



Suffolk Coastal ... where quality of life counts

HOUSING LAND SUPPLY ASSESSMENT 2016 - 2021

August 2016 Update

Publication date: August 2016

OVERVIEW OF REVISIONS

This Housing Land Supply Assessment has been re-issued to provide an updated housing land supply position for the district, correct at the time of the Joint Local Plan Examination – Issue 3 Housing Hearing 31st August 2016.

Changes include:

1. The five year housing land supply has corrected an error in relation to the number of dwellings with planning permission for sites of 5 or more dwellings expected to be delivered within 5 years.
2. Additional tables to evidence windfall provision both in terms of numbers completed and numbers of dwellings permitted annually since the start of the plan period.
3. In response to Inspector's Question 24:

“Have there been any recent planning permissions which would materially affect the supply or spatial distribution of housing?”

The following sites have been added as potentially delivering housing within the five year period or had their contribution adjusted:

Major planning permissions now included in five year supply

- Woods Lane, Melton - 180 dwellings. No longer subject to legal challenge (August 2016).
- Fairfield Road, Framlingham – 163 dwellings. Allowed on appeal 25/4/2016

Planning permission brought forward:

- Land west of Ferry Road residential centre Felixstowe scheduled earlier within the 5 year supply period as the site has outline permission and pre-app consultation undertaken in June 2016 prior to Reserved Matters submission;

Allocations brought forward:

- FPP8-Land off Thurman's Lane for 100 dwellings was approved subject to legal agreement in June; and
- FPP6-Land opposite Hand-in-Hand PH for 70 dwellings.

Sites where the principle of development is accepted have been revised/ added:

- Land south and east of BT Adastral Park for 350 dwellings (reduced from 375 within the 5year period) is subject to an updated trajectory;
- Melton Hill Council Offices, Woodbridge for (at least) 69 dwellings where the Council owns the site and contacts have been exchanged. The Council is due to move to its new offices in October 2016.

4. Windfall allowance – No allowance is included for years 1 and 2 to avoid potential double counting issues due to the quantum of delivery expected from current extant permissions.

This information is provided in Appendix A which provides an updated five year housing land supply position with these additional planning permissions included.

The five year period covered in this assessment is 1st April 2016 to 31st March 2021.

This statement identifies Suffolk Coastal District Council's current position with regard to identifying a five year supply of housing land which is assessed as 6.1 years.

The assessment assumes 7,900 requirement as set out in the adopted Core Strategy (July 2013), a 5% buffer and making up identified under delivery (2010 – 2016) within this five year period to 2021.

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1. Introduction

1.0 In March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies three dimensions to sustainable development and the need for the planning system to perform a number of roles in this regard:

- an economic role;
- a social role; and
- an environmental role.

1.1 Housing provision is included within the heading social role which is defined as follows:

“ – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”

1.2 However, as the NPPF goes on to state:

“These roles should not be undertaken in isolation, because they are mutually dependent.....Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.”

1.3 To achieve this, as the NPPF makes very clear, planning should be genuinely plan-led.

1.4 In respect of new housing provision, paragraph 47 (bullet point 2) of the NPPF states that in order to boost the supply of housing¹ local planning authorities should:

“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.”

1.5 Footnote 11 to NPPF paragraph 47 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. More generally, it is accepted that new housing should only be phased where it is linked to the provision of specific new or improved infrastructure.

¹ Underline is writer’s emphasis

1.6 Not being able to demonstrate a five year housing land supply has specific implications in the determination of planning applications as set out in paragraph 49 of the NPPF:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable sites.”

This includes policies in the Council’s site allocations documents and relevant neighbourhood plans.

1.7 Further advice on providing a five year housing land supply is to be found in National Planning Practice Guidance (NPPG). The guidance is not definitive in terms of the methodology to be used, but makes clear that the evidence on which the numbers are calculated should be robust. Where there has been an under delivery of homes against the annualised plan requirement, Local Planning Authorities are advised to look at the reasons for that under-delivery to understand whether a 5% or 20% buffer is the appropriate one to apply.

1.8 The advice in relation to how any shortfall in delivery of new homes (undersupply) should be treated is not stipulated, but authorities are encouraged to provide for that shortfall to be met within the first five years. The alternative approach is to pro-rata the undersupply over the remainder of the plan period. It is this alternative approach which Suffolk Coastal has used to calculate supply since the start of the plan period in 2010, not least because it did not have any outstanding housing allocations on which to bring forward development to meet identified shortfalls in delivery within a plan led approach. That situation has now changed.

1.9 The lack of definitive guidance as to how the 5 year housing land supply should be calculated has led to councils across the country having their housing land supply figures challenged both at appeal and through the courts. Consideration has therefore been given to views expressed by planning inspectors in recent planning appeal decisions on sites both within the district and elsewhere around the country, to determine if there are any emerging trends or useful advice to help ensure that this document is robust and to minimise any risk of challenge. At the time of writing the most directly relevant decision is that of the Inspector who granted planning permission at Fairfield Road, Framlingham on 25 April 2016, appeal ref APP/J3530/W/15/3011466. Accordingly, a number of adjustments have been made to the Council’s methodology in 2015, and these are reflected through the document.

1.10 In short, these are (1) the five year period over which the housing land supply is calculated has been changed to include the current year; (2) calculations are provided for both a 5% and 20% buffer; and (3) calculations are based upon a requirement to make up the total undersupply accumulated over the first 5 years of the Plan period in the short term, ie in the five year period under consideration. The preferred approach is set out in the body of the document. The alternative calculation using a 20% buffer is provided in Appendix C. In addition, new sections have been included setting out the progress made with the Local Plan Review, and explicitly setting out the steps that have been undertaken to produce this five year supply assessment document.

1.11 No change has been made to the starting point for the calculations, which remains the 7,900 housing requirement as set out in the adopted Suffolk Coastal District Local Plan – Core Strategy and Development Management Policies Document (July 2013).

2. Stages followed in preparing 5-year housing requirement

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

STAGE	ACTIONS
Stage 1 Complete annual monitoring checks	<ul style="list-style-type: none"> • Complete annual on-site housing monitoring checks to confirm completions and numbers of dwellings not started or under construction for all sites; • Update information on sites granted planning permission from 1/4/2015 – 31/3/2016; • Using a selection of sites to reflect the type and size of development typical of Suffolk Coastal provide evidence to show the length of time taken between first grant of planning permission to start on site.
Stage 2 Obtain information on anticipated start dates and build out rates	<ul style="list-style-type: none"> • For sites with planning permission for 5 or more dwellings, contact (letter and email) the agent / landowner for information on anticipated start dates and build out rates; • Reminder sent to agents / landowners when information on sites still awaited (deadline for responses 23/5/2016); • Discussion with DM colleagues to agree likely start times and build out rates for sites where no information received. • Cross check information from on-site monitoring with information from developers/agents
Stage 3 Agree document format	Undertake review of recent appeal decisions; monitoring information; and plan progress to resolve: <ul style="list-style-type: none"> • Correct figure to take as basis for 5yr calculations; • Correct 5 year period to which calculations should refer; • Correct buffer to apply (5% or 20%); • Extent to which site allocations can reasonably be included as part of the calculated housing land supply; • Identify what additional information it would be useful for the document to include, for example progress with the Local Plan Review.
Stage 4 Draft document	Complete calculations and text; Proof read/check.
Stage 5 Publish document	Publish on web-site.

