

Housing
This is the text justifying our policy, followed by a proposed rewording,

The residential survey asked “Please indicate below the size of dwelling you currently occupy and, if you are likely to move home within Martlesham in the next 15 years, what size of home you would be looking for. (Please tick those options which apply, both in terms of size and type of dwelling.)”

The responses shown below indicate those types of accommodation which will be in greater demand in the future

Answer Options	Current home % of total	Looking for % of total	Indicating
One bedroom	1.51	2.24	Increased future demand
Two bedrooms	12.36	19.51	Increased future demand
Three bedrooms	26.00	17.94	
Four bedrooms	17.63	10.76	
Five bedrooms	6.63	4.04	
Bungalow	11.68	22.20	Increased future demand
House	16.43	9.42	
Flat	1.73	3.36	Increased future demand
Sheltered housing (independent living with support)	0.30	8.52	Increased future demand
Mobile home/caravan/houseboat	4.75	0.22	
Other	0.98	1.79	Mainly “park homes” & chalet bungalows
TOTALS	100.00	100.00	

This is supported by comments made at public meetings which included “Maintain demographically balanced communities but with additional provision for older groups allowing care and recreational activities to be delivered in a more straightforward manner” and “Housing/flats for younger and older people to encourage a full age range of residents – even if this means blocks of flats. Mixed tenure, buying/renting/private/social/part purchase/leasing/equity share.”

Further consultation in November 2015 with estate agents who had a local branch indicated the following types of accommodation were in short supply

- 2 bed bungalows for owner occupation
- 3 bed bungalows for owner occupation
- 2 bed flats for owner occupation
- Sheltered accommodation for owner occupation
- 2 bed houses for market renting
- Affordable homes
- Social rented homes
- Small gardens

Census information also showed a population in larger homes, and with an increasingly aging population this may present problems if properties suitable for downsizing are not forthcoming

Occupancy	Ward		NPA		Parish	
	Count	%	Count	%	Count	%
HOUSEHOLDS						
2+'spare' bedrooms	985	44.8			1135	46.7
1 'spare' bedroom	856	38.9			915	37.7
No 'spare' bedrooms	332	15.1			354	14.6
1 bedroom too few	22	1.0			23	0.9
2+ bedrooms too few	3	0.1			3	0.1
	2198	100.0			2430	100.0

Census data also showed a predominance of owner occupied properties, indicating a need for properties with different types of tenure

Housing Tenure	Ward		NPA		Parish	
	Count	%	Count	%	Count	%
HOUSEHOLDS						
Owned outright	1125	51.2	1172	51.1	1246	51.3
Mortgaged	654	29.8	694	30.3	743	30.6
Shared ownership	5	0.2	5	0.2	6	0.2
Rent social/council	78	3.5	78	3.4	81	3.3
Rent Private	300	13.6	308	13.4	317	13.0
Other incl rent free	36	1.6	37	1.6	37	1.5
	2198	100.0	2294	100.0	2430	100.0

Policies must therefore encourage housing provision of the types of housing which are in short supply and more likely to be needed in the future.

Referring to the following figures taken from the Suffolk Coastal Local Plan Review Evidence base Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Part 2 May 2017:

Percentage change in size of homes required in Suffolk Coastal by 2036				
	Owner occupied	Private rented	Shared owner-ship	Social & affordable rented
One Bed	9.9	18.9	18.8	21.0
Two Bed	30.0	31.8	34.8	19.5
Three Bed	32.1	29.5	32.4	17.5
Four+ Bed	28.1	19.8	14.0	42.0
TOTAL	100.0	100.0	100.0	100.0

This confirms

- The need to broaden the range of tenure types
- There will be increased demand for smaller properties

Taken with the widespread under-occupancy of existing Martlesham properties, and resident desires any new provision of smaller properties should be preferred within Martlesham

Policy MAR5: RESIDENTIAL MIX

To address the identified need for smaller properties in Martlesham, residential developments should provide a mix of dwelling sizes (market and affordable) that meet the requirements of Suffolk Coastal Core Strategic Policy SP3 In particular, this should provide two and three bedroom properties to meet the needs of older people looking to downsize and local people looking to remain in the area.