

Suffolk Coastal ... where quality of life counts

SUFFOLK COASTAL DISTRICT COUNCIL HOUSING LAND SUPPLY ASSESSMENT - 2009

December 2009



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APPENDIX 1 - Schedule of Identified Sites

1 Introduction

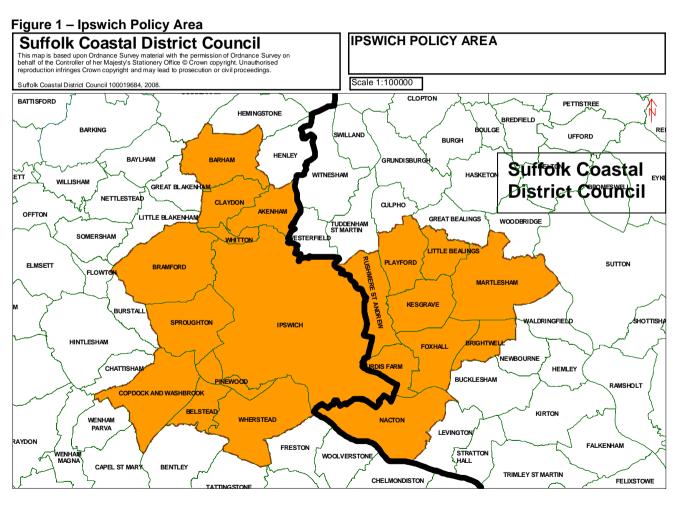
- 1.01 Planning Policy Statement 3 (PPS3) requires that Planning Authorities should set out a framework for delivering the level of housing provision that will enable a continuous delivery of housing for at least 15 years from the date of adoption of the Core Strategy document. It requires that Local Planning Authorities identify sufficient, specific and deliverable sites to provide a continuous potential supply of housing provision in the first five years and, where possible, for years 6 10. Where specific sites cannot be identified for years 11 15, broad locations for growth can be included.
- 1.02 The Housing Land Supply Assessment will be updated annually. This report sets out the availability of housing land supply as at 31st March 2009. The first five year period for analysis is a forward look from 1st April 2010 to 31st March 2015. The 15 year period runs up to 31st March 2026 which is 15 years from the anticipated year of the Core Strategy adoption in 2011.
- 1.03 The Council has been undertaking a Strategic Housing Land Availability Assessment (SHLAA) and this is due for publication in early 2010. The draft results from the SHLAA have been used to inform the PPS3 assessments contained in this document.

2 Approach

- 2.01 At present, there is no definitive guide for presenting a trajectory and estimate of a 15 year housing supply. However, the Council has used advice from the East of England Regional Assembly (EERA) and the following sources of national best practice guidance documents have been followed in producing this document:
 - CLG Planning Policy Statement 3: Housing http://www.communities.gov.uk/publications/planningandbuilding/pps3housing
 - CLG Land Supply Assessment Checks http://www.communities.gov.uk/publications/planningandbuilding/landsupplychecks
 - CLG National Indicators for Local Authorities & Local Authority Partnerships: Handbook of Definitions [NI 159 5 year supply] http://www.communities.gov.uk/documents/localgovernment/pdf/735143.pdf
 - CLG Growth Fund Programme of Development Guidance 2008 Annex B Guidance on Producing Housing Trajectories http://www.communities.gov.uk/publications/housing/growthfundbiddingguide
 - PINS Demonstrating a 5 year supply of deliverable sites http://www.planninginspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm
- 2.02 As stated by Planning Inspectorate (PINS) Guidance, there are three main stages to demonstrating a 5 year supply of deliverable sites:
 - i) Identify the level of housing provision to be delivered over the first five years;
 - ii) Identify sites that have potential to deliver housing during the first five years e.g. housing allocations; outstanding planning permissions, and unallocated brownfield sites that have the potential to contribute within the 5 year period;
 - iii) Assess the deliverability of the identified sites. Paragraph 54 of PPS3 states that deliverable sites should be:
 - Available the site is available now
 - Suitable the site offers a suitable location for development now and would contribute towards the creation of suitable mixed communities
 - Achievable there is a reasonable prospect that housing will be delivered on the site within 5 years

3 Regional Planning Guidance

3.01 The RSS was adopted in May 2008 and provides the regional planning guidance for the East of England including Suffolk Coastal District Council. Policy H1 of the RSS identifies a requirement of 10,200 dwellings to be provided in Suffolk Coastal District Council in the period from 2001 – 2021. Policy HG1 of the RSS identifies Ipswich as a major housing growth area and subsequently, Policy H1 also requires that 20,000 dwellings, in the same timescale should be built across the Ipswich Policy Area (IPA) – 3,200 dwellings should be provided in the Suffolk Coastal part of the IPA. The Suffolk Coastal part of the IPA is as defined in Figure 1 below.