3. Identifying the 5-year housing requirement (Tables 1 - 3)

3.0 The five year housing land supply calculation is set out in Table 5. Supporting data is provided in Table 1, Table 2 and Appendix A. The accompanying paragraphs set out the Council's reasons for the assumptions made. Appendix C shows what the housing land supply would be if a 20% buffer were to be applied, as the Framlingham Inspector considered it should be in the light of evidence given to the inquiry in January 2016.

3.1 A separate check has been undertaken directly with developers and agents to identify more precisely when sites with planning permission are anticipated to be brought forward within years 1 – 5. A copy of the pro-forma sent to developers and agents is included as Appendix B. The phasing information provided in response to this check has been used to draft the table set out in Appendix A. It will be seen that on some larger sites, development is anticipated to continue beyond the five year period.

3.2 In addition to this information, where no updates are received, and for sites of less than 5 dwellings, any dwellings currently under construction but not completed are entered into the current year column. If the information received shows that developers are holding off on building, it could suggest that the same may apply to other sites, and therefore the delivery figures should be added later in the period. Information provided by developers sometimes shows that sites, once granted planning permission have then been sold on, thereby delaying commencement on site. If the information suggests that development is occurring sooner rather than later, then the figures can be brought forward. There will be exceptions. A number of sites only have an outline permission and are therefore generally likely to come forward later in the period allowing time for reserved matters applications to be submitted and agreed.

3.3 Some sites with full planning permission may have stalled, or have typically been built out more slowly. In these instances historic monitoring records will show this slow delivery which can be factored in to any assumptions made regarding delivery of any remaining units. This checking exercise has served to confirm that not all of the sites for which planning permission has been granted are anticipated to be fully built out over the five year period.

Why is 7,900 dwellings the correct housing requirement figure on which to base the calculation?

3.4 National Planning Practice Guidance (ID3-030-20140306) (NPPG) confirms that:

“... Housing requirement figures in up to date Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans which have successfully passed through the examination process, unless significant new evidence comes to light...”

3.5 National Planning Policy Framework (paragraph 47) expects that Local Plans, where possible, and as far as is consistent with the Framework, should look to meet their objectively assessed housing needs in full.

3.6 The Suffolk Coastal District Local Plan - Core Strategy & Development Management Policies (the Core Strategy) was adopted in July 2013. The Core Strategy requires that a minimum of 7,900 new homes are built in the district between 2010 and 2027. This is an annual average delivery (or completion) rate of at least 465 dwellings per year.

3.7 The Core Strategy does not allocate sites for development; that is the role of the site specific allocations development plan documents which follow. On adoption, these site allocations documents, together with the Core Strategy will provide the Council with a complete set of up to date housing supply policies, thereby significantly boosting the supply of housing across the district. The documents will, together, provide the policy framework against which proposals for housing will be determined over the period to 2027 i.e. the plan period for the Core Strategy. The site allocations documents comprise the Felixstowe Area Action Plan (AAP) and the Site Allocations and Area Specific Policies Local Plan document (SAD) being produced by Suffolk Coastal District Council, together with a variety of neighbourhood plans, not all of which are proposing new housing development. The remit of these documents is to implement the Core Strategy.

3.8 The [AAP and SAD documents](#) are being prepared in accordance with the Council's [Local Development Scheme 2015](#) and are due to be submitted for independent examination in June 2016 with anticipated adoption by the end of 2016. Good progress is being made with neighbourhood plans, with those for Framlingham and Leiston which are looking to allocate land for significant numbers of homes, also close to submission. (See Appendix A for update as at 30/08/2016).

3.9 The Core Strategy adopted housing requirement of 7,900 homes is less than the Full Objectively Assessed Housing Need (FOAN) for the district as identified in modelling work undertaken for the Council in 2010 by Oxford Economics. The Oxford Economics modelling work identified a FOAN of 11,000 dwellings over the plan period 2010 – 2027, linked to anticipated economic growth over the same period. Both housing figures and the Council's reasons for progressing with the lower 7,900 (minimum) requirement, and the overall development strategy for the district, were fully explored through discussion with developers and others at the Core Strategy examination in 2012. The Inspector found the Core Strategy to be sound and in compliance with the NPPF, subject to a number of modifications. Details of these considerations can be found in the [Inspectors Report](#) (June 2013).

3.10 One of the modifications to the draft Core Strategy committed the Council to commencing a review of the Local Plan by 2015 with the publication of an Issues and Options report by 2015 at the latest. This modification is included within the adopted Core Strategy as paragraphs 3.19 – 3.34 and policy SP2. These paragraphs also confirm that it is the Local Plan review which will update the FOAN for the district and not the site allocations documents. The timescale for completing the site allocations work was set out in the 2012 Local Development Scheme.

3.11 Thus, the most obvious reason for basing the housing land supply assessment on a requirement of 7,900 is because it is the minimum requirement figure provided in the recently adopted Core Strategy. It was chosen and endorsed by the Inspector and the Council as the appropriate figure to adopt, despite the need for 11,000 dwellings over the plan period of 2010-2027, until an early review of the Core Strategy provides a new figure.

3.12 It is accepted that the timeframe for the Local Plan review has not progressed as quickly as originally anticipated and as set out in the Councils Local Development Scheme 2012. It is also acknowledged that the policy and text supporting SP2 both require that review to commence in 2015 and that it did not do so. The Framlingham Inspector considered the delay to be a significant factor and reached the view that the Core Strategy's requirement figure is now out of date. However, the Council does not share that view for several reasons, including the following briefly stated points: (1) a section 78 inquiry cannot be a "mini Local Plan examination" and very properly he did not go on to identify a different requirement figure (despite there being several to choose from in the evidence before him); (2) his comment that a review of the Core Strategy might have been commenced alongside the joint working is not considered realistic; (3) had the policy requirement to commence the review been met, the requirement figure for this five year period would still be the 7,900 figure; and (4) the Inspector failed to appreciate (or at least failed to mention) the approximate year by which completion of the early review was expected by the Core Strategy Inspector. In relation to that overall timetable, the Council's Local Development Scheme remains on track.

3.13 The Council recognises the delay as against the timescale set out in the Core Strategy, a delay which has been the consequence of the legal challenge to the Plan and the decision to work jointly with neighbouring authorities. The Council considers that a robust review is better than a rushed review, and considerable preparatory work had been undertaken within the Core Strategy examination timeframe and by the end of 2015. This work is being undertaken jointly with neighbouring authorities and will provide an updated FOAN for the wider Ipswich Housing Market Area and for individual districts and consider matters of wider than district significance, in accordance with latest national planning practice guidance. See Section 5 for progress. The time period to be covered by the Review will now be extended to 2036, beyond that anticipated in the Core Strategy (2031).

3.14 The Local Plan Review will provide for housing in addition to that identified in the site allocations documents currently being progressed and will be progressed and adopted within this current five year housing land supply period.

