

# **West Suffolk Authority Monitoring Report**

## **Housing delivery**

**1 April 2020 to 31 March 2021  
and  
1 April 2021 to 31 March 2022**

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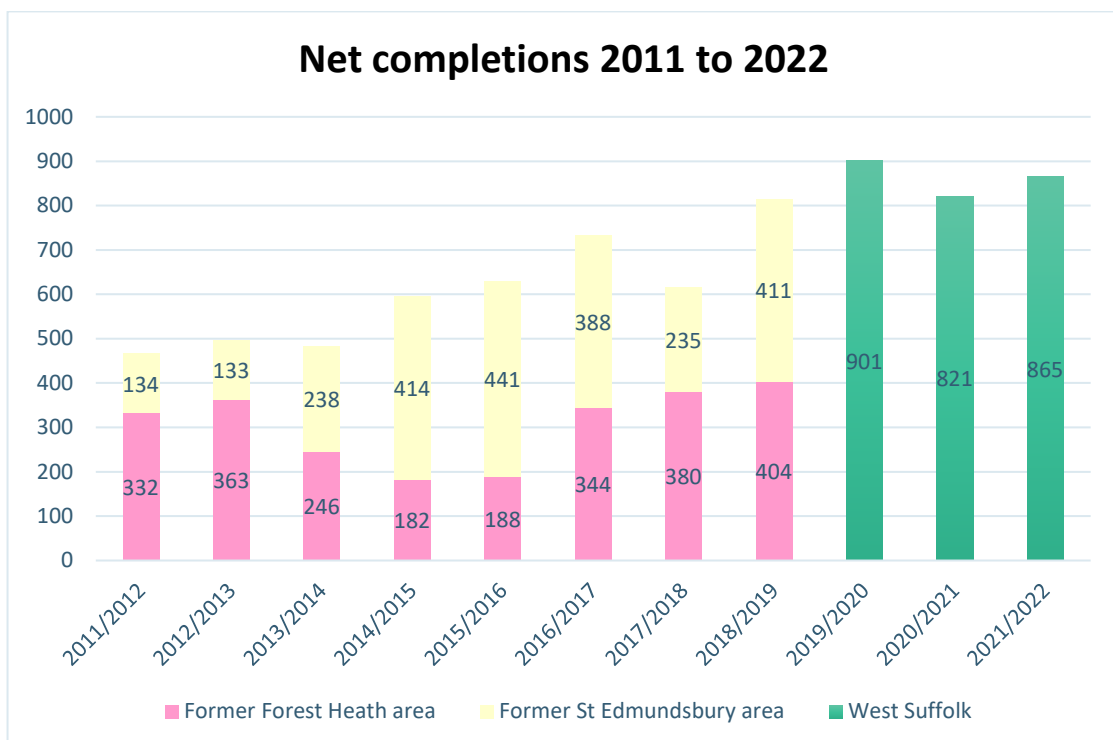
## **1. Introduction**

- 1.1. This housing delivery report is a technical monitoring report providing data on housing completions including affordable housing, in West Suffolk, over a two year period. It specifically measures performance against housing need identified in the former St Edmundsbury and Forest Heath Core Strategies, both adopted in 2010.
- 1.2. The data is separated into two monitoring years covering 1 April 2020 to 31 March 2021 and 1 April 2021 to 31 March 2022.
- 1.3. Information on housing planning approvals considered to be deliverable in the five year period can be found in the council's [five year housing land supply report](#).

## 2. Housing delivery

Former Forest Heath Core Strategy policy CS7; former St Edmundsbury Core Strategy policies CS1, CS11 and CS12 and Vision 2031 policies BV3-BV11, HV3-HV7, RV10-RV25

- 2.1. On 1 April 2019 the former SEBC and FHDC councils joined to become West Suffolk Council. As a newly reorganised authority the housing requirement has been calculated by combining the housing requirement for the two processor authorities in accordance with the NPPF (paragraph 74) and PPG: Housing and Economic Need Assessment (paragraph 039), taking the same approach used in the Housing Delivery Test 2020. The approach aggregates the local plan housing requirement for the former Forest Heath area with the local housing need figure for the former St Edmundsbury area. For the monitoring years 2020 to 2021 this was 794 dwellings per annum and 770 dwellings per annum for 2021 to 2022.
- 2.2. Further information on how the figure was calculated can be found in the council's [five year housing land supply report 2021](#) and at [West Suffolk Five Year Housing Land Supply report \(5YHLS\) 2022 consultation](#).
- 2.3. The number of net dwellings (new build, change of use or conversions) completed in 2020 to 2021 is **821** and 2021 to 2022 is **865** as shown in the graph below along with completions since 2011 to 2012.



## **Geography of net dwelling completions on brownfield and greenfield land between 1 April 2010 and 31 March 2022.**

### **Towns**

#### **Brandon**

- 2020 to 2021 there were zero completions on brownfield land and five on greenfield.
- 2021 to 2022 there were nine completions on brownfield land and zero on greenfield.

#### **Bury St Edmunds**

- 2020 to 2021 there were 65 completions on brownfield land and 211 on greenfield.
- 2021 to 2022 there were 206 completions on brownfield land and 237 on greenfield.

#### **Haverhill**

- 2020 to 2021 there were 16 completions on brownfield land and 131 on greenfield.
- 2021 to 2022 there were 51 completions on brownfield land and 82 on greenfield.

#### **Mildenhall**

- 2020 to 2021 there were zero completions on brownfield land and 20 on greenfield.
- 2021 to 2022 there were two completions on brownfield land and two on greenfield

#### **Newmarket**

- 2020 to 2021 there were 13 completions on brownfield land and zero on greenfield.
- 2021 to 2022 there were 67 completions on brownfield land and zero on greenfield.

