



*Suffolk Coastal ... where quality of life counts*

# **SUFFOLK COASTAL DISTRICT COUNCIL FIVE YEAR HOUSING LAND SUPPLY AS AT 31/03/2008**

**This statement has been prepared following guidance in PPS3 and from the Planning Inspectorate and Department for Communities and Local Government: Demonstrating a 5 Year Supply of Deliverable Sites (2007) (PI Guidance)**

# STATEMENT OF FIVE YEAR HOUSING LAND SUPPLY

## Introduction and Background

1.0 Recent government guidance in the form of Planning Policy Statement 3 (PPS3) Housing, published November 2006, seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land. Local Planning Authorities are required to set out in Local Development Documents policies and strategies for delivering the level of housing provision that will enable a continuous delivery of housing for at least 15 years from the date of adoption of the relevant Document. It requires that Local Planning Authorities identify sufficient, specific, deliverable sites to provide the first five years of housing provision and, where possible, for years 6 – 10. Where specific sites cannot be identified for years 11 – 15, broad locations for growth can be included. Whilst this document sets out the Council's five year housing land supply situation, a second document - a Strategic Housing Land Availability Assessment (SHLAA) - is also being produced that will identify housing land for the full 15 year period.

1.1 From 1<sup>st</sup> April 2007 PPS3 requires Local Planning Authorities to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing. Paragraph 54 states that for sites to be considered 'deliverable' they should be:

- Available** the site is available now
- Suitable** the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
- Achievable** there is a reasonable prospect of housing being delivered within five years.

1.2 Paragraphs 70 and 71 of PPS 3 provide advice to Local Planning Authorities in those instances where they do, or where they do not, have a 5 year housing land supply as follows:

70. *"Where Local Planning Authorities have an up to date five year supply of deliverable sites and applications come forward for sites that are allocated in the overall land supply, but which are not as yet in the up-to-date five year supply, Local Planning Authorities will need to consider whether granting planning permission would undermine achievement of their policy objectives.*

71. *Where Local Planning Authorities cannot demonstrate an up to date 5-year supply of deliverable sites ....., they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69".*

1.3 PPS3 also makes clear that Local Planning Authorities should regularly monitor and review their housing land supply to provide information on their housing performance. The year-on-year housing land supply figure will, therefore, inform the preparation of the Annual Monitoring Report each December.

## Approach

2.0 This statement has been prepared following guidance in PPS3 referred to previously and from the Planning Inspectorate and Communities and Local

Government document, Demonstrating a 5 Year Supply of Deliverable Sites (2007) hereto referred to as 'the PI Guidance'.

2.1 The PI Guidance identifies three main stages to assessing housing provision:

Stage 1 Identify the level of housing provision to be delivered over the first five years i.e. in the case of Suffolk Coastal 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2013.

Stage 2 Identify sites that have potential to deliver housing during the following five years – e.g. housing allocations; outstanding planning permissions, and unallocated brownfield sites that have the potential to contribute within the 5 year period.

Stage 3 Assess the deliverability of those sites in accordance with Paragraph 54 of PPS3 and as expanded upon in the following table:

**Table 1.**

<b>Deliverability Criteria</b>	<b>Assessing Deliverability</b>
<b>Available</b>	Does the information that supports either the allocation of a site in an up-to-date plan (subject to planning permission), or the granting of a planning permission clearly indicate that site is available now? If existing information is not sufficient, it may be necessary for the LPA to gather further, up to date evidence by discussing availability of the site with relevant developers/landowners
<b>Suitable</b>	Can sites that are allocated or have planning permission be regarded as suitable? This will usually be a reasonable assumption, but it may be necessary to assess whether circumstances have changed (e.g. since a site was allocated) that would alter the suitability of the site for housing.
<b>Achievable</b>	Does the information supporting the site allocation or planning permission clearly demonstrate that there is a reasonable prospect of housing being delivered within 5 years? It may be necessary to discuss with relevant developers/landowners and/or analyse current market conditions in order to make an informed judgement about this. For unallocated brownfield sites to be included they would normally have had to have made sufficient progress through the planning process to be able to be considered deliverable within the terms of paragraph 54