4 Progress to meeting the regional housing requirements up to 2026

- 4.01 Figure 2 below identifies the Council's current position for meeting the regional housing requirements up to 2026.
- 4.02 The Council will need to assess housing allocations required in the last few years of the Plan in order to fulfil the requirement of 12,750 homes from 2001 2026. It is expected that the Council's SHLAA will contain a large potential housing land supply which could be considered at this time and throughout the Plan period. The Core Strategy policies are geared towards this stating that in Felixstowe and Market Towns, a review of housing allocations will be undertaken in the final five years of the Plan. It is also reasonable to think that windfall sites over the plan period will come forward in excess of the conservative estimate assumed for the Core Strategy (540) which will reduce the requirement.

Figure 2 – progress in meeting regional housing requirements

Table figures have been rounded

	2001 - 2026	District
i)	Total Built (2001 – 2009)	5,090
ii)	Total committed supply (extant planning permissions + allocations) (including 10% discount)	1,640
iii)	Total committed future supply as identified in Core Strategy	5,660
iv)	Total built and committed in LDF	12,390
v)	RSS Requirement to be built (2001 – 2026)	12,750
vi)	LDF Plan Period surplus / shortfall	- 360

5 Stage 1 – Identify the level of housing provision to be delivered

The RSS identifies housing requirements for each district for the period to 2021. However it also states that where Local Planning Authorities need to demonstrate a 15 year PPS3 housing supply which extends beyond this period, then the RSS annual requirement figure should be projected forward up to the 15 year period. The respective District target projected up to 2026 can be seen in Figure 3:

Figure 3 – Level of housing provision (dwellings) to be delivered 2001 - 2026

Table figures have been rounded

Stage	Description	District
i)	Total RSS requirement 2001 – 2021	10,200
ii)	RSS Annual requirement 2001 – 2021	510
iii)	Net dwelling completions from 2001 - 2009	5,090
lv)	Revised RSS Annual requirement taking into account completions to date	450
v)	Additional requirement for continuous 15 year supply period up to 2026 [ii) * 5 years]	2,550
vi)	Total requirement for RSS and continuous 15 year period 2001 – 2026 [i) + v)]	12,750

6 Stage 2 – Identify potential sites for consideration of development

6.01 The Council's schedule of potential sites for development can be found in Appendix 1. The schedule has been broken down into the following headings:

Figure 4 – Totals of identified potential sites for housing development identified by source of supply

Source of Supply	Dwellings
Formally Identified (politically agreed and site specific)	
Extant Planning Permissions on Allocated Sites	304
Extant Planning Permissions on Unallocated Large Sites	919
Extant Planning Permissions Small Sites	371
Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)	378
Informally Identified (may not be politically agreed or site specific)	
Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted	238
Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)	0
Windfall (unpredictable and unidentified supply)	0
TOTAL	2,210

- The potential housing supply identified in **Appendix 1** is estimated to include around 1,094 brownfield dwellings. All sites of 5 or more houses have been individually identified. Below this figure, the dwelling numbers have been displayed on a parish basis.
- 6.03 The Council has been undertaking a Strategic Housing Land Availability Assessment (SHLAA) and this is due for publication in early 2010. The draft results from the SHLAA have been used to inform the PPS3 housing land supply assessments contained in this document. It is expected that the full list of identified sites in the SHLAA will be able to fully inform the Housing Land Supply Assessment 2010.

