



Suffolk Coastal ... where quality of life counts

**SUFFOLK COASTAL DISTRICT COUNCIL
HOUSING LAND SUPPLY ASSESSMENT –
2014**

February 2015



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**The five years covered in this assessment are
1st April 2015 to 31st March 2020**

**This statement identifies Suffolk Coastal District
Council's current position with regard to identifying
a five year +5% supply of housing land which is
assessed as 4.3 years.**

Introduction

1. The Government published the National Planning Policy Framework (NPPF) in March 2012. The NPPF requires local planning authorities to:
“identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”
2. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is economically viable. The NPPF states that local planning authorities may make an allowance for windfall¹ sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply but should not include residential gardens.
3. This statement demonstrates that Suffolk Coastal District Council has a 4.3 year supply equivalent to an undersupply of 388 dwellings over 5 years. This is up from 3.7 years supply in 2013 and shows that the Council is making steady progress towards achieving the required 5 years + 5%.
4. The five years considered in this statement are 1st April 2015 to 31st March 2020.

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

Identifying the 5-year housing requirement (Table 1 & Table 2)

5. The Suffolk Coastal Core Strategy was adopted in July 2013. The Core Strategy requires that a minimum of 7,900 new homes are to be built in the district between 2010 and 2027. This is an annual average rate of 465 per year. The Core Strategy does not allocate sites for development; that is the role of the site specific allocations development plan documents which follow. Work on these documents (Felixstowe Area Action Plan and the Site Allocations and Area Specific Policies Local Plan document) has commenced but is not due to complete before the first half of 2016. In the meantime, the Council has only one outstanding housing allocation remaining from the “old” Local Plan for around 75 dwellings at Rendlesham. Other than that it is primarily reliant on outstanding planning permissions for its five year supply, as other large sites previously allocated or identified, are built out. The Council’s approach to the determination of planning applications during this interim period is set out in paragraph 3.33 of the Core Strategy which states:

"In the short term however, between adoption of the Core Strategy and the adoption of the subsequent site allocations document (2015), larger housing sites will need to be brought forward to achieve a five year housing land supply. These sites also technically comprise “windfall” but will still be expected to accord with the principles, scale and distribution of development set out in this Core Strategy. In essence, they are sites which, but for timing, would have been allocated in the normal way."

6. The definition of new housing has been extended in the National Planning Practice Guidance (NPPG) published 2014 to include bedrooms within care homes. For the first time, therefore, the following figures include information on care home provision that has been completed or permitted across the district since 1st April 2010 – the base date for the Local Plan.
7. The Core Strategy identifies a minimum housing requirement of 7,900 units over the plan period 2010 -2027 (465p.a). Between the 1st April 2010 and 31st March 2014 1,027 dwellings were recorded as built. It is anticipated that a further 404 dwellings (as detailed in the column headed 2014/15 of Table 3) will be built during 2014/15 (current year). In addition, some 57 new bedrooms have been created within care homes. Together these sources of provision total 1,488 “dwellings”, leaving some 6,412 dwellings still to be delivered between 1st April 2015 and March 2027. (535² p. a) to meet the Core Strategy requirement. A 5-year supply of land would therefore need to be sufficient to deliver at least 2,675 dwellings (i.e. 535 x 5).

² Figure rounded up to 535

8. The NPPF has introduced a crucial change in regard to the identification of a 5-year housing land supply as there is now a need to provide an additional 5% buffer (moved from later in the plan period), on top of the 5-year plan requirement, in order to encourage market choice and competition. If a local planning authority has seen 'persistent under delivery' in the recent past then this buffer is increased to 20%.
9. The table in Appendix A shows that between 2001 and 2010 (i.e. in the period leading up to the start of the Core Strategy plan period) Suffolk Coastal had a significant over delivery equating to an oversupply of 759 dwellings. The impact of the recent economic recession has led to fewer developments coming forward, effectively negating the earlier oversupply of housing. However, this does not mean that this recent dip would constitute 'persistent under delivery'. For the time being, the Council remains reliant on developers submitting planning applications to secure its housing land supply. This fact coupled with Suffolk Coastal's willingness to continue to permit housing of the right scale and in the right locations (as shown by the fact that there are 1861 units with permission currently outstanding) ahead of new sites being formally allocated for housing, means that it is appropriate to continue to apply a 5% buffer as recommended by the Inspector who examined the Core Strategy. The 5% requirement equates to 134 dwellings (2675 x 5%). Therefore a total of 2,809 (2675 + 134) dwellings are required to provide a 5-year + 5% supply for the period 2015-20 as shown in Table 1 below:

