

Joint Local Plan Examination – Matter 5 – Additional Information for Inspectors

At the Babergh and Mid Suffolk Joint Local Plan Examination Matter 5 Hearing – Local Housing Policies on Wednesday 22nd September 2021, the Inspector requested the following information.

Building Regulation Part M4(2) Accessible and Adaptable Dwellings Needs evidence

Row	Data type	Babergh	Mid Suffolk
1	Estimated residual Joint Local Plan (JLP) allocations without planning permission on major sites	3,400 dwellings	3,400 dwellings
2	Less JLP allocations with resolution to grant planning permission subject to S106 agreement on major sites	200 dwellings	800 dwellings
3	Assumed that 50% of all live major applications on JLP allocations approved by Plan adoption	900 dwellings	275 dwellings
4 (1 – 2 – 3)	Residual total	2,300 dwellings	2,320 dwellings
5 (4 / 2)	50% M4(2) requirement	1,150 dwellings	1,160 dwellings
6	Increase in people aged 65 or over with a limiting long-term illness plus increase in people aged 18-64 with a serious physical disability ¹	2,782 persons	3,290 persons
7	Average Disabled Facility Grants issued ²	494 persons	613 persons
8 (6 + 7)	Potential housing needs related to existing and future housing stock (i.e. total of the above)	3,276 persons	3,903 persons
9	Needs for nursing care and residential care housing ³	572 persons (spaces)	1,004 persons (spaces)
10 (8 – 9)	Potential needs minus identified needs for nursing care and residential care housing	2,704 persons	2,899 persons
11	Average household size (Census 2011)	2.1	2.4
12 (10 / 11)	M4(2) Need	1,288 dwellings	1,208 dwellings

¹ This figure is taken from Table 6.3 on page 97 of Part 2 of the SHMA (Sep 2017), [Document EH02](#), which has been annualised and multiplied by 19

² This figure comes from the past 4 years and is projected over the 19 years of the Plan and demonstrates the need arising from existing dwellings

³ Appendix 6 on pages 183 to 185 of Part 2 of the SHMA (Sep 2017) [Document EH02](#)

Care home / sheltered housing / older persons housing evidence

Since 1st April 2018, the Councils are aware of two schemes completed in Hadleigh for older people in 2019.

Developer	Type	Quantity	Address
McCarthy and Stone	Retirement apartments	16 x 1-bed 29 x 2-bed	Tyefield Place, Hadleigh
McCarthy and Stone	Bungalows and Cottages	29 x 2 and 3-bed	Manor Gardens, Hadleigh

There are existing planning permissions for a number of schemes as detailed below.

Location	Application reference	Quantity	Comments
Belstead House, Sprites Lane, Pinewood	DC/19/01666 – reserved matters, approved 6 th Nov 2020	65-bed care home	Permission also includes 135 dwellings.
Land to the east and west of Prentice Road, Stowmarket	DC/19/01482/FUL – approved 25 th Sep 2020	75-bed care home	Permission also includes 93 apartments.
Land west of Farriers Road, Edgecomb Park, Stowmarket	DC/18/05397/RES, approved 13 th Jun 2019	60 unit sheltered housing scheme	This Phase 2 permission also includes up to 110 dwellings. Note Phase 1 was a full planning application under reference 1492/15 for 75 single storey dwellings, approved 6 th Jul 2016.
Harkstead Barn, Brick Kiln Road, Harkstead	DC/17/03712/FUL – approved 18 th May 2018	3 dwellings for residents with special and care needs	
Willows Residential Home, Bury Road, Lawshall	DC/17/06274 – hybrid application, approved 18 th May 2018	Extension Willows Residential Home to create an additional 15 rooms	Hybrid application includes up to 3 dwellings at outline stage.
Land at Eye Airfield, Castleton Way, Eye	3563/15/OUT, approved 27 th Mar 2018	60-bed care home	Permission also includes up to 280 dwellings. Reserved matters application received 1 st Feb 2021 for phase 1 – 138 dwellings, reference DC/21/00609.

Babergh District Council has also sold land at Belle Vue Park in Sudbury in 2021 to Churchill Retirement Living to create 46 flats.

There are also current proposals as detailed below.