#### **Key service centres**

- 2020 to 2021 there were 10 completions on brownfield land and 164 completions on greenfield.
- 2021 to 2022 there were 18 completions on brownfield land and 100 on greenfield.

### **Local service centres and primary villages**

- 2020 to 2021 there were 79 completions on brownfield land and 63 on greenfield.
- 2021 to 2022 there were 62 completions on brownfield land and 16 on greenfield.

### **Infill villages and secondary villages**

- 2020 to 2021 there were 17 completions on brownfield land and 11 on greenfield.
- 2021 to 2022 there were four completions on brownfield land and two on greenfield.

### **The countryside and small settlements**

- 2020 to 2021 there were 15 completions on brownfield land and two on greenfield.
- 2021 to 2022 there were five completions on brownfield land and one on greenfield.

### **Total across West Suffolk**

2020 to 2021 net completions on brownfield is **214** and greenfield is **607**

2021 to 2022 net completions on brownfield is **425** and greenfield is **440**

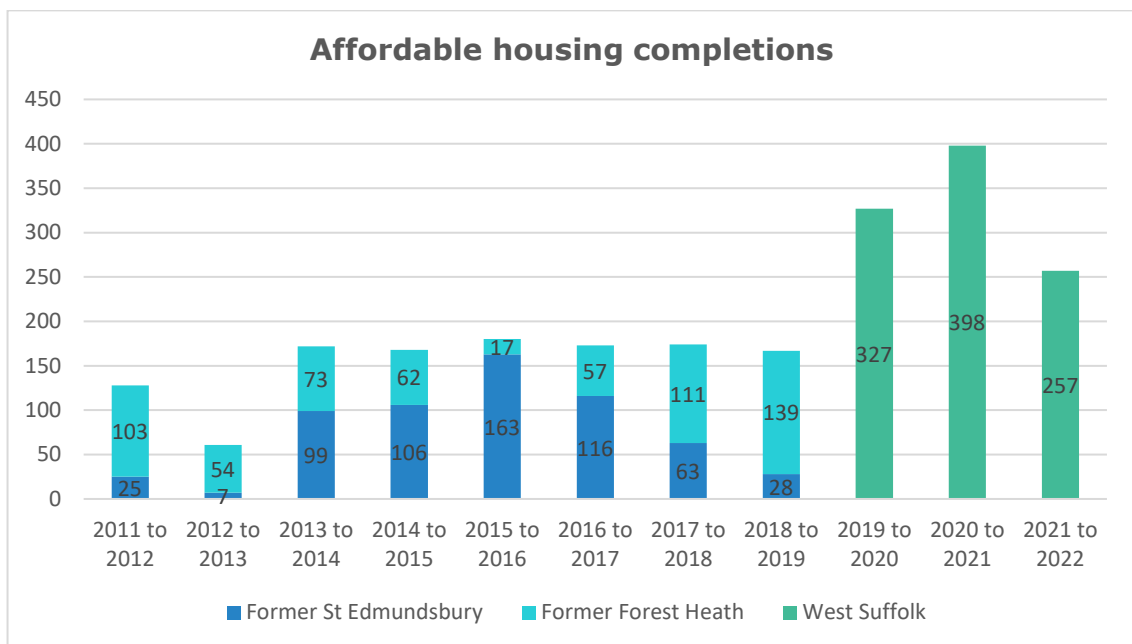
### 3. Affordable housing

#### Former Forest Heath Core Strategy – CS9 and St Edmundsbury Core Strategy – CS5

- 3.1. The National Planning Policy Framework states that affordable housing shall only be required for sites of 0.5 hectares and over or for 10 dwellings and over. Our core strategy policies would then require 30 per cent affordable housing.
- 3.2. The number of affordable units completed in West Suffolk in 2020 to 2021 was 398 (gross) which equated to **48.5** per cent of the overall net completions for the district for 2020 to 2021. In 2021 to 2022 the number of affordable units completed is 257 (gross) which equates to **29.7** per cent of the net completions. (Please note that we do not assess on a like for like basis, therefore the percentage is not completely accurate as the gross number of affordable units is used but a net figure of total completions).

#### Affordable housing completions

- 3.3. The number of affordable units completed in 2020 to 2021 is **398** and 2021 to 2022 is **257** as shown in graph below along with affordable completions since 2011 to 2012.



### **Homeless numbers (per 1000)**

- 3.4. For information on homeless numbers, you can view the [live tables on homelessness](#) published by the Ministry of Housing, Communities and Local Government.

### **Average property price based on sales and valuations (£)**

#### **Housing affordability ratio (Median house price to income ratio (rounded) – target – decrease**

- 3.5. Every three months the housing board publishes a housing market bulletin to show local market trends, comparing local data to the East of England and the whole of England.
- 3.6. Hometrack is continuing to use the old district boundaries for the former Forest Heath and St Edmundsbury areas for most of the data in the [Cambridge insight housing market bulletins](#).



## Appendix A glossary of terms

**Affordable housing:** “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a. **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20 per cent below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b. **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c. **Discounted market sales housing:** is that sold at a discount of at least 20 per cent below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.”

**Authority monitoring report (AMR):** annual report on the progress of preparing local plans and the extent to which policies are being achieved.

**Core strategy (CS):** is a local plan that outlines the key principles regarding the development and use of land in a local planning authority’s area.

**National Planning Policy Framework (NPPF):** is designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework. The new framework is intended to be user-friendly and accessible with clear policies for making robust local and neighbourhood plans and development management decisions.