Table 1 – identifying a 5-year + 5% housing requirement

a	SCDC Core Strategy requirements 2010-2027 (465 p.a)	7900
b	Actual net dwelling completions 2010-2014	1,027
b2	Estimated completions 2014/15	404
b3	Net additional supply care home bedrooms (2010 – 2014)	57
c	Total completions 2010-2015 (b+b2+b3)	1,488
d	Residual requirement 2015-2027 (a-c)	6,412
e	Revised Average annual rate 2015-2027 (d/12)	535
f	x5 to give 5-year supply target (ex5)	2,675
g	5% buffer (percentage of 2,675)	134
h	Total 5-year supply requirement (f+g)	2,809 (562 p.a)

(Figures rounded)

10. The latest National Planning Practice Guidance (NPPG) recommends that local planning authorities should aim to deal with any undersupply in housing provision within the first 5 years of the plan period where possible.
11. The position for Suffolk Coastal regarding any undersupply of housing is set out in Table 2 below.

Table 2 – identifying undersupply of housing

a	SCDC Core Strategy requirements 2010-2015 (465 p.a)	2,325
b	Actual Net “dwelling” completions 2010-2014 (residential dwellings + bedrooms within care homes)	1,084
b2	Estimated completions 2014/15	404
b3	Completions 2010-2015 (b+b2)	1,488
c	Shortfall 2010 – 2015 (a-b3)	837

12. Table 2 identifies a potential undersupply over the first five years of the plan period (2010 – 2015) of 837 dwellings. However, the NPPG also requires that evidence regarding the supply of specific deliverable sites is robust. As previously explained, in this interim period ahead of sites being formally allocated, the Council is reliant on appropriate planning applications coming forward to achieve its 5 year +5% supply, and for developers to take up those planning permissions. The Council continues to demonstrate a good record in terms of granting planning permission for new dwellings across the district. As at 31/3/2014 there were 1,861 permitted dwellings outstanding within the district, of which, 1,475 had not been started. Full details of the Councils published Housing Land Availability study can be found via the following link:

<http://www.suffolkcoastal.gov.uk/assets/Documents/District/Planning-policy/Local-Plan/Land-Availability-Housing-2014.pdf>.

At the same time, the Council will continue to resist the development of new homes on sites which are inappropriate i.e. do not “offer a suitable location for development now”, when considered against policies in the Core Strategy and the NPPF.

13. Therefore, given that the Council has yet to allocate sites for housing, ‘front loading’ any undersupply within the first five year period (2015 – 2020) is not considered to be realistic or achievable, and in this instance, may risk focusing new development towards less sustainable sites thereby undermining the housing strategy in the Core Strategy. In line with paragraph 10 of the NPPF which states ‘Plans and decisions need to take local circumstances into account’ it is considered that ahead of new sites being allocated, managing supply over the longer term is the most appropriate method under current circumstances. The figures provided in Table 1 reflect this approach.

Identifying and assessing deliverable sites (Table 3 & Table 4)

14. The Suffolk Coastal Strategic Housing Land Availability Assessment 2014 or SHLAA (published November 2014) provides the basis for identifying and assessing whether sites for housing are deliverable within the five year period or developable over years 6 - 15. As such, it is a critical piece of evidence which will be used to help identify a choice of specific housing sites from which allocations can be made.

