

Suffolk Coastal ... where quality of life counts

# SUFFOLK COASTAL DISTRICT COUNCIL

# **HOUSING LAND SUPPLY ASSESSMENT - 2010**

December 2010



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# 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 31<sup>st</sup> March 2010. The current five year period for analysis is a forward look from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016. The 15 year period runs up to 31<sup>st</sup> March 2027 which is 15 years from the anticipated year of the Core Strategy adoption in 2012.
- 1.03 The Council has undertaken a recent Strategic Housing Land Availability Assessment (SHLAA) which was published in November 2010. The results from the SHLAA have been used to inform the PPS3 assessment contained in this document.

# 2 <u>Approach</u>

- 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 regional guidance as well as the following sources of national best practice guidance documents:
  - CLG Planning Policy Statement 3: Housing http://www.communities.gov.uk/publications/planningandbuilding/pps3housing
  - CLG Land Supply Assessment Checks <u>http://www.communities.gov.uk/publications/planningandbuilding/landsupplychecks</u>
  - 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 <u>http://www.communities.gov.uk/publications/housing/growthfundbiddingguide</u>
  - 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 <u>Calculating the Housing Requirement</u>

- 3.01 It is acknowledged that the Government has sought to abolish the Regional Spatial Strategies (RSS) from the 'development plan' and subsequently the housing requirement targets contained within them. However, the national requirement to demonstrate a 15 year housing land supply set out in PPS3 remains. The Council is in the process of conducting a review into a revised future district housing requirement through the Core Strategy but until such time this reaches a conclusion and/or the RSS are formally abolished by Law, the Council has assumed that the 5 year supply fallback required levels are those as set out for this district in the East of England Plan.
- 3.02 The East of England Plan, Policy H1, identified a district housing requirement of 10,200 additional new dwellings between the 2001 and 2021. The same policy also stated that where authorities needed to plan beyond 2021, in order to satisfy a 15 year time period, then the same per annum rate (510) should be projected forward as the yearly requirement beyond 2021. The latest estimate for Adoption of the Core Strategy is timetabled for 2012. Therefore based upon the above approach extending RSS figures, the district housing requirement between 2001 and 2027 could be 13,260 dwellings. The Council will need to update the 5 year supply document as soon as possible once the period of review on future district housing requirements has been concluded.

# 4 Progress to meeting the housing requirements up to 2027

- 4.01 Figure 1 below identifies the Council's current position for meeting the regional housing requirements up to 2027.
- 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 13,260 homes from 2001 2027. The Council's SHLAA document contains a large potential housing land supply which could be considered at this time and throughout the Plan period. It is reasonable to consider that windfall sites, over the plan period, will likely come forward in excess of the conservative estimate assumed for the Core Strategy (540), which may further reduce the yearly requirement. However, the estimate of 540 windfall sites in the Core Strategy has been used here.

## Figure 1 – progress in meeting housing requirements

Table figures have been rounded

	<b>2001 – 2027</b> (1 <sup>st</sup> April 2001 – 31 <sup>st</sup> March 2027)	District
)	Total Built (2001 – 2010)	5,350
i)	Total committed supply from 2001 up to 2027 (extant planning permissions [1,650] + outstanding allocations [75] - 10% discount for sites which may not deliver)	1,550
ii)	Total committed future supply as identified in Core Strategy (urban potential* [230] + small windfall [540] + new allocations [4,440]) (2009 – 2026)	5,210
v)	Total built and committed in LDF up to 2026 [ <i>i</i> ) + <i>ii</i> ) + <i>iii</i> ) ]	12,110
()	Requirement to be built (2001 – 2027)	13,260
vi)	LDF Plan Period surplus / shortfall up to 2027 [v) - iv) ]	- 1,150

\* Core Strategy 'Urban Potential' figure has been updated to a figure of 230 which accounts for sites previously considered but have now gained planning permission.