### **Policy Context**

3.0 Government advice is that the 5-year housing land supply should be assessed against adopted Plan provision. For Suffolk Coastal this is as follows:

## **Regional Spatial Strategy – the East of England Plan adopted (May) 2008 (RSS).**

3.1 The RSS was adopted in May 2008. Whilst this post dates the base date for figures contained within this report (i.e. the position as at 1<sup>st</sup> April 2008) the RSS figure for the Suffolk District Council area, had not changed over the previous 12 month period. For pragmatic reasons, therefore, the RSS has been taken as the adopted plan rather than the out-dated Suffolk County Structure Plan.

3.2 The RSS identifies housing requirements for each district for the period to 2021. For Suffolk Coastal, they are set out in Fig 1 below. The document emphasises that these figures should be seen as the minimum number to be provided – not a ceiling. It also recognises that for some Local Planning Authorities to achieve a 15 year housing land supply (from the date of adoption of the relevant plan) as required under PPS3, additional provision will need to be made post 2021. Where this is the case it states that the annual requirement should be projected forward to meet this 15 year provision. A project plan for the review of the RSS has already been published which will see the time-frame extended to 2031.

Fig 1 RSS Housing Requirements Suffolk Coastal District

<b>Nos of Dwellings</b>	<b>District</b>	<b>Ipswich Area</b>	<b>Policy</b>	<b>Rest of District</b>
Total 2001 – 2021	10,200	3,200		7,000
Annual requirement 01-21	510	160		350
Additional requirement <b>2021 - 2025</b>	510 x 4 =2,040	160 x 4 = 640		350 x 4 = 1,400
Total requirement 2001 - 2025	12,240*	3,840		8,400

## **Suffolk Coastal Local Plan 2001 Incorporating 1<sup>st</sup> and 2<sup>nd</sup> Alterations (SCLP) “Saved Policies”**

3.3 Sites are currently allocated within the SCLP to meet the housing requirements set out in the 2001 Structure Plan, which has now been replaced by the RSS. Additional sites will need to be identified through the new Local Development Framework process (Core Strategy and Site Specific Allocations Development Plan Documents) to meet the new RSS housing requirements. Both of these LDF documents are under preparation but are not sufficiently progressed to identify sufficient actual sites to meet the 15 year housing land supply requirements.

## **Suffolk Coastal Local Development Framework (LDF)**

3.4 As noted work has started on the Core Strategy and Site Specific Development Plan Documents, which will in due course replace the “saved policies” from the Suffolk Coastal Local Plan 1<sup>st</sup> and 2<sup>nd</sup> Alterations. Preparation of these two documents is currently at an early stage, with adoption of the Core Strategy not anticipated before early 2010. Adoption of the Site Specific Allocations will be some time after that. A broad distribution of housing across the district has, however, been agreed for the purposes of public consultation. This is included for information in Appendix 3. At present this has no bearing on the provision of the 5 year housing land supply, but will be an issue for the SHLAA and the 15 year supply. For the

purposes of both documents the 15 year housing land supply will be taken to be 2025.