15. The SHLAA identifies the following sources of site provision:
- Sites with planning permission as of 31st March 2014 and sites with a resolution to grant planning permission subject to a Section 106 as of 31st March 2014;
 - Sites not currently in the planning process (i.e. potential new sites + a re-assessment of the one outstanding housing allocation from the previous local plan)
 - windfall potential (sites which would provide less than 5 units)
- Note the SHLAA identifies but does not assess, sites of less than 0.25ha
16. Where planning permission has been granted on a site (subject to Section 106 or otherwise), the SHLAA has used the number of dwellings given permission. Where planning permission has not yet been granted, the SHLAA has estimated of the number of dwellings deliverable on the site or has used the number indicated in the relevant allocation policy.
17. A separate check has been undertaken directly with developers and agents to identify more precisely when sites with planning permission (1,861 units) or subject to S106 (966 units) 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 Table 3. 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.
18. In addition, the “Housing and Economic Land Availability Assessment” guidance in the National Planning Practice Guidance states that Council’s should count accommodation for older people including residential institutions (Use Class C2) against their housing requirement. The provision of bed spaces in nursing/care homes helps release general needs housing into the market. Therefore a supply of care homes will help meet overall housing needs and contribute towards meeting the Core Strategy housing requirement. Details of care home completions and commitments are found in Appendix C.
19. Within the period 1st April 2010 to 31st March 2014 there were outstanding consents for 256 bedrooms within nursing/care homes across the district. Allowing for the loss of rooms, the total net gain is 191. Of these, 57 are built and are included in the totals shown in Table 1. A further 37 bedrooms are currently under construction, and deemed as being deliverable in the next five years. They have therefore been included in the sources of supply shown in Table 3.
20. The following table provides a summary of the sources of supply set out in detail in Table 3 (pages 8 – 11)

21. **Table 4 Summary table of sources of deliverable supply 2015 - 2020.**

	2015/16	2016/17	2017/18	2018/19	2019/20
Remaining allocation	-	-	25	25	25
Sites with planning permission >5	478	343	176	49	36
Sites where principle of development accepted	24	133	215	325	305
Sites with planning permission < 5	106	68	36	11	4
Bedrooms in care homes	6	31	-	-	-
	614	575	452	410	370
TOTAL SUPPLY					2421

5 year +5% supply of housing as at 31st March 2014

22. As at 31st March 2014 the identified deliverable supply of new dwellings is 2,421 units. The required 5 year + 5% requirement is 2,809 (see Table 1) dwellings, (562 p.a.). This represents an under provision of 388 dwellings equating to a 4.3 year housing land supply as shown below.

Table 5 - Housing Land Supply Assessment 2015 - 2020

Housing requirement	No of units
5 year + 5% calculated requirement (see Table 1)	2,809
Annual requirement over 5 yr. period (2,809 / 5)	562
Estimated deliverable housing land supply 2015 – 2020 (Table 4)	2,421
Estimated under delivery (2,809 – 2,421)	388
Housing Land Supply Assessment 2015 – 2020 2,424 / 562)	4.3 years

Monitoring and Consultation

23. Delivery of these sites is monitored through information provided by Building Control and Council Tax. Site visits are undertaken annually to check progress on-site.
24. This statement will be updated annually alongside the Strategic Housing Land Availability Assessment to ensure that a rolling 5-year supply of housing land is maintained in the District.

25. The Council's Local Plan Authority Monitoring Report will include a housing trajectory illustrating the net additional housing expected to come forward over the remainder of the Core Strategy plan period. The next Authority Monitoring Report to be published will cover the monitoring period 1st April 2013 to 31st March 2014.