## 5 <u>Stage 1 – Identify the level of housing provision to be delivered</u>

5.01 The RSS identified housing requirements for each district for the period up to 2021. It also stated that where Local Planning Authorities need to accord with national planning policy PPS3 (which still remains) and demonstrate a 15 year housing supply which extends beyond this period, then the identified annual requirement figure should be projected forward up to the end of the 15 year period. The district targets projected up to 2027 can be seen in Figure 2:

Stage	Description	District
)	Total RSS requirement (2001 – 2021)	10,200
)	RSS Annual requirement (2001 – 2021)	510
i)	Net dwelling completions (2001 – 2010)	5,350
	Revised RSS Annual requirement taking into account completions to date (2010 – 2027)	470
)	Additional requirement for continuous 15 year supply period up to 2027 [ii] * 6 years]	3,060
i)	Total housing number requirement from 2001 - 2027 [i) + v]]	13,260

## Figure 2 – Level of housing provision (dwellings) to be delivered 2001 - 2027

## 6 <u>Stage 2 – Identify potential sites for consideration of development</u>

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:

Source of Supply	Total Dwellings (figures rounded)
Formally Identified (politically agreed and site specific)	
Extant Planning Permissions on Allocated Sites	660
Extant Planning Permissions on Unallocated Large Sites	640
Extant Planning Permissions Small Sites	350
Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)	80
Sub-total	1,730
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	360
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)	5,170
Windfall (unpredictable and unidentified supply)	540
Sub-total	6,070
Gross TOTAL	7,800

6.02 The potential housing supply identified in **Appendix 1** is estimated to include around 980 brownfield dwellings. All sites of 5 or more dwellings applied for have been individually identified. Below this threshold figure, the dwelling numbers have been listed as a combined parish total.

6.03 The Council has been undertaken a Strategic Housing Land Availability Assessment (SHLAA) and was published in November 2010. The results from the SHLAA have been used to inform the PPS3 housing land supply assessments contained in this document.

## 7 <u>Stage 3 – Assess the deliverability of identified sites</u>

- 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 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016.
- 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, or formal issuing of the application decision notice. The base date for this information is as at 31<sup>st</sup> March 2010.
- 7.03 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. The Council has been in liaison with developers and agents to ensure the best estimate of housing sites delivery timescales is understood. Allowance has also been made for the current poor economic market conditions which are still very evident in housing delivery.
- 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 4** below summarises the Council's estimated land supply as at 31<sup>st</sup> March 2010. The detail of this table is provided in Figure 5.

	Estimated Land Supply (years)
First five years	3.3
Total estimated supply	15.5

### Figure 4 – Estimated land supply

# DISTRICT ESTIMATED LAND SUPPLY CALCULATION

# **Figure 5 – 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 – 2027)		13,260
ii)	Net Dwelling Completions (2001 – 2010)		5,350
iii)	Net Requirement (2010 – 2027) [i) – ii)]		7,910
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 [(7,910 / 17 years remaining) * 5]		2,330
vii)	Adjusted dwelling rate, based on past completions [vi / 5 years]		470
viii)	Gross Commitments in 5 year period (Outstanding planning permissions, sites where the principle of development has been agreed and outstanding allocations - including 10% discount for sites which may not deliver)	Deliverable sites	1,570
ix)	Estimate of SHLAA sites where it is indicated that delivery could occur in 5 year period (not including sites identified in Appendix 1)	Developable & potentially deliverable sites	0
x)	Estimated total supply of SHLAA sites (not including sites identified in Appendix 1)	Developable sites	5,170
xi)	Windfall sites assumed to occur in the last 5 years of the Plan period		540
xii)	Total Commitments [viii) + x) + xi)]		7,280
xiii)	ESTIMATED TOTAL HOUSING LAND SUPPLY, (Years) [xi) / vii)]		15.5
xiv)	Total Commitments where delivery could occur in 5 year period* [viii) + ix)]		1,570
xv)	ESTIMATED HOUSING LAND SUPPLY deliverable in first 5 years (Years) [xiv) / vii)]		3.3

