

Forest Heath & St Edmundsbury councils



**West Suffolk**  
working together

# **Single Issue Review of Core Strategy Policy CS7**

## **Housing Provision and Distribution**

LPWG 30 June 2015



## **Purpose of document**

- to stimulate debate on number of homes to be provided within the district
- set out possible options for distribution of these homes between towns and villages



# Context

(Table from Appendix B of SIR document)

Date	Stage in Core Strategy, (and SIR), Preparation
September - October 2005	Issues and Options Consultation
October - December 2006	Preferred Options Consultation
August - September 2008	Final Policy Option Consultation
March - June 2009	Proposed Submission Document Publication Period
August 2009	Submission of the Core Strategy to the Secretary of State, (SoS).
December 2009 - January 2010	Examination in Public, (EIP), considers the soundness & legal compliance of the Core Strategy LP and its preparation process.
April 2010	Inspectors report on Examination received with Core Strategy LP being found 'Sound'.
May 2010	The Core Strategy LP was adopted by Full Council.
June 2010	'Legal' challenge to the adopted Core Strategy LP lodged with the High Court.
February 2011	High Court Hearing in London
March 2011	High Court 'Order' received - Challenge successful and the majority of Core Strategy Policy CS7 is revoked with consequential amendments being made to Policy CS1 & CS13. Ruling prompts this 'Single Issue Review'.
July-September 2012	First Policy CS7 Single Issue Review Issues and Options consultation
August-October 2015	Second Policy CS7 Single Issue Review Issues and Options consultation

- Complex background to Single Issue Review
- This document looks forward, so that local communities can have their say, and ultimately certainty, about where future growth will take place in the district

# How many new homes do we need to provide?

- The Strategic Housing Market Assessment (SHMA) sets a requirement of 7000 market and affordable homes (referred to as 'all homes' requirement) to be provided in the district between 2011-2031 (equivalent to 350 homes a year)
- The identified affordable housing need in the district is for 2,703 new homes
- Forest Heath, and all other authorities in the Cambridge sub-region, have signed a memorandum of understanding agreeing the SHMA figures will meet the identified housing need



# How many new homes do we need to provide?

- to ensure we are in accordance with national planning guidance, the council needs to consider whether an uplift to the SHMA figure of 7000 is necessary to help meet more of the affordable housing needs in the district
- so, there are two potential options for the number of new homes in the district...



# Options for housing provision

	Equivalent number of homes each year	Number of homes over 20 years (2011-2031)	Homes already built or planned (as at 31 <sup>st</sup> March 2014)	Additional homes required 2011 - 2031
<b>Option 1</b> The 'all homes' housing requirement of the SHMA (2012)	350	7,000 homes	1,700	5,300
<b>Option 2</b> Uplift for affordable housing (+10%)	385	7,700 homes	1,700	6,000



## Distribution options

- There are four potential options for the distribution of housing across the district
- The level of growth apportioned to each settlement has been classed as either low, medium, high or very high which relates to the existing housing stock

<b>Level of growth</b>	<b>Percentage increase in existing housing stock</b>
Low growth	Between 1-10% increase in existing housing stock
Medium growth	Between 10-15% increase in existing housing stock
High growth	15% + increase in existing housing stock
Very high growth	50% increase in existing housing stock

- A technical report will accompany the SIR consultation document, setting out further detail on the options and evidence to justify the possible levels of growth in each settlement