Table 3 – Housing Supply Assessment 2010 – 2020 as at 31st March 2014

Planning Ref	App Type	Parish	Location	Area Hectares		Completion s at 31/03/14	Total No dwellings	No units estimated for completion per year						Units estimated outside 5 year period	Comments
				B	G			2014/15	2015/16	2016/17	2017/18	2018/19	2019/20		
Allocated Sites															
N/A		Rendlesham	Bentwaters, Rendlesham			0	75				25	25	25		
Sites with planning permission for 5 or more dwellings															
C08/0908 C10/2508 C11/0752 C13/0244	FULL	Aldeburgh	Plots 26-33 Phase 5B, Church Farm Rise		13.36	237	243	3	3						Delivery confirmed by developer.
C12/1700	FULL	Aldeburgh	Disused Aldeburgh Service Station, Saxmundham Road	0.04		0	5	5							Demolition of disused service station
C12/2573	FULL	Aldeburgh	Aldeburgh Brickworks, Saxmundham Road	0.96		0	15	8	3	4					Incl 5 units affordable housing. Delivery confirmed by developer.
C97/1692	FULL	Alderton	Watson Way	0.29		5	7	1	1						
C11/2848	FULL	Aldringham	Thorpeness Sports & Social Club, The Whinlands	0.13		0	5	2	3						Conv of sports & social club
C96/1000 C00/0985 C07/0084 C06/1062	FULL	Blythburgh	Blythburgh & District Hospital	4.25		44	55	5	5	1					
C12/1979	RM	Brandeston	Land at Office Farm, Mutton Lane		0.32	0	6	6							Incl 2 affordable housing units. Delivery confirmed by developer.
C10/2441	DET	Bucklesham	39-41 Levington Lane	0.23		0	6	0	3	3					Existing 2dw to be demolished and replaced (=8dw in total). Includes affordable housing. Plot 1 u/c (replacement)
C09/1862	FULL	Campsea Ashe	1-6, 9 & 10 Ullswater Road	0.7		0	12	4	4	4					Existing 8dw to be demolished (=20dw total). Incl affordable housing
C11/1123	FULL	Chillesford	Land/buildings at Chillesford Lodge Estate		0.75	0	20	0	7	7	6				Conv of agric buildings to res/office/holiday lets.
C04/1329 C08/0390	RES	Cransford	land adjacent to Cherry Trees	0.73		0	5	1	2	2					
C13/0060	FULL	Earl Soham	Land south of Glebe Cottage Surgery, The Street		0.26	0	6	2	2	2					Incl 2 affordable units
C08/1122	FULL	Felixstowe	Land At Junction With Garrison Lane And High Road West, Felixstowe	0.16		0	12	0	3	5	4				
C08/0936	RES	Felixstowe	The Ordnance Hotel, 1 Undercliff Road	0.2		0	14	4	6	4					
C08/1913	RES	Felixstowe	Stowe House, 105 Cliff Road	0.29		0	9	1	4	4					Existing dw to be demolished and replaced (=10dw in total). Now u/c as existing dw demolished.
C07/0193	FULL	Felixstowe	85-93 St Andrews Road	0.04		0	5	5							Flats above new build shops
C05/1723 C12/0068 DC13/3598	DET	Felixstowe	Land btwn Orford Road & Langer Road ['South Seafront']	0.06	1.82	38	121	0	40	43					Existing 6dw to be demolished and replaced (=127dw total). Includes 13 units affordable housing.
C10/1948	FULL	Felixstowe	23 Leopold Road	0.08		0	5	5							Existing dw to be demolished & replaced (=+6dw total)
C10/0987	FULL	Felixstowe	Allotment Land, Philip Ave		0.28	0	10	0	10						Affordable housing. Delivery confirmed by developer.
C11/1502 DC13/2716	FULL	Felixstowe	The Bartlett Hospital	0.5		0	34	3	5	12	14				Conv of former hospital