## Methodology

### STAGE 1: IDENTIFY HOUSING PROVISION TO BE DELIVERED 1<sup>ST</sup> APRIL 2008 – 31<sup>ST</sup> MARCH 2013.

4.0 The housing provision figure (2,264) is arrived at as follows.

- **Step 1** Subtract the numbers of dwellings completed between 1<sup>st</sup> April 2001 and 31<sup>st</sup> March 2008 (B) from the overall requirement for the period 2001 -2025 (A) to arrive at the number of dwellings (C) still to be provided over the remaining plan (LDF) period. Annual completion figures are taken from the annual Housing Land Availability document (see Appendix 2).
- **Step 2** It is then assumed that the outstanding balance to be provided over the 17 year period 2008-2025 (C) will occur evenly over the period and, therefore, the first 5 years will be 5/17 of the total creating the **housing provision figure (D)** to be delivered between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2013. This is set out graphically below:

**Fig 2 Note Annual figures are calculated from 1<sup>st</sup> April to 31<sup>st</sup> March.**

Formula	District Figures	
(A)	Total housing requirement 2001-2025	12,240
- (B)	Total completions 2001-2008	- 4,543
= (C)	Outstanding requirement 2008-2025	<b><u>7,697</u></b>
(D)	First 5 year requirement 2008-2013	$7697 \times \frac{5}{17} = 2264$

Formula	Ipswich Policy Area Figures	
(A)	Total housing requirement 2001-2025	3,840
- (B)	Total completions 2001-2008	- 1,981
= (C)	Outstanding requirement 2008-2025	<b><u>1,859</u></b>
(D)	First 5 year requirement 2008-2013	$1859 \times \frac{5}{17} = 547$

Formula	Rest of District Figures	
(A)	Total housing requirement 2001 - 2025	8,400
- (B)	Total completions 2001 - 2008	- 2,562
= (C)	Outstanding requirement 2008 - 2025	<b><u>5,838</u></b>
(D)	First 5 year requirement 2008-2013	$5838 \times \frac{5}{17} = 1717$

## **STAGE 2: IDENTIFY POTENTIAL SITES**

4.2 Guidance states that potential sites could include housing allocations, outstanding planning permissions, and unallocated brownfield sites that have the potential to contribute within the 5 year period. Within the Suffolk Coastal area, potential sites can be identified under each of these three site types suggested.

4.3 The annual Housing Land Availability studies provide details both in terms of numbers of dwellings completed and sites where planning permission has been granted, including those where work has yet to commence on site or where dwellings are under construction. A copy of the 2008 Housing Land Availability Study is included as Appendix 2. It will be seen that outstanding planning permissions are by far the largest source of potential sites within the district.

4.4 The Housing Land Availability studies also provide updated figures for the outstanding local plan housing allocations. It will be seen that this source is becoming increasingly scarce as the larger housing sites are built out. Whilst this is not an issue for this first 5-year period, it will have an impact over the second five year period as a contributory source of supply, and will need to be closely monitored.

4.5 With regard to brownfield sites, a detailed Urban Capacity Study was undertaken in 2007 to help identify brownfield opportunities within the main towns and larger sustainable settlements. For the purposes of this 2008 report, a desk top study has been undertaken to update that 2007 study. Details of these urban capacity sites are provided in the 2008 Urban Capacity Study (available as a separate document) and will be incorporated as part of the Strategic Housing Land Availability Assessment (SHLAA) document. Whilst there are a number of larger brownfield sites identified that might come forward over the 5 year period, the Council has adopted a precautionary approach and these have generally not been included within the five year supply calculation. There are, however, two exceptions:

- land at South Seafront Felixstowe (158 units) and
- the former Warne's and Bibby's site in Framlingham (140 units).

Development schemes for both sites are sufficiently well advanced that the Council can be reasonably confident that some development will take place on these sites during the 5 year period in question. With regard to the smaller brownfield sites, the Council has not been in discussion with individual landowners. Any allowance from the smaller sites, were they to be included, would be based on historic levels of provision. Given this level of uncertainty, however, a precautionary approach has been taken and no allowance included at this stage from this source. Where development does occur, however, it is picked up under the outstanding planning permission totals or housing completions.