#### Housing Land Supply Assessment - 2010

### Appendix 1 - Schedule of Sites

												Yr 3			Yr 6									Yr 15		
		Parish	Name and address of site	) or /pe	Total [net]	Total [net]	Total	Number of		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	2026/27	
application Ref / DPD	Type (Allocation.			(G) (G)	dwellings built on	dwellings under	[net] dwellings	residual which are							ł											Identifie
	Outline,			nfield (B) site	site	construction		expected to							į											Supply
	Reserved			enf I (B		or not	0.110	be		1					i -											
	Matters,			Gree field		started		completed		1					ł											
	Full)			Š,				in 5 years		İ					į											
				Bro											ł											
															ł											
										i					į											
Formally Id	lentified (pol	litically agreed and site	specific)																							
Extant Plan	ning Permiss	sions on Allocated Site	s			1				1			г	1		T	г	T	1	1	T	1				
C08/0908		Aldeburgh	Plots 26-33 Phase 5B, Church Farm Rise	G	229	14 16	244 55	6 0	8	6					į											14 16
	FULL	Blythburgh Felixstowe	Blythburgh & District Hospital Land btwn Orford Road & Langer Road	G					10						1											
			['South Seafront']	В	0	152	152	152		40	40	50	22		1											152
C06/0674	RES	Framlingham	Land south of Brook Lane land at Bell Barn Farm, Fentons Way, Grange	G	74	65	139	65		į	37	24	4		į											65
C07/1218	FULL	Kesgrave	Farm	в	0	3	3	0	3	i					i											3
C08/1629		Rendlesham	Domestic Base RAF Bentwaters	В	455	84	539	55	29	28	27															84
	O/L			G	0	116	116	116			40	40	36		1											116
C93/0722	RES	Rushmere St Andrew	Bixley Farm (b) Phase V, Land off Broadlands Way, Bixley	G	100	26	126	26		13	13				1											26
C03/0620	RES	Rushmere St Andrew	Farm	G	38	1	39	0	1	1					1							1	1	1		1
C06/0703	FULL	Rushmere St Andrew	Phase V, Shrublands, Bixley Farm	G	3	12	15	2	10	2					1											12
		Rushmere St Andrew		G	14	22	36	20	2	10	10				I											22
C07/0362	FULL	Saxmundham	Land to the North Side of Church Hill, east of the River Fromus	G	0	145	145	145		10	24	51	46	14	-								1			145
C07/1794	Det	Woodbridge	Budgens Store, 3 Hamblin Walk & 4 Hamblin	В	0	4	4	4		4					1						1	1		1		4
		L	Walk		U	4	4	4		4			1	I	1		1				1	1	1	1		4
etc (add row	for each site)	)																								
		sions on Unallocated L	arge Sites																							
C97/1692		Alderton	Watson Way	В	5	2	7	1	1	1					i											2
C07/0372 &	0/L, R/M	Alderton	land to the north of 24 Hollesley Road	G	0	10	10	10		10					1											10
C05/0668		Aldringham	Site fronting Old Homes Road	B	0	10	10	10		10					į.											10
C07/0368 & C09/2014		Bawdsey Bucklesham	land east of 13 East Lane 39-41 Levington Lane	G	0	12	12	12 4		12 4																12
C90/0842	FULL	Campsea Ashe	land of Mill Lane	B	4	4	8	4		-	4				1											4
C08/0390	RES	Cransford	land adjacent to Cherry Trees	В	0	5	5	4	1	4					1											5
C04/0693	RES	Felixstowe	Land to the rear of the Convent for Jesus and		0	57	57	57																		
C08/0936	RES	Felixstowe	Mary, 63 Orwell Road The Ordnance Hotel, 1 Undercliff Road	G	0	57	57	57		16 14	41				ļ											57 14
	RES	Felixstowe	land at junction with Garrison Lane, High							i					ļ.											
			Road West	В	0	12	12	12		12																12
C06/1464 C08/1913	RES	Felixstowe	land rear of The Forum, Sea Road Stowe House, 105 Cliff Road	B	0	6	6	6 9		6					ļ											6
C07/0193		Felixstowe	85-93 St Andrews Road	B	0	5	5	9	5	9					1											5
	O/L	Felixstowe	1-18 Conford House and 1-21 Exmoor Road	В	0	12	12	12	Ű		12				1											12
			Part rear gardens of Thistledown, Graylings	_											1											
C08/1040 C06/1722	RES O/L	Framlingham Framlingham	and Brunnings, Mount Pleasant Former Gas Works Site, College Road	B	0	8	8	2	6	2	5				1											8
		Flamingham	land rear of Meadow Rise and Long Acre,	в	0	5	5	5			5															
	FULL	Framlingham	Mount Pleasant	В	0	5	5	5		5					<u>i</u>											5
C08/0961		Framlingham	Reads Bakery, 1 Bridge Street	В	0	5	5	5	40	5																5
C08/1096 C04/1421 (		Framlingham Friston	Land north of 34 Kings Avenue Friston Business Centre	G	0	12	12	0	12	1	10				1						-	+	1			12 10
	FULL	Grundisburgh	site 1-2 Meeting Lane and part rear gardens of	B						ļ	.0				!						1	1	1	1		
		-	3-7 Meeting Lane		0	10	10	10		10			I		i		I				I	+	+			10
	RES	Grundisburgh Hollesley	land off Charles Avenue Duck Corner / Rectory Road	G	32 58	28 5	60 63	28 5		28												+	+			28
		TORESICY	Part OS 3457. Opposite Shepherd & Dog		00	5		5		3			<u> </u>		!		<u> </u>	<u> </u>			1	1	1	1		
C98/0604, C	RES	Hollesley	Public House, The Street	G	25	1	26	0	1	ļ					i							1				1
C07/1764	RES	Kesarave	land rear of 26-42 Bell Lane, Off Ropes Drive, Grange Farm	G	43	1	44	1		1					-							1	1			1
	Det	Kesgrave Kesgrave	Grange Farm 305 & 307 Main Road	B	43	4	44	3	1	3					i							1	1	-		4
C8108/1/2		Kirton	Grange Farm	B	10	1	11	1		1					1						1			1		1
	FULL	Leiston	15 High Street	В	0	8	8	7	1	7					1											8
	FULL	Leiston	St Petroc, Goldings Lane	B	0 4	5	5	4	1	4					i							+	+			5
	FULL	Leiston	13 Station Road Crown Farm, Sizewell Gap Road	G	4	1	5	0	1	5					i							+	+			1
	FULL	Leiston	Land adjacent to 91 and 142 Heath View	B	0	5	5	0	5	5			<u> </u>				<u> </u>	<u> </u>			1	1	1	1		5
			Falcon Residential Trailer Park, Felixstowe							İ.	1		1	l	ļ		1	1	1	1		1	1	1		
C06/2305	FULL	Martlesham	Road	B	16	9	25 51	0	9	05												1	1			9 51
C05/0722 & C07/2361	FULL	Melton Melton	GAH premises, Melton Road Deben Mill, Melton Hill	B	0	51 33	51 33	51 33		25	26 12	11	10		1							1	1			51 33
	FULL	Melton	Melton Grange	B	29	3	32	0	3	i	.2		10		i						1	1	1	1		3
C08/2192	Det	Melton	Part of Water Works, Bredfield Road	В	0	7	7	7		7					1											7
C09/1057	Det	Nacton	Land north of the Cottage, The Street	G	0	6	6	0	6	į					i							1				6
CO4/2165		Purdis Farm	Purdis Rise, Purdis Farm Lane	В	0	9	9	9		9	1		1	1	!	1	1	1	1	1	1	1	1	1		9