C07/2364	FULL	Felixstowe	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road	0.38		0	55	15	20	20							
C08/1656	FULL	Felixstowe	Garage site, Langer Road	0.14		0	5	0	3	2							
C11/0081	FULL	Felixstowe	Garage & parking area rear of 2-16 Philip Avenue	0.21		0	7	0	4	3							Affordable housing
DC13/3057	FULL	Felixstowe	The Feathers Public House, High Street	0.18		0	5	1	4								COU of public house. Exist living accomm above treated as replacement (=6dw total). Delivery confirmed by developer
C08/1081	FULL	Felixstowe	Waverley Hotel, Wolsey Gardens	0.13		0	23	0	6	6	6	5					Conv of hotel
C11/1481	FULL	Framlingham	Reads Bakery, 1 Bridge Street	0.04		0	5	0	0	0							Site currently not coming forward - confirmed by developer
C08/0795 C13/0773	O/L	Framlingham	Land off Station Rd	2.88		0	100	0	40	40	20						Mixed use development. Incl affordable housing. Delivery confirmed by developer.
C04/1421 C08/0064 C10/1928 C12/2592 C12/1061 C12/2591	RES	Friston	Friston Business Centre	0.38		0	8	2	3	3							2 flats existing (=10dw total)
C01/0361	RES	Hollesley	Duck Corner / Rectory Road		3.34	58	63	0	3	2							
C07/1764	RES	Kesgrave	land rear of 26-42 Bell Lane, Off Ropes Drive, Grange Farm		1.1	43	44	0	1								Incl some affordable housing. Not incl in GF totals (windfall)
C04/1826	FULL	Leiston	15 High Street	0.12		0	8	1	4	3							
C13/0475	FULL	Leiston	Land between 55 & 81 Valley Road		0.37	0	25	15	10								Incl 10 affordable housing units. Delivery confirmed by developer.
C10/1906	FULL	Martlesham	Land south of Main Road		3.48	0	180	0	20	25	25	25	25	60			Incl 59 affordable housing units
C10/0773	FULL	Melton	Deben Mill, Melton Hill	0.29		0	29	29									Sheltered housing
C13/0617	FULL	Nacton	Amberfield School, The Street	3.15		0	22	3	5	5	5	4					Conv and redevelopment of school
C01/0759	RES	Peasenhall	OS 0960 Mill View Farm, Mill Road	1		3	5	2									
C12/1813		Purdis Farm	Purdis Rise, Purdis Farm Lane	1.3		6	9	3									Conv house to flats (=10 dw in total)
C12/1381		Purdis Farm	Land at Purdis Farm Lane & Bucklesham Road	2.71		0	23	6	6	6	5						Demol exist 4dw on site (=27dw total). Incl 3 affordable housing units
C08/0670 C11/1675 C11/1376 C11/2376 C11/2560 C13/0677	RES	Rendlesham	Domestic Base RAF Bentwaters	9.2	4.6	527	544	6	6	5							
C00/1637	O/L	Rushmere St Andrew	Bixley Farm (a)		4.86	0	53	0	0	20	20	13					
C93/0722 C7777/3/6	RES	Rushmere St Andrew	Bixley Farm (b)		6.79	100	126	0	0	13	13						
C11/0036 C13/0051	FULL	Rushmere St Andrew	Land r/o 82-94 Woodbridge Rd & 14-18 Playford Rd	0.44		0	5	0	3	2							
C12/0759	R/M	Rushmere St Andrew	Rushmere Sports Club, The Street	1.11		1	10	9									Also incl improvements to sports hall/grounds
C12/0237	FULL	Rushmere St Andrew	Phase 6, 7 & site A, Bixley Farm	2.77		7	63	12	18	18	8						Incl. affordable housing. Delivery confirmed by developer.
C10/2196	O/L	Saxmundham	Seaman House, Seaman Avenue	1.15		0	33	0	13	13	7						11 units affordable housing.
C07/0362	DET	Saxmundham	Land on north side of Church Hill		2.44	125	145	20									Includes affordable housing (49 units). Delivery confirmed by developer.