3.15 In all the circumstances, the Council does not accept that the modest delay in commencing the review of the Core Strategy has rendered the 7,900 dwelling requirement out of date. In the Council's judgment, the evidence supports the conclusion that for this five year housing land supply document the housing requirement should continue to be that identified in the adopted Core Strategy (7,900). Update: The Inspector undertaking the Joint Examination has issued a statement confirming that the remit of the site allocations documents is to implement the housing requirement in the Core Strategy. Any update to the FOAN is the role of the Local Plan Review. <http://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal->

[Local-Plan/Felixstowe-AAP/Joint-examination/F-07v2-Inspectors-note-on-housing-requirement-8th-August-2016.pdf](#)

What is the residual housing requirement?

3.16 The residual housing requirement is the number of new homes still needed to be provided between 01/04/2016 and the end of the plan period in 2027. Annual housing monitoring checks have identified and updated the net number of new homes built (delivered) between 01/04/2010 and 31/03/2016. A total of 2,016 homes have been delivered to date, leaving 5,884 homes still to be provided ($7,900 - 2,016 = 5,884$).

What is the appropriate buffer, 5% or 20%?

3.17 The NPPF (para 47) provides for two alternative buffer options to be considered. It states that local planning authorities should “.. *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% buffer(moved forward from later in the plan period) to ensure choice and competition in the market for land*”. For Suffolk Coastal, the annual requirement equates to 465 dwellings per year ($7,900 \div 17\text{yrs} = 465$ per year). When the Core Strategy was adopted, the Inspector considered that Suffolk Coastal did have a good record of housing delivery and required a 5% buffer.

3.18 NPPF (para 47) goes on to state “*Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to achieve a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.*”

3.19 Table 1 shows the number of new homes delivered annually since 2010, the start of the plan period. Whilst the last two years has seen build rates pick up, it remains the case that actual delivery since the start of the plan period has not matched the annual housing requirement of 465 per year, resulting in an under-delivery of 774 homes over the plan period to date. ($465 \times 6 = 2,790 - 2,016 = 774$ under delivery). The severity of the deficit when looked at in percentage terms has, however, been steadily reducing year on year.

Table 1 – Housing Delivery Against Core Strategy Target (01/04/2010 – 31/03/2016)

<i>Monitoring Year</i>	<i>Net dwelling completions (annual delivery)</i>	<i>Net dwelling completions (cumulative delivery)</i>	<i>CS Target Cumulative requirement based on 465 p.a.</i>
2010/11	216	216 (46%)	465
2011/12	270	486 (52%)	930
2012/13	324	810 (58%)	1,395
2013/14	215	1,025 (55%)	1,860
2014/15	427	1,452 (62%)	2,325

2015/16	564	2,016	(72%)	2,790
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(Monitoring year 1st April to 31st March)

3.20 Lack of delivery in the early years of the plan period are considered to be the result of a number of factors including the recession, existing large developments reaching completion and new sites taking time to begin to deliver on site.

3.21 Some appeal decisions have indicated that the Council should apply a 20% buffer in its 5 year housing land supply calculation. The Framlingham Inspector noted that since the start of the plan period in 2010, the annual requirement of 465 units had not been met once resulting in a shortfall (on the basis of the evidence before him) of 873 dwellings over that period (paragraph 22 of his report). This matter has been given serious consideration and the evidence re-assessed.

3.22 Whilst acknowledging the limited number of completions since 2010, the trend over the last two years and for the coming year shows a markedly different picture. The figures for the last two years show a significant improvement in numbers of homes completed. In 2014/15 some 427 dwellings were completed just 38 units short of the 465 annual requirement. In 2015/16 completions totalled 564 dwellings 99 over the average annual requirement. In anticipation of the number of completions for the year 2016/17 (the first year of this current five year period) some 479 dwellings have already been monitored as being under construction (as at 31/03/2016), again in excess of the average annual requirement of 465 dwellings. In addition, as at 31/03/2016 there were extant planning permissions for a further 2,439 dwellings (not started) providing a range and choice of sites for developers to progress schemes through to completion. This evidenced choice and competition in the market is in accordance with the objective of paragraph 47 of NPPF. On this evidence, the Council considers that this is not a picture of 'persistent under delivery' that would require the application of a 20% buffer and that a 5% buffer is the appropriate figure which should be applied. The 5% buffer has been applied to the 5 year supply target, including the identified under-delivery.

How should any under-delivery be dealt with?

3.23 Recent planning appeal decisions from across the country demonstrate a fairly consistent message from Inspectors that councils should be looking to meet any identified shortfall in housing delivery within five years, in accordance with the preferred approach as set out in National Planning Practice Guidance (sometimes referred to as the Sedgefield method). In previous years the Council has considered it better to address the identified undersupply over the longer term (the Liverpool approach) based on local circumstance, and the fact that it is a legitimate approach to take as set out in National Planning Practice Guidance and case law. Reasons for adopting this approach included the fact that houses were not being built despite planning permissions being granted for numbers of new homes which would more than cover this requirement. Progress with site allocations documents was not sufficiently advanced for proposed housing allocation sites to be included within the identified housing land supply as being able to be brought forward in the short term within a plan-led system. Also the adopted strategy approach to the scale and distribution of growth across the plan area could have been undermined. The NPPF refers to the undersupply being addressed by identifying sites 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;”.

3.24 It is appropriate that these matters are re-considered each year based on latest local circumstance and updated evidence.

3.25 The Council has an identified under supply of 774 homes over the period 2010 – 2016 as set out above. Evidence over the three year period 2014/15 – 2016/17 shows that housing delivery has (and is expected to continue to) increase significantly to a point where it is beginning to claw back the identified undersupply. Delivery figures for the past two years were 427 and 564 respectively (61 over the combined annual requirement of 930 for the 2 year period). For the same years there were outstanding planning permissions for 1,898 and 2,913 dwellings. There is also a healthy stock of current extant planning permissions (2,918 as at 31/03/2016 of which 479 are known to be under construction). Information direct from developers shows anticipated higher rates of completion are expected to continue. Since 1st April 2016, the Council is in receipt of planning applications totalling in excess of 700 new dwellings. Planning permission has been allowed on appeal for a further 163 dwellings at Framlingham. The legal challenge to the 180 dwellings at Melton has concluded enabling development to proceed.

3.26 The Council’s site allocations documents have reached a significant stage and were submitted for independent examination in June 2016 with an anticipated adoption date around the end of 2016. It is legitimate therefore to now include within the 5 year land supply those sites where housing is proposed to be allocated, where no objections have been raised in respect of the deliverability of the site.

3.27 Accordingly, it is considered that the Council’s local circumstances have changed sufficiently that the identified undersupply can and should now be provided for within the five year period. It can be provided for within a plan-led approach. The housing land supply calculation is done on that basis.