4.6 The numbers of dwellings available from identified sites is, therefore, as shown in Table 1. The Table clearly shows that the potential housing supply from identified sources can be seen to more than meet the overall requirement for the district although there is a minor shortfall of units within the Ipswich Policy Area. However, it is expected that this shortfall will be met from brownfield sites that are known to be present and in the process of being brought forward but not sufficiently advanced to be included in this document. An example would be land at Purdis Farm Lane where discussions with landowners and developers are at an advanced stage and part of the site, perhaps accommodating up to 80 units, is expected to be developed within the 5 year period.

**Table 1**

<b>Source</b>	<b>District</b>	<b>IPA</b>	<b>Rest of District</b>
<b>Requirement 2008-2013</b>	<b>2264</b>	<b>547</b>	<b>1717</b>
Outstanding planning permissions (2008)	1,956	463	1,493
Outstanding housing allocations			
(i) East of Fromus Saxmundham	145		145
(ii) Former RAF Bentwaters Rendlesham	125		125
Brownfield contribution			
(i) South Seafront Felixstowe	60		60
(ii) Framlingham	90		90
<b>Potential Sites Total</b>	<b>2,376</b>	<b>463</b>	<b>1,913</b>
<b>Excess/Shortfall (minus the 5yr requirement)</b>	<b>(+) 112</b>	<b>- 84</b>	<b>(+) 196</b>

### **STAGE 3 DELIVERABILITY**

4.8 Guidance requires that potential sites be double checked in terms of their deliverability. With regard to outstanding planning permissions, recent high levels of completions as evidenced in the Housing Land Availability studies suggest that sites with the benefit of planning permission will continue to have a reasonable possibility of delivering housing without need for them to be renewed. Discussions with local housing developers and agents at forums held as part of the on-going consultation process for the Local Development Framework (Core Strategy) and the SHMA confirmed this view. A caveat has now been added to this view, however, in the light of the current “credit crunch” and its effect on the housing market. There is a general consensus expressed at both the national and local level that, whilst sites (or phases within larger sites) that are currently under construction will continue to be built out, those sites where development has yet to start are likely to remain undeveloped, possibly for a couple of years. In light of this current level of uncertainty, an assumption has, therefore, been made that for all sites where development is known to have commenced, they will be built out in full (within 5 years). For other sites, development over a longer time period, possibly over a seven year period, is perhaps more realistic but has still for the purposes of this exercise been taken to be within five years. This is no reason, however, for the Council to be more complacent in looking to identify new housing sites capable of coming “on stream” from 2012/13 onwards.

4.9 Notwithstanding the above, the Council has also written to the relevant landowner/agent for all sites of 5 dwellings or more where no work had commenced on site as at 31<sup>st</sup> March 2008. A summary showing the sites concerned, the replies received, and the Council's comments is provided at Appendix 1. This check was done partly to confirm or otherwise the Council's assumptions that sites would be built out, but also to see what other material change of circumstance may have occurred which would prevent their development. The latest guidance on Flood Risk (PPS25) was the most important factor in this regard.

4.10 With regard to outstanding housing allocations, the site at Saxmundham has the benefit of a resolution to grant planning permission but is waiting on completion of the associated S106 legal agreement. Although it is acknowledged that this site is affected by flooding the numbers of units agreed reflect this fact.

4.11 At Rendlesham the housing allocation represents the outstanding total from a major expansion which was due to take the settlement to some 1200 dwellings in size. Whilst this number has already been exceeded the greenfield areas that remain are within the built up area boundary. It is likely that their development will take place within the 5-year period currently looked at. Other sites with extant planning permissions at this settlement are assumed to be completed within the 5-year time frame

4.12 Revising the figures in accordance with the assumptions made reveals a very small excess in the housing land supply of some 11 dwellings across the district. Technically, this figure could be reduced further by 31 units required to meet the Council's Gypsy and Traveller pitch requirement as set out in a Gypsy and Traveller Accommodation Assessment, but this has not been done. The small excess overall masks a shortfall however of 84 units within the Ipswich Policy Area as shown below.

