



Our Ref: A4191
 Your Ref:
 10 December 2021

Brandeston Parish Council

(by email only)

Dear Chair and Parish Council Members

Exception Site Affordable Housing in Brandeston Village.

I write to you on behalf of Mike North of Northland Brandeston Ltd. who is the development promoter and option holder on land fronting Mill Lane in the village which is owned by Mr. and Mrs. Ian Harvey of Grove Farm. Mike North lives in Cretingham village. Artisan are appointed Planning Consultants to this project.

Brandeston has a defined settlement boundary and is identified as a 'Small Village' in the East Suffolk Local Plan of 2020. However, there are no sites allocated for housing development of any kind within that settlement boundary and no opportunity identified for small groups of houses. Nevertheless, where there is a need for local affordable housing, the Council's Local Plan provides a supportive policy which states:-

Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5. 11.

Policy 5.11 is an extensive policy setting out key criteria for compliance in order for a scheme to qualify but essentially summarised as:-

- Identified local need for affordable housing
- Scheme is adjacent or well related to an identified Settlement Boundary
- Scheme includes a variety of house types/tenure according to identified need
- Scheme location, scale and design standard will retain or enhance the character and setting of the settlement

Also of note in the policy is that:-

- a limited amount of market housing will be permitted to cross-subsidise the affordable housing to make it viable
- the amount of market housing on the site should be no more than one third of the dwellings on the site.

At the national level, Government planning policy within the National Planning Policy Framework as updated in July 2021 affirmed support for the provision of Rural Housing in its para. 72 for 'Entry Level Exception sites' and in para 78 for general needs, rural exception sites.

Earlier this year, Artisan we were commissioned to undertake a local housing needs survey for Brandeston. 20 responses were received of whom 4 declared that they are in need of housing now. Key points made in the survey were:-

- None of these respondents were registered on the District Council's waiting list via Gateway to Homechoice.
- Of the 4 respondents, 3 currently live in Brandeston. In respect of the type of home they are looking for, 1 needs an independent home, 1 is looking for a cheaper home and 2 declared a need for adapted properties.
- Further, 1 indicated a need for a bungalow, 1 for retirement/sheltered housing and the other 2 were flexible, 1 indicating a preference for a house or a bungalow.
- With regard to the size of the dwelling they need, 3 respondents are in need of a 2-bedroom property and one needs a 3-bed. Finally, 2 want to cash buy or can buy outright, 1 is in need of discount market housing and 1 respondent is looking for rent in any form.

Looking at future need:-

- 7 respondents declared a housing need over the next 10 years.
- Of those, 4 in the next year, 1 in the next 2 years, 1 in the next 3 years and 1 in the next 5 years.
- Of the 7 respondents, 6 currently live in Brandeston. One respondent is in need of larger accommodation, 2 need smaller accommodation, 1 needs a cheaper home and 2 need adapted properties.¹ Most of these 7 respondents declared a need for 2-bed properties with some others looking for a 3-bed property.
- The tenures sought included discount market housing, shared ownership and others looking to buy outright.

The responses also indicated 2 people had moved away from Brandeston because of a lack of suitable accommodation. Both would move back if suitable accommodation were provided. One is looking for a 3-bed house to buy with a mortgage on the open market and the other, a 2-bedroom house or bungalow.

In respect of the 4 respondents who are in housing need now, and the 7 who are in housing need within the next five years, these should be treated as minimum figures. The true housing need is likely to be greater than the survey indicated.

¹ One respondent who declared a future housing need did not answer this question.

As part of the overall assessment of housing need in the Brandeston Parish and the wider study area, Artisan has reviewed secondary data in addition to the primary housing needs survey. Upon review of the primary and secondary data, it is clear that there is likely to be an unmet housing need over the next 5 years and certainly over the SCLP plan period. The type of housing that is most in need, i.e. smaller and more affordable dwellings, is currently under-represented when compared to the existing housing stock in the wider district and in Brandeston village. The quantitative evidence from the Artisan housing needs survey indicates that a combination of discount market housing and self-build plots will address the identified housing need, although there is some need identified for open market housing.

Taking the summary conclusion of the housing needs assessment we identify a need for a group of more affordable dwellings which have the following features.

- A group of 6 affordable dwellings of which :-
- the majority are relatively small (2 bed possibly one no 3 bed).
- Some single storey, some two storey
- All are discount market dwellings for sale
- One self-build plot market dwelling

These are presented in a first draft layout as attached.

All affordable housing will be delivered through a s.106 Agreement and a covenant applied to their title to address the following primary features:-

- Local priority clause for eligibility
- Maintained as affordable housing in perpetuity with an annualised contribution towards the maintenance of the Public Open Space
- Typical discount on market value of 30% maintained in perpetuity
- Maximum sale price of £250,000 on first sale
- Maximum combined household earnings cap of £80,000pa

The draft layout also incorporates a substantial area of public open space to be brought forward as part of the development scheme and which would be gifted to the Parish Council as a condition of any planning consent. We would therefore propose making the application in the joint names of Northland and the Brandeston Parish Council.

In order to further secure the perpetual discount to market value, an overage provision would also be offered to the PC to hold, such provision being triggered by the grant of planning permission.

Clearly there are many issues and details which require further discussion with the Parish Council and we would welcome the opportunity to do that as soon as is convenient and look forward to hearing from you.

Yours Sincerely



Leslie Short BA MRTPI MRICS