Table 2 – Calculating 5yr + 5% housing requirement including under delivery (7,900 + 5% buffer + meeting current under delivery)

a	SCDC Core Strategy requirement 2010 - 2027	7,900
b	SCDC annual average requirement (7,900 ÷ 17)	465 p.a
c	Net dwelling completions 2010 – 31/03/2016)	2,016*
d	Five year supply target 2016 – 2021 (b x 5)	2,325 (465 x 5)
e	Under delivery 2010 – 2016 (465 x 6 - c)	774 (2,790 – 2,016)
f	Revised 5yr supply requirement (d + e)	3,099 (2,325 + 774)
g	Plus 5% buffer (5% of f)	155
h	Revised annual 5yr + 5% requirement (f + g ÷ 5)	3,254 (651 p.a)

*Note: residual requirement 2016 – 2027 = 5,884 (7,900 – 2,016)

What has been included in the housing land supply figure?

3.28 The housing land supply figure comprises a number of components. The annual monitoring work is used to confirm the number of homes for which planning

permission has been granted up to 31/03/2016. All sites are checked to confirm numbers of homes under construction and those where development has yet to commence.

3.29 Information was obtained from landowners/agents/developers for sites with planning permission for 5 or more homes to confirm anticipated start dates and build out rates, providing robust evidence in terms of anticipated delivery over the five year period. This information is cross checked with that obtained via the annual monitoring work.

3.30 Information has been provided by BT with regard to Adastral Park and their anticipated timeframe for the submission of a new planning application. The information provided in Appendix B is an update to that available as at 31/03/2016.

3.31 For those sites where no information has been provided by the landowner/agent/developer, a judgement has been made as to likely delivery based on internal discussion with Development Management officers and research of average times taken from the date a planning permission is issued to start on site (confirmed by Building Control/ Council Tax or on-site checks) for a range of size and type of site.

3.32 Allocated Sites. A judgement has been taken in relation to housing sites included in the Council's site allocations documents based on the stage those documents have reached in the plan-making process. Both the AAP and SAD were submitted to independent examination in June 2016. Proposed Submission consultation closed on 31st May 2016. All allocated sites in the Council's site allocations documents are included within the housing land supply, unless responses received in relation to the soundness of the plans challenge the deliverability of individual sites or their inclusion is otherwise called into question. All sites are listed in Appendix A with commentary provided in the final column. A similar update position has been provided for relevant neighbourhood plans.

3.33 This approach is taken because through the plan-making process, the choice of sites has been refined, and criterion added as necessary to highlight for example issues such as flood risk assessments and archaeological assessments which could influence both phasing and viability. At a high level, viability work was undertaken in 2015 in support of the CIL examination, that showed for all housing sites (whatever their size or location within the district) they could support a CIL charge. In relation to the site allocations documents (AAP and SAD), further viability work was commissioned specifically in relation to sites proposed for allocation to help provide a reality check in terms of the numbers of homes identified.

3.34 Sites Subject to Legal Challenge. One large site at Woods Lane, Melton was allowed on appeal for a development of 180 homes. That appeal decision is linked to a separate legal challenge on wider matters of policy relating to housing land supply. The decision was handed down by the Supreme Court in July 2016. This site is therefore included in the long list of sites in Appendix A with commentary to that effect.

3.35 Neighbourhood Plans. No contribution has been anticipated from those parishes and towns undertaking neighbourhood plans which include housing

allocations as they have yet to be formally submitted to this Council for consultation ahead of independent examination. Two exceptions have been identified.

3.36 In Framlingham land at Mount Pleasant had a planning permission for 95 homes approved before 31/03/2016 and is included within sites with planning permissions in Appendix A.

3.37 Within the greater Woodbridge area, the District Council Offices site at Melton Hill, Woodbridge is identified as coming forward within the 5 year period as contracts for sale have now been exchanged. The Council are due to move out in October 2016.

3.38 Additional information detailing progress with locally significant sites within neighbourhood plan areas post 31/03/2016 is provided in a second table in Appendix A.

3.39 Existing outstanding housing allocations. The Council technically still has one outstanding housing allocation from the old local plan for approximately 75 homes. This site at Rendlesham is being re-considered through the site allocations process and has been incorporated as a site allocation on the basis of a reduced housing number.

3.40 Windfall. The 7,900 housing requirement includes a windfall element of 50 dwellings a year over the plan period. In general this windfall provision will be made up of small sites for less than five dwellings which are too small to allocate. They do nonetheless make a steady contribution year on year to the Council's housing land supply. A contribution of 50 per year is identified in the Core Strategy and included as part of the housing land supply, but starting from year 2018/19. No allowance has been made for years one and two (2016/18) as annual monitoring confirms that of the 479 dwellings known to be under construction, some 142 of these are on sites of less than 5 dwellings. See Tables 3 and 4 for evidence of completions and permissions. Annual monitoring of permissions and completions on small sites, of less than 5 dwellings across the district, indicates that this continues to be a robust estimate.

Table 3: No. of dwellings permitted on sites of < 5 dwellings*

	No. of dwellings permitted on sites of < 5 dwellings*
1 st April 10/31 st March 11	70
1 st April 11/31 st March 12	70
1 st April 12/31 st March 13	87
1 st April 13/31 st March 14	91
1 st April 14/31 st March 15	144
1 st April 15/31 st March 16	149

* for renewals only additional dwellings are included

Table 4: No. of completions on sites of < 5 dwellings

	No. of completions on sites of < 5 dwellings
1 st April 10/31 st March 11	90
1st April 11/31st March 12	84
1st April 12/31st March 13	65
1st April 13/31st March 14	69
1st April 14/31st March 15	77
1st April 15/31st March 16	94

Table 5. Identified Sources of Housing Land Supply Available to Meet 5 year Housing Land Requirement (2016 -2021):

This table summarises the information set out in detail in Appendix A.

Source	Nos of dwellings
Sites with planning permission for 5 or more dwellings phased for completion (2016-2021).	2,274
Sites with planning permission for less than 5 dwellings phased for completion (2016-2021).	428
Annual windfall allowance (50 per yr) (source Core Strategy).	150
Sites where principle of development accepted.	
<ul style="list-style-type: none"> Anticipated contribution – Adastral Park (2016 – 2021) (source BT) 	350
<ul style="list-style-type: none"> Melton Hill Office. Site controlled by SCDC. 	69
Anticipated contribution from allocations from SCDC site allocations documents not subject to challenge on grounds of deliverability or phased post 2021 due to infrastructure constraints or expressed landowner preference (Appendix A)	710
Total supply (2016 - 2021)	3,981
Identified 5yr + 5% requirement (651 x 5) (source Table 2)	3,254
5yr supply position (3,981 ÷ 651)	6.12 year supply

3.41 This table confirms that the Council can demonstrate a housing land supply in excess of five years. As a consequence, when determining planning applications, the Council can demonstrate that its policies for the supply of housing are up to date.

3.42 The information provided in Appendix C confirms that even with a 20% buffer the Council can demonstrate a housing land supply in excess of five years (5.3yrs) and therefore that its policies for the supply of housing are up to date.

4. What else is the Council doing to boost the supply of housing?

4.0 The Council takes a positive approach to approving planning applications where they are in accordance with the development strategy set out in the Core Strategy, and are otherwise acceptable in terms of detail. As at 31/03/2016 there were outstanding planning permissions for a total of 2,918 homes, of which 479 were under construction. These provide for a wide range of choice of size and type of site across the district as shown in Appendix A.

