



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

**SUFFOLK COASTAL DISTRICT COUNCIL**

**HOUSING LAND SUPPLY ASSESSMENT**

**1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2023**

**Published June 2018**





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**This assessment covers the five year period  
1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2023**

**This statement confirms that Suffolk Coastal District  
Council has a five year + 20% housing land supply of  
9.3 years.**

## Introduction

1. The Government published the National Planning Policy Framework (NPPF) in March 2012. In order to boost significantly the supply of housing and deliver a wide choice of homes paragraph 47 of the NPPF requires local planning authorities to:

*“..identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land...”*

2. NPPF Footnote 11 confirms that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular, that development of the site is economically viable. The NPPF states that local planning authorities may make an allowance for windfall<sup>1</sup> sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply but should not include residential gardens. Within Suffolk Coastal, an annual windfall allowance of 50 homes per year is included as part of the overall adopted housing requirement.
3. This statement covers the five year period 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2023 and demonstrates that with a 20% buffer Suffolk Coastal District Council currently has a 9.3 year supply of housing.

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<sup>1</sup> Windfall is defined as an unidentified supply of housing e.g. small sites; conversions etc.

## Identifying the 5-year housing requirement

4. Appendix A sets out the stages followed in producing this housing land supply statement. In drawing up this document, reference has been had to the advice in Planning Practice Guidance. In this respect, the Council has adopted the Sedgefield approach to dealing with any under-delivery. This means accounting for any identified under delivery of homes against annual requirements within this five year period (as opposed to distributing this across the plan period).
5. The Local Plan Review is underway and is being aligned with those of other authorities in the Ipswich Housing Market Area (Ipswich Borough Council, Babergh and Mid-Suffolk District Councils). The Councils published their Issues and Options Consultation which concluded late 2017. Critical to this was the production of a new Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) which identifies an Objectively Assessed Need (OAN) for the District and the Housing Market Area. The authorities in the Ipswich Housing Market Area (along with Waveney District Council) commissioned Peter Brett Associates to carry out the SHMA. The SHMA was produced in accordance with the methodology contained in the national guidance as set out in the current PPG, applying and assessing factors relevant to the District (and the Housing Market Area) including making an appropriate adjustment to reflect market signals and considering whether there would be sufficient workforce to support forecast economic growth. The OAN therefore represents the most up-to-date assessment of housing need. The SHMA identifies a new baseline housing figure for the whole Ipswich Housing Market Area, and for each of the local authority areas within it. Note a separate figure is provided for Waveney which is determined to be a stand alone Housing Market Area.
6. The SHMA was published in May 2017<sup>2</sup> and identifies an OAN of 10,111 homes for Suffolk Coastal district over the period 2014 – 2036, equivalent to 460 dwellings per annum (dpa) (see Appendix B).
7. In September 2017 the Government consulted on a new standard method for calculating local housing need. This new method has been carried forward into proposed revisions to the NPPF and the accompanying draft revisions to the PPG, which were published for consultation in March 2018. Under the proposed new standard method, local housing need would be calculated using a formula based on published District level household projections (currently 2014-based) and ratios of median house prices to median workplace earnings ratios.

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<sup>2</sup> Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (May 2017, Erratum August 2017)

8. As part of the September 2017 consultation on the proposed new method for assessing local housing need, the Government published illustrative outputs for each local authority. For Suffolk Coastal district the illustrative figure identifies a housing need of 495 dpa over the period 2016 - 2026. The figures published in September 2017 were identified as illustrative, and it is anticipated that updated local housing need figures will be published following the publication of the 2016-based household projections in September 2018. In the interim, new affordability ratios were published in April 2018. Suffolk Coastal's affordability ratio has increased from the previous level of 8.35 to 8.95. If applied following the new standard method, the District's housing need as assessed under the draft standard method increases to 509 dpa, however as noted above the Council anticipates that new numbers will be published following the publication of the 2016-based household projections.
9. As the proposed changes to the NPPF are yet to be published in their final form, it is appropriate to apply the 460 dwellings per annum (OAN), as the most up to date assessment of housing need, as the starting point for the calculation of 5 year housing land supply. This approach is in accordance with the PPG, as Inspectors and the Secretary of State have concluded that the Core Strategy housing requirement set out in Policy SP2 of the Core Strategy and Development Management Policies (2013) is out of date. This statement also calculates a position based upon the illustrative figure calculated under the new method and published in September 2017 as an indication of possible future need.
10. Housing land supply is made up of three sources:
  - Extant planning permissions,
  - Site allocations which include housing within them, and
  - Windfall allowance.
11. Progress with planning permissions is monitored throughout the year, supplemented by on-site checks at the end of the monitoring period and a request for information from developers/agents/landowners on anticipated build out rates. This work also reconciles any change of status with individual site allocations. It monitors progress with small development sites of less than five units which, across Suffolk Coastal, provide most of the annual windfall allowance contribution. Details of supply are set out in Table 6.
12. Of all the sites in the district, the largest single source of housing supply is at the land south and east of BT Adastral Park. This site is now known as Brightwell Lakes and Outline Planning Permission was granted on 10th April 2018 (DC/17/1435/OUT). This is a priority project for the Council and is well resourced to enable continued swift decision making as part of a collaborative approach to delivery with the landowner, promoter, housebuilders and surrounding community. The site is currently being marketed for the

