

From: Salisbury, Julie
Sent: 13 May 2020 10:13:17 +0100
To: Int.Planning.Help;Mills, Penelope
Subject: RE: Planning Consultation - DC/20/0615/Rimlands North Of Anne Suckling Road , Little Writing , Haverhill - PM

Good Morning Penny

I have reviewed the Reserved Matters application for Phase 2, North West Haverhill. The affordable housing requirement is for 50.4 dwellings. 50 dwellings on site and 0.4 commuted sum. Whilst it meets Policy CS5 in providing 30% affordable housing, I have a number of concerns regarding the affordable dwellings. I am therefore unable to support this application.

My concerns are as follows;

- The affordable housing mix is not in line with pre-app discussions and the indicative mix given to the applicant. In particular, the requirement for the bungalows to be provided as level access wheelchair adapted bungalows and the need for 1 x 5 bed (7 person) house and 19 x 2 bed (4 person) houses. All of which, Haverhill have an increasing need for.
- The accommodation schedule shown on the planning layout indicates Plots 81,82,83,84,85,86,87,88 as 1 bed flats, however, the floor plans indicate 1 bed with a study. Studies within affordable housing are considered a bedroom for local housing allowance purposes. I would therefore request that studies are not provided.
- Any provision of two bed flats should be 2 bed (4 person) and a minimum of 70m² in line with NDS standards. I also recommend that any two bed flats be provided on the ground floor. The West Suffolk local lettings policy stipulates that families living in a first floor or above property are classified as being in housing need. Therefore flats above ground floor are not meeting the housing needs of Haverhill.
- The Council has also endorsed a Technical Advice Note regarding space standards. This is particularly important with affordable homes as they will usually be occupied to maximum capacity. The following plots are also below NDS Standards;

Plots	Type of property	Current size	Required size (NDSS)
129,130,131,132,153,154,155	1 bed house	51	58
25,26, 141,142,151,152	2 bed house	71	79
126,127,128,	3 bed house	81	93

32,33,34,35,36,37	3 bed house	71	93
2,3,4,5	3 bed house	91	93
117,118	4 bed house	97	106

We must have reasonable expectation of transfer to a Registered Provider and from my experience this is unlikely to be achieved due to the mix and sizes of the affordable dwellings.

Should you require anything further please do not hesitate to contact me.

Kind Regards
Julie

Julie Salisbury
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