Housing Survey report for the Annual Parish Meeting 2025

Background

In late 2024, the council sought householders' views for future parish housing through a household survey. In part, this was to update the Coddenham 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 plans for housebuilding, the council considered it was important to have the current views of residents to enable it contribute to MSDC's housebuilding discussions and/or respresent parish residents' views in any response to official requests.

The current government wants to build 1.5 million homes by the end of this parliament. As a result, in Mid-Suffolk, the annual target for new houses has risen rose from 535 to 734 - a rise of 37%. Mid-Suffolk and Barbergh are, therefore, revieweing their Joint Local Plan – which was adopted in November 2023 and is the blueprint for the districts' future until 2037 -to ensure that they have a five year supply of land for the required number of homes. The plan review (with public consultation) will be undertaken over the next few years with the aim to adopt a revised plan in 2029. Details are on the MSDC website. While the review is ongoing, Mid-Suffolk and Babergh have attempted to allocate the targets on an interim basis and have given an initial indication that Coddenham's share would be 90 news homes within the parish in the next 20 years. This is an indicative target and will change.

Survey Responses

Obviously, the survey predates the most recent announcements of MSDC. 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

Future Housing Needs

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

In terms of likely future housing needs of current household members, there were 43 requests. There were five requests for starter homes, 18 requests for small homes to buy or rent, nine requests for sheltered accommodation / single storey dwellings and 11 for larger properties/other.

The following tables summarise the responses in support:

Future housing in the village of Coddenham

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 within the parish of Coddenham

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 stated that they do not 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, holiday lets and, to a lesser extent, large open market housing are not viewed favourably. Comments made included objections to 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 supported, there was a degree of unanimity in approximately 15 in the village and 20 plus outside it. This is over a 10 years' time period. There were outliers, with about 10% wanting to see no further building and two members of one of the outlying areas seeking considerable housebuilding.

However, having seen the potential targets for new houses proposed by MSDC, it is possible that Coddenham's 20 year targets for new homes may be larger.

Number of future properties supported 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 supported 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 someone 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 the council might convey what it might support.

As a result of the survey, the council is looking to update the Coddenham Parish Community Plan 2023-30 to include a summary of the survey and its outcome. This is in conjunction with the other parish organisations, which jointly own the plan via the Coddenham Community Response Group.