

## 06 - Housing Needs & Requirements

### Policy background and explanation

- 06.01 National planning policy requires that local planning authorities produce Local Plans to meet, as a minimum, the identified future housing needs in the Plan area, as well as cooperate with neighbouring local planning authorities to meet the overall needs of the identified Housing Market Area (HMA) as a whole. The relevant HMA for the Babergh and Mid Suffolk area is known as the Ipswich HMA which consists of the entire local authority areas of Babergh, Ipswich, Mid Suffolk and the area of the former Suffolk Coastal District Council (now part of East Suffolk Council).
- 06.02 To determine the minimum number of homes needed, the National Planning Policy Framework (NPPF) requires that strategic policies should be informed by a local housing need assessment, conducted using the Government's standard methodology for calculating local housing need<sup>8</sup>. The methodology is made up of a calculation involving key, publicly available data from Office for National Statistics (ONS) on household growth projections and local housing affordability ratios.
- 06.03 The Plan has a set of common policies, although the identified development needs and monitoring of performance will be undertaken and recorded separately for each respective local authority district area. Using the standard methodology, the local housing need for Babergh and Mid Suffolk areas are as follows:

Table 2 – Local Housing Need in Babergh and Mid Suffolk

Local Authority	Standard Method Total (2018 – 2037)	Annual Local Housing Need Target
Babergh	7,904	416
Mid Suffolk	10,165	535

- 06.04 The local housing need represents a 'starting point' in identifying housing requirements for Babergh and Mid Suffolk. There are a number of other factors to consider when setting the housing requirement. The Strategic Housing and Economic Land Availability Assessment (SHELAA) indicates that there is a sufficient supply of land to meet the housing need set out in the standard methodology. National Planning Practice Guidance sets out that there may be circumstances where additional growth may be required. However, it is important to understand the likelihood of higher levels of growth being delivered. The local housing need figures produced by the Government's standard methodology is significantly higher (approx. 30%-40%) than the historic levels of housing delivery. This Plan aims to set out a proactive approach which can help to significantly boost the supply of housing land and delivery in the Districts, consistent with Government policy. In addition, the Councils are also addressing delivery through reviewing stalled planning permissions and investing in building new local houses.
- 06.05 Babergh and Mid Suffolk anticipate meeting their full identified local housing needs. Unmet housing need has not been identified to Babergh and Mid Suffolk by any neighbouring authorities, either within the Ipswich HMA or beyond. An Ipswich Strategic Planning Area (ISPA) statement of common ground is agreed between

<sup>8</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

authorities in the Ipswich HMA detailing a process to follow should unmet needs become identified. Should it be determined through the plan making process that another authority within the ISPA is unable to meet its minimum housing need, the Councils will, under the duty to co-operate, work collaboratively to determine whether housing development needs that cannot be met wholly within a particular area, could be met elsewhere. An agreement to seek to accommodate unmet housing need would trigger an immediate review of the strategic policies of the Plan.

- 06.06 A substantial number of dwellings required are already accounted for via commitments, as set out in the table below. These will contribute to meeting the overall requirement.

**Table 3 – Residual Housing Need over the Plan Period**

	<b>Babergh</b>	<b>Mid Suffolk</b>
Annual housing need target	416	535
<b>Total local housing need requirement (2018-2037)</b>	<b>7,904</b>	<b>10,165</b>
Completions 2018-2021	1,274	1,813
2021 Committed supply (planning permissions*, sites with resolution to grant subject to Section 106 agreement, Neighbourhood Plan allocations)	4,939	7,882
Windfall	500	500
Total identified housing supply at 2021**	6,713	10,195
% of local housing need which is identified housing supply at 2021	85%	100%
2018 – 2037 Shortfall (if any) to be addressed in Part 2 Plan***	1,191	0

\* Major sites with significant delivery uncertainty have been discounted

\*\* This total identified housing supply is not the supply of 'deliverable' housing land which is formally identified within the Councils 5 Year Housing Land Supply Assessments.

\*\*\* The performance of the new housing delivery will be carefully tracked through the proposals set out in the Monitoring Framework within this Plan. Notwithstanding the identified Shortfall in this table, the Part 2 Joint Local Plan document (and associated policies map alterations) will review the need for new housing allocations insofar as they are necessary to provide flexibility and ensure that the Plan period housing requirement (in each district) can be met.

- 06.07 The NPPF recognises that small and medium sized sites can play an important role in meeting housing requirements and can improve delivery as they can be built out relatively quickly. Paragraph 69 of the NPPF requires local planning authorities to identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare. This requirement is met by existing commitments.
- 06.08 In addition to ensuring that enough new housing is being delivered, it is important to ensure that the right mix, of tenure, size and type of new housing is delivered. This will provide a wide choice of homes and contribute towards sustaining mixed communities and demographics. The most up to date Strategic Housing Market Assessment (SHMA) will provide conclusions on the size of property needed in each tenure for the Districts as a whole. Currently, the SHMA (January 2019) provides the most up to date evidence on each District-wide needs for the tenure and size of housing over the Plan period (Tables 4a and 4b). This demonstrates that the greatest need is for two, three and four-bedroom accommodation. If new evidence for each District is produced on the mix of tenure and size of housing required during the Plan period, this will be made available on the Councils' websites in due course. .

- 06.09 In addition to SHMA evidence for each District, communities may also produce their own up to date robust local housing needs surveys which may give a more localised view on the tenure, size and type (eg. house, bungalow, flat etc) of new housing required. Adopted Neighbourhood Plans may also set out an approach to help influence the mix of housing tenure, size and type specific to the local area so long as it is in general conformity with policies SP01 and SP02 of this Plan.

## **SP01 – Housing Needs**

- 1. In Babergh District the Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) over the Plan period.**
- 2. In Mid Suffolk District the Joint Local Plan (Parts 1 and 2) will seek to deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) over the Plan period.**
- 3. Across the Plan area the mix of tenure, size and type of new housing development should be informed by the relevant District needs assessment, or any local housing needs surveys where relevant.**