first phase of 500 homes. A reserved matters planning application for the key internal roads and infrastructure along with areas of strategic landscaping and drainage is due to be submitted in June 2018. The landowner has responded to our request for information about expected completions confirming that they intend to deliver homes from year 2019/20 with an expectation that it will deliver up to 260 homes per year in following years. The Council has approved measures through phasing, conditions and trigger points to open up more of the site in the first phase. Based on the rapid progress on infrastructure the Council is confident completions will commence in the 2nd year of this assessment period. The Council will closely monitor completions on this site and expects future assessments to show completions at the rate put forward by the landowner. However, for this first years of the site's development (up to 2022/23), a conservative approach has been incorporated, based on the first phases completing at a rate of up to 150 homes per year.

13. Not all of the housing land supply will be available within the five year period. Larger scale developments in particular may take longer to develop. Sites (or proportions of sites) are only included within the five year supply period where the Council is confident that provision will be completed within this timeframe.
14. It should be noted that a Housing Land Supply Assessment identifies supply at a point in time. Any change of circumstance that may occur in relation to an individual site over the following twelve month period, is picked up when the document is next reviewed.

## Assessing the five year housing land supply

15. The starting figure for the 5 year housing land supply requirement is usually the up-to-date adopted plan figure. This is clearly set out in the PPG which says 'Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the 5 year supply'. However, the findings of Inspectors and the Secretary of State that the Core Strategy housing requirement figure (set out under Policy SP2 of the Core Strategy and Development Management Policies, 2013) is out of date, together with the publication of a new OAN for the District, produced in accordance with national guidance contained in the PPG, make it appropriate to calculate the five year supply using this figure (of 460 dpa) as the housing requirement.
16. The five year supply is also calculated at Appendix C based on the 495 dpa illustrative figure published by Government as part of the 2017 consultation on the proposed standard method of calculating housing need. This provides an indication of the five year supply position in relation to indicative future housing need.



## Objectively Assessed Need (SHMA 2017)

### Identifying any under / over delivery against the annualised requirement.

Table 1 – OAN versus housing completions (delivery)

a	SCDC OAN 2014 - 2036	10,111
b	Actual net dwelling completions 2014-2018*	2,121
c	OAN (460 dwellings p.a. x 4 years)	1,840
d	Delivery against OAN	+281

\*See Appendix D

17. The OAN is calculated over the period 2014 – 2036 and therefore 2014 is used as the base date for assessing delivery against the OAN. Following the methodology in the PPG, the calculation of the OAN included consideration of past delivery and supply, and this was a factor in applying an uplift of 15% to reflect market signals. Table 1 shows that there has been an over-delivery of homes over the first four years of the period covered by the SHMA of 281 units.

### Identifying the baseline five year annual housing requirement

Table 2 – identifying the baseline 5-year housing requirement.

a	Annual housing requirement for 5 year period (OAN 460dpa x 5 years)	2,300
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### Identifying the revised housing land requirement

18. The PPG requires local planning authorities to add an additional 5% buffer to the housing requirement, or 20% where there is persistent under delivery. The annual requirement based on both the 5% and 20% buffer is set out in Table 3 below. Delivery against the OAN demonstrates that there has been no overall shortfall against this figure and a surplus has been achieved over the period since 2014. However, recognising that there has been previous under-delivery over a longer timescale it is considered appropriate to apply a 20% buffer (rather than a 5% buffer) in this case. The proposed revisions to the NPPF and PPG seek to relate the 20% to the proposed Housing Delivery Test, under which the 20% would be applied where housing delivery falls below 85%

(based on a three year average). Changes in national policy will be considered when introduced in their final form, alongside the new standard method.

Table 3 – Revised 5 year housing requirement

a	5 year supply target (2,300 – 281)	2,019
b1	20% buffer	404
c1	Total 5-year supply target incl 20% buffer (a+b1)	2,423
	Revised annual requirement (c1/5)	485
b2	5% buffer*	101
c2	Total 5-year supply target incl 5% buffer (a+b2)	2,120
	Revised annual requirement (c2/5)	424

\*Included for information purposes only

Table 4 below provides a summary of the sources of supply.

Table 4 - Summary table of sources of deliverable supply 2018 - 2023.

	2018/19	2019/20	2020/21	2021/22	2022/23
Sites with planning permission for 5 or more units	614	735	664	344	259
Sites where principle of development accepted (includes allocated sites <sup>3</sup> )	0	234	296	354	414
Sites with planning permission < 5 units	159	179	63	36	8
Windfall <sup>4</sup>	0	0	50	50	50
<b>Sub Totals</b>	<b>773</b>	<b>1,148</b>	<b>1,073</b>	<b>784</b>	<b>731</b>
<b>Total</b>			<b>4,509</b>		

## 5 year supply of housing as of 31<sup>st</sup> March 2018

19. As of 31<sup>st</sup> March 2018 the identified deliverable supply of new dwellings is 4,509 dwellings. The required 5 year + 20% requirement is 2,423 dwellings. This represents an over provision of 2,086 dwellings equating to a **9.29 (9.3) year housing land supply** as shown below. For comparison, the calculation with the 5% buffer is also shown below.