## Why have we shown different ranges of growth across settlements in the district?

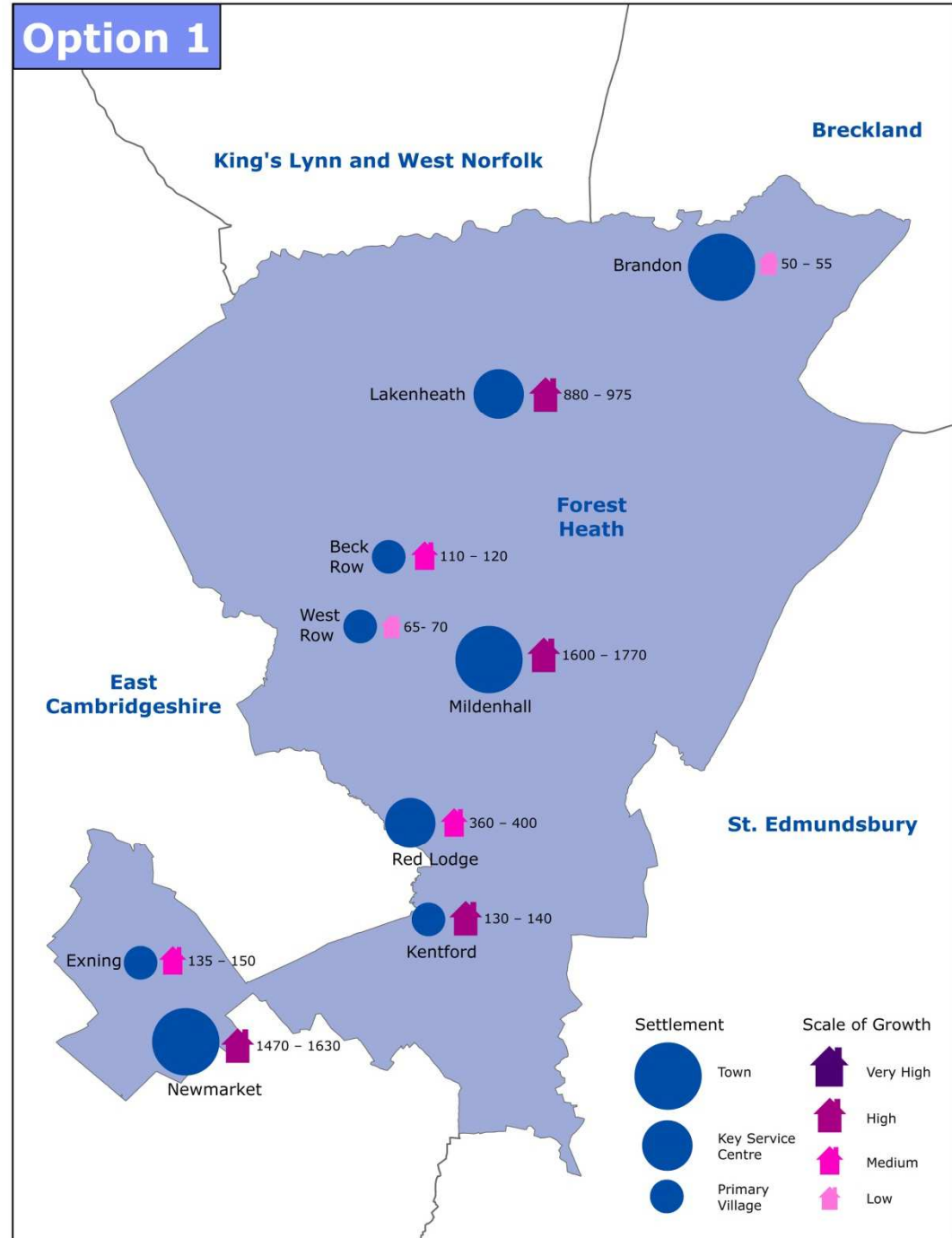
- The ranges show broadly the potential scale of development that could be accommodated within the settlements
- Low/medium/high/very high growth levels have been shown reflecting the following;
  - regard to levels of growth already granted permission or resolution to grant, with some growth options reflecting applications as yet not determined but which could come forward
  - regard to known site opportunities as identified in the SHLAA
  - reflect environmental constraints – e.g. can't allocate in Brandon unless Breckland SPA constraints can be overcome
  - reflects the position of settlement in hierarchy – e.g. growth in Primary Villages is limited to capacity of settlement
  - reflect evidence from the 2009 Infrastructure and Environmental Capacity Appraisal and the draft Infrastructure Delivery Plan