Location	Application reference	Quantity	Comments
Land south of Heath Road, Thurston	DC/21/04549, received 14 th Aug 2021	54-unit extra care affordable housing scheme comprising 40 apartments and 14 bungalows	
Land at Capel Grove, Capel St Mary	DC/21/03954, received 13 th Jul 2021	C2 residential institution use	Planning application also includes proposal for Residential development of up to 519 dwellings; provision of up to 5000sqm of Class E (Commercial, business and service), early learners centre; extension to existing playing field; open space, allotments and associated infrastructure
Lavenham Press, 47 Water Street, Lavenham	DC/21/03185, received 3 rd Jun 2021	Retirement living accommodation consisting of 21 one-bed units and 14 two-bed units	
Holton Hall Farm, Hadleigh Road, Holton St Mary	DC/20/05590, received 7 th Dec 2020	28-bed community care, rehabilitation and respite centre	
Land on the North Side of Church Field Road, Chilton Industrial Estate	DC/20/01094, received 10 th Mar 2020	Residential care home for up to 60 beds	Planning application also includes a proposal for up to 166 dwellings
Former Manganese Bronze Site (also known as Elton Park Works), Hadleigh Road, Ipswich	B/17/00037, received 15 th Dec 2016	60-bed care home in Babergh district	Cross-boundary application with the significant majority of land subject to the application within Ipswich Borough Council's area and being determined by Ipswich Borough Council. The 60-bed care home and 25 dwellings are indicated to be within Babergh District Council's area. The

			application has a resolution to grant planning permission subject to the signing of a Section 106 Agreement.
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Historic bungalows conversion rates

The Councils have undertaken a review of applications liable for the Community Infrastructure Levy that involved large extensions since 1st April 2018. Analysis of this information has identified 23 bungalows that have been subject to a planning permission for extensive additional floorspace. In some instances, the property has remained a bungalow but much larger and in other instances, the property has become a large house.

It has not been possible to identify where bungalows have been extended significantly through permitted development rights.

Analysis of building control records has identified at least 1 bungalow in Babergh and at least five bungalows in Mid Suffolk are currently undergoing loft conversions. However, there are likely to be more than this as the Councils are not able to view all building control applications.

The Councils have seen developers bringing forward more bungalows as part of residential schemes. For example, a development of 100 homes at Saxon Meadow, Capel St Mary in Babergh included 12 bungalows of four different styles and sizes. In Mid Suffolk, as noted above, phase 1 of the development at Edgecomb Park in Stowmarket was for 75 single storey dwellings.

Other developments that have been approved with bungalows as part of the mix include for example:

Location	Application Reference	Granted	Comments
Land and buildings at Red House Farm, Priory Road, Fressingfield	DC/20/03457/RES	2 nd Aug 2021	28 dwellings including 12 bungalows
Land west of Old Norwich Road, Whitton	DC/20/03704/RES	19 th Feb 2021	190 dwellings including 4 bungalows
Land east of Longfield Road and Little Tufts, Capel St Mary	DC/19/02877/OUT	23 rd Jul 2020	100 dwellings including 7 bungalows
Land south of Old Stowmarket Road, Woolpit	DC/19/05196/RES	16 th Apr 2020	115 dwellings including 4 bungalows
Land off Wyverstone Road, Bacton	DC/19/02542/RES	10 th Feb 2020	64 dwellings including 3 bungalows
Land on the north side of Norton Road, Thurston	DC/19/01602/RES	16 th Oct 2019	87 dwellings including 11 bungalows

There are also a number of applications under consideration, which include a proportion of bungalows in their mix as well as an application with a resolution to grant planning permission on land north of Burstall Lane, Sproughton for 105 homes, including at least 10 bungalows, reference DC/19/00567/OUT.

Long Melford Parish Council in a residents survey conducted for their Neighbourhood Plan showed 58% of respondents identified a need for bungalows. Their response rate to the survey was 75% (1,995 questionnaires returned) as detailed in the Committee Report (6th October 2021) for planning application [DC/21/02319](#), and also in [Appendix 2](#) to the Long Melford Neighbourhood Plan Submission Draft (July 2021). Application DC/21/02319 now has a resolution to grant planning permission at land to the east of Station Road, Long Melford, for 150 dwellings including 14 bungalows.

Historic self-build rates

In monitoring historic self-build rates, the Councils have used Community Infrastructure Levy exemption data in their Government monitoring returns. Between the period 30th October 2016 and 30th October 2020, there were 215 self-build exemptions in Babergh and 301 self-build exemptions in Mid Suffolk granted to planning permissions.

Planning permission has also been given to developments greater than a single dwelling as shown in the table below. In addition, there are also proposals for self-build dwellings pending decision as well as the application with a resolution to grant planning permission on land north of Burstall Lane, Sproughton for 105 homes, including 13 self-build / custom build plots, reference DC/19/00567/OUT.

Site location	Reference	Granted	Comments
Land south of Old Stowmarket Road, Woolpit	DC/21/03985/OUT	9 th Sep 2021	5 self-build / custom build dwellings
Land south of Barrells Road, Thurston	DC/21/01207/RES	27 th Apr 2021	9 self-build dwellings
Land to the east of Meadow View, High Street, Long Melford	DC/20/05175/OUT	7 th May 2021	5 self-build dwellings
Land to the north of Ashfield Road, Norton	DC/20/00979/OUT	23 rd Apr 2020	6 self-build dwellings
Land to the north west of Mackenzie Place, Cockfield	DC/17/05332	29 th Jun 2018	9 self-build dwellings at outline as part of hybrid application with a full application for 42 dwellings.

7th October 2021