4.1 Affordable Housing: The Council has recently appointed a new Head of Housing and Housing Enabling Officer. Their role will involve looking at opportunities to boost the supply of affordable housing.

4.2 Self Build Register: The Council has set up a register of people looking to undertake new build projects across the district.

4.3 Providing support to Town and Parish Councils undertaking neighbourhood plans, many of whom will be identifying land for new housing provision.

4.4 Working on the completion and adoption of a Core Strategy review which will be an “early” review striking an appropriate balance between meeting objectively assessed needs and the significant environmental constraints of the District.

5. Progress with Local Plan Review

5.0 The Local Plan Review is being undertaken in accordance with the timetable set out in the Council's Local Development Scheme 2015 which is reproduced below. This shows that the Local Plan Review is anticipated to reach adoption stage within this current 5 year housing land supply period. More detail on initial preparatory work can be viewed via the following link:

<https://www.ipswich.gov.uk/content/ipswich-policy-area>

5.1 For more progress on the [Local Plan Review](#) please click the link.

Document Title	Aligned or Joint Local Plan Review	
Subject area	The plan will quantify the housing and employment growth needed and identify broad locations for the growth, the infrastructure needed and any mitigation measures required through a Habitat Regulations Assessment. It may take the form of a single joint development plan document, or it may consist of separate but aligned plans for each local authority area. The key objective will be to ensure that strategic policies are consistent across the local authorities. In addition, each local authority will have non strategic locally specific policies covering a range of topic areas, which will need to be considered and included in appropriate documents.	
Geographical area	The precise geography for the document is likely to cover all of Suffolk Coastal District and potentially all of the Districts of Mid Suffolk, Babergh and Ipswich Borough.	
Evidence Base	Various evidence bases will be required, including those relating to housing, employment and retail needs, infrastructure needs and Habitat Regulations mitigation.	
Will it be produced jointly with other authorities and will this involve a joint committee?	This is to be determined but Ipswich Borough Council, Mid Suffolk District Council, Babergh District Council and Suffolk County Council will be key partners, in accordance with the Duty to Co-operate. It is also still to be determined whether there will be a joint committee, or whether the affected local authorities will adopt the plan(s) individually.	
Timetable	Preparation of aligned/joint evidence base and consultation on the scope of the Sustainability Appraisal	Jan 2014 onwards
	Notify stakeholders and invite representations. Early consultation stage that involves consideration of issues and options/preferred options.	Oct 2016 – Jun 2018
	Pre-submission publication of plan (final draft plan) for representations relating to soundness	Sept/Oct 2018
	Submission of plan for Examination by Planning Inspectorate.	Feb 2019
	Examination hearing	Jun 2019
	Inspector's Report published	Oct 2019
	Adoption of plan by the Council	Nov/Dec 2019
Review	The document will be monitored on an annual basis and will then be the subject of a review within five years of adoption.	
Notes	The planning policy services of Suffolk Coastal District Council, Ipswich Borough Council, Mid Suffolk District Council and Babergh District Council will be responsible for producing the document(s) with support from Suffolk County Council or a joint strategic planning team drawing staff from the constituent local authorities.	

5.2 A Memorandum of Understanding has now been signed on behalf of each authority.

5.3 This work will also tie in with that being progressed on behalf of the whole of Suffolk – the Strategic Planning and Infrastructure Framework, for which consultants will be appointed in July 2016.

APPENDIX A – Identified Housing Land Supply (does not include sites where development fully built out)

Planning Ref	App Type	Parish	Location	Completi ons at 31/03/10	Completions from 1/4/10 to 31/03/16	Outstanding number of dwellings	No units estimated for completion per year										Comments	
							2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		2026/27
Sites with planning permission for 5 or more dwellings																		
C 08/0908 C 10/2508 C 11/0752 C 13/0244 DC/14/2078	FULL	Aldeburgh	Plots 26-33 Phase 5B, Church Farm Rise	229	11	3	3											3 under construction
C 12/2573	FULL	Aldeburgh	Aldeburgh Brickworks, Saxmundham Road	0	3	12	7	5										Former brickworks (demolition of existing buildings) 5 affordable housing units. Delivery confirmed by developer. 7 under construction. 5 not started
DC 15/3103/FUL	FULL	Aldeburgh	Land between 36 & 38 Leiston Road, Aldeburgh	0	0	5		5										5 not started
DC/13/2174	OUT	Alderton	Land Adjacent To 45 And 50 Watson Way	0	0	9			5	4								Supersedes 2 remaining plots on C 97/1692. 9 not started
C 96/1000 C 00/0985 C 07/0084 C 06/1062	FULL	Blythburgh	Blythburgh & District Hospital	39	9	7	7											7 under construction
DC/13/3010/FUL	FULL	Blythburgh	Amberley, Dunwich Road, Blythburgh	0	0	8	5	3										Existing dwelling to be demolished = 9 dwellings in total (plus 8). 2 affordable housing units. Delivery confirmed by developer. 5 under construction. 3 not started
C 09/1862	FULL	Campsea Ashe	1-6, 9 & 10 Ullswater Road	0	4	8		4	4									Existing 8 dwellings to be demolished (=20 dwellings total). Including affordable housing. 8 not started
DC/14/1844	OUT	Charsfield	Land east of St Peters Close	0	0	20			10	10								6 affordable housing units 20 not started
C 11/1123	FULL	Chillesford	Land/buildings at Chillesford Lodge Estate	0	0	20	6	7	7									Conversion of agricultural buildings to residential/office/holiday lets. 6 under construction 14 not started
C 04/1329 C 08/0390	RES	Cransford	land adjacent to Cherry Trees	0	0	5	1	4										1 under construction 4 not started
C 13/0911 DC/15/0721/ARM	OUT/RES	Cratfield	School Farm, Church Road	0	0	6	4	2										includes 2 affordable housing units. 4 under construction 2 not started
C 13/0300 DC/13/2489 DC 14/2337 DC/14/2338/ARM	O/L O/L RM RM	Darsham	Land to west of Mill House, The Street	0	11	8	8											6 affordable housing units. DC 14/2337/ARM on site opposite (4 dwellings) 8 under construction
DC/13/2933/OUT	OUT	Darsham	Land to the rear of 1 & 2 Chapel Cottages adjoining, The Street	0	0	20			10	10								6 affordable housing units. Existing village hall to be demolished and rebuilt. 20 not started
C 13/0060 DC/15/1100/FUL	FULL	Earl Soham	Land south of Glebe Cottage Surgery, The Street	0	1	5	2	3										DC 15/1100 revised scheme - affordable housing element removed from the scheme. Delivery confirmed by developer. 2 under construction 3 not started
C 08/1913	RES	Felixstowe	Stowe House, 105 Cliff Road	0	0	9	1	4	4									Existing dwelling to be demolished and replaced (=10 dwelling in total). Now under construction as existing dwelling demolished. 1 under construction 8 not started
C 07/0193	FULL	Felixstowe	85-93 St Andrews Road	0	0	5	5											Flats above new build shops. 5 under construction
C 05/1723 C 12/0068 DC 13/3598	DET	Felixstowe	Land btwn Orford Road & Langer Road [South Seafront]	0	119	2	2											Existing 6 dwellings to be demolished and replaced (=127 dwellings total). Includes 13 units affordable housing. 2 under construction
C 11/1502 DC 13/2716 DC 14/2167 DC/15/1783/FUL	FULL	Felixstowe	The Bartlett Hospital	0	13	23	21	2										Conversion of former hospital. 21 under construction 2 not started
C 07/2364 C 13/1012 DC/14/0992	FULL	Felixstowe	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road	0	46	28		14	14									C 13/1012 revised scheme for Hamilton House. Now proposed 46 units (original approved 37). DC 14/0992/PN3 revised scheme for Cliff House. Now proposed 28 units (original approved 18). 28 not started