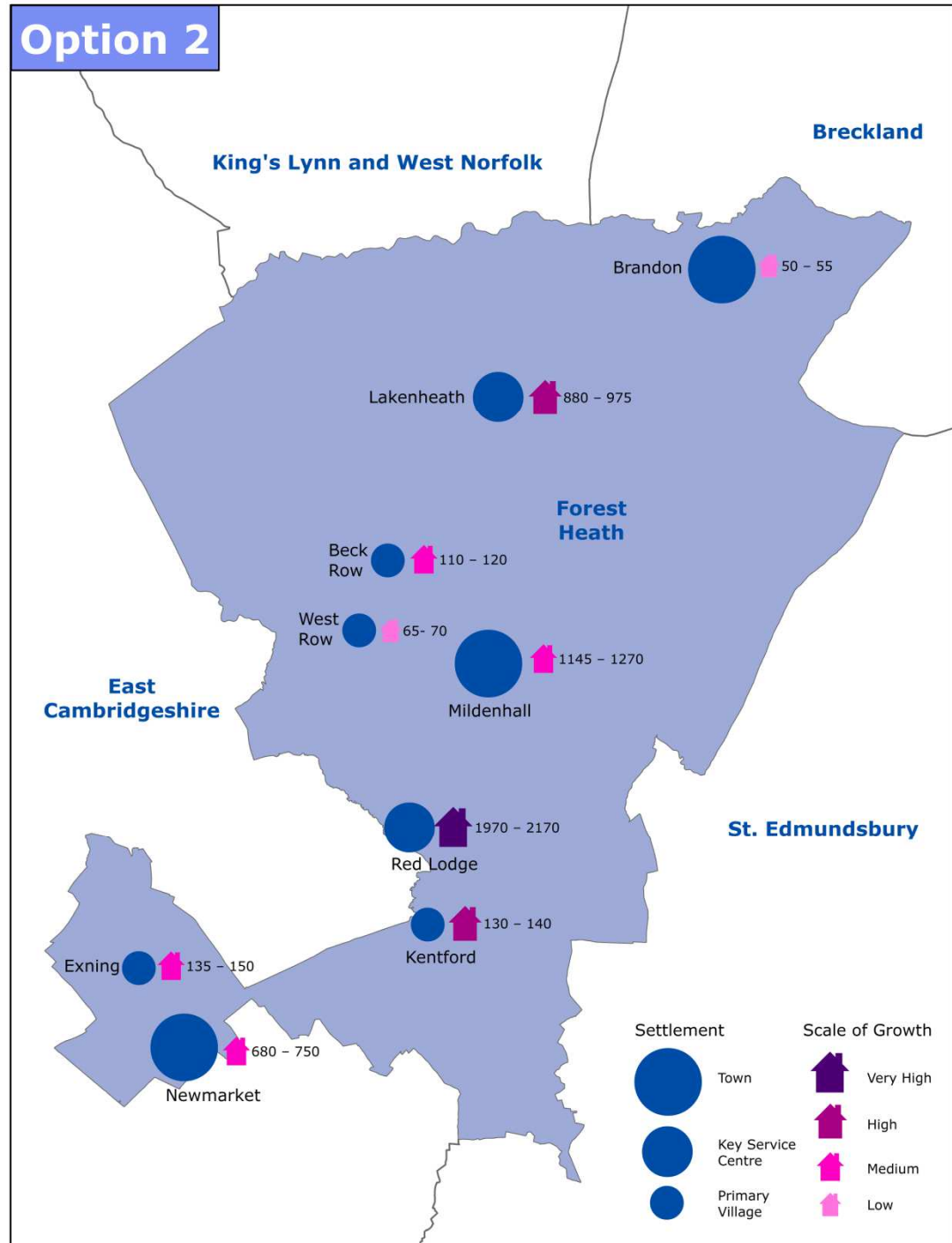
- We have appointed varying ranges of growth to enable reasonable alternatives for distribution of growth throughout the district to be explored, e.g. where growth is constrained to low levels in some settlements there are options for distributing higher levels of growth elsewhere.
- As the plan progresses through the consultation stages further work will be undertaken to test out the difference distribution options for growth.
- It must be recognised that the final distribution option could be a combination of the four options in the document or may change as a result of information received as part of this consultation