C13/0056 DC13/2671	O/L	Saxmundham	Btwn Rendham Road & A12		2.15	6	90	45	31	8					Mixed use development. Incl 30 affordable housing units. Delivery confirmed by developer.
C12/1123 DC13/2520	RM	Saxmundham	Land west of 56 to 80 Mayflower Avenue		0.52	0	20	0	20						Incl. 6 affordable housing units. Delivery confirmed by developer.
C11/1539	O/L	Saxmundham	Former County Primary School, Fairfield Road	0.55		0	21	0	11	10					Conv of former school. Incl 7 affordable housing units. Delivery confirmed by developer
C12/2289 DC13/3263	RM	Saxmundham	Land between Rendham Road & A12		1.4	0	57	0	20	20	17				Incl. 19 affordable housing units
C11/1316	FULL	Sibton	Sibton Croft	0.3		0	6	3	3						Existing dw to be demolished (=7dw in total). Incl 2 affordable units. Delivery confirmed by developer.
C10/1630	FULL	Snape	land rear of 7 Church Road	0.3		0	10	1	5	4					
C11/0967	FULL	Snape	Land north of Blyth Houses, Church Road		1.11	12	26	10	4						Incl. 8 affordable housing units. Delivery confirmed by developer.
C09/2012	FULL	Sutton	21-24 Old Post Office Lane	0.3		0	5	1	4						Existing 4dw to be demolished and replaced (=9dw in total). Incl affordable housing.
C01/0921 C02/0985 C04/0623	RES	Trimley St Martin	rear of 10-28 Old Kirton Road	0.89		14	22	0	4	4					14 in detail
C13/0219	O/L	Trimley St Martin	Land at and adj Mushroom Farm, High Road	1.18	1.45	0	66	30	36						Demolition of farm buildings. Incl 22 affordable housing units. Delivery confirmed by developer.
C05/0210 C11/1047	FULL	Tunstall	Snape Maltings, Snape Bridge	0.15		30	65	0	10		14		11		Delivery confirmed by developer
C11/0375 C12/2346	FULL	Walberswick	Land at Rosemary Cottage & former Waveney Lodge, The Street		0.3	0	5	5							Incl. affordable housing. Delivery confirmed by developer.
C11/0097 C12/2509 C13/0112	FULL	Wickham Market	210,212,216A & land surrounding, High Street	0.57		0	7	1	3	3					Existing dw to be demolished and replaced (=8dw in total). Demolition of Gospel Hall. Barn conv. Incl affordable housing.
C12/0853	FULL	Wickham Market	Parma Industries, 123 High Street	0.25		0	11	10	1						Incl. 3 affordable housing units. Delivery confirmed by developer.
C12/2123	FULL	Wickham Market	Land south of Featherbroom Gardens, High Street		3.17	0	65	14	45	6					Incl 21 affordable housing units. Delivery confirmed by developer.
DC13/2229	FULL	Wickham Market	Deben Court, Chapel Lane	-	-	-	-	-	-	-	-	-	-	-	Conv of 11 houses & 13 flats to 24 flats (no change in numbers). Replacement of 24 affordable housing units. Flagship Housing group
C04/1823 C08/0143 C11/1087	O/L Det	Woodbridge	land at Notcutts Garden Centre, Ipswich Road	0.5	0.9	70	95	0	8	8	9				Sheltered units + medical centre built
C13/0767	FULL	Woodbridge	Quayside Mill, Quay Side	0.18		0	11	0	3	3	3	2			Demolition of existing industrial buildings
Subtotal				37.09	59.09	1326	2772	299	478	343	176	49	36		

Sites where principle of development accepted

C13/0320	FULL	Hollesley	Land At Mallard Way, Off Rectory Road, Hollesley				16				5	5	6		Planning permission subject to S106
C12/2139	FULL	Leiston	land at Aldeburgh Road				119		24	39	38	18			Planning permission subject to S106. Delivery confirmed by developer
C09/0555	O/L	Martlesham	land south and east of BT Adastral Park				2,000					100	100	1,800	Application currently pending
C12/1930	O/L	Purdis Farm	land at Trinity Park, Felixstowe Road				300			25	50	50	50	125	Planning permission subject to S106. Delivery confirmed by developer.
DC/13/3069/OUT	O/L	Felixstowe	Land West Of Ferry Road Residential Centre Ferry Road Felixstowe Suffolk				200			50	50	50	50		Planning permission subject to S106
DC/13/3821/OUT	O/L	Felixstowe	Walton Green South High Street Walton Felixstowe				190				50	50	50	40	Planning permission subject to S106

