Dear Ms Reed

Examination of the Suffolk Coastal Local Plan

1. As you will be aware, I have been appointed by the Secretary of State to conduct the Examination of the Suffolk Coastal Local Plan. I have commenced my preparation and have some initial questions and matters on which I require further information which are set out below. The response to these will help to inform me how the Examination should proceed and to better focus the Matters, Issues and Questions (MIQs) for the Hearings. As my preparation develops, I may have further questions.

The provision of housing

2. Local Plan Policy SCLP3.1: Strategy for Growth in Suffolk Coastal District, includes that the Council will deliver an ambitious plan for growth by significantly boosting the supply of housing, the mix of housing available and the provision of affordable housing, through the delivery of at least 582 new dwellings per annum (at least 10,476 over the period 2018 - 2036). I note that the 582 new dwellings per annum figure is calculated by the standard method, but that the 2016 household projections have been used.

3. The Planning Practice Guidance (PPG) (Paragraphs: 004 & 005 Reference ID: 2a-004-005-20190220, 20 February 2019) states that the 2014-based household projections are used as the baseline for the standard method. This is to provide stability for planning authorities and communities, ensure that historic under-delivery and declining affordability are reflected, and to be consistent with the Government’s objective of significantly boosting the supply of homes. Consequently, what...
implications does the PPG have for the Plan’s housing requirement which is based upon the 2016 projections?

4. You will be aware that updated affordability ratios were published in March 2019. The PPG (Paragraph: 008 Reference ID: 2a-008-2019022) states that local housing need calculated using the standard method may be relied upon for a period of 2 years from the time that a plan is submitted to the Planning Inspectorate for examination. Could you please clarify whether or not Council intend to revisit the local housing needs figure following the publication of the updated affordability ratios in advance of the hearing sessions?

5. In your response, I would also welcome your comments on the implications of the above points on the Ipswich Housing Market Area Strategic Housing Market Assessment - Partial Part 2 update (Peter Brett Associates January 2019) (D16).

6. It would be helpful for me if you could please provide a table using the figures from the graph on page 496 of the submission plan on an annualised basis set out against the annualised dwelling requirement from Policy SCLP3.1. Please include in the table cumulative totals for housing provision against the requirement.

7. In addition, could you please point me to where in the evidence I could find a calculation for the percentage of the housing requirement which would be provided on sites of no larger than one hectare (paragraph 68a of the National Planning Policy Framework), or if that is not expressly set out in evidence confirm the percentage and if necessary provide evidence as to why the 10% figure is not met.

8. I would be grateful for your response to these questions by 31 May 2019, after which I will be able to complete my MIQs. If that is not possible, please provide me with a timetable for your response.

9. Please publish this letter on the Examination website.

Yours sincerely

Philip Lewis

INSPECTOR