C 08/1656	FULL	Felixstowe	Garage site, Langer Road	0	0	5	5									5 under construction
DC/14/3431	FULL	Felixstowe	Garage & parking area rear of 2-16 Philip Avenue	0	0	11	11									11 Affordable housing units. Revised scheme to C 11/0081 for 7 dwellings. 11 under construction
C 08/1081	FULL	Felixstowe	Waverley Hotel, Wolsey Gardens	0	22	1	1									Conversion of hotel. 1 under construction
DC/14/3432	OUT	Felixstowe	Land adj. 11 Penfold Road	0	0	5			5							Demolition of disused furniture storage building. 5 not started
DC/15/0332/FUL	FULL	Felixstowe	38 - 40 Victoria Street	0	0	5		5								Conversion of redundant buildings (B1c) to residential. 5 not started
DC/13/3821/OUT	O/L	Felixstowe	Walton Green South High Street Walton Felixstowe	0	0	190				45	45	45	45	10		63 affordable housing units 190 not started
DC/13/3069/OUT	O/L	Felixstowe	Land West Of Ferry Road Residential Centre Ferry Road Felixstowe Suffolk	0	0	200			50	50	50	50				67 affordable housing units. 200 not started
DC/15/2471/FUL	FULL	Felixstowe	23 & 25 Crescent Road	0	0	18			9	9						18 not started
DC/13/2505/FUL	FULL	Felixstowe	Marlborough Hotel, Sea Road, Felixstowe	0	0	24		12	12							Change of use of hotel only to hotel, residential apartments, retail unit and restaurant. 26 new flats (2 replacements as 2 existing flats = plus 24). Flats on ground, first, second and third floor. 24 not started
DC/15/0931/FUL	FULL	Felixstowe	Adastral Close	0	0	13	13									13 affordable housing units - Orwell Housing Association. Delivery confirmed by developer. 13 under construction
DC/15/0151/FUL	FULL	Felixstowe	North Sea Hotel, Sea Road	0	0	21		11	10							Demolition of vacant nightclub to commercial premises (ground floor) and 21 self contained flats (second, third & fourth floor). 21 not started
DC/16/0135/OUT	O/L	Felixstowe	Land at junction of Garrison Lane & High Road West	0	0	12				6	6					Includes 4 affordable housing units. 12 not started
DC/16/0431/FUL	FULL	Felixstowe	Former The Buregate Public House, Sea Road	0	0	5		5								Change of use of public house to residential. Existing flat on site - 1 replacement dwelling. 6 new residential flats = plus 5. 5 not started
DC/14/4202/FUL	FULL	Foxhall	Former Civil Service Sports Ground, Straight Road	0	0	14	13	1								Demolition of former sports club building. 13 under construction 1 not started
C 08/0795 C 13/0773 DC/14/0435 DC/15/0444/ARM	O/L	Framlingham	Land off Station Rd	0	0	99	27	25	25	22						Mixed use development. Includes affordable housing. DC14/0435 allowed on appeal to remove affordable housing element for a period of 3 years. DC15/0444 (land on the west) reserved matters - reduction in dwellings from 140 to 99. Delivery confirmed by monitoring. 27 under construction 72 not started
DC/13/3234/OUT	O/L	Framlingham	Land South East Of Rawlings Cottage, Saxtead Road, Framlingham	0	0	10			5	5						10 not started
DC/15/1090/FUL	FULL	Framlingham	The Woodyard, Vyces Road	0	0	5		5								5 not started
DC/15/2759/FUL	FULL	Framlingham	Land at Mount Pleasant	0	0	95		30	30	30	5					31 affordable housing units. 95 not started
DC/14/2747/FUL	FULL	Framlingham	Fairfield Road	0	0	163		60	60	43						
DC/13/2619 DC/15/1816/ARM	OUT RM	Grundisburgh	Development site at Top Field Barn Farm, Ipswich Road	0	0	24		8	8	8						Includes 8 affordable housing units. New village hall to be built on separate part of site. 24 not started
C 01/0361	RES	Hollesley	Duck Corner / Rectory Road	58	0	5			5							5 not started
DC/15/0496/OUT	OUT	Hollesley	Glebe House Residential Care Home, Rectory Road	0	0	9			3	3	3					9 not started
C/13/0320	FULL	Hollesley	Land at Mallard Way, Off Rectory Road	0	0	16		4	4	4	4					5 affordable housing units. 16 not started
DC/13/3693/OUT DC/14/3533/FUL	FULL	Hollesley	Heath Dairy Farm, Melton Road	0	0	9	1	4	4							Former agricultural dairy. Revised scheme to DC13/3693/OUT. Delivery confirmed by developer. 1 under construction 8 not started
C 07/1764	RES	Kesgrave	land rear of 26-42 Bell Lane, Off Ropes Drive, Grange Farm	43	0	1					1					Including some affordable housing. 1 not started
DC/14/4225/FUL	FULL	Kirton	Land to rear of 16 to 22 Falkenham Road	0	0	43	16	11	16							14 affordable housing units. Delivery confirmed by developer. 12 under construction 31 not started
DC/13/2461/FUL	FULL	Knodishall	Land Opposite 57 To 61 Judith Avenue, Knodishall	0	0	8		4	4							2 affordable housing units. 8 not started