7 Stage 3 – Assess the deliverability of identified sites

- 7.01 In order to calculate the amount of land supply available for both a 5 and 15 year period it is necessary to assess whether the identified sites from Stage 2 fall into developable sites or deliverable sites. A developable site is one in a suitable location for housing in principle and which shows a reasonable prospect of being available for development between years 6 and 15 of the Plan. A deliverable site is one which offers a suitable location for housing in principle, is available now and shows a reasonable prospect of being able to achieve development within the first five year period. The first five year period for the purposes of assessment in this document is between 1st April 2010 and 31st March 2015.
- 7.02 The sites identified in Appendix 1 are made up of sites with extant planning permissions ie. some dwellings are not started or under construction, existing housing allocations remaining from the Local Plan and sites where planning permission will be granted subject to signing of a Section 106 Legal Agreement. The base date for this information is as at 31st March 2009.
- Given the above, it is reasonable to assume that as the sites have demonstrated a significant commitment through the planning system they are both available and suitable for housing development. Almost all of the identified sites in Appendix 1 are considered to be able to achieve all of the committed dwellings within the first five year period although a 10% discount has been applied to account for unforeseeable delays or expiries. Over the summer, the Council has written to all developers and agents for sites of 5 or more dwellings where there was no record of development commencement. The Council has also held joint Housing Market Area and SHLAA events with Ipswich Borough Council, meeting with developers, agents and estate agents to discuss market conditions and development issues.
- 7.04 The feedback has been used to assess the deliverability of the sites in Appendix 1 which in most cases has meant an expected delay in development completions, but not to the extent that they fall outside of the first five year period. The overriding cause of blame for this has been attributed to the UK recession and the subsequent collapse in demand for private housing. The Council has been active in reacting to the difficult economic climate in order to try to stimulate housing development as best as practicable. This has included using a recent national planning tool in renewing planning permission expiry dates, and reviewing existing Section 106 Legal Agreements with developers where relevant.
- 7.05 **Figure 5** below summarises the Council's estimated land supply as at 31st March 2009.

Figure 5 - Estimated land supply

	Estimated Land Supply (years)
Deliverable in first five years	6.9
Total estimated supply	25.8

DISTRICT ESTIMATED LAND SUPPLY CALCULATION

Figure 6 – estimated district land supply Table figures have been rounded

Stage	Description	Notes	(dwellings)
i)	East of England Plan Requirements extended to meet PPS3 objectives (2001 – 2026)		12,750
ii)	Net Dwelling Completions (2001 – 2009)		5,090
iii)	Net Requirement (2009 - 2026) [i) - ii)]		7,660
iv)	Annual dwelling rate set out in East of England Plan		510
v)	Therefore 5 year requirement [iv)*5 years]		2,550
vi)	Adjusted 5 year requirement, based on past completions [(7,660 / 17 years remaining) * 5]		2,250
vii)	Adjusted dwelling rate, based on past completions [vi / 5 years]		450
viii)	Gross Commitments in 5 year period* (Planning permissions and outstanding allocations - including 10% discount for sites which may not deliver)	Deliverable sites	1,720
ix)	Estimate of SHLAA sites where it is indicated that delivery could occur in 5 year period*	Developable & potentially deliverable sites	1,400
x)	Estimated total supply of SHLAA sites	Developable sites	8,500
xi)	Total Commitments [viii) + ix) + x)]		11,620
xii)	ESTIMATED TOTAL HOUSING LAND SUPPLY, (Years) [xi) / vii)]		25.8
v:::)	Total Commitments where delivery could occur in 5 year period* [viii) + ix)]		3,120
xiii)	Total Committee whole delivery could cool in a year period [viii) i ixij		-,