**Table 2**

	<b>District Figure</b>	<b>IPA Figure</b>	<b>Rest of District Figure</b>
<b>Requirement 2008-2013</b>	<b>2264</b>	<b>547</b>	<b>1717</b>
Potential Sites Total	2,376	463	1,913
Sites with planning permission where development uncertain	(-) 101	-	(-) 101
<b>Revised Potential</b>	<b>2,275</b>	<b>463</b>	<b>1,812</b>
<b>Excess/Shortfall</b>	<b>(+) 11</b>	<b>(-) 84</b>	<b>(+) 95</b>

### **Conclusion**

5.0 Using the 3-stage process the Council has identified a supply of 2275 dwellings is marginally above the requirements of PPS3 for the 5-year period 1<sup>st</sup> April 2008 - 31<sup>st</sup> March 2013 of 2264 dwellings. The shortfall of 84 units within the Ipswich Policy Area could potentially be more than made up for if the brownfield site at Purdis



Farm referred to in paragraph 4.6 is progressed. Taking account also of the current credit crunch; and the conservative approach to the identification of sites which will definitely come forward during the 5 year period, it is the Council's view that the 5 year housing land supply figure can be said to be achieved. What is clear however is that the Council will need to look to phase new development in the form of new LDF allocations to be available and capable of early development immediately following the adoption of the Core Strategy and Site Specific Allocations DPD's in 2010. This will need to include sites both within the Ipswich Policy Area and the Rest of the District.

**HOUSING LAND SUPPLY DELIVERABILITY CHECKS  
(SITES FOR 5 OR MORE DWELLINGS WHERE NO WORK HAD COMMENCED  
ON SITE AS AT 31/03/2008)**

Planning reference	Address	Will it go ahead?	Comments 07	Comments 08
C03/0809 Garage Site, Langer Road, Felixstowe (6 DW)	Robert Allerton Chartered Architect 135 Hamilton Road Felixstowe Suffolk IP11 7BL  NEW AGENT	Not known <b>Flood Zone 3</b>	Original agent confirms site now being dealt with by Last & Tricker.  SCDC – assume development will not take place due to flood risk.	Details application submitted C07/1422 for 6 units.
CO4/0693 Land to the rear of The Convent for Jesus and Mary, 63 Orwell Road (63 est DW)	Bill Wilson Planning Ltd The Laundry House Ecton Hall Church Way Ecton Northampton NN6 OQE  NEW AGENT	NO REPLY	SCDC – assume development will be built out within timeframe of planning permission	Application for reserved matters submitted 57 dwellings. (Granted 14/4/08)
CO5/1057 85 High Street, Aldeburgh, IP15 5AU (9 DW)	Stuart P Reid Planning 17A Market Hill Framlingham Suffolk IP13 9AN	Yes	Works due to commence on 01/09/07 aiming for completion at the end of 08/08.	Application C06/2319. Work now commenced – 7 units under construction – 2 not started
CO4/1826 15 High Street, Leiston (8 DW)	Milburn Leverington Thurlow 3 Whiting Street Bury St Edmunds Suffolk IP33 1NX	NO REPLY	SCDC – assume development will be built out within timeframe of planning permission	No change

CO4/0882 Land to rear of No 7 Church Road, Snape (9 DW)	Ashton Design Co Ltd 1 Tide Mill Way WOODBIDGE Suffolk IP12 1BY  NEW AGENT	NO REPLY	SCDC – assume development will be built out within timeframe of planning permission	Outline application C06/0334 for 10 dwellings. New agents Teamwork Ltd Berts Farm Hestley Green Eye IP23 7LR. No development anticipated for at least 2years
CO4/2165 Purdis Rise, Purdis Farm Lane, Purdis Farm (+9 DW) Note Appeal allowed 04/06	Peacock Short Property Solutions 84 High Street Needham Market Ipswich Suffolk IP6 8AW	Unkown	Agent unable to say.  SCDC - – assume development will be built out within timeframe of planning permission	No change
CO5/0722 GAH Premises, Melton Road, Melton (81 DW)	Bill Wilson Planning Ltd The Laundry House Ecton Hall Church Way Ecton Northampton NN6 OQE	NO REPLY  <b>Part Flood Zone 3</b>	SCDC – assume development will not take place.	No change although advertised for sale.
CO4/0169 County Library, New Street, Woodbridge (7 DW)	Alexander Millar Architects 1 Rose Lane Ipswich Suffolk IP1 1XE	Yes	Work will commence once school building refurbishment complete.  SCDC – assume development will be built out within timeframe of planning permission	No change. Work on school still underway