DC/13/2489/OUT	O/L	Darsham	Land To West Of Mill House The Street Darsham Suffolk					15				5	5	5			Planning permission subject to S106
DC/13/2933/OUT	O/L	Darsham	Land To The Rear Of 1 And 2 Chapel Cottages Adjoining The Street Darsham					20				5	5	5	5		Planning permission subject to S106
DC/13/3234/OUT	O/L	Framlingham	Land South East Of Rawlings Cottage, Saxtead Road, Framlingham					10						5	5		Planning permission subject to S106
DC/13/2461/FUL	FULL	Knodishall	Land Opposite 57 To 61 Judith Avenue, Knodishall					8				4	4				Planning permission subject to S106
DC/13/2174/OUT	O/L	Alderton	Land Adjacent To 45 And 50 Watson Way					9					3	3	3		Planning permission subject to S106
C/12/2255	FULL	Melton	Land Between 1 Potash Cottages And Woodroyd Cottage, Woods Lane, Melton					11				5	5	1			Planning permission subject to S106
DC/13/3229/OUT	O/L	Otley	Hillview, Church Road, Otley					35						10	10	15	Planning permission subject to S106
DC/13/2457/OUT	O/L	Tunstall	Land West Of Street Farm, School Road					33						10	10	13	Planning permission subject to S106
N/A		Felixstowe	Land at Felixstowe Sunday market site, Sea Road					8						4	4		SHLAA site 1011c
N/A		Trimley St Mary	Land at 182 High Road					8						4	4		SHLAA site 607
N/A		Aldringham-cum Thorpe	Site fronting Old Homes Road, Thorpeness					3							3		SHLAA site 5668
N/A		Framlingham	Land north of Coucy Close					10						5	5		SHLAA site 957
<i>Subtotal</i>								2,995	0	24	133	215	325	305			

Sites with planning permission for less than 5 dwellings (Windfall)	5.89	26.59	69	399	105	106	68	36	11	4							
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Estimated Permissions for Care Homes (bedrooms)																		
C13/0474		Felixstowe	Maynell House & Foxgrove Residential Home															
C13/0883		Felixstowe	57 Orwell Road									10						
C13/0192		Framlingham	Mills Meadow Residential Home, Fore Street									-4						
C12/1599		Witnesham	Witnesham Nursing Home, The Street										25					
<i>Subtotal</i>												6	31					
Total								6,241	404	614	575	452	410	370				

Appendix A: Historic Delivery of Dwellings

The Suffolk Coastal Core Strategy (July 2013) requires that a minimum of 7,900 new homes are built in the district between 1st April 2010 and 31st March 2027. This is equivalent to 465 new dwellings per year.

The table below shows how many new dwellings have been provided each year in relation to the Core Strategy requirement.

Table 5 – historic shortfall against Core Strategy target

Financial Year	Net number of new dwellings granted planning permission (annual)	Net Dwelling Completions (annual)	Net Dwelling Completions (cumulative)	CS Target (cumulative no of dwellings per year)
2001/02	-	423	423	510
2002/03	-	571	994	1020
2003/04	-	456	1450	1530
2004/05	-	347	1797	2040
2005/06	-	902	2699	2550
2006/07	-	1150	3849	3060
2007/08	-	694	4543	3570
2008/09	-	550	5093	4080
2009/10	-	256	5349	4590
Start of the Core Strategy Plan Period (2010 – 2027)				
2010/11	271	216	216	465
2011/12	249	270	486	930
2012/13	221	324	810	1395
2013/14	604	215	1025	1860
2014/15	NA	404	1429	2325*

**figures estimated; excludes bedrooms in care homes*

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

Suffolk Coastal District Council
Statement of housing land supply (March 2014 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 2014	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Completions after 1 st April 2020	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:

Please return this form to the Planning Policy and Delivery Team by XXXXX 2014:

