposed on this development would not be sufficient in meeting a housing need for a family with children. There is a large need for 2 bed houses however, the amended plans show a reduction in this dwelling type.

Kind Regards
Julie Salisbury

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-----Original Message-----

From: customer.services <customer.services@westsuffolk.gov.uk>

Sent: 02 July 2020 09:27

To: housing.development <housing.development@westsuffolk.gov.uk>

Subject: Planning Consultation - DC/19/1940/RM - Land Ne Haverhill, Wilsey Road, Little Wratting

Planning consultation Please see attached

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