CO4/0167 Woodbridge Primary School Site, New Street, Woodbridge (+22 DW)	Alexander Millar Architects 27A Lower Brook Street Ipswich Suffolk IP4 1AQ	Yes	Work commenced following relocation of school use.	22 units under construction.
CO3/1715 The Ordnance Hotel, 1 Undercliff Road, West Felixstowe (14 DW)	McAlear Projects Kerrib Studios Wrens Mews Lee High Road London SE13 5PH	Not known  <b>Part Flood Zone 3</b>	At present, no known dates for start or completion of works.  SCDC – assume some development potential as not all of site within flood risk.	No change
CO5/1593 Stowe House, 105 Cliff Road, Felixstowe, IP11 9SA (+9 DW)	Robert Allerton Chartered Architect 135 Hamilton Road Felixstowe Suffolk IP11 7BL  NEW AGENT	Not known	Site now being dealt with by Wincer Kievenaar  SCDC - – assume development will be built out within timeframe of planning permission	Permission to demolish Stowe House granted C06/0956. Application since received for 15 units (C08/1134)
CO6/0707 Land rear of 77 to 85 Mill Lane and 53 to 57, Old Kirton Road, Trimley St Martin, Felixstowe (5 est DW)	ABDS 32A Newton Road IPSWICH Suffolk IP3 8HD	Yes	Slight delay and due to issue with legal documents for the site.  Agent thinks permission will be implemented in full without planning	No reply – assume no change

			permission lapsing. (NB currently only outline pp)	
CO4/1421 & CO6/0553 Friston Business Centre, Aldeburgh Road, Friston (+10 DW)	NWA Planning 30A St Matthews Street Ipswich Suffolk IP1 3EU	NO REPLY	SCDC – assume development will be built out within timeframe of planning permission	No reply
CO5/1990 Land and buildings south of Church Street, Saxmundham (48 DW)	Reef Estates Limited 14 Little Portland Street London W1W 8BN	Yes  <b>Flood Zone 3</b>	Works due to commence within 6 months (before 02/08) and complete within 18 months.  SCDC – – assume development will be built out within timeframe of planning permission	New application C07/1464 mixed use including 16 flats – now approved 18/4/08
CO3/1200 & CO6/2083 Deben Mill, Melton Hill, Melton, Woodbridge (31 DW)	Wincer Kievenaar Partnership Market Place Hadleigh Ipswich Suffolk	Not known	Original client has now sold site.  SCDC – assume development will be built out within timeframe of planning permission	New application C07/2361 for 33 units sheltered housing. Not started

CO4/1449 Melton Grange, Pytches Road, Melton (DW 32)	J Hancock & Associates Office 2 The Barn Decoy Farm Old Church Road Melton Woodbridge IP136DH	.Yes	N.B. Change of address (correct address now shown). Work has already commenced. Site notice states acquired by Hopkins Homes	30 units under construction – 2 not started
CO4/1214 Land at junction with Garrison Lane, High Road, West Felixstowe (12 DW)	Last & Tricker Partnership 3 Lower Brook Mews Lower Brook Street Ipswich Suffolk IP4 1RA	Not known	Agents have not been instructed to provide reserved matters details.  SCDC – assume development will be built out within timeframe of planning permission	Reserved matters application now submitted. Agents unable to state when work will commence due to market conditions
CO3/1572 & CO6/1464 Land fronting Platters Road & St Edmunds Road and rear of The Forum, Sea Road Felixstowe (9 DW)	Ashton Design Office 164 Acer Road Rendlesham Woodbridge IP12 2GA	NO REPLY  <b>Flood Zone 3</b>	SCDC– assume development will be built out within timeframe of planning permission	Confirmation from agents development not going ahead in foreseeable future
CO5/0668 Site fronting Old Homes Road, Thorpeness (10 DW)	Wincer Kievenaar LLP Market Place Hadleigh Ipswich Suffolk	Not known	Agent no longer appointed on project 09/07  SCDC - – assume	No change.