Email suffolkcoastallocalplan@eastssuffolk.gov.uk

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

Appendix C: Care homes – commitments and completions

Care Home Applications from 1st April 2010 to 31st March 2014

Parish	Application Reference	Address	Proposed development	Consent Date	Loss of C2 beds	Proposed C2 beds	net change	completed	comments	Applicant Name
Leiston	C10/0568	Daneway House, Haylings Road	COU from residential care home to a single dwelling	19.05.10	9	0	-8	March 2011		Mr M Rowan-Hull
Saxmundham	C10/1204	55 Rendham Road	COU from registered care home (C2) to a pair of dwellings (C3b) with provision of care to residents	01.07.10	12	0	-10		DC13/3814 - still listed as care home on form. 2010 application expired (Now 2 x C3b dwellings providing 11 assisted living bedrooms)	Mr James Perks
Purdis Farm	C10/2730	Bucklesham Grange Care Home, 141 Bucklesham Road	Construction of 55 bed care home and associated works - amended design proposal following granting of planning permission Ref. C09/0346	20.01.11	0	55	55	12/09/2012		
Felixstowe	C13/0474	Maynell House & Foxgrove Residential Home	Alterations and extension to residential care homes comprising erection of two-storey extension and single-storey link to form x10 bedrooms and associated ancillary accommodation dining area, bathrooms and dayroom, demolition of redundant outbuildings	29.05.13	0	10	10		Renewal of C10/1139 (10 bedrooms expected to be completed 2015/16)	Health Care Homes Group Ltd
Melton	C10/3270	Warehouse and Premises, Melton Road	Erection of care home comprising 58 single bedrooms, 10 assisted living suites with associated day & ancillary facilities (former GAH factory to be demolished)	06.04.11	0	68	68		Former factory demolished - DC14/0870/DRC - discharge of condition 15	Cavendish Healthcare (UK) Ltd
Witnesham	C12/1599	Witnesham Nursing Home, The Street	Erection of a single-storey flat roof extension to rear of existing property interlinked to existing main house with lift and staircase via new foyer	14.09.12	0	6	6		Revised scheme to C11/1271 (6 bedrooms expected to be completed 2016/17)	Dr & Mrs Sukumaran Jayarajan
Aldeburgh	C12/2362	Garrett House, Park Road	Proposed extension to form new staff room within existing courtyard together with the proposed change of use of office & store to self contained unit for partially independent residents.	14.01.13	0	1	1			Mr & Mrs B Stedman
Felixstowe	C12/1735	7 Mill Lane	Extension to existing Care Home (Class C2) to provide 10 additional bed spaces	12.03.13	0	10	10	28/02/2014		Mrs Barker - Felixstowe Care Home For The Elderly Ltd
Purdis Farm	C13/0233	Bucklesham Grange Care Home, 141 Bucklesham Road	Conversion of existing bathroom to form additional resident bedroom as part of the care home accommodation.	05.04.13	0	1	1			Hallmark Care Homes
Melton	C12/2366	Depot and 20 Bredfield Road	Demolition of existing vacant depot buildings and residential property. Construction of a new residential care home providing 44 bedrooms, ancillary accommodation including staff offices, kitchen, laundry, together with associated parking	10.04.13	0	44	44			Angel Care Plc - Mr Sandip Ruperelia
Framlingham	C13/0192	Mills Meadow Residential Home, Fore Street	Demolition of the existing building and redevelopment of the site to provide a 60 bedroom care home and community well being centre together with associated landscaping and parking provision.	07.06.13	35	60	25		Under construction	Care UK Community Partnerships - Mr Richard Smith
Felixstowe	C13/0883	57 Orwell Road	Conversion of care home and adjoining matron's flat to 4 domestic flats. Extend single storey to provide entrances to 2 flats. Widen cross over and parking area. Cut back garage to form cycle and store building. Provide bin enclosure. Alter windows and doors to Queens Road and rear elevations. Replace wood windows with	07.10.13	7	0	-4		Existing C3 matron's flat on site. Under construction 3/14	Mr Darren Foss
Purdis Farm	DC13/2783	Bucklesham Grange Care Home, 141 Bucklesham Road	Conversion of existing ground floor quiet lounge to form an additional resident bedroom as part of the care home accommodation	14.11.13	0	1	1			Hallmark Care Homes
Felixstowe	DC/14/0350/ FUL	Osbourne House 17-19 Montague Road Felixstowe Suffolk IP11 7HF	Convert former care home back to original two dwellings	21.03.14	10	0	-8		C2 use ceased	
					73	256	191			

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

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