<sup>3</sup> Including sites allocated in Neighbourhood Plans

<sup>4</sup> No windfall allowance is included for the first two years to avoid double counting with permissions

Table 5a - Housing Land Supply Assessment 2018 – 2023 (20% buffer)

<b>Housing requirement (with 20% buffer)</b>	<b>No of units</b>
5 year + 20% calculated requirement (see Table 3)	2,423
Annual requirement over 5 yr. period (2,423 / 5)	485
Estimated deliverable housing land supply 2018 – 2023 (Table 4)	4,509
Estimated over delivery (4,509 – 2,423)	2,086
<b>Housing Land Supply Assessment 2018 – 2023)</b>	<b>9.29 (9.3) years</b>

Table 5b - Housing Land Supply Assessment 2018 – 2023 (5% buffer – for comparison only)

<b>Housing requirement (with 5% buffer)</b>	<b>No of units</b>
5 year + 5% calculated requirement (see Table 3)	2,120
Annual requirement over 5 yr. period (2,120 / 5)	424
Estimated deliverable housing land supply 2018 – 2023 (Table 4)	4,509
Estimated over delivery (4,509 – 2,120)	2,389
<b>Housing Land Supply Assessment 2018 – 2023)</b>	<b>10.63 (10.6) years</b>

Table 6: Assessment of sites included within the 5-year supply

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments		
				18/19	19/20	20/21	21/22	22/23	23/24	24/25		25/26	26/27
<b>Sites with planning permission for 5 or more dwellings</b>													
C/12/2573	Aldeburgh	Aldeburgh Brickworks, Saxmundham Road	8	8									Former brickworks (demolition of existing buildings) 5 affordable housing units. 7 under construction. Only 14 to be built (15 permitted); delivery confirmed by developer.
DC/15/3103/FUL DC/16/1226/FUL	Aldeburgh	Land between 36 & 38 Leiston Road	4	4									4 under construction.
DC/17/1462/FUL	Aldeburgh	Police Station, Leiston Road	19		10	9							6 affordable housing units. Demolition of former police station.
DC/16/2883/OUT	Alderton	Land Adjacent To 45 And 50 Watson Way	10		4	5	1						Supersedes 2 remaining plots on C97/1692 & DC/13/2174/OUT. 10 not started
C/05/0668 DC/17/3136/AME	Aldringham-cum-Thorpe	Land fronting Old Homes Road	10	10									10 under construction.
DC/16/2997/FUL DC/17/5074/VOC	Badingham	The Barn, Mill Road	10		5	5							10 not started. Site allocated in the 'adopted' Site Allocations & Area Specific Policies Document - SSP5. Variation of Condition approved 22/01/18
DC/15/4157/OUT	Bawdsey	School Lane	13			13							13 not started.
DC/15/5170/OUT DC/17/3872/ARM DC/18/0339/DRC DC/18/0340/DRC	Benhall	Land south of Corner Cottages & Forge Close, Main Road	9		9								9 not started. Delivery confirmed by developer. DC/16/4490/VOC removes planning condition 15 on the outline approval requiring affordable housing dwellings to be provided on the site. Site allocated in the 'adopted' Site Allocations & Area Specific Policies Document - SSP6. Discharge of Conditions approved 13/02/18 & 31/05/18
DC/16/0873/FUL DC/17/0476/DRC	Bucklesham	6 Levington Lane	11		5	5	1						Demolition of existing dwelling & buildings, 12 new dwellings in total (1 replacement / 11 new builds) & 6 new B1a business units. 3 affordable housing units. 11 not started. Discharge of

																Condition approved 15/12/17
C09/1862	Campsea Ashe	1-6, 9 & 10 Ullswater Road	7	7												Existing 8 dwellings to be demolished (=20 dwellings total). Including affordable housing. 7 under construction. Delivery confirmed by developer.
DC/14/1844/OUT	Charsfield	Land east of St Peters Close	20		5	15										6 affordable housing units 20 not started. DC/17/4587/ARM - pending application for reserved matters.
C/11/1123 DC/17/0724/DRC	Chillesford	Land/buildings at Chillesford Lodge Estate	14		7	7										Conversion of agricultural buildings to residential/office/holiday lets. 14 not started. Discharge of Condition approved 20/04/17
C/04/1329	Cransford	land adjacent to Cherry Trees	5	1	4											1 under construction 4 not started
DC/13/2933/OUT DC/17/4682/ARM	Darsham	Land to the rear of 1 & 2 Chapel Cottages adjoining, The Street	20		10	10										3 affordable housing units. Existing village hall to be demolished and rebuilt. 20 not started. DC15/2894/VLA AH - Variation of legal agreement to reduce affordable housing from 6 to 3. Site allocated in the 'adopted' Site Allocations & Area Specific Policies Document - SSP7.
C13/0060 DC/15/1100/FUL DC/16/3595/FUL	Earl Soham	Land south of Glebe Cottage Surgery, The Street	1													DC/15/1100 revised scheme - affordable housing element removed from the scheme. Final plot now used as garden; unlikely to come forward.
DC/14/2244/FUL	Easton	Easton Primary School And Land Adjacent, The Street, Easton	14	11	3											11 under construction.
C/08/1913	Felixstowe	Stowe House, 105 Cliff Road	9		5	4										Existing dwelling to be demolished and replaced (=10 dwelling in total). 9 not started
C/07/0193	Felixstowe	85-93 St Andrews Road	5	5												Flats above new build shops. 5 under construction
C07/2364 C13/1012 DC/14/0992 DC/16/4381	Felixstowe	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road	23	23												C13/1012 revised scheme for Hamilton House. Now proposed 46 units (original approved 37). DC14/0992/PN3 revised scheme for Cliff House. New scheme for 24 flats including 1 replacement = 23 flats in total. 23 under construction.