application Ref / DPD policy ref	Type (Allocation, Outline, Reserved Matters, Full)	Parish	Name and address of site	() <sup>2</sup>	dwellings built on site	dwellings		Number of residual which are expected to be completed in 5 years	current	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	2026/27	Total Identified Supply
C01/0759		Peasenhall	OS 0960 Mill View Farm, Mill Road	В	2	3	5	0	3																	3
		Saxmundham	land and buildings south of Church Street	В	0	16	16	16		16																16
C07/2195	O/L	Saxmundham	Seaman House, Seaman Avenue	В	0	33	33	33			15	18		i												33
C07/2196 C08/0743		Saxmundham Sibton	Former County Primary School, Fairfield Road Sibton Croft, Abbey Road	В	0	23	23	23		6	11	12														23
C08/0743		Shape	land rear of 7 Church Road	B	0	10	10	10		10																10
C01/0921 C			rear of 10-28 Old Kirton Road	B	14	8	22	8		8																8
		Trimley St Martin	land rear of 77-85 Mill Lane and 53-57 Old Kirton Road	G	0	10	105	10		0	10															10
C08/1667	Det	Trimley St Mary	East of Water Tower, Spriteshall Lane	В	0	5	5	5		5																5
C07/1928	FULL	Tunstall	Street Farm Barn, School Road	G	0	6	6	6		3	3															6
C05/0210	FULL	Tunstall	Snape Maltings, Snape Bridge	В	19	46	65	46		23	23															46
C08/0706	Det	Ufford	White Meadow, School Lane	В	0	6	6	6		6				l												6
C07/2284	FULL	Walpole	Rear of 1-12 Peasenhall Road	G	0	10	10	2	8	2																10
C08/1694	FULL	Westleton	Woodlands, Dunwich Road	В	0	7	7	5	2	5																7
C04/1823		Woodbridge	land at Notcutts Garden Centre, Ipswich Road			25	95	25		13	12			1												25
C04/0169		Woodbridge	County Library, New Street	В	0	7	7	7				7														7
C09/0252 &		Woodbridge	Site of former 28-30 Ipswich Rd	В	0	3	3	0	3																	3
C08/2095	Det	Yoxford	Land rear of 9-27 Meadowlands Close	G	0	14	14	14		7	7															14

etc (add row for each site)

#### Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)

-	Aldeburgh	All sites less than 5 dwellings	-	17	17	11	6	11		i.		1			1	1	
-	Alderton	All sites less than 5 dwellings	-	2	2	2	0	2		1							
-	Aldringham	All sites less than 5 dwellings	-	11	11	6	5	6									T
-	Badingham	All sites less than 5 dwellings	-	2	2	1	1	1		i i						1	1
-	Bawdsey	All sites less than 5 dwellings	-	2	2	2	0	2		ļ.							1
-	Benhall	All sites less than 5 dwellings	-	-1	-1	-1	0	-1								1	T
-	Blaxhall	All sites less than 5 dwellings	-	1	1	1	0	1									+
-	Blythburgh	All sites less than 5 dwellings	-	1	1	0	1	1								1	+
-	Bougle	All sites less than 5 dwellings	-	0	0	0	0									-	+
-	Boyton	All sites less than 5 dwellings	-	1	1	1	0	1								-	+
_	Bramfield	All sites less than 5 dwellings	-	1	1	0	1			1						-	+
_	Brandeston	All sites less than 5 dwellings	-	1	1	0	1									-	+
-	Bredfield	All sites less than 5 dwellings	-	2	2	1	1	1									+
-	Brightwell	All sites less than 5 dwellings		0	0	0	0	i '		— i							+
-	Bromeswell	All sites less than 5 dwellings		0	0	0	0	<u>+</u>									
-	Bruisyard	All sites less than 5 dwellings		2	2	0	2	i			-	 					
-	Bucklesham	All sites less than 5 dwellings		1	1	0	1	i – –		i	-	 					+
-	Burgh		-	0	0	0	0							_	_	<u> </u>	+
-	Butlev	All sites less than 5 dwellings		0	0	-	0										+
-		All sites less than 5 dwellings		-	-	0	-		 	i		 				<u> </u>	+
-	Campsea Ashe	All sites less than 5 dwellings	-	2	2	2	0	2									-
-	Capel St Andrew	All sites less than 5 dwellings	-	0	0	0	0									<u> </u>	_
-	Charsfield	All sites less than 5 dwellings	-	0	0	0	0	i		i							_
-	Chediston	All sites less than 5 dwellings	-	2	2	1	1	1		!							_
-	Chillesford	All sites less than 5 dwellings	-	1	1	1	0	1									_
-	Clopton	All sites less than 5 dwellings	-	0	0	0	0	i		i						<u> </u>	_
-	Cookley	All sites less than 5 dwellings	-	0	0	0	0										_
-	Cransford	All sites less than 5 dwellings	-	1	1	1	0	1									_
-	Cratfield	All sites less than 5 dwellings	-	9	9	7	2	7									_
-	Cretingham	All sites less than 5 dwellings	-	0	0	0	0			!							_
-	Culpho	All sites less than 5 dwellings	-	3	3	3	0	3									
-	Dallinghoo	All sites less than 5 dwellings	-	1	1	1	0	1									
-	Darsham	All sites less than 5 dwellings	-	3	3	2	1	2									
-	Debach	All sites less than 5 dwellings	-	0	0	0	0										
-	Dennington	All sites less than 5 dwellings	-	3	3	2	1	2		i							
-	Dunwich	All sites less than 5 dwellings	-	3	3	3	0	3									
-	Earl Soham	All sites less than 5 dwellings	-	4	4	2	2	2									
-	Easton	All sites less than 5 dwellings	-	2	2	1	1	1		i							Τ
-	Eyke	All sites less than 5 dwellings	-	3	3	3	0	3		ļ.							T
-	Falkenham	All sites less than 5 dwellings	-	0	0	0	0										T
-	Farnham	All sites less than 5 dwellings	-	0	0	0	0	i		i.							+
-	Felixstowe	All sites less than 5 dwellings	-	27	27	21	6	21		1							1
-	Foxhall	All sites less than 5 dwellings	-	0	0	0	0			-			1		1	1	+
-	Framlingham	All sites less than 5 dwellings	-	11	11	9	2	9		1			1		1	1	+
-	Friston	All sites less than 5 dwellings	-	1	1	1	0	1		i						t	+
-	Gedgrave	All sites less than 5 dwellings	-	0	0	0	0		1		1				1	t	+
-	Great Bealings	All sites less than 5 dwellings	-	0	0	0	0	i l	1							t	+
-	Great Glemham	All sites less than 5 dwellings	-	6	6	2	4	2		i	1					1	+
-	Grundisburgh	All sites less than 5 dwellings		1	1	4	0	4	 + +	<u> </u>	 +	 			1	+	+