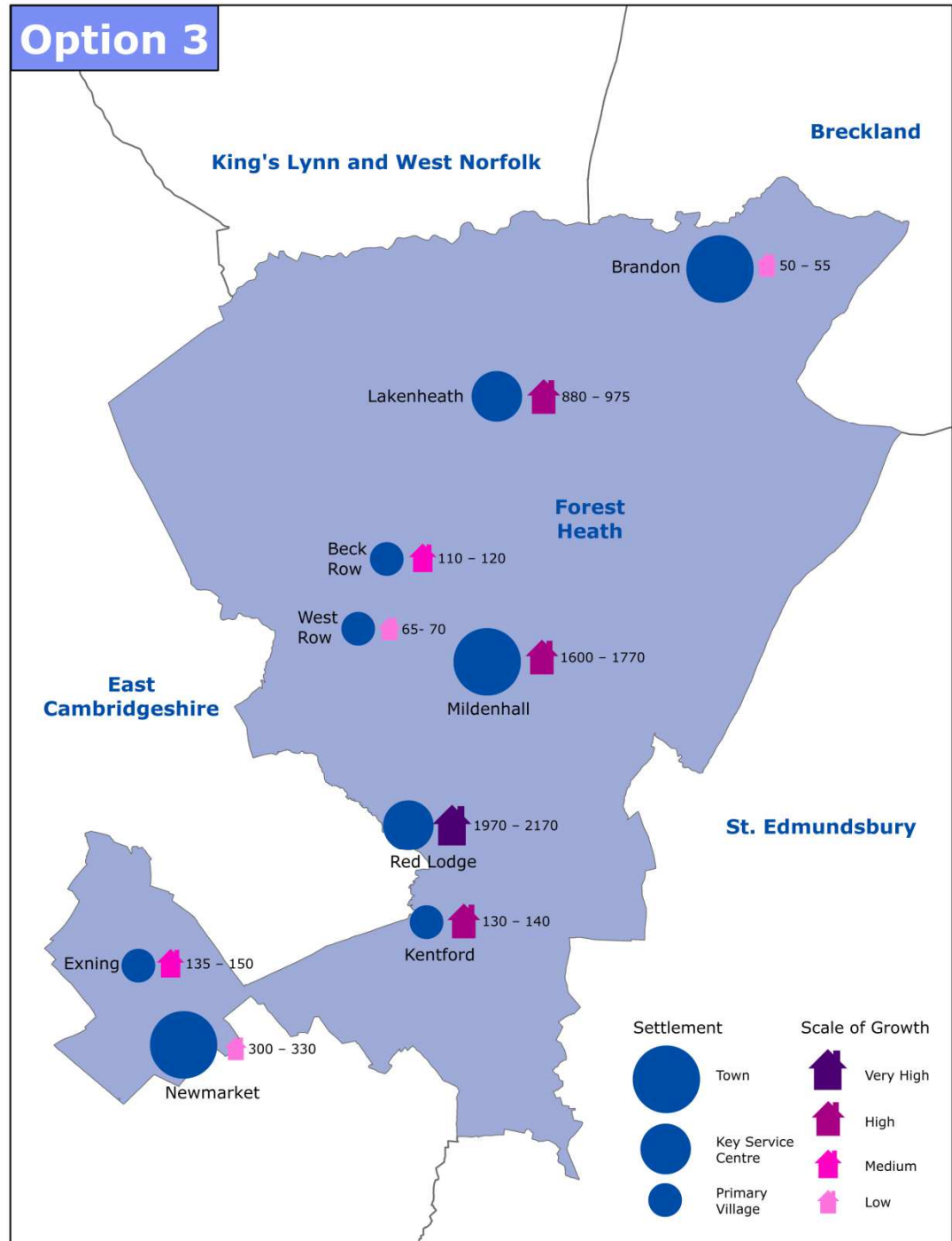
# Option 1 – Focus on Mildenhall, Newmarket and Lakenheath



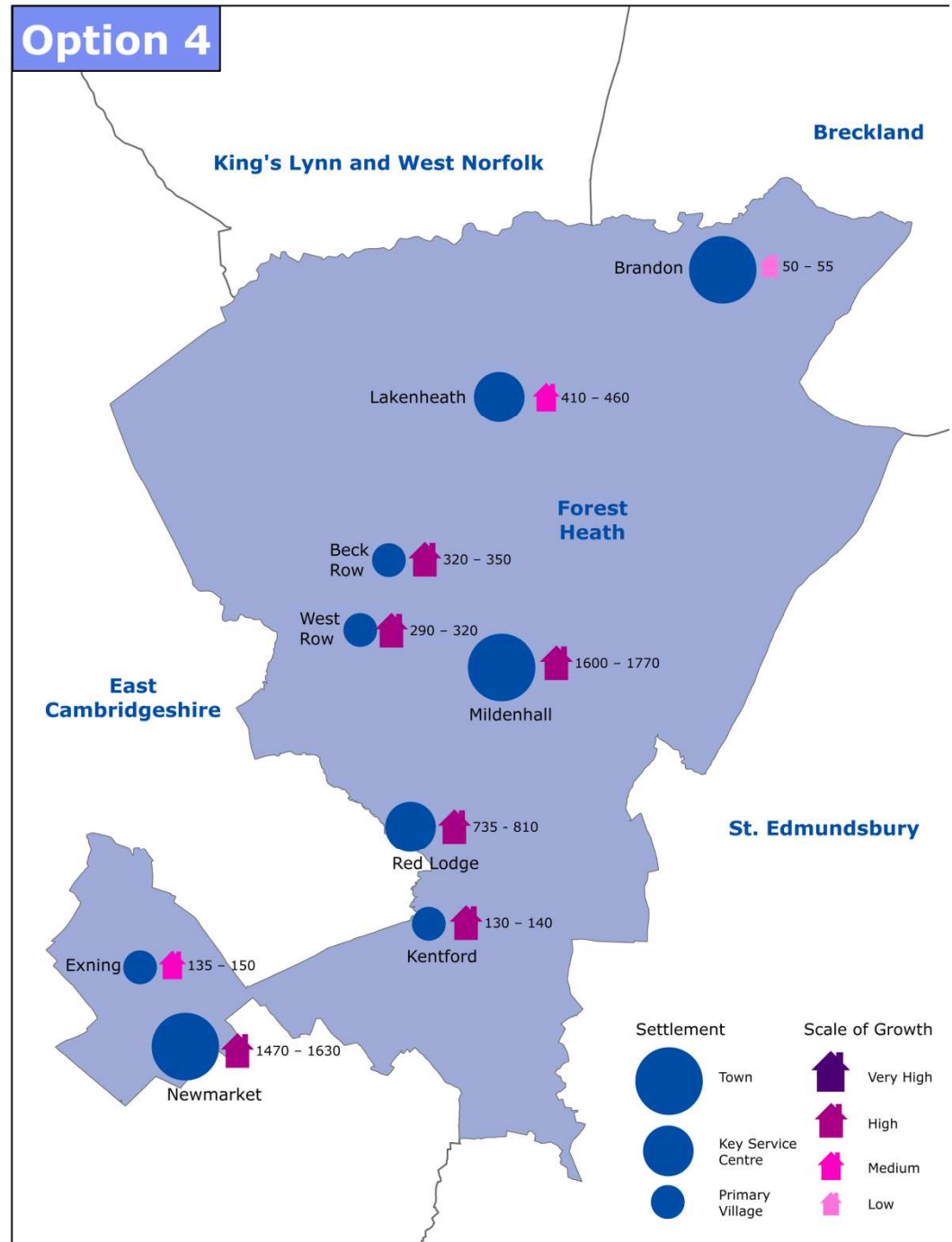
# Option 2 – Focus on Lakenheath and Red Lodge, with a planned extension at Red Lodge and medium growth at Mildenhall and Newmarket



