Waugh, Charlotte

From: housing.development
Sent: 20 January 2026 16:59
To: planning.technical; Waugh, Charlotte
Subject: RE: Planning Consultation - DC/25/1990/RM,Land Ne Haverhill, English Way, Haverhill - CW

Good Afternoon Charlotte,

Strategic Housing would like to raise a holding objection to this application, as it currently does not meet the affordable housing requirements set out in the West Suffolk Local Plan or those secured through the S106 agreement for the development (under application DC/15/2151/OUT). The submitted scheme has been designed in line with guidance previously provided by Strategic Housing on the understanding that phases A9, A14 and A15 would be submitted as a single application. However, they have instead been submitted as two separate reserved matters applications, which must therefore be considered individually. As a result, the requirements of both the adopted Local Plan and the S106 agreement must be applied to each application separately.

The scheme currently proposes 72 affordable homes within a reserved matters phase of 250 dwellings, equating to a 29% affordable housing contribution. Under the third schedule of the S106 agreement, 33% of the second 850 dwellings for the overall scheme—of which these reserved matters form part—must be delivered as affordable housing on each reserved matters phase. This results in a requirement for 83 affordable dwellings for phases A14 and A15. These should then be split 80% affordable homes for rent and 20% shared ownership, resulting in 66 rented homes and 17 shared ownership homes, in accordance with the tenure mix defined in the S106 agreement.

We note that the applicant has included M4(3) properties within the scheme. We would encourage these to be provided on each phase of development and to comply with Policy SP17 of the adopted Local Plan, which requires up to 13% of affordable dwellings to be delivered as M4(3)(2)(B) wheelchair user standard. For this phase, this equates to 10.79 dwellings; therefore, Strategic Housing would expect to see up to 10 M4(3)(2)(b) dwellings provided on phases A14 and A15. These should provide level access throughout and fully accessible wetrooms.

As the mix currently proposed does not meet policy or S106 requirements, Strategic Housing requests that the following mix is provided instead:

66 Affordable Dwellings for Rent (proposed as Social Rent)

12 x 1-bed 2-person maisonette/flats (minimum internal floorspace 50m²) – Ground-floor units provided to M4(2) standard – Sullivan House Type
4 x 1-bed 2-person maisonette/flats (minimum internal floorspace 50m²) – M4(3)(2)(B) wheelchair user standard in accordance with Approved Document M - Sullivan House Type
1 x 2-bed 4-person maisonette/flat (minimum internal floorspace 70m²) – Sahlberg house type
1 x 2-bed 4-person maisonette/flat (minimum internal floorspace 70m²) –Ground-floor to be provided as M4(3)(2)(B) in accordance with Approved Document M – Sahlberg House Type
1 x 2-bed 4-person Bungalows (minimum internal floorspace 79m²) – M4(3)(2)(B) in accordance with Approved Document M - Tidworth House Type
4 x 2-bed 4-person Bungalows (minimum internal floorspace 79m²) – M4(2) – Tessimond House Type
22 x 2 bed 4-person House (Minimum internal floorspace 79m2) – M4(2) – Sansom House Type
18 x 3-bed 5-person houses (minimum internal floorspace 93m²) – M4(2) – Sutherland and Sapsford House Types
3 x 4-bed 6-person houses (minimum internal floorspace 106m²) – M4(2) – Swenson House Type

17 Shared Ownership Dwellings

10 x 2-bed 4-person houses (minimum internal floorspace 79m²) – M4(2).
7 x 3-bed 5-person houses (minimum internal floorspace 93m²) – M4(2).

Total 83 Dwellings

Please note that to meet the affordable housing needs of the most residents possible, M4(2) properties should be provided with at a minimum a level access shower within the bathroom. Ground Floor M4(2) properties should contain wetrooms to meet a diverse range of housing needs without need for adaptation later. M4(3) properties must provide a level access wetroom. They should also adhere to the relevant building regulations as per approved document M.

West Suffolk prefers all affordable homes to be built to maximum occupancy standards. For 2-bed dwellings, this equates to a 4-person household, as previously discussed prior to submission. The Satterfield house type (maisonettes) does not currently meet this requirement and is presented as a 2-bed 3-person dwelling. We request that this is reviewed, as there is scope for the properties to meet the 2-bed 4-person requirement at a minimum of 70m² internal floor area, thereby meeting the affordable housing needs of West Suffolk. In all other respects, the application meets the Nationally Described Space Standards (NDSS) as per local plan policy SP17.

The clustering of dwellings across the scheme is generally good, with only two clusters of 16 slightly exceeding the requirement which we would be willing to accept. If any amendments are made to the scheme layout in light of the mix above, please can the applicant ensure this is not exceeded further and no further clusters are increased in size above 15 dwellings are per policy SP16.

Strategic Housing encourages developers to engage with Registered Providers (RPs) at the earliest opportunity to ensure affordable housing units can be taken on and managed effectively. There are several elements of the scheme for which we request confirmation that discussions have taken place with potential RP partners, due to possible management implications:

- Communal gardens for maisonettes, which may create maintenance and management challenges where private outdoor space is not provided for each dwelling.
- Private, non-adopted roads, parking courts and/or driveways, which may result in increased service charges for residents and could pose affordability issues for RP tenants.
- The management implications and costs of parking spaces provided off plot and located on private roads, especially in the case of 4 bedroom properties which are required to have 3 allocated parking spaces,
- Off plot/pedestal EV charging points, particularly in relation to service charging, maintenance responsibilities, and any additional costs that could impact affordability. Any such costs should be communicated to the RP at the earliest possible stage.

We would like to remind the applicant that once a Registered Provider has been secured, the RP must enter a nominations agreement with West Suffolk Council. This should be completed prior to the affordable units reaching completion to ensure there are no delays in advertising the properties.

Finally, please note that the M4(3)(2)(B) dwellings will need to be conditioned at reserved matters stage to secure their delivery.

Many Thanks,

Jenna

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