Appendix 1 - Schedule of Identified Sites

									Yr 1	Yr 2	Yr 3	Yr 4	Yr.5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Year 16	
Planning	Parish	Name and address of site	or pe	Total	Total	Total														2021/22		2023/24		2025/26	Total
application			(G) c e typ	dwellings	dwellings	dwellings	0.	current																	Identified
ref/DPD			site	built on	under	on site		year																	Supply
policy ref			(B) gill	site	constructi on or not		which are																		
			Greenfield (G nfield (B) site 1		started		expected to be																		
			A ifi		otartoa		complete																		
			Brown				d in 5																		
			ш				years																		
Formally	dentified (politically	careed and site anasifia)																							
Extant Pla	nning Permission	y agreed and site specific) s on Allocated Sites																							
C08/0908	Aldeburgh	Plots 26-33 Phase 5B, Church Farm Rise	G											1			1								
				229		244	8	7	4	4														ļ	15
C00/0985	Blythburgh	Blythburgh & District Hospital	G	38			9	8	9	_	_													<u> </u>	17
C97/1549 C06/0674	Framlingham Framlingham	New Road & College Field Land south of Brook Lane	G G	28		42 139	14 65			7 25		15	:	1										-	14 65
C00/0674	r ramingnam	land at Bell Barn Farm, Fentons Way,	G	74		139	03			23	23	- 13	,											 	65
C07/1218	Kesgrave	Grange Farm	В	0	3	3	0	3	3																3
C00/1637	Rushmere St Andrew	Bixley Farm (a)	G		0	116	116				40	40	36												116
000/100/	Rushmere St	Dixicy Fairif (a)		<u> </u>		110	110				40		, 00												110
C93/0722	Andrew	Bixley Farm (b)	G	100	0	126	26			13	13														26
C03/0620	Rushmere St Andrew	Phase V, Land off Broadlands Way, Bixley Farm	G	38	1	39	n	1				l					l]	1
C06/0703	Rushmere St	Phase V, Shrublands, Bixley Farm	G	30	'	33			1					<u> </u>	<u> </u>										
	Andrew	-		0	0	15	15			7	8													<u> </u>	15
C06/1709	Rushmere St Andrew	Phase V, Shrublands, Bixley Farm	G		9	36	24	9	,	12	12														32
000/1703	ritarew	Thase V, ornubiands, bixicy Fami		1		50	2-7				12														0
							•					•							•						
Extant Pla	nning Permission	s on Unallocated Large Sites													_										
C06/1617	Aldeburgh	Cygnet House and land adjacent Cygnet House, Saxmundham Road	В			5	0	1																	1
C97/1692	Alderton	Watson Way	В	5	1	7	1	1	1					1	1								1		2
C07/0372	Alderton	land to the north of 24 Hollesley Road	G	0	0	10	10				10														10
C05/0668	Aldringham	Site fronting Old Homes Road	В	0	0	.0				10															10
C07/0368	Bawdsey	land east of 13 East Lane	G	0	0	12	12			6	6													<u> </u>	12
C90/0842 C08/0390	Campsea Ashe Cransford	land of Mill Lane land adjacent to Cherry Trees	B B	4	0	8	4	-	1	4			-	<u> </u>											4