DC/16/2115/FUL	Framlingham	The White Horse, 27 Well Close Square	4		4													COU & conversion of public house & former manager's accommodation to 5 dwellings. Existing living accommodation above treated as replacement (4 new dwellings & 1 replacement). 4 not started.
DC/16/2345/FUL	Framlingham	Police Station, Badingham Road	4		4													Demolition of former police station, 2 existing dwellings and the construction of 6 new Almshouses (4 new dwellings & 2 replacements). 4 not started.
DC/16/4355/FUL	Framlingham	Os 4700, Saxtead Road, Framlingham	24		12	12												6 affordable homes. 24 not started. Allocated in the 'Made' Framlingham Neighbourhood Plan - Policy FRAM19
DC/16/5386/FUL	Framlingham	26 Fore Street	8		4	4												1 under construction. Demolition of existing buildings (A1) and replacement with 8 new dwellings and 1 single B1a office. Allocated in the 'Made' Framlingham Neighbourhood Plan - Policy FRAM23.
DC/16/3863/OUT	Hacheston	Land south of Solomans Rest, The Street	10			10												Site allocated in the 'adopted' Site Allocations & Area Specific Policies Document - SSP9.
C/89/0720	Hollesley	Duck Corner / Rectory Road	5															5 not started. No indication of remaining 5 dwellings coming forward.
DC/15/0496/OUT DC/16/0551/ARM	Hollesley	Glebe House Residential Care Home, Rectory Road	10	1	5	4												1 under construction, 9 not started.
C/13/0320	Hollesley	Land at Mallard Way, Off Rectory Road	16	6	6	4												5 affordable housing units. 16 not started. Delivery confirmed by developer.
DC/13/3693/OUT DC/14/3533/FUL	Hollesley	Heath Dairy Farm, Melton Road	7	2	4	1												Former agricultural dairy. Revised scheme to DC13/3693/OUT. 7 not started
DC/16/2770/FUL	Kesgrave	Land at Emerald Close	8	5	3													5 under construction.
DC/13/2461/FUL	Knodishall	Land Opposite 57 To 61 Judith Avenue, Knodishall	8	2	6													2 affordable housing units. 2 under construction, 6 not started.
C04/1826 DC/16/2111/FUL	Leiston	15 High Street	7	6	1													DC16/2111/FUL revised scheme for plots 1 to 3. Existing flat on site to demolished (=8 dws in total) Plot 3 treated as replacement. 6 under construction 1 not started.



DC/14/3166/OUT DC/17/1617/FUL	Leiston	Abbey View LodgesOrchard House105 Abbey Road	8	5	3									Currently holiday homes on the site. 5 under construction.
DC/16/0527/OUT DC/17/3653/ARM	Leiston	Former Gas Works, Carr Avenue	20	20										20 under construction.
DC/16/1961/OUT	Leiston	Johnsons Farm, Saxmundham Road	187			25	50	50	37	25				62 affordable housing units. Allocated in the 'Made' Leiston Neighbourhood Plan - Policy SA1
DC/16/0931/FUL	Leiston	Land west of Mill Cottage, Valley Road	18		18									6 affordable housing units
DC/16/1322/OUT	Leiston	Abbey Road	100			30	50	20						33 affordable housing units. Allocated in the 'Made' Leiston Neighbourhood Plan - SA4
DC/16/2104/OUT	Leiston	Land at the rear of St Margarets Crescent	77					35	42					25 affordable housing units. Allocated in the 'Made' Leiston Neighbourhood Plan - Policy SA3. Delivery confirmed by developer.
DC/17/3773/FUL	Leiston	Land at Colonial House, Station Road	6	6										Delivery confirmed by developer.
DC/17/1605/FUL	Leiston	Land at Red House Lane	65	17	36	12								Delivery confirmed by developer. 21 affordable housing units. Part of the site is allocated in the 'Made' Leiston Neighbourhood Plan - Policy SA2
DC/16/1992/FUL	Martlesham	Land off Blacktiles Lane	47		27	20								22 affordable housing units
C/12/2255	Melton	Land Between 1 Potash Cottages And Woodroyd Cottage, Woods Lane, Melton	7	7										Including 3 affordable housing units. 7 under construction.
DC/13/2425/FUL	Melton	Land north of New Quay Court, Old Maltings Approach	2	2										2 under construction.
DC/14/0991/OUT DC/18/2046/ARM	Melton	Land north of Woods Lane	73			50	23							60 affordable housing units. Phase 2 reserved matters application for 73 dwellings received & currently pending.
DC/17/1698/ARM	Melton	Phase 1 - Land north of Woods Lane	101	65	36									Delivery confirmed by developer. 36 affordable housing units. 45 under construction.
DC/16/0015/FUL	Melton	The Old School Site, The Street	2	2										Alteration / conversion of former school to 2 dwellings and erection of 5 new dwellings. Demolition of existing outbuildings & structures. 2 under construction.



