

## Item 13 – Housing Survey. For discussion and agreement of actions

### Background

At its meetings in July and September this year council agreed to support a survey of householders' views for future parish housing. In part this was to update the Coddendam Parish Community Plan 2023-30, as it is now being viewed by Mid-Suffolk District Council (MSDC) as a formal People and Places Plan (Neighbourhood Priority Statement). Additionally, with central government making housebuilding a priority, council felt that it was important to have the current views of residents on file so it could either contribute to MSDC's housebuilding discussion and/or respond to any requests, to include a parish residents' view. The understanding is that central government's revised National Planning Policy Framework (NPPF), consultation for which ended on 24<sup>th</sup> September 2024 and MSDC's 'options (for house build locations/possible schemes) and issues (with those locations/possible schemes)' for the siting of additional housebuilding within Mid-Suffolk will be published in spring 2025. We already know that MSDC's annual house build target will increase by 41% to 753.

### Results

Survey responses were received from 82, out of the 266 parish households on the electoral roll as of December 2023, representing just over 30% of the parish. According to MSDC this is average for parish housing surveys across the district. However, it is significantly less than the 50% plus return rate achieved for the parish survey conducted in 2023. In part this is likely due to the limited engagement with householders in distributing and collecting surveys, largely because of councillor availability. This is especially true in the outlying areas of the parish.

Notwithstanding any disappointment with the relative response rate, collectively there are some clear messages from residents, providing guidance to councillors.

Before listing what those responding would like to see in terms of future parish housebuilding, a breakdown of the households which did respond.

#### By parish area

1	Choppins Hill, Spring Lane and Lower Road	4
2a	Bickers Hill, Green Hill, Webbs Cottages, School Lane and Catherines Hill	20
2b	Mary Day Close	8
3	Blacksmiths Lane and School Road	26
4	Church Road and High Street	16
5	Coddendam Green, the Hollows and Needham Road	3
6	Norwich Road, Pippes Ford and Shrubland	3

#### By years living in Coddendam

Less than 2 years	3
2 – 5 years	6
6 – 10 years	12
11 – 20 years	28
Over 20 years	33

#### By ages of those living in the household

Under 18 years old	7
From 18 - 29	6
From 30 - 44	11
From 45 - 65	48
Over 65	80

## Future housing needs

Despite the age profile, 58 responders said they had no plans to move. The remaining 24 expected to either downsize within the parish, move into sheltered accommodation e.g. Mary Day Close or to move away, with a handful opting for more than one option. The main stated reason for moving away was a lack of suitable property locally, cited in 10 responses.

In terms of likely future housing needs of current household members, there were 43 requests. 48 households didn't respond or marked the question non-applicable and some households responded to more than one option. There were 5 requests for starter homes 18 requests for small homes to buy or rent, 9 requests for sheltered accommodation / single storey dwellings and 11 for larger properties/other. A conclusion from responses to this question is that suitable property to downsize into is probably a greater demand for the current population than starter homes, which in turn frees up larger homes for growing families.

The next five tables summarise the results of what those responding to the survey wish to see by way of future parish housing:

### Future housing in the village of Coddendam

Starter/affordable homes	55
Single infills	45
Sheltered housing to buy	17
Further units at MDC	43
Open market 2-3 bed homes	24
Open market 4 beds plus homes	11
Other	8

'Other' responses, ranged from 'none' to housing to support those with disabilities, bungalows and mixed developments to cater for all budgets/needs through to social housing.

### Future housing outside the village, but in the parish of Coddendam

Starter/affordable homes	53
Single infills	47
Sheltered housing to buy	22
MDC type units	32
Open market 2-3 bed homes	32
Open market 4 beds plus homes	18
Other	7

Although the results are similar, there is a bias towards seeing larger houses built outside the village.

### Properties that householders don't wish to see built

Starter/affordable homes	5
Single infills	2
Sheltered housing to buy	6
MDC type units	5
Holiday lets	51
Open market 2-3 bed homes	12
Open market 4 beds plus homes	29
Other	7

Unsurprisingly there is a clear response against holiday lets and to a lesser extent large open market housing. Comments included not building flats, high-density estates, social housing or modern eyesores, the unaffordability of larger homes locally and a rejection of second homes.

In terms of how many additional houses those responding to the survey wish to see there is a degree of unanimity and that is approximately 15 in the village and 20 plus outside it. This is over a 10 years' time period. There are outliers, with about 10% wanting to see no further building and two members of one of the outlying areas seeking considerable housebuilding.

#### **Number of future properties in the village**

None	8
5 or fewer	8
Under 10	25
About 20	25
More than 20	7
Other	3

#### **Number of future properties outside the village**

None	6
5 or fewer	8
Under 10	11
About 20	27
More than 20	13
Other	3

There were several comments about the adverse impact of additional traffic on the village's roads that further housebuilding would bring. A lack of services was also mentioned. Definition of what constituted the village was brought up by person e.g. did it include Green Hill. Each comment is a useful input to how, when, where and to what extent further housebuilding should take place and/or how council might convey what it might support.

My thanks to Cllr Whitehead for reviewing the responses collation spreadsheet against the original householder forms, to check they had been entered accurately.

### **Proposed Actions/Decisions**

Having reviewed and catalogued the responses over the last month, I propose that council should support the following actions:

1. Up-date the Coddensham Parish Community Plan 2023-30 to include a summary of the survey and its outcome, so that housing forms a cogent. This is in conjunction with the other parish organisations, which jointly own the plan via the Coddensham Community Response Group. The revised plan will be lodged with MSDC.
2. Await central government's revised NPPF and MSDC's 'options and issues' paper and respond to the latter.
3. With clarity as to the impact of revised planning policy on Coddensham, hold a residents' meeting to discuss further housing in the parish to include sharing the full results of the survey. In the meantime, council should include a short article in the winter Newsletter.

Cllr Mills