C04/0693	Felixstowe	Land to the rear of the Convent for Jesus	G	<u> </u>		3	4		1	- 4				1	1								1		- 3
		and Mary, 63 Orwell Road		0	0	57	57		25	32															57
C08/0936	Felixstowe	The Ordnance Hotel, 1 Undercliff Road	В	0	0	14	14					7	7	<u> </u>										<u> </u>	14
C08/1122	Felixstowe	land at junction with Garrison Lane, High Road West	В	0	0	12	12				6		6												12
C06/1464	Felixstowe	land rear of The Forum, Sea Road	В	0	0	6	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		0
		between 218 and 244 Ferry Road, off	_		_																				
C4972/1 C08/1913	Felixstowe Felixstowe	Westmorland Road Stowe House, 105 Cliff Road	G B	10		11	0			- 1	5			1										-	0
C07/0193	Felixstowe	85-93 St Andrews Road	В	0		5	0	5	;	- 4	J														5
C07/2343	Felixstowe	19 Leopold Road	В	0	6	6	0	6	6																6
000/4000	- · ·	1-18 Conford House and 1-21 Exmoor	В			40	40		_	0															40
C08/1303	Felixstowe	Road	В		0	12	12		ь	ь				1										-	12
	ĺ	Part rear gardens of Thistledown,							1			l		1	1		1							1	1 1
C08/1040	Framlingham	Graylings and Brunnings, Mount Pleasant	В	0	0	8	8		8		_	ļ		ļ	!		ļ		ļ		ļ				8
C06/1722	Framlingham	Former Gas Works Site, College Road land rear of Meadow Rise and Long Acre,	В	0	0	5	5				5		1											<u> </u>	5
C08/0450	Framlingham	Mount Pleasant	В	0	0	5	5		5																5
C08/0961	Framlingham	Reads Bakery, 1 Bridge Street	В	0	0	-	٥			5															5
C08/0064	Friston	Friston Business Centre	В	0	0	10	10					5	5 5	i											10
C08/2205	Grundisburgh	site 1-2 Meeting Lane and part rear gardens of 3-7 Meeting Lane	В		0	10	10			10															10
C98/0830	Grundisburgh	land off Charles Avenue	G	32	: 0		28		†	14				†	†							l –			28
C01/0361	Hollesley	Duck Corner / Rectory Road	G	58	0	63	5			5															5
000/0004	Hollesley	Part OS 3457. Opposite Shepherd & Dog	G	25		20	_																		
C98/0604	riollesiey	Public House, The Street West of Century Drive, South of Ropes	G	25	1 1	26	0	1	 		1		1	 	 	1	 		 			 	 	 	- 1
C08/0475	Kesgrave	Drive, Grange Farm	G	98	11	111	2	11	2					<u></u>	<u></u>		<u> </u>		<u> </u>		<u></u>				13
007/4704		land rear of 26-42 Bell Lane, Off Ropes	G	13		44	31		4.5	40															24
C07/1764	Kesgrave	Drive, Grange Farm Part 271A and 275 Main Road, part	G	13	0	44	31		15	16	1		1	1	1	1	1		1	1	1	1	1	 	31
C07/1636	Kesgrave	Falcon Caravan Site	В	6	4	10	0	4	<u> </u>		<u></u>	<u> </u>		<u></u>	<u> </u>		<u> </u>		<u> </u>		<u></u>		<u></u>	<u> </u>	4
C0E/0004	Kangraya	The Church of the Holy Family and St	В																						4.4
C05/0064	Kesgrave	Michael, 227 Main Road	В	2	14	16	0	14	1				1		1					1	l	1	1		14