		Market Place												
C/10/3278	Sudbourne	Former Walled Garden, Sudbourne Park	4	4										4 under construction.
DC/16/1107/FUL	Trimley St Mary	Land on the south side of Thurmans Lane	41	38	3									Includes 32 affordable homes. 38 under construction. Site allocated in the 'adopted' Felixstowe Peninsula Area Action Plan - FFP8. Development is only on part of the allocated site.
DC/16/2122/OUT	Trimley St Mary	Land Adjacent To Mill Farm Thomas Avenue	50		20	30								Includes 16 affordable housing units. Site allocated in the 'adopted' Felixstowe Peninsula Area Action Plan - FFP8. Development is only on part of the allocated site. Delivery confirmed by developer.
DC/17/5336/FUL	Trimley St Mary	Land to the east of Water Tower, Spriteshall Lane	6		6									
C/13/0219 DC/15/1525/ARM	Trimley St Martin	Land at and adj Mushroom Farm, High Road	1		1									Demolition of farm buildings. Part of development of 66 dwellings, including 22 affordable housing units. 1 remaining to be completed.
DC/16/3211/FUL	Trimley St Martin	28 Old Kirton Road, Trimley St Martin	5	5										5 under construction.
DC/16/1919/FUL	Trimley St Martin	Land At High Road	69		23	23	23							28 affordable housing units
DC/16/2119/OUT	Trimley St Martin	Land South Of High Road	70		20	50								23 affordable housing units. Site allocated in the 'adopted' Felixstowe Peninsula Area Action Plan - FFP6. Delivery confirmed by developer.
C/05/0210 C/11/1047 DC/14/3076/FUL	Tunstall	Snape Maltings, Snape Bridge	43		15	15	13							Revised scheme to C05/0210 (Supersedes remaining 35 dwellings not started - new application increases total dwellings by 8). 29 dwellings built under C05/0210 & 1 dwelling built under C11/1047. 43 not started
DC/13/2457/OUT DC/16/3047/ARM	Tunstall	Land west of Street Farm, School Road	33	23	10									Including 9 affordable housing units. 23 under construction.



DC/17/1809/FUL	Woodbridge	34 Grundisburgh Road	5	5											Delivery confirmed by developer. Existing dwelling to be demolished (=6 dwellings in total) 5 new dwellings & 1 replacement dwelling. Plot 1 (replacement) u/c 3/18 (OI) - existing house demolished.
DC/16/4008/FUL	Woodbridge	Queens House, Woodbridge School, Burkett Road	31		31										Delivery confirmed by developer. Conversion of school buildings and demolition of existing groundsman house (treated as 1 replacement dwelling).
		Subtotal	3,678	614	735	664	344	259	139	85	60	60	190		

<b>Sites with planning permission for less than 5 dwellings</b>	445	159	179	63	36	8									159 under construction 286 not started
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<b>Windfall Allowance</b>		0	0	50	50	50	50	50	50	50	50	450		
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<b>Allocated Sites - Adopted and Made Plans (Site Allocations &amp; Area Specific Policies; Felixstowe Area Action Plan; Framlingham NP; Leiston NP)</b>
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Policy SSP3	Aldeburgh	Land rear of Rose Hill, Saxmundham Road	10			10									
Policy SSP4	Aldringham	Land to the east of Aldeburgh Road	40			10	15	15							Still in clients control. DC/18/2325/FUL for 40 dwellings submitted.
Policy SSP5	Badingham	Land at Mill Road													DC/16/2997/FUL approved 25/11/16 for 2018. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy SSP6	Benhall	Land Adjacent to Corner Cottages, Main Road													DC/15/5170/OUT approved 03/02/16 for 2018/19. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy SSP8	Dennington	Land opposite Townsfield Cottages	10		5	5									Developer proposing extension to site for up to 30 dwellings. Planning application imminent.
Policy SSP9	Hacheston	Land south of Solomon's Rest, The Street													DC/16/3863/OUT approved 23/05/2017 for 10 dwellings. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.

