

From: housing.development
Sent: 27 May 2021 14:38:53 +0100
To: Mills, Penelope
Subject: RE: Planning Consultation - DC/21/0110/RM - Land Nw Of Haverhill, Anne Sucklings Lane, Little Wratting

Good Afternoon Penny

I have reviewed the amended plans and am pleased to see that following successful discussions with the applicant, it appears they have taken on board the majority of my previous comments in relation to the affordable housing mix, space standards and the need for M4 (3) wheelchair accessible properties in Haverhill. Strategic Housing are therefore in support of this application and the following affordable housing mix;

Rented

2 x 1 bed bungalow
11 x 1 bed flat
8 x 2 bed house
1 x 2 bed FOG
2 x 3 bed bungalow M4 (3)
3 x 4 bed house
1 x 5 bed house

Shared ownership

3 x 2 bed FOG
5 x 2 bed house
3 x 3 bed house

However, I do have one outstanding issue that has not been addressed; the Belmont House Type and I would therefore appreciate it if the applicant could reconsider the layout based on my previous comments. Affordable housing is frequently occupied to maximum capacity. Recently, on a number of developments, RP's have raised concerns with the inclusion of study rooms or extremely small bedrooms meaning that they are unable to let the properties at the intended size or number of person specification. West Suffolk has an increasing need for larger properties, 4 and 5 bedrooms.

I have concerns on whether Bedroom 5 is habitable as a bedroom at around 5.2m². These dwellings will be occupied to maximum capacity, on average 7 persons and above and therefore it is essential that sufficient liveable space is allowed and accommodates a bed and furniture within the room.

In order to ensure that potential occupiers are not considered to be overcrowded, the recommended minimum single room size is 6.5m² (Statutory Overcrowding Part 10 of the Housing Act 1985). Statutory overcrowding allows the occupier to make a housing application to the Council for alternative accommodation. Given the size of the room (2.44m x 2.13m) this gives very limited space for even one piece of furniture. The property therefore does not meet the required 5 bedroom need.

Kind Regards
Julie

Julie Salisbury
Housing Specialist Strategy & Enabling Officer
Strategic Housing
Direct dial 01284 757608
[REDACTED]
Email julie.salisbury@westsuffolk.gov.uk

<https://www.westsuffolk.gov.uk>
West Suffolk Council
#TeamWestSuffolk

West Suffolk Council supports our staff to work flexibly and we respect the fact that you may also be working at different times to suit you and your organisation's needs. Please do not action or respond to this message outside of your own working hours.

West Suffolk Council is playing its part to support our communities and businesses during the COVID-19 outbreak. Prioritising this work may mean other services are impacted or you may get a slower response than normal.

West Suffolk Council is the Data Controller of the information you are providing. Any personal information shared by email will be processed, protected and disposed of in accordance with the General Data Protection Regulations and Data Protection Act 2018. In some circumstances we may need to disclose your personal details to a third party so that they can provide a service you have requested, fulfil a request for information or because we have a legal requirement to do so. Any information about you that we pass to a third party will be held securely by that party. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website:

<https://www.westsuffolk.gov.uk/privacy/howweuseinformation.cfm>

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

From: customer.services <customer.services@westsuffolk.gov.uk>
Sent: 20 May 2021 14:20
To: housing.development <housing.development@westsuffolk.gov.uk>
Subject: Planning Consultation - DC/21/0110/RM - Land Nw Of Haverhill, Anne Sucklings Lane, Little Wratting

Planning consultation Please see attached

***** This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please contact the Sender. This footnote confirms that this email message has been swept for the presence of computer viruses and content security threats. WARNING: Although the Council has taken reasonable precautions to ensure no viruses are present in this email, the Council cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

*****-W-S-

***** This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have

received this email in error please contact the Sender. This footnote confirms that this email message has been swept for the presence of computer viruses and content security threats.
WARNING: Although the Council has taken reasonable precautions to ensure no viruses are present in this email, the Council cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

*****-W-S-