Planning application ref/DPD policy ref	Parish	Name and address of site	Greenfield (G) or Brownfield (B) site type	Total dwellings built on site	Total dwellings under constructi on or not started	Total dwellings on site	Number of residual which are expected to be complete d in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total Identified Supply
C07/1427		23 Trimley Road	В	0	0	5			5															5
C8108/1/2		Grange Farm	В	10	0	11				1			<u> </u>											1
C04/1826 C05/0317	Leiston Leiston	15 High Street	B B	0	0	5			8															8
C05/0317 C06/0658	Leiston	St Petroc, Goldings Lane Colonial House	В	27	21	Ŭ								1	1									21
C06/1300	Leiston	13 Station Road	В	0	5		0																	5
C07/2217	Leiston	Crown Farm, Sizewell Gap Road	G	0	0	5	5		5															5
000/0407	Leiston	1 d di 04 d 440 dh \/i							_															-
C08/2107	Leiston	Land adjacent to 91 and 142 Heath View Falcon Residential Trailer Park, Felixstowe	В	0	0	5	5		5															5
C06/2305	Martlesham	Road	В	11	6	25	8	6	8						<u> </u>									14
C05/0722	Melton	GAH premises, Melton Road	В	0	0	81					20	25	36											81
C07/2361	Melton	Deben Mill, Melton Hill	B	0	0	33	33	-	1	1	12	11	10	1	1	-	-	-		 	-	1		33
C07/0636	Melton	land corner of Beresford Drive and Bredfield Road	G	0	0	15	15			7	8				1					1	1			15
C04/1449	Melton	Melton Grange	В	6	24	32		24	2															26
	Peasenhall	OS 0960 Mill View Farm, Mill Road	В	2	3	5	-																	3
		Purdis Rise, Purdis Farm Lane	В	. 0	0	,	,		5				<u> </u>	1	 					 	ļ	<u> </u>		9
C08/1629 C05/1990	Rendlesham Saxmundham	Domestic Base RAF Bentwaters	В	439	20	539	80	20	15	35	30		 	1	 					 		 		100
C03/1990	Saxinununun	land and buildings south of Church Street	В	0	0	48	48				16	16	16	6										48
C07/2195	Saxmundham	Seaman House, Seaman Avenue	В	0	0	33	33		15	18														33
C07/2196	Saxmundham	Former County Primary School, Fairfield	В		_		23		11	12														
C08/0743	Sibton	Road Sibton Croft, Abbey Road	В	0	0	23	20		11															23
C08/0743	Snape	land rear of 7 Church Road	В	0	0	10			0	10														10
E1211/2	Sweffling	Blyth Villas	В	10	0	18						8												8
C07/2048	Swilland	land north of Deben Cottage	G	0	6	6	0	6																6
C02/0985	Trimley St Martin	rear of 10-28 Old Kirton Road	В	14	0	22	8			8														8
C06/0707	Trimley St Martin	land rear of 77-85 Mill Lane and 53-57 Old Kirton Road	G	0			. 5			5														5
C07/1928	Tunstall	Street Farm Barn, School Road	Ğ	0	0	6	3	3	3															6
C05/0210	Tunstall	Snape Maltings, Snape Bridge	В	19	2	65	44	2	22	22														46
007/4045	114	land at junction of Yarmouth Road and	,																					
C07/1945 E193/1	Ufford Walpole	Parklands OS 328	B B	12		26	14	ь				14												14
C07/2050	Wenhaston	land north of 7-14 Narrow Way	G	0	0	6	6			6														6
C08/1694	Westleton	Woodlands, Dunwich Road	В	0	0	7	7				7													7
C08/0012	Wickham Market	land rear of Deben Court, Chapel Lane	В	0	1	16	14	1		7	7													15
C04/1823	Woodbridge	land at Notcutts Garden Centre, Ipswich Road	B&G	70	,	94	24		12	12														24
C04/1623	Woodbridge	County Library, New Street	В	10	0	7	7		12	12		7	 	1	1	†	†					1		7
C04/0167		Old School Site, New Street	В	15	7	22	0	7						1										7
		s Small Sites (if large number of sites All sites less than 5 dwellings	totals	can be use	ed rather th	nan a full li		3	I	8	9		1	1		l	l			1	l	1	l	20
-	Alderton	All sites less than 5 dwellings	-		0	0	0																	0
-		All sites less than 5 dwellings	-	0	4	12					8				ļ									12
-		All sites less than 5 dwellings	-	0	1 1	2	1 0	1			1		 	1	 					 	ļ	ļ		2
<u> </u>		All sites less than 5 dwellings All sites less than 5 dwellings	-	_	0	0	0 1	-	-	1	-	-	 	1	 	-	-	 		 	 	 	-	0
<u> </u>		All sites less than 5 dwellings All sites less than 5 dwellings	-	0	1	3	3 2			<u> </u>	2		 	 	 					 		-		3
-		All sites less than 5 dwellings	-	Ť	0	1	1				1				i –									1
_	Bougle	All sites less than 5 dwellings	-	0	0	0	0																	0
	Boyton	All sites less than 5 dwellings	-	0	0	0	0																	0
<u> </u>		All sites less than 5 dwellings	-	0	1 1	3	3 2			ļ .	2		<u> </u>	1	 					<u> </u>	ļ	<u> </u>		3
		All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	1 1	1 1			1 1			 	1	 					 		 		1
	Brightwell	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	1 0	. 3	0 0	_				-	 	1	 					-		 		0
-	Bromeswell	All sites less than 5 dwellings	-	0	0	0	0 0							1	†									0
	Bruisyard	All sites less than 5 dwellings	-	0	0	2	2			2														2
	Bucklesham	All sites less than 5 dwellings	-	- 0	0	1	1			1														1
-	Burgh	All sites less than 5 dwellings		0	0	0	0						<u> </u>	1	 							<u> </u>		0
-	Butley Campsea Ashe	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	0	0	4		2			 	1	 					 		 		0
<u> </u>		All sites less than 5 dwellings All sites less than 5 dwellings	-	0	1 0	3	0 0	1					 	1	 					 	 	1		0
	F =														<u> </u>									J