Policy SSP10	Kelsale	Land south of Ambleside, Main Road	30		30										Delivery confirmed by developer; Planning application imminent.
Policy SSP11	Orford	Land north of Mill Close	10		10										Delivery confirmed by developer
Policy SSP12	Rendlesham	Land west of Garden Square	50				5	10	10	10	10	5			Possible constraints relating to access
Policy SSP13	Rendlesham	Land east of Redwald Road, Rendlesham	50				25	25							Site could come forward despite refusal of DC/17/5380/OUT for 290 dwellings.
Policy SSP14	Saxmundham	Land north-east of Street Farm	65		19	36	4								DC/18/0702/FUL for 59 dwellings currently pending. Delivery confirmed by developer.
Policy SSP15	Shottisham	Land opposite the Sorrel Horse	10		10										Delivery confirmed by developer
Policy SSP16	Thorpeness	Land fronting Old Homes Road													C/05/0668 approved 27/05/05; DC/17/3136/AME approved 09/08/2017. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy SSP17	Westerfield	Land south of Lower Road	20					20							Possible constraint in relation to water main crossing site. Delivery confirmed by developer.
Policy SSP18	Westerfield	Land at Old Station Works, Main Road													DC/15/5031/OUT approved 04/11/16. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy SSP19	Witnesham	Land at Street Farm	20				5	5	5	5					Site currently being marketed. Some issues relating to flooding to be overcome.
Policy FPP3	Felixstowe	Land at Sea Road													DC/17/3967/FUL for 59 dwellings currently pending S106. Expected delivery plotted under 'Sites where principle of development accepted'
Policy FPP5	Felixstowe	Land north of Conway Close	150					50	50	50					
Policy FPP6	Trimley St Martin	Land opposite Hand in Hand Public House													DC/16/2119/OUT currently pending for up to 70 dwellings. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy FPP7	Trimley St Martin	Land off Howlett Way	360				50	50	50	50	50	50	60		Delivery confirmed by developer.

Policy FPP8	Trimley St Mary	Land off Thurmans Lane																DC/16/1107/FUL (98 dwellings) approved 09/12/16 (expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'). DC/16/2122/OUT (up to 50 dwellings) currently pending S106 - expected delivery plotted under 'Sites where principle of development accepted'.
Policy FRAM19	Framlingham	Land off Saxtead Road																DC/16/4355/FUL (24 dwellings) approved 30/03/17. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy FRAM22	Framlingham	Land off Vyces Road/Brook Lane																DC/15/0960/FUL (14 dwellings) approved 29/04/16. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy FRAM23	Framlingham	The Green Shed, Fore Street																DC/16/5386/FUL (8 dwellings) approved 02/05/17. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy FRAM25	Framlingham	Land off Victoria Mill Road	30															Allocation. No current planning applications. Given scale of development currently permitted in town site not included in 5 yr. period.
Policy FRAM26	Framlingham	Station Terrace																DC/17/1853/OUT (4 dwellings) 27/11/17. Small number of units could potentially come forward during five year period; included in the figures for 'Sites with planning permission for less than 5 dwellings'.
Policy FRAM28	Framlingham	The Old Gas Works site, College Road	7															Allocation. No current planning applications. Given scale of development currently permitted in town site not included in 5 yr. period.
Policy SA1	Leiston	Land at Highbury Cottages, Saxmundham Road																DC/16/1961/OUT (187 dwellings) approved 21/06/17. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy SA2	Leiston	Land at Red House Lane																DC/17/1605/FUL (65 dwellings) approved 27/03/18. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.

Policy SA3	Leiston	Land the rear of St Margaret's Crescent													DC/16/2104/OUT (77 dwellings) approved 29/06/17. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy SA4	Leiston	Land at Abbey Road													DC/16/1322/OUT (100 dwellings) approved 07/06/17. Expected delivery plotted under 'Sites with planning permission for 5 or more dwellings'.
Policy MEL20	Melton	Land off Wilford Bridge Road	55												Allocation. No current planning applications therefore site not included in 5 yr. period.

		Subtotal	917	0	74	61	104	175	115	115	60	55	60	
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Sites where principle of development accepted															
DC/16/2778/OUT	Felixstowe	Land north of Walton High Street	385			50	50	50	50	50	50	50	35		S106 currently pending. Allocated site; Policy FPP4. Delivery of 50 DPA from 2020/21 confirmed by developer.
DC/17/3967/FUL	Felixstowe	Site Of The Former Cavendish Hotel, Sea Road	59		10	20	20	9							S106 currently pending. Allocated site; Policy FPP3.
DC/17/1435/OUT	Martlesham	Land south and east of BT Adastral Park	2,000		150	150	150	150	260	260	260	260	360		Delivery confirmed by developer commencing 2018/19: 150, 250, 260, 260, 260, 260, 260, 260, 260, 40 - more conservative delivery plotted in first 4 years. Planning permission issued 10/04/18 outside of monitoring period.
DC/17/2840/FUL	Woodbridge	Council Offices	100			15	30	30	25						
		Subtotal	2,544	0	160	235	250	239	335	310	310	310	395		

		<b>Total</b>	7,584	773	1,148	1,073	784	731	639	560	480	475	1,095	
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		<b>Year on Year Cumulative Total</b>		773	1,921	2,994	3,778	4,509	5,148	5,708	6,188	6,663	7,758	
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NOTE: The total of 7,584 represents the number of outstanding dwellings with permission, are allocated or the principle of development is accepted, but excludes windfall.

The total of 7,758 represents the expected delivery of dwellings (excluding some sites where reasons for exclusion are in the comments section) and includes windfall.