			development will be built out within timeframe of planning permission	
CO5/1342 Part rear gardens of Thistledown and the Graylings and Brunnings, Mount Pleasant, Framlingham (8 DW)	Carter Jonas ref S Ashworth 6-8 Hills Road Cambridge CB2 1NH  NEW AGENT	NO REPLY	SCDC – assume development will be built out within timeframe of planning permission	Site now taken over by Hopkins & Moore. Details submitted for 8 dwellings. Work due to commence October 08 dependent on market conditions
CO5/1722 1 Fairfield Road, Saxmundham (14 DW)	Ashton Design Company Ltd Office 164 Acer Road Rendlesham Woodbridge Suffolk IP12 2GA	NO REPLY	SCDC – assume development will be built out within timeframe of planning permission	12 units currently under construction
CO6/0126 Woodlands, Dunwich Road, Westleton (+7 DW)	Clarke and Simpson Well Close Square Framlingham Suffolk IP13 9DU  NEW AGENT	Not known	Site apparently sold on to Badger Homes Limited of Lowestoft earlier in 2007  SCDC – assume development will be built out within timeframe of planning permission	Badger Homes confirmed work not likely to start before Easter 09 at earliest. Estimated build-out time 18 months.



<p>CO4/0145 Land corner of Beresford Drive and Bredfield Road, Melton (7 DW)</p>	<p>Breton 8-10 Falcon Street Ipswich  NEW AGENT</p>	<p>Potentially</p>	<p>Land is in the process of being transferred to: Mr Mervyn Ruffles 25 Cages Way Melton Park Melton IP12 ITF  If transfer is successful, construction time will be 18 months.</p>	<p>New detailed application C07/0636 for. 2 dwellings and 13 flats. Work due to commence September 08 – 12 month completion.  New agent Ashton Design Company.</p>
<p>CO4/1823 Land at Notcutts Garden Centre, Ipswich Road, Woodbridge (94 est DW)</p>	<p>Bill Wilson Planning Ltd The Laundry House Ecton Hall Church Way Ecton Nothampton NN6 0QE</p>	<p>Yes</p>	<p>Medical centre complete and open. Other groundworks underway</p>	<p>70 sheltered dwellings under construction. 24 other units not started.</p>
<p>CO6/2239 Framfield House, 83 Thoroughfare, Woodbridge (7 DW)</p>	<p>Barefoot &amp; Gilles 11A Princes Street Ipswich Suffolk IP1 1PH</p>	<p>Yes</p>	<p>Works starting on the site 10/07. Estimates 40 weeks to complete.</p>	<p>7 dwellings under construction.</p>

C05/0210 Snape Maltings, Snape Bridge, Tunstall (65DW)	Savills Unex House 132-134 Hills Road Cambridge CB2 2PA	Yes <b>Flood Zone 3</b>	SCDC - Work now known to have commenced	21 units now under construction. 44 units not started
C07/0364 Sibton Croft Abbey Road Sibton (6 DW)	Keith Frost 19 Kings Avenue Framlingham IP13 9HD  NEW AGENT	Yes	-	Site taken over by Badger Building. New application for affordable housing currently undetermined C08/0743
C06/2305 Falcon Residential Trailer Park Felixstowe Road Martlesham (26 hardstandings)	Charles F Jones & Son 16 Grosvenor Court Foregate Street Chester CH1 1HN	Yes	-	Residential caravan park. Hardstandings and services complete. Occupation of last home envisaged end 2009- mid '10
C07/1945 Junction Yarmouth Rd & Parklands Ufford (6DW)	Hastoe Housing Association c/o Milburn Levington Thurloe	Yes	-	6 affordable housing units. Work due to commence before end 2008

