

Strategic Priorities

Paragraph 156 of the NPPF requires the Local Plan to set-out strategic priorities to deliver the homes *needed* in the area.

Evidence

Strategic Housing Market Assessment, parts 1 & 2 – May 2017.

Introduction and Context

Need is to reflect; the mix of housing by type and tenure, demographics, location and local demand. The SHMA identifies for Babergh;

1. Household sizes stayed roughly flat at 2.3 persons, between 2001 and 2011.
2. Since 2001, a decline in couples and an increase in all other household types.
3. High proportion of detached and four bedroomed properties, with a low proportion of purpose built flats.
4. Large proportion of owner occupied accommodation. Between 2001 and 2011 number of owner occupiers decreased, and during the same period households living in rented accommodation has increased by 71%.
5. The ratio of house prices to earnings at 9.6, compared to an English average of 7.2.

Housing size and tenure

The Objectively Assessed Need, included within the Housing Requirement section of the JLP for the period 2014-2036 is shown as 7,820* units, annualised as 355.

In summary,

OAN gross	7,820*
Less Net completions since 2014	560
Less Outstanding development permissions	3,050
OAN net	4,210

Strategic sites should reduce this further.

Chiltern Woods	1,150
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The ratio of house price to earnings above is too shallow a view. Analysis across the CO10 post code area indicates huge disparities and further evidence can be shared. The range is between 75:1 to 3:1 and in 37 areas where wages are close to the minimum wage, the ratio is at least 22:1.

[NB * The SHMA, however, uses a lower number for proposed new builds at 7,520.]

From the SHMA Volume 2, pages 111 to 113 and importantly, pages 147 to 151 at <http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/SHMA-Pt2-Sept-2017-2.pdf>. The following tables are drawn therefrom, with the 'register' information supplied separately.

Lavenham Parish Council and Babergh/Mid-Suffolk Joint Local Plan
Review of Housing Types & Affordable Housing

Babergh requirement for new housing by ownership

Household Tenure	2014 Number	2014 Percent	2036 Number	2036 Percent	Change Number	Change Percent	Growth Percent
Owner occupied	27,535	71.6	32,366	70.4	4,831	64.2	17.5
Private rental	5,569	14.5	6,821	14.8	1,252	16.6	22.5
Shared	163	0.4	652	1.4	489	6.5	300
Social/Affordable	5,208	13.5	6,157	13.4	949	12.6	18.2
Total	38,475	100%	45,995	100%	7,520	100%	19.5

Babergh requirement for new housing by type

Size by bedrooms	2014 Number	2014 Percent	2036 Number	2036 Percent	Change Number	Change Percent	Growth Percent
1	2,493	6.5	3,686	8.0	1,194	15.9	47-9
2	9,568	24.9	11,632	25.3	2,068	27.5	21-6
3	15,969	41.5	18,295	39.8	2,324	30-9	14.6
4 or more	10,451	27.1	12,385	26.9	1,935	25.7	18.5
Total	38,476	100%	45,998	100%	7,521	100%	19.5

Babergh requirement for Social/Affordable housing

Size by bedrooms	2014 Number	2014 Percent	2036 Number	2013 Percent	Change Number	Change Percent	Growth Percent
1	1,027	19.7	1,319	21.4	292	30.8	27.1
2	2,183	41.9	2,403	39.0	219	23.1	10.0
3	1,874	36.0	2,074	33.7	200	21.1	10.7
4 or more	124	2.4	362	5.9	238	25.0	192
Total	5,208	100%	6,157	100%	949	100%	18.2

Babergh requirement for Social/Affordable housing, *as recorded on its housing register* compared to above

Size by bedroom	Number on register	Growth Number above	Difference
1	460	292	(168) shortfall
2	317	219	(98) shortfall
3	137	200	63 over provision
4 or more	20	238	218 over provision
Total	934	949	15 over provision

October 2017