## Appendix A: Stages followed in preparing 5-year housing requirement

The following table summarises the process which the Council has undertaken to derive its five year housing land supply figure:

STAGE	ACTIONS
<b>Stage 1</b> Complete monitoring checks	<ul style="list-style-type: none"> <li>• Complete annual on-site housing monitoring checks to confirm completions and numbers of dwellings not started or under construction.</li> <li>• Update information on sites granted planning permission from 01/04/2017 – 31/03/2018.</li> </ul>
<b>Stage 2</b> Obtain information on anticipated start dates and build out rates	<ul style="list-style-type: none"> <li>• For sites with planning permission for 5 or more dwellings, proforma sent to agent / landowner requesting information on anticipated start dates and build out rates.</li> <li>• Reminders sent and telephone calls made where proforma not returned. Cut off date for responses 18/05/2018.</li> <li>• Similar checks undertaken for allocated sites.</li> </ul>
<b>Stage 3</b> Check information received against information provided to appellants on disputed sites to come to a view on developability and timings.	<ul style="list-style-type: none"> <li>• Sites with permission where delivery of the site is considered unlikely are included in Table 4, highlighted in grey, but without any delivery projections included.</li> </ul>
<b>Stage 4</b> Draft Document	Complete calculations

## Appendix B: Extract OAN Summary (SHMA May 2017, pg 80)

	Dwellings per annum	Total dwellings	Market signals uplift (%)	Market signal uplift (dwellings)	Future jobs uplift (dwellings)	OAN (dwellings)	OAN (dpa)
Ipswich	472	10,382	10%	1,038	838	11,420	519
Babergh	309	6,799	15%	1,020	-	7,820	355
Mid Suffolk	411	9,046	10%	905	-	9,951	452
Suffolk Coastal	400	8,792	15%	1,319	-	10,111	460
IHMA Total	1,592	35,019	0.5	4,282	838	39,302	1,786

## Appendix C: New standard method illustrative figure

### Identifying any under /over delivery against the annualised requirement

As referred to in paragraph 16, the five year supply calculation using the new standard methodology illustrative figure is provided for comparison purposes.

Table C1 - Standard Method versus housing completions (delivery)

a	SCDC Standard Method housing requirement 2016 – 2026	4,950
b	Actual net dwelling completions 2016-2018*	1,130
c	Standard method target (495 dwellings p.a. x 2 years)	990
d	Delivery against Standard Method	+140

The illustrative figures published in September 2017 using the new standard method are based on the period 2016 – 2026. Delivery is therefore considered in relation to the period 2016 – 2018.

### Identifying the baseline five year annual housing requirement

Table C2 – identifying the baseline 5-year housing requirement.

a	Annual housing requirement for 5 year period (495 x 5)	2,475
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### Identifying the revised housing land requirement

22. The annual requirement based on both the 5% and 20% buffer is set out in Table C3 below. Delivery against the new standard method demonstrates that there has been no shortfall against this figure and that a surplus has been achieved over the period since 2016. However, as with the OAN calculation, recognising that there has been previous under-delivery over a longer timescale it is considered appropriate to apply a 20% buffer (rather than a 5% buffer) in this case.

Table C3 – Revised 5 year housing requirement

a	5 year supply target (2,475 – 140)	2,335
b1	20% buffer	467
c1	Total 5-year supply target incl 5% buffer (a+b1)	2,802
	Revised annual requirement (c1/5)	560
b2	5% buffer*	117
c2	Total 5-year supply target incl 5% buffer (a+b2)	2,452
	Revised annual requirement (c2/5)	490

23. Table 4, in the main body of the report, provides a summary of the sources of supply.

24. Table C4a below shows a land supply of 8.0 years against the new standard method number with a 20% buffer applied.

Table C4a - Housing Land Supply Assessment 2018 – 2023 (20% buffer)

Housing requirement (with 20% buffer)	No of units
5 year + 20% calculated requirement (see Table C3)	2,802
Annual requirement over 5 yr. period (2,802 / 5)	560
Estimated deliverable housing land supply 2018 – 2023 (Table 4)	4,509
Estimated over delivery (4,509 – 2,802)	1,707
<b>Housing Land Supply Assessment 2018 – 2023</b>	<b>8.05 (8.0) years</b>