application Ref / DPD	Reference Type (Allocation, Outline, Reserved Matters, Full)	Parish	Name and address of site	o (c) pleinternet adviewer built ou site Built on site	Total [net] dwellings under construction or not started	Total [net] dwellings on site	residual	current year	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
													İ										
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	4	4	1	3	1				1										 4
-	-	Hemley	All sites less than 5 dwellings	-	0	0	0	0					1										0
-	-		All sites less than 5 dwellings	-	1	1	0	1															1
-	-	Hollesley Hoo	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	5	4	0	4				<u> </u>										5 0
-	-		All sites less than 5 dwellings	-	1	1	1	0	1				į										1
-			All sites less than 5 dwellings	-	1	1	1	0	1				ļ										1
-			All sites less than 5 dwellings All sites less than 5 dwellings	-	10 12	10 12	4	6	4 10														 10 12
-	-		All sites less than 5 dwellings	-	6	6	1	5	1				1										6
-	-		All sites less than 5 dwellings	-	5	5	1	4	1				<u>i</u>										5
-	-	Knodishall Leiston	All sites less than 5 dwellings All sites less than 5 dwellings	-	3 18	3 18	3 14	0	3 14			<u> </u>	<u>i</u>										 3 18
-	-	Letheringham	All sites less than 5 dwellings	-	0	0	0	0					<u>i                                     </u>										0
-	-	Levington	All sites less than 5 dwellings	-	1	1	1	0	1				l										1
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	0	0	1			<u> </u>	ł										 0
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	0	0	<u> </u>				i –										 0
-	-	Little Glemham	All sites less than 5 dwellings	-	0	0	0	0	ļ				ļ										0
-	-		All sites less than 5 dwellings	-	0 4	0	0	0	2				ł										0 4
-			All sites less than 5 dwellings All sites less than 5 dwellings	-	4	4	2	2	4				1										4
-			All sites less than 5 dwellings	-	2	2	2	0	2				į										2
-	-		All sites less than 5 dwellings	-	5	5	5	0	5				į										5
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	2	2	2	0	2														 2
-	-	Orford	All sites less than 5 dwellings	-	1	1	0	1	<u> </u>				1										1
-	-		All sites less than 5 dwellings	-	1	0	1	0	1				1										1
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	1	1 5	1	0	1 3				<u>i</u>										 1 5
-	-		All sites less than 5 dwellings	-	0	0	0	0					ļ —										0
-	-	Playford	All sites less than 5 dwellings	-	3	3	2	1	2				ļ										3
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	5	5	5	0	5				ł										 5 0
-			All sites less than 5 dwellings	-	2	2	2	0	2				1										2
-	-		All sites less than 5 dwellings	-	0	0	0	0					i										0
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	6 17	6 17	5 13	1	5 13				ļ										6 17
-			All sites less than 5 dwellings	-	0	0	0	0	13				1										0
-		Shottisham	All sites less than 5 dwellings	-	0	0	0	0															0
-	-		All sites less than 5 dwellings	-	2	2	2	0	2				}										2
-			All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	0	0	<u> </u>				1										 0
-	-	Stratford St Andrew	All sites less than 5 dwellings	-	3	3	3	0	3				į –										3
-	-	Stratton Hall Sudbourne	All sites less than 5 dwellings All sites less than 5 dwellings	-	-1 5	-1 5	0	-1 0	5			<u> </u>	ł										 -1 5
-	-		All sites less than 5 dwellings	-	3	3	2	1	2				1										 3
-		Sweffling	All sites less than 5 dwellings	-	1	1	0	1					1										1
-	-		All sites less than 5 dwellings	-	0 4	0 4	0	0	3			<u> </u>	ł										 0 4
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	4	4	0	0	3				<u>i</u>						1				4
-	-	Trimley St Martin	All sites less than 5 dwellings	-	2	2	2	0	2				į										2
-	-	Trimley St Mary	All sites less than 5 dwellings	-	8	8	6	2	6														8
-	-	Tuddenham Tunstall	All sites less than 5 dwellings All sites less than 5 dwellings	-	0	0	0	0	2				<u> </u>										03
-	-	Ubbeston	All sites less than 5 dwellings	-	1	1	1	0	1				į.										1
-	-	Ufford	All sites less than 5 dwellings	-	2	2	1	1	1				ļ										 2
-	-	Walberswick Waldringfield	All sites less than 5 dwellings All sites less than 5 dwellings	-	2	2	2 4	0	2			<u> </u>	+										 2 5
-			All sites less than 5 dwellings	-	4	4	4	3	4				1										4
-	-	Wantisden	All sites less than 5 dwellings	-	0	0	0	0	1				1										 0
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	4	4	3	1	3			<u>├───</u>	į —										 4
-			All sites less than 5 dwellings All sites less than 5 dwellings	-	2	2	0	2	1				1										2
-	-	Wickham Market	All sites less than 5 dwellings	-	3	3	2	1	2				1										3
-	-	Witnesham Woodbridge	All sites less than 5 dwellings All sites less than 5 dwellings	-	4 24	4 24	3	1	3 14				<u> </u>						<u> </u>				4 24
-	-		All sites less than 5 dwellings All sites less than 5 dwellings	-	15	15	14	10	14 11				1						1				24 15
		1					l .		i				i _										