C04/1826	FULL	Leiston	15 High Street	0	0	8	1	4	3								1 under construction 7 not started
C13/0475	FULL	Leiston	Land between 55 & 81 Valley Road	0	18	7	7										Including 10 affordable housing units. 7 under construction
C12/2139	FULL	Leiston	Land opposite 18 to 30a Aldeburgh Road	0	62	57	32	25									Including 39 affordable housing units. Delivery confirmed by developer. 27 under construction 37 not started
DC/15/3018/FUL	FULL	Leiston	Colonial House, Station Road	0	0	9		9									3 affordable housing units. Change of use of offices to residential flats on ground & first floor. 9 not started
DC/14/3166/OUT	OUT	Leiston	Abbey View Lodges Orchard House 105 Abbey Road	0	0	8			4	4							Currently holiday homes on the site. 1 affordable housing unit. 8 not started
DC/15/4749	FULL	Martlesham	Falcon Residential Trailer Park, Felixstowe Road	0	0	6				6							Existing 2 mobile homes to be replaced (=8 in total) 6 not started
C10/1906	FULL	Martlesham	Land south of Main Road	0	97	83	48	35									Including 59 affordable housing units. 40 under construction 64 not started
C10/0773	FULL	Melton	Deben Mill, Melton Hill	0	29	4	4										Sheltered housing. 4 under construction
C12/2255	FULL	Melton	Land Between 1 Potash Cottages And Woodroyd Cottage, Woods Lane, Melton	0	0	11		5	5	1							Including 3 affordable housing units. 11 not started
DC/14/0715/OUT DC/15/4264/ARM	OUT RM	Melton	Land to rear of Cedar House, Pytches Road	0	0	10	10										Including 3 affordable housing units. Delivery confirmed by developer. 5 under construction 5 not started
DC/13/2425	FULL	Melton	Land north of New Quay Court, Old Maltings Approach	0	0	5	2	3									2 under construction 3 not started
DC/14/0991/OUT	OUT	Melton	Land north of Woods Lane	0	0	180			60	60	60						Legal challenge currently pending. Including 60 affordable housing units. 180 not started
DC/15/0325/FUL	FULL	Middleton	Land adj. Green Garth, Mill Street	0	0	7	4	3									4 under construction 3 not started
DC/13/3229/OUT	O/L	Otley	Hillview, Church Road, Otley	0	0	35			10	10	15						Including 9 affordable housing units. 35 not started
C01/0759	RES	Peasenhall	OS 0960 Mill View Farm, Mill Road	2	3	2	2										2 under construction
C12/1813		Purdis Farm	Purdis Rise, Purdis Farm Lane	0	6	3	3										Conversion of house to flats (=10 dwellings in total). 3 under construction
C12/1930	OUT	Purdis Farm	Western part of land at Trinity Park & land at White House Farm, Felixstowe Road	0	0	300				50	50	50	50	50	50		Including 30 affordable housing units. 300 not started
C03/2362 C10/3041 C07/0785 C08/0670 C11/1376 C11/1675 C11/2376 C11/2560 C13/0677 DC/14/1605 DC/15/1761 DC/15/4564	RES	Rendlesham	Domestic Base RAF Bentwaters	459	72	18	14	4									C13/0677 - revised scheme to C08/0670 for plots 5 to 14. Delivery confirmed by developer. 14 under construction 4 not started
C00/1637	O/L	Rushmere St Andrew	Bixley Farm (a)	0	0	53			20	20	13						53 not started
C93/0722 C7777/3/6	RES	Rushmere St Andrew	Bixley Farm (b)	100	0	26				13	13						26 not started
C11/0036 C13/0051	FULL	Rushmere St Andrew	Land r/o 82-94 Woodbridge Rd & 14-18 Playford Rd	0	0	5		3	2								5 not started
C12/0237	FULL	Rushmere St Andrew	Phase 6, 7 & site A, Bixley Farm	0	20	43	12	16	15								12 under construction 31 not started
DC/14/2473/OUT	OUT	Rushmere St Andrew	Land adjacent 155 The Street	0	0	14			14								including 4 affordable housing units. 14 not started
C07/0362	DET	Saxmundham	Land on north side of Church Hill	0	144	1					1						Includes affordable housing (49 units). 1 not started
C12/2289 DC/13/3263	RM	Saxmundham	Land between Rendham Road & A12	0	47	10	6	4									Including 19 affordable housing units. 6 under construction 4 not started
DC/14/1497/FUL	FULL	Saxmundham	Land East Warren Avenue, Church Hill	0	0	170	25	67	41	26	11						Including 56 affordable housing units. Delivery confirmed by developer. 10 under construction 160 not started
DC/15/3197/FUL	FULL	Saxmundham	Land off South Entrance	0	0	5		5									5 not started
C11/1316	FULL	Sibton	Sibton Croft	0	0	6	4	2									Existing dwelling to be demolished (=7 dwellings in total). Including 2 affordable units. 4 under construction 2 not started
C10/1630	FULL	Snape	land rear of 7 Church Road	0	0	10	10										10 under construction
DC/14/2561/FUL	FULL	Snape	Church Road	0	0	5	5										Including 2 affordable housing units. Delivery confirmed by developer. 5 under construction
C10/3278	FULL	Sudbourne	Former Walled Garden, Sudbourne Park	0	0	10		5	5								Delivery confirmed by developer. 10 not started

C 09/2012	FULL	Sutton	21-24 Old Post Office Lane	0	5	0											Existing 4 dwellings to be demolished and replaced (= 9 dwellings in total). Including affordable housing. Remaining 4 replacement dwellings (Plots 1 to 4) still to be built - existing houses demolished.
C 01/0921 C 02/0985 C 04/0623	RES	Trimley St Martin	rear of 10-28 Old Kirton Road	14	0	8			4	4							14 in detail. 8 not started
C 13/0219 DC/15/1525/ARM	O/L RM	Trimley St Martin	Land at and adj Mushroom Farm, High Road	0	0	66	13	30	23								Demolition of farm buildings. Including 22 affordable housing units. 13 under construction. 53 not started
C 05/0210 C 11/1047 DC/14/3076/FUL	FULL	Tunstall	Snape Maltings, Snape Bridge	19	11	43		15	15	13							Revised scheme to C 05/0210 (Supersedes remaining 35 dwellings not started - new application increases total dwellings by 8). 29 dwellings built under C 05/0210 & 1 dwelling built under C 11/1047. 43
DC/13/2457/OUT	OUT	Tunstall	Land west of Street Farm, School Road	0	0	33			13	10	10						Including 9 affordable housing units. 33 not started
DC/14/3558/FUL	FULL	Ufford	Pt land at Crown Nurseries, High Street	0	0	31			11	10	10						Land availability counting 31 dwellings only. 31 not started
DC/14/2069/FUL	FULL	Wenhaston	St Michaels Way	0	0	26	16	10									8 affordable housing units. Delivery confirmed by developer. 1 additional unit (DC/14/1105/FUL) counted amongst 'less than 5 dwellings'. 26 not started
DC/14/3368/FUL DC/15/0748/FUL	FULL	Westerfield	Land adj. Manor Farm House, Church Lane	0	0	6	6										DC 15/0748 revised scheme for plots 1 & 2 - now open market housing. Affordable housing element removed. Includes 2 affordable housing units. 6 under construction
DC/14/3660/FUL	FULL	Westerfield	Fullers Field	0	0	14	5	5	4								Including 4 affordable housing units. Delivery confirmed by developer. 14 not started
C 11/0097 C 12/2509 C 13/0112	FULL	Wickham Market	210,212,216A & land surrounding, High Street	0	6	1		1									Existing dwelling to be demolished and replaced (= 8 dwellings in total). Demolition of Gospel Hall. Barn conversion. Including a affordable housing. 1 not started
C 12/2123	FULL	Wickham Market	Land south of Featherbroom Gardens, High Street	0	57	8	8										Including 21 affordable housing units. 8 under construction
C 12/2072 DC/14/3252	OUT/RM	Witnesham	Land at Warrens Barn, Jacks Field, The Street	0	0	6		2	2	2							Including 2 affordable housing units. 6 not started
DC/14/2382 DC/15/0147/FUL	FULL	Witnesham	Land north of Elm Cottage, Mow Hill	0	0	7	7										DC 14/2382 - revised scheme to C 12/1189 (4 dwellings). DC 15/0147 revised scheme to DC 14/2382 - affordable housing element removed from the scheme. 7 under construction
C 04/1823 C 08/0143 C 11/1087	O/L Det	Woodbridge	land at Notcutts Garden Centre, Ipswich Road	70	0	25			9	8	8						Sheltered units + medical centre built. 25 not started
C 13/0767	FULL	Woodbridge	Quayside Mill, Quay Side	0	0	11	1	5	5								Demolition of existing industrial buildings. 1 under construction 10 not started
C/13/0768 DC/14/1363/MO C	VOC	Woodbridge	Whisstocks Boatyard, Tide Mill Way	0	0	14			5	5	4						Removal of condition 29 of planning consent C 13/0768 to allow full time occupation of 14 residential properties. 14 not started
Subtotal				1,033	816	2,624	404	496	574	491	309	145	95	60	50	0	0