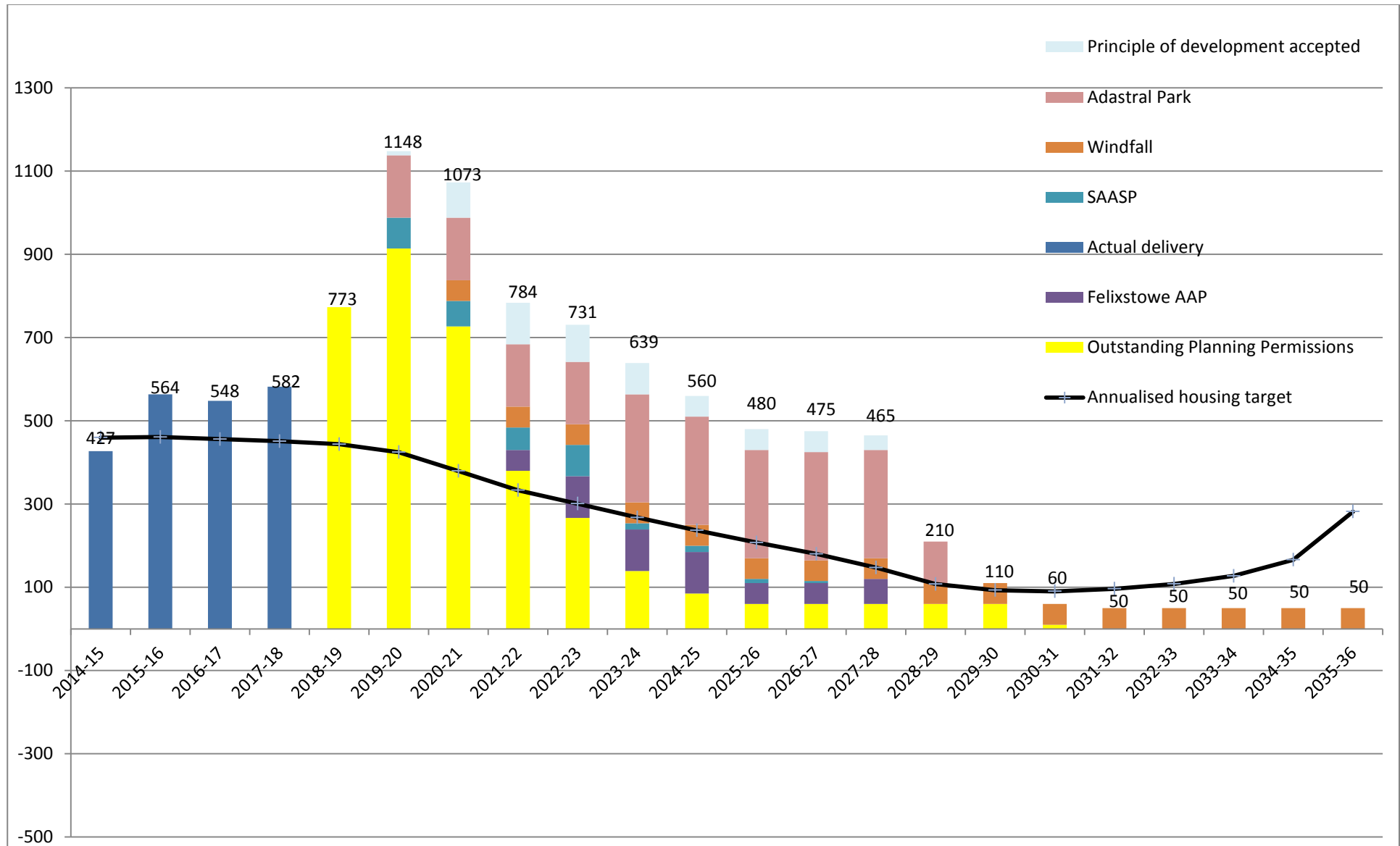
Table C4b - Housing Land Supply Assessment 2018 – 2023 (5% buffer)

Housing requirement (with 5% buffer)	No of units
5 year + 5% calculated requirement (see Table C3)	2,452
Annual requirement over 5 yr. period (2,452 / 5)	490
Estimated deliverable housing land supply 2018 – 2023 (Table 4)	4,509
Estimated over delivery (4,509 – 2,452)	2,057
<b>Housing Land Supply Assessment 2018 – 2023</b>	<b>9.20 (9.2) years</b>

## Appendix D: Housing delivery - completions against annual targets 2004 – 2018

Monitoring Year	Net Dwelling Completions (annual)	Net Dwelling Completions (cumulative)	Target (cumulative no of dwellings per year)	Annual Target (R.S.S, Core Strategy)
2004/05	347 (-163)	347	510	510
2005/06	902 (+392)	1249	1020	510
2006/07	1150 (+640)	2399	1530	510
2007/08	694 (+184)	3093	2040	510
2008/09	550 (+40)	3643	2550	510
2009/10	256 (-254)	3899	3060	510
2010/11	216 (-249)	4115	3570	510
2011/12	270 (-195)	4385	4080	510
2012/13	324 (-141)	4709	4590	510
2013/14	215 (-250)	4924	5100	510
2014/15	427 (- 38)	5351	5565	465
2015/16	564 (+99)	5915	6030	465
2016/17	548 (+83)	6463	6495	465
2017/18	582 (+117)	7045	6960	465

## Appendix E: Housing Trajectory



## Appendix F: Proforma sent to applicants/landowners of sites for 5 or more units with planning permission or subject to S106 agreement

### Suffolk Coastal District Council Statement of housing land supply (April 2018 update)

Planning Application Reference: \_\_\_ \_\_

Site Address: \_\_\_\_\_

Proposal: \_\_\_\_\_

Applicant: \_\_\_\_\_

Total number of residential units proposed: \_\_\_\_\_

1. Estimated completion rate: How many residential units do you anticipate will be completed in each of the financial years listed below?

Completions up to 31 <sup>st</sup> March 2018	2018/19	2019/20	2020/21	2021/2022	2022/2023	Completions after 1 <sup>st</sup> April 2023	Total

2. Have any factors limited the rate of development on this site, or prevented development taking place so far? If yes, please provide brief details below:

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3. Any other comments about the development of this site:

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4. If you are no longer involved with this development, please provide the new landowner/ developer's contact details below, if known:

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5. For our records, please could you provide an email address for the appropriate contact:

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Please return this form to the Planning Policy and Delivery Team by **18<sup>th</sup> May 2018**:

**Email** [suffolkcoastallocalplan@eastssuffolk.gov.uk](mailto:suffolkcoastallocalplan@eastssuffolk.gov.uk)

**Post** Planning Policy and Delivery Team, Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

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