

## Babergh and Mid Suffolk Joint Local Plan

### Policy LP26 – Minimum Space Standards – Note for Inspectors

The Councils were asked to provide evidence to justify the need to require all residential development to meet the minimum space standards.

An overview of development undertaken in recent times within both Babergh and Mid Suffolk Districts identifies a majority of new residential dwellings are built within or above the identified minimum housing space standards, however there are some developments that have failed to meet these standards for all the bedrooms (see tables below).

As identified by this evidence, it is considered reasonable to require all development sites deliver quality homes by meeting the minimum space standards.

#### Babergh

| Location      | Scale of development site | Bedrooms that do not meet the minimum space standards  |
|---------------|---------------------------|--|
| Acton         | 100 dwellings             | 50% of the dwelling types for the first bedroom        |
| Capel St Mary | 100 dwellings             | 28.6% of the dwelling types for the first bedroom      |
| Hadleigh      | 273 dwellings             | 12.5% of the dwelling types for all three bedrooms     |
| Sproughton    | 475 dwellings             | 50% of the dwelling types for third and fourth bedroom |
| Wherstead     | 75 dwellings              | 50% of the dwelling types for the first bedroom        |

#### Mid Suffolk

| Location   | Scale of development site | Bedrooms that do not meet the minimum space standards  |
|------------|---------------------------|--|
| Elmswell   | 240 dwellings             | 37.5% of the dwelling types for the first bedroom  |
| Haughley   | 98 dwellings              | 66.7% of the dwelling types for the first bedroom and 33.3% of the dwelling types for the third bedroom  |
| Stowmarket | 175 dwellings             | 30.7% of the dwelling types for the first bedroom, 7.7% of the dwelling types for the second bedroom, 46.2% of the dwelling types for the third bedroom and 15.4% of the dwelling types for fourth bedroom   |
| Stowupland | 85 dwellings              | 60% of the dwelling types for the first bedroom, 10% of the dwelling types for the third bedroom and 30% of the dwelling types for the fourth bedroom  |
| Stowupland | 80 dwellings              | 62.5% of the dwelling types for the first bedroom and 12.5% of the dwelling types for the third bedroom  |
| Thurston   | 250 dwellings             | 36.4% of the dwelling types for the first bedroom, 9% of the dwelling types for the second bedroom, 54.5% of the dwelling types for the third bedroom, 27.3% of the dwelling types for fourth bedroom and 9% of the dwelling types for the fifth bedroom<br>Please note one dwelling type failed to meet minimum space standard for all three bedrooms |
| Thurston   | 129 dwellings             | 33.3% of the dwelling types for the first bedroom, 16.7% of the dwelling types for the third bedroom and 16.7% of the dwelling types for the fourth bedroom  |
| Woolpit    | 115 dwellings             | 37.5% of the dwelling types for the first bedroom, 12.5% of the dwelling types for the third bedroom   |