C07/2048 Land north of Deben Cottage, High Road Swiiland (6DW)	Hastoe Housing Association c/o Milburn Levington Thurloe	Yes	-	6 affordable housing units. Work due to commence before end 2008
C07/1764 Land to rear of 28 – 42 Bell Lane Kesgrave (44 DW)	Patrick Allen Ltd 2 Grange Business Centre Tommy Flowers Drive Grange Farm Kesgrave  NEW AGENT	Yes	-	Site taken over by Persimmon. Work commenced on affordable housing element which will complete by end 08. Work also commenced on 15 private units completion within 18 months. Remainder will not be built until market improves.



**APPENDIX 2**

**HOUSING LAND AVAILABILITY 31/3/2008**

<http://www.suffolkcoastal.gov.uk/NR/rdonlyres/6D29969A-9B31-444E-AE8F-61FA0F176BD6/0/LandAvailabilityApr2008.pdf>

**APPENDIX 3**  
**Draft Future Housing Distribution and Phasing 2008-2025**

	<b>East of Ipswich</b>	<b>Rest of District</b>	<b>District Total</b>
<b>Ipswich Policy Area</b>			
Outstanding planning permissions <sup>1</sup>	420	-	420
Urban potential	180	-	180
Allocations	1,050	-	1,050
<b>Felixstowe and Trimleys Peninsula</b>			
Outstanding planning permissions <sup>1</sup>	-	160	160
Urban potential	-	260	260
Allocations	-	1,660	1,660
<b>Aldeburgh</b>			
Outstanding planning permissions <sup>1</sup>	-	70	70
Urban potential	-	50	50
Allocations	-	0	0
<b>Framlingham</b>			
Outstanding planning permissions <sup>1</sup>	-	110	110
Urban potential	-	150	150
Allocations	-	0	0
<b>Leiston</b>			
Outstanding planning permissions <sup>1</sup>	-	90	90
Urban potential	-	70	70
Allocations	-	200	200
<b>Saxmundham</b>			
Outstanding planning permissions <sup>1</sup>	-	80	80
Existing Local Plan Allocation (East of Fromus)	-	150	150
Urban potential	-	100	100
Allocations	-	0	0
<b>Woodbridge &amp; Melton</b>			
Outstanding planning permissions <sup>1</sup>	-	320	320
Urban potential	-	40	40
Allocations	-	200	200

<b>Key Service Centres</b>			
Outstanding planning permissions <sup>1</sup>	-	250	250
Existing Local Plan Allocation (Rendlesham)	-	120	120
Urban potential	-	180	180
Allocations	-	200	200
<b>Local Service Centres &amp; Villages</b>			
Outstanding planning permissions <sup>1</sup>	-	280	280
Urban potential	-	0	0
Allocations	-	0	0
<b>Total Provision</b>			
Small Sites <sup>2</sup>	230	1090	1,320
Outstanding planning permissions <sup>1</sup>	420	1,360	1,780
Existing Local Plan Allocations	0	270	270
Urban potential	180	850	1,030
Allocations	1,050	2,260	3,310
	<b>1,880</b>	<b>5,830</b>	<b>7,710</b>

**Footnotes:**

*Base date for all figures is 01/04/2008. All Figures have been rounded  
1 discounted by 10% to account for development that may not materialise;  
2 extrapolation of annual consents 2002-2007 but discounted in anticipation of reducing opportunities*