Planning application ref/DPD policy ref	Parish	Name and address of site	Greenfield (G) or Brownfield (B) site type	Total dwellings built on site	Total dwellings under constructi on or not started	on site	Number of residual which are expected to be complete d in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Identified Supply
-	Charsfield	All sites less than 5 dwellings	-	0	0	0	0				8888888888888888														0
-		All sites less than 5 dwellings	-	0	2	3	1	2			1														3
-	Chillesford	All sites less than 5 dwellings	-	0	0	1	1				1														1
-		All sites less than 5 dwellings	-	0	0	0	0																		0
-		All sites less than 5 dwellings	-	0	0	0	0																		0
-		All sites less than 5 dwellings All sites less than 5 dwellings	-) 0	1				3	3														6
-		All sites less than 5 dwellings	-	0	0 0	0	·			3	3				1										0
		All sites less than 5 dwellings	-	0	0	3	3				3														3
		All sites less than 5 dwellings	-	0	0	1	1				1														1
-		All sites less than 5 dwellings	-	0	0	2	2			2															2
-	Debach	All sites less than 5 dwellings	-	0	0	0	0	L.		-					 	 				<u> </u>	ļ	<u> </u>	<u> </u>		0
-	Dennington Dunwich	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	1	3	2	1			2				 	 				 		 	 		3
	Earl Soham	All sites less than 5 dwellings All sites less than 5 dwellings	-	0) 1	2	1	1			1				 	 				 	 	1	1		2
-	Easton	All sites less than 5 dwellings	-	0	0 0	2	2				2														2
	Eyke	All sites less than 5 dwellings	-	0	0 0	2	2				2														2
-	Falkenham	All sites less than 5 dwellings	-	0	0	0	0																		0
-		All sites less than 5 dwellings	-	0	0	0	0																		0
-		All sites less than 5 dwellings	-	0	6	39	33	6		10	10	13													39
-		All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	0	0	4		2															0
-		All sites less than 5 dwellings	-		0	1	1	- 4			1														1
-		All sites less than 5 dwellings	-	0	0	0	0																		0
-		All sites less than 5 dwellings	-	0	0	0	0																		0
		All sites less than 5 dwellings	-	0) 2	8	6	2		3	3														8
-		All sites less than 5 dwellings	-	0	1	2	1	1		1															2
-	Hacheston Hasketon	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	1	3	1	1			2												1		3
-	Hemley	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0 0	0	0				- '														0
-	Hevingham	All sites less than 5 dwellings	-	0) 1	1	0																		1
-	Hollesley	All sites less than 5 dwellings	-		1	5	4				4														5
-	Hoo	All sites less than 5 dwellings	-	0	0	0	0																		0
-		All sites less than 5 dwellings	-	0	0	0	0																		0
		All sites less than 5 dwellings	-	0	0	0	5			-															0
		All sites less than 5 dwellings All sites less than 5 dwellings	-	U	5	10	7			5															10
		All sites less than 5 dwellings		0) 2	5	3	2			3														5
-		All sites less than 5 dwellings	-	0) 1	1	0	1			Ŭ														1
-		All sites less than 5 dwellings	-	0	0	3	3				3														3
-		All sites less than 5 dwellings	-		1	17	16				8	8													17
-		All sites less than 5 dwellings	-	0	0	-1	-1			.	-1				 	 				 	 	ļ	ļ		-1
		All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	1	1 0		-	1			-	-	1	1				 	 	}	}		1
		All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0 0	1	1				1				1	 						1	1		1
-	Little Bealings	All sites less than 5 dwellings	-	0	0	0	0															1	1		0
-	Little Glemham	All sites less than 5 dwellings	-	0	0	0	0																		0
-	Marlesford	All sites less than 5 dwellings	-	0	0	0	0																		0
<u> </u>	Martlesham	All sites less than 5 dwellings	-		7	11	4	7		4					 	ļ						<u> </u>	<u> </u>		11
-	Melton Middleton	All sites less than 5 dwellings All sites less than 5 dwellings	-	-	3	7	4	3	-	4	2				 	 				 	 	1	1		7
		All sites less than 5 dwellings All sites less than 5 dwellings	-	- 0	1 0	3	1				1				 	 				 	 	1	1		3
-	Nacton	All sites less than 5 dwellings	-	0) 1	4	3	1			3				†										4
-		All sites less than 5 dwellings	-	0	0	0	0															1	1		0
	Orford	All sites less than 5 dwellings	-	0	1	4	3	1			3														4
-		All sites less than 5 dwellings	-	0	0	0	0								ļ	ļ				ļ		ļ	ļ		0
<u> </u>		All sites less than 5 dwellings	-	0	0	1	1	_		1					 	 				<u> </u>	ļ	<u> </u>	<u> </u>		1
-		All sites less than 5 dwellings All sites less than 5 dwellings	-	-	3	4	1	3	-	1				-	 	 		 		 	 	 	 		4
-		All sites less than 5 dwellings All sites less than 5 dwellings	-	0) 1	3	2	1	-	2			-	-	 	 				 	 	 	 		3
		All sites less than 5 dwellings	-	İ	0	5	5	·		آ	5														5
		All sites less than 5 dwellings	-	0	0	0	0																		0
		All sites less than 5 dwellings	-	0	0	2	_				2														2
-	Rendlesham	All sites less than 5 dwellings	-	<u> </u>	0	0	0								1	I		1		1	I	1			0

