

INTERNAL CONSULTATION

TO: Lee Walton – Planning

FROM: Hannah Phelan – Housing

OUR REF: 24/00074/AFF

DATE: 2 February 2024

PLANNING REF: M/23/01711/OUT

Description: Outline planning permission for up to 55 dwellings (with means of access to the site be considered at this stage and all other matters reserved)

Location: Land At (Os 7500 5952) Berrow Green Road, Martley

Applicant: Mrs T Almeida

Case Officer: Lee Walton

REPLY TO D.C. REQUEST

Housing Officers wish to provide the following housing needs evidence and comments in respect of this outline planning application for the construction of up to 55 homes, planning ref: M/23/01711/OUT.

- **The Strategic Housing Market Assessment (SHMA) (2021 update)** – Indicates a minimum net imbalance of 331 affordable dwellings each year over the next five years across the Malvern Hills District.
- **Housing For You (Housing Register)** – As of 17th of January 2024 data shows that there are 1428 households registered with a banding which indicates that they have a local connection to the Malvern District. These households have the following bedroom need:

1 bed – 745
2 bed – 386
3 bed – 232
4 bed – 59
5 bed – 6

As the site is located in a rural area, when allocating any affordable housing, priority would be given to those with a local connection to the parish the site is located within (in this case Martley), followed by priority to those with a local connection to the adjoining parishes (Great Witley and Hillhampton, Wichenford and Kenswick, Doddenham and Knightwick, Clifton upon Teme) before the wider District could be considered.

Housing For You data shows that there are 10 households registered with an address in Martley. These households have the following bedroom need:

1 bed –4
2 bed –5
3 bed –1

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There are a further 12 households registered with an address in one of the surrounding parishes (Great Witley and Hillhampton, Wichenford and Kenswick, Doddenham and Knightwick, Clifton upon Teme). These households have the following bedroom need:

1 bed- 3
2 bed – 6
3 bed- 2
4 bed- 1

The above may be an under representation of housing need as it is not possible from our current reporting system to establish how many households have a local connection to the parish/surrounding parishes through employment or close family links.

The Council's document titled 'formal position with respect to affordable housing and tariff style developer contributions following the publication of National Planning Policy Framework (NPPF) 2021' states that on sites of 15 or more dwellings, on greenfield land, 40% of the units should be affordable and provided on site. On the basis of a total of 55 dwellings, this equates to 22 affordable homes. The Planning Statement confirms that 40% affordable housing will be provided and is therefore compliant.

In terms of tenure split, the South Worcestershire Strategic Housing Market Assessment 2021 Update recommends a tenure split of 69% Social Rented, 25% First Homes and 6% Shared Ownership. Additionally, The NPPF states that 10% of the total number of homes on major sites are to be provided as affordable home ownership and these will count towards the affordable housing provision. For this application of up to 55 dwellings (of which up to 22 will be affordable), the required tenure split is 69% Social Rent (15 dwellings), 25% First Homes (6 dwellings) and 6% Shared Ownership (1 dwelling), on the basis of 22 affordable. Should the total number of dwellings reduce at Reserved Matters stage, the tenure splits may need to be re-calculated and therefore any Section 106 Agreement would need to include a caveat to reflect this.

First Homes

The National Planning Practice Guidance (NPPG) states that 'First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations'. The adopted SWDP does not include a policy on First Homes because it preceded the Affordable Housing Update Written Ministerial Statement (WMS) issued in May 2021 (Written statements - Written questions, answers and statements - UK Parliament). The emerging SWDPR policy on affordable housing will include a requirement for First Homes and the policy will carry full weight once the SWDPR is adopted. In the meantime, regard has to be made to the WMS and therefore on sites of 5 or more dwellings MHDC and WDC will seek 25% of all affordable homes required by policy SWDP15 South Worcestershire Development Plan 2016 (swdevelopmentplan.org) to be delivered as First Homes.

Whilst Housing Officers appreciate that the finer details will be submitted at a later stage, the below comments may be helpful for future Reserved Matters application should this outline application be approved.

The Strategic Housing Market Assessment (SHMA) 2021 Update sets out an overall dwelling type mix by tenure (extract below). Housing Officers would expect to see a proposed mix that complies with this at Reserved Matters stage. However, given that 2-bedroom homes are likely to accommodate children and gardens are considered to be essential for their health and well-being, Housing Officers would like to see 2-beds delivered as houses rather than flats.

Dwelling type and size	Tenure mix (range)		
	Market dwellings	Social/Affordable Rented	Affordable Home Ownership
1 and 2-bedroom house	10-15%	10-15%	15-20%
3-bedroom house	35-40%	20-25%	35-40%
4 or more -bedroom house	20-25%	0-5%	15-20%
1-bedroom flat	0-5%	20-25%	5-10%
2 or more bedroom flat	5-10%	20-25%	15-20%
1-bedroom bungalow/level access	0-5%	10-15%	0-5%
2-bedroom bungalow/level access	5-10%	5-10%	5-10%
3 or more bungalow/level access	5-10%	0-5%	0-5%
Other	0-5%	0-5%	0-5%

Additionally, Housing Officers would suggest that two-bedroom houses are the most appropriate to deliver as First Homes in order to attract first-time buyers. To ensure potential first-time buyers can afford to purchase the properties, Housing Officers would ask that approximate values are provided of the proposed homes at / prior to Reserved Matters stage. Housing Officers would welcome a discussion around the mix of property types for each tenure with the applicants.

Housing Officers encourage the Nationally Described Space Standards (extract below shows the recommended sizes of internal floor areas and storage) in terms of the size of affordable dwellings.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Notwithstanding this, affordable properties should be designed to be occupied as follows:

- All 2 bedroom dwellings designed for 4 persons
- All 3 bedroom dwellings to be designed for 5 persons
- 4 bedroom dwellings to be designed for 5, 6 and 7 persons

First Homes must meet the NDSS in terms of internal sizes.

The Affordable Housing Supplementary Planning Document also sets out the requirements for tenure blindness and the avoidance of clustering (ref 4.3 (b) and 4.3 (c)).

Despite this being an outline application, Housing Officers would seek to agree some fundamental principles, to be secured as part of the Section 106 agreement in relation to these dwellings at the outline stage, including the following:-

- 40% affordable housing with 69% Social Rent, 25% First Homes and 6% Shared Ownership.
- Provision of a range of property types to help meet local housing need which is to be agreed in writing with the Council prior to commencement of the Development, in the form of a comprehensive affordable housing scheme.

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