

Southend Borough Council

**Southend Central Area Action Plan (SCAAP)
Hearing Statement - Matter 5: Housing
Provision**

May 2017

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References

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| Core Strategy | http://www.southend.gov.uk/downloads/download/276/core_strategy |
| Development Management Document | http://www.southend.gov.uk/info/200420/planning_policy_documents/389/development_management_dpd_2 |
| Interim Affordable Housing Policy | http://www.southend.gov.uk/download/downloads/id/4735/interim_affordable_housing_policy_-_september_2016.pdf |
| SHMA (2016) | http://www.tgessex.co.uk/downloads/South_Essex_Strategic_Housing_Market_Assessment_No_Appendices.pdf |

Matter 5: Housing provision

5.1 *Table 1 in the SCAAP shows the scale of new residential development to be delivered in the plan area by 2021, which at 2,166 dwellings together with 1,087 completions since 2001, easily exceeds the Core Strategy requirement for 2,474 net additional new dwellings to be delivered by 2021. Does the SCAAP, however, provide sufficient guidance to ensure that sufficient numbers of affordable housing units are developed during the plan period?*

5.1.1 The adopted Core Strategy in Policy CP8 - Dwelling Provision, and the Development Management Document (DMD), Policy DM7 - Dwelling Mix, Size and Type, sets out the overarching approach to affordable housing provision in the Borough and it is not considered necessary to repeat this in the SCAAP. The Borough Council has also recently adopted an Interim Affordable Housing Policy as corporate policy to supplement CP8 and DM7.

5.1.2 It is considered that adequate reference to Core Strategy and DMD policies is provided in paragraph 69 and through the policy linkage boxes that follow appropriate sections and policies of the SCAAP.

5.1.3 However, should the Inspector be minded to include further emphasis within the SCAAP, the Council is open to including further commentary in relation to Policy CP8 and DM7 following paragraph 69, summarising the Council's approach to securing affordable housing.

5.2 *Should the SCAAP be addressing the need for specialist housing, e.g. for students and nurses and other health workers?*

Student accommodation

5.2.1 The Core Strategy and SCAAP promotes the regeneration of the town centre and central area led by the development of the university campus. The new university campus has been delivered during the plan period providing capacity for approximately 1,500 students. Current student numbers are relatively modest, at just over 1,300 students (Feb 2017), when compared to larger university towns, although there is a desire to grow beyond this with Opportunity Site PA3.1 Elmer Square Phase 2 providing scope for further growth in education facilities. In regard to the provision of additional bespoke student accommodation, the university has indicated that there are no immediate plans to provide this during the plan period.

5.2.2 It is considered that the SCAAP, in combination with the Core Strategy and Development Management Document (DMD), provides sufficient

policy and guidance to address the provisions of new student accommodation should they arise.

5.2.3 The SCAAP promotes the provision of well-designed student accommodation in Strategic Objective 6 and this is supported by Policy PA3 - Elmer Square Policy Area Development Principles which seeks to manage the provision of student accommodation positively. Elmer Square Policy Area is home to the existing University Student Accommodation which opened in 2010 and contains 561 units.

5.2.4 Further, the SCAAP provides commentary (Section 4.4 – Housing) regarding student accommodation, making reference to the University of Essex accreditation scheme and Policy DM8 - Residential Standards, which sets out internal space standards that all non-self-contained accommodation, such as student accommodation, will be required to meet.

Nurses and other key worker accommodation

5.2.5 The Core Strategy and DMD set out an appropriate approach for addressing the need for specialist housing in Southend Central Area. Further, the relatively low price of market housing in relation to key workers salaries, and the existing and likely provision of intermediate housing within the Central Area (through the Borough Council's approach to affordable housing provision as set out in the Core Strategy and DMD), means that sufficient opportunities and choice of housing for key workers will exist.

5.2.6 The Core Strategy in Policy CP8 promotes the provision of housing for key workers and DMD Policy DM8 - Residential Standards sets out standards for non-self-contained accommodation (such as student and hospital staff accommodation), including locational preferences.

5.2.7 The SHMA (2016) identified that the price of the existing housing stock in Southend is the second lowest in the sub-region and the lower quartile price is the lowest. In order to access lower quartile open market rents in Southend the SHMA identified an annual income of just below £20,000 is required, which is less than the average registered nurse salary (approx. £23,000) according to payscale.com. These averages are for Southend as a whole and if the more expensive areas of the Borough, which are not in the SCAAP area, were discounted then it is likely that affordability would be shown to improve further, including within the SCAAP area.

5.2.8 In addition, Policy DM7 - Dwelling Mix, Size and Type sets out an indicative tenure mix target for the Borough, with 40% being for intermediate housing and there are some recent examples of delivery in

the SCAAP area, for instance a 100% affordable housing scheme (15/00468/FULM) has recently been completed on Kenway, located within the Sutton Gateway Neighbourhood Policy Area of the SCAAP, comprising 50 units, half provided as rental and half shared ownership.