Planning application ref/DPD policy ref	Parish	Name and address of site	Greenfield (G) or Brownfield (B) site type	Total dwellings built on site	Total dwellings under constructi on or not started	Total dwellings on site	Number of residual which are expected to be complete d in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total Identified Supply
	Rushmere St																								
-	Andrew	All sites less than 5 dwellings	-		3	10	7	3		7	1											ļ			10 15
-	Saxmundham Saxtead	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	15	11			5															0
-	Shottisham	All sites less than 5 dwellings	-	0	0	0	0																		0
_	Sibton	All sites less than 5 dwellings	-	0	2	3	1	2	2	1															3
	Snape Sternfield	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	0	0			-		-													0
		·	-				0			1															- 0
-		All sites less than 5 dwellings	-	0	0	3	3			3		ļ													3
	Stratton Hall Sudbourne	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	-1	-1			-	-1														-1
F	Sutton	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	1	3	2	1	 	1	2	 		 				1		1	1	1	1	1	3
-	Sweffling	All sites less than 5 dwellings	-		1	1	0	1																	1
-	Swilland	All sites less than 5 dwellings	-	0	0	0	0																		0
	Theberton Thorington	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	4	4		1	 	4	1	 	<u> </u>	 			 		-		 			4
	Trimley St Martin	All sites less than 5 dwellings	-	0	1	6	5	1		5															6
-	Trimley St Mary	All sites less than 5 dwellings	-	0	1	5	4	1		4															5
-	Tuddenham	All sites less than 5 dwellings	-	0	0	0	0																		0
-	Tunstall	All sites less than 5 dwellings	-		1	1	0	1																	1
E	Ubbeston Ufford	All sites less than 5 dwellings All sites less than 5 dwellings	-	U	2	0	0	2	,	1	2	,													4
	Walberswick	All sites less than 5 dwellings	-	0	1	1	0	1			-														1
_	Waldringfield	All sites less than 5 dwellings	-	0	2	7	5	2			5	5													7
-	Walpole	All sites less than 5 dwellings	-		2	4	2	2	2		2	2													4
	Wantisden Wenhaston	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	0	0	1		<u> </u>	-											1			0
-	Westerfield	All sites less than 5 dwellings	-	0	0	0	0		1	1	-														0
-	Westleton	All sites less than 5 dwellings	-		1	1	0	1																	1
-	Wickham Market	All sites less than 5 dwellings	-		1	3	2	1		2															3
-	Witnesham Woodbridge	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	1	5	4	1		40	4	10										ļ			5
-	Yoxford	All sites less than 5 dwellings All sites less than 5 dwellings	-		6	38 14		- 6		10	10	12										1			38 14
C05/1723 - C07/0362	Felixstowe Rendlesham Saxmundham	rrently allocated and sites in submitted South Seafront, Langer Road Bentwaters, Rendlesham Land to the North Side of Church Hill, east of the River Fromus	B G G	(DPD)	0	158 75 145	75			40	40 25	50 5 25 0 50	28 25 20												158 75 145
		t be politically accepted or site specific)		ubicat to S	106 alloos	od citoc is	proform	lontions	dovolo	nmont h	riof agai	ontod)													
C08/0795	Framglingham	Land off Station Road, former Bibbys /		ubject to S	ioo, anoca			options	s, develo	pinent b	nier acce														
C06/1979	Hollesley	Warnes Site Former Scrap Metal Yard, Tower Hill	В	0	0	140	110	C	0	20	30	30	30	30	0	0	0	0	0	0	0	0			140
	,	Road	В			39	39				15	15	9												39
C08/0714	Leiston Leiston	land between 55 - 81 Valley Roac rear of 9 and 11 South Close	B B	-	1	36 10			ļ	1	15	15	10	1				-			1	-	1		36 10
	Wickham Market	Former garage site, High Street	В			13	13		<u> </u>	<u> </u>	13	3	10												13
Contingen		ites described in RSS, other sites no	t includ	ed above I	out identifie	ed in SHLA	A/Urban o	capacity	study e.	g. broad	location	ns for gro	wth)												
SHLAA	District	Estimate of SHLAA sites across district																							
SHLAA	District	available in 5 years (annualised) Estimate of total SHLAA sites across	-	-	-	-	1,400		280		280		280												1,400
	<u> </u>	district (annualised)		-	-	-	2,500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	8,500
A justified	windfall element	linked to SHLAA evidence of genuin	e local o	circumstar	ices)	_			1	ı		ı	ı		1			ı		1		1		1	
Total (eycl	uding contigent s	Windfall (tes)	L	<u> </u>	I	0	0		1	' 	<u> </u>	'	·	<u> </u>	ll			l		1	I	 	I	1	0
	g ::go.it o					3,621	1,910	270	201	520	579	372	238	30	0	0	0	0	0	0	0	0	0	0	2,210



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email: www.development.policy@suffolkcoastal.gov.uk

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Na życzenie przetłumaczymy niniejszą ulotkę na inny język Polish

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