Planning application Ref / DPD policy ref		Parish	Name and address of site	Greenfield (G) or Brownfield (B) site type	Total [net] dwellings built on site	dwellings	Total [net] dwellings on site		2010/11 current year	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
	v for each site		and sites in submitted LDF/DPD)																							
Residual a	liocated sites	Rendlesham	Bentwaters, Rendlesham	G	0	75	75	75			25	25	25		1			1			1	1				75
-	-	rtendicanam	Dentwaters, Rendicanam	0	Ŭ	10	10				20	20	20													<u> </u>
etc						1	1				1		1					1				1				r
Informally	Identified (ma	y not be politically acce	epted or site specific)																							_
			ed (planning permissions subject to S106, allo	ncated s	ites in prefe	rred ontions d	evelonment	brief accent	ed)																	
C08/0795		Framglingham	Land off Station Road, former Bibbys /		1					1					1			1			1					
			Warnes Site	в	0	140	140	39						39	39	41	21									140
C06/1979		Hollesley	Former Scrap Metal Yard, Tower Hill Roac	В	0	33	33	33			11	11	11													33
C09/1269	FULL	Kesgrave	Area FF & Fenton's Wood, Wilkinson Drive	G	0	48	48	48			16	16	16													48
	O/L	Leiston	land between 55 - 81 Valley Road	В	0	36	36	36			12	12	12													36
C10/294	O/L	Saxmundham	Land at Rendham Road	G	0	90	90	90				30	30	30												90
-	-	Wickham Market	Former garage site, High Street	В	0	13	13	13				13														13
								0																		I
	v for each site				1																					
A justified	windfall elem	ent (linked to SHLAA	evidence of genuine local circumstances)	-				1																		
			WINDFALL		0	0	0	0													108	108	108	108	108	540
	t Sites (Strate		RRS, other sites not included in SHLAA/Urba	an Capa	city study e	g. broad locatio	ons for grow	/th)																		
SHLAA	-	District	Estimate of SHLAA sites across district		1		1	1										1			1	1				1
			available in 5 years (annualised)	-	-	-	-	0		0	0	0	0	0												0
SHLAA	-	District	Estimate of total SHLAA sites across		1																					
L	1	l	district(annualised)	-	-	-	-	0		0	0	0	0	0	470	470	470	470	470	470	470	470	470	470	470	5,170
Total (exc	luding conti	gent sites above)																								
							3.464	1.739	246	678	446	320	212	83	39	41	21	0	0	0	108	108	108	108	108	2,626
							,	.,	-10		0			50						, v		.00				