**Option 3 – Focus on Red Lodge, with a planned extension and focus on Lakenheath and Mildenhall with lower growth in Newmarket**



# Option 4 – Focus on Mildenhall, Newmarket and Red Lodge with more growth in those primary villages with capacity

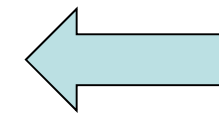


**Table of proposed material changes to Single Issue Review of Core Strategy Policy CS7: to be tabled at LPWG 30 June 2015**

<b>Page / section</b>	<b>Change</b>
Cover	Amend title of document to; "Single Issue Review (SIR) of Core Strategy Policy CS7 Overall Housing Provision and Distribution"  Update publication date as appropriate.
	Executive summary to be inserted into full consultation version
P2	Table of contents, update with new section titles / page numbers
P3 S1	Amend title to 'What is this consultation about?'
P3 S1.3	Insert new paragraph referencing the glossary at Appendix A and where to find additional information
P6 S2	Amend title to 'The Single Issue Review process'
P6 S2.3	Remove 2.3 to 2.6 to Appendix B, 'History of the Single Issue Review Process' and amend last sentence in 2.2 to direct to this information.
P9 S3	Amend title to 'Evidence of local housing needs'
P10 S3.7	Rewrite paragraph to give clarity to the difference between the SHMA 'all homes' and affordable homes need
P11 S3.12	Change title under para 3.12 to 'Housing provision already planned for or built'
P12 S3.17	Rewrite paragraph to give clarity on why the full affordable need is difficult to achieve. Refer to housing strategy and add link. Detailed figures on likely supply of affordable homes will be set out in the SIR technical paper
P12 S3.17	Delete second bullet under heading pros.
P13 S3.18	Amend reference to affordable could be 210 units based on achieving 30% affordable provision (CS9)
P13 S3.19	Rewrite paragraph to indicate this option not likely to meet the full affordable need. Detailed figures on likely supply of affordable homes will be set out in the SIR technical paper
P 20,28,29	Remove colour coding on growth ranges key and table
P25	Delete text 7 rows down, 'as no planning permissions have been approved since 2011'
Maps inserted	P22 Option1 / p23 Option2 / p25 Option3 / p26 Option 4
P28	Insert double line between Newmarket and Lakenheath and Red Lodge and Beck Row to denote different categories of settlement

## Next Steps

Approximate Timetable	Reg. No.	Stage in Single Issue Review
July - September 2012	18	Initial Issues and Options Consultation
August - October 2015	18	Further consultation on Issues and Options
February - March 2016	18	Final consultation on Issues and Options (preferred option)
August - September 2016	19	SIR Proposed Submission document consultation
November 2016	22	Submission of SIR document to the Secretary of State
February 2017	24	Examination in Public into 'soundness' of SIR
June 2017	25	Inspector's Report into 'soundness' of the SIR
August 2017	26	Adoption of SIR document by the Council and incorporation into the Development Plan for the district.



Where we are now



Questions?

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