Sites with planning permission for less than 5 dwellings				482	428	106	159	84	59	20							142 under construction 286 not started
Total of all sites with planning permission				1,298	3,052												As at 31 March 16 - Under 5s not started = 286/ under construction 142 (Total 428)
Windfall Allowance						0	0	50	50	50	50	50	50	50	50	50	
Allocated Sites (Site Allocations & Area Specific Policies and Felixstowe Area Action Plan)																	
Policy SSP3		Aldeburgh	Land rear of Rose Hill, Saxmundham Road			10				5	5						
Policy SSP4		Aldringham	Land to the east of Aldeburgh Road			40		10	15	15							
Policy SSP5		Badingham	Land at Mill Road			10				5	5						DC /16/0102/FUL currently pending
Policy SSP6		Benhall	Land Adjacent to Corner Cottages, Main Road			15			5	5	5						DC /15/5170/OUT approved 03/02/16
Policy SSP8		Dennington	Land opposite Townsfield Cottages			10			5	5							
Policy SSP9		Hacheston	Land south of Solomon's Rest, The Street			10		5	5								
Policy SSP10		Kelsale	Land south of Ambleside, Main Road			30			10	10	10						Possible constraints relating to access
Policy SSP11		Orford	Land north of Mill Close			10					5	5					
Policy SSP12		Rendlesham	Land west of Garden Square			50						5	10	10	10	10	Possible constraints relating to access
Policy SSP13		Rendlesham	Land east of Redwald Road, Rendlesham			50			10	10	10	10	10				
Policy SSP14		Saxmundham	Land north-east of Street Farm			40			10	10	10	10					
Policy SSP15		Shottisham	Land opposite the Sorrel Horse			10						5	5				
Policy SSP16		Thorpness	Land fronting Old Homes Road			5				5							
Policy SSP17		Westerfield	Land south of Lower Road			20			5	5	5	5					Possible constraint in relation to water main crossing site
Policy SSP18		Westerfield	Land at Old Station Works, Main Road			20			10	10							DC /15/5031/OUT currently pending
Policy SSP19		Witnesham	Land at Street Farm			20				5	5	5	5				Some issues relating to flooding to be overcome
Policy FPP3		Felixstowe	Land at Sea Road			40						10	10	10	10		
Policy FPP4		Felixstowe	Land north of Walton High Street			400				50	50	50	50	50	50	50	
Policy FPP5		Felixstowe	Land north of Conway Close			150				50	50	50					
Policy FPP6		Trimley St Martin	Land opposite Hand in Hand Public House			70				30	40						
Policy FPP7		Trimley St Martin	Land off Howlett Way			360				50	50	50	50	50	50	60	
Policy FPP8		Trimley St Mary	Land off Thurmans Lane			100				50	50						
Subtotal						1,470	0	15	125	320	250	205	140	120	120	120	55
Sites where principle of development accepted																	
C 09/0555	O/L	Martlesham	Land south and east of BT Adastral Park			1,422			75	150	125	170	140	140	170	208	244
		Woodbridge	Council Offices			69		35	34								Application currently pending (2,000 dwellings in total). Delivery confirmed by applicants
Subtotal						1,491	0	35	109	150	125	170	140	140	170	208	244
Total						6,463	510	705	942	1,070	754	570	425	370	390	378	349
Year on Year Cumulative Total							510	1,215	2,157	3,227	3,981	4,551	4,976	5,346	5,736	6,114	6,463

Progress With Locally Significant Sites In Neighbourhood Plan Areas

Neighbourhood plan area	Stage reached with Neighbourhood Plan	Housing requirement from Site Allocations Document (through allocation)	Commentary
Bredfield	Early stage	10	-
Framlingham	Final checks ahead of submission	200	95 units on Mount Pleasant site included in 5 year supply. Further 163 allowed on appeal (Fairfield Rd) after 1/4/2016 and included in the 5 year supply figure.
Leiston	Final check ahead of submission	400	Applications received by Council post 1/4/2016 for approx. 700 homes
Gtr Woodbridge (Melton, Woodbridge & part Martlesham)	Melton – drafting plan. Woodbridge early stage	200	180 units included in the 5 year supply figure.

APPENDIX B – Proforma sent to applicants/landowners for 5 or more units with planning permission.

Suffolk Coastal District Council

Statement of housing land supply (April 2016 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 st March 2016	2016/17	2017/18	2018/19	2019/20	2020/21	Completions after 1 st April 2021	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:

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

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

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

Please return this form to the Planning Policy and Delivery Team by 23rd May 2016:

Email suffolkcoastallocalplan@eastssuffolk.gov.uk

Post Suffolk Coastal District Council, Planning Policy and Delivery Team, Council Offices, Melton Hill, Woodbridge, Suffolk, IP12 1A

APPENDIX C – 5year Housing Land Supply Calculation With 20% Buffer

Identifying 5yr requirement 2016 - 2021


a	SCDC Core Strategy requirement 2010 - 2027	7,900
b	SCDC annual average requirement (7,900 ÷ 17)	465 p.a
c	Net dwelling completions 2010 – 31/03/2016)	2,016*
d	Five year supply target 2016 – 2021 (b x 5)	2,325 (465 x 5)
e	Under delivery 2010 – 2016 (465 x 6 - c)	774 (2,790 – 2,016)
f	Revised 5yr supply requirement (d + e)	3,099 – (2,325 + 774)
g	Plus 20% buffer (20% of f)	620
h	Revised annual 5yr + 20% requirement (f + g ÷ 5)	3,719 (744 p.a)

Sources of housing land supply 2016 – 2021

Source	Nos of dwellings
Sites with planning permission for 5 or more dwellings phased for completion (2016-2021).	2,274
Sites with planning permission for less than 5 dwellings phased for completion (2016-2021).	428
Annual windfall allowance (50 per yr) (source Core Strategy).	150
Sites where principle of development accepted.	
• Anticipated contribution – Adastral Park (2016 – 2021) (source BT)	350
• Melton Hill Office. Site controlled by SCDC.	69
Anticipated contribution from allocations from SCDC site allocations documents not subject to challenge on grounds of deliverability or phased post 2021 due to infrastructure constraints or expressed landowner preference (Appendix A)	710
Total supply (2016 - 2021)	3,981
Identified 5yr + 5% requirement (744 x 5) (source Table 2)	3,719
5yr supply position (3,981 ÷ 744)	5.35 year supply

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