



Suffolk Coastal ... where quality of life counts

SUFFOLK COASTAL DISTRICT COUNCIL

HOUSING LAND SUPPLY ASSESSMENT

1st April 2017 – 31st March 2022

Published June 2017



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double counting of site FPP6 and DC/16/2119/OUT

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**This assessment covers the five year period
1st April 2017 to 31st March 2022**

**This statement confirms that Suffolk Coastal District
Council has a five year + 5% housing land supply of
7.1 years.**

Introduction

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

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

2. NPPF Footnote 11 confirms that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular, that development of the site is economically viable. The NPPF states that local planning authorities may make an allowance for 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. Within Suffolk Coastal, an annual windfall allowance of 50 homes per year is included as part of the overall adopted housing requirement.
3. This statement covers the five year period 1st April 2017 to 31st March 2022 and demonstrates that with a 5% buffer Suffolk Coastal District Council currently has a 7.1 year supply of housing.

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

Identifying the 5-year housing requirement

4. Appendix A sets out the stages followed in producing this housing land supply statement. In drawing up this document, reference has been had to the advice in Planning Practice Guidance. In this respect, the Council has adopted the Sedgefield approach to dealing with any under-delivery. This means accounting for any identified under delivery of homes against annual requirements within this five year period.
5. Critical to the identification of a five year housing land supply is the figure on which the calculation is based. The Council continues to take as its starting point for the five year housing land supply calculation, the housing requirement of 7,900 homes in the Core Strategy. This remains the only figure which has been tested and agreed through the local plan process, following independent examination. Planning Practice Guidance suggests that this would normally be the appropriate figure to take.
6. The Council acknowledges this approach has been challenged by developers and that some appeal inspectors have accepted the arguments of the appellants. The arguments put forward by appellants have been that the adopted Core Strategy housing requirement figure of 7,900 (465 dwellings per annum) should, for the determination of planning applications be taken as out of date, for the purposes of paragraph 49 of the NPPF. This is because the Council failed to publish an Issues and Options Consultation, which would contain a new objectively assessed housing need figure, for the Local Plan Review by 2015. The Core Strategy housing requirement of 7,900 was adopted despite an assessment of objective needs being 11,000 (figure produced 2010 pre the 2011 Census). NPPF paragraph 49 states:

“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 housing sites.”

7. The Local Plan Review is underway and is being progressed as an aligned/joint plan with those of its neighbouring authorities (Ipswich Borough Council, Babergh and Mid-Suffolk District Councils). The Councils are due to publish their Issues and Options Consultation in mid August 2017. Critical to this is the production of a new Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) which identifies a new baseline housing figure for the whole Ipswich Housing Market Area, and for each of the local authority areas within it. Note a separate figure is provided for Waveney which is determined to be a stand alone housing market area.

8. The SHMA published May 2017, identifies a figure of 10,111 homes for Suffolk Coastal district over the period 2014 – 2036, equivalent to 460 dwellings per annum (dpa) (see Appendix B – SHMA Table 8.1). At this stage, the figure has not been tested or been subject to any policy judgements – something that will happen as the Local Plan Reviews progress. What the SHMA does do however, is provide an up to date baseline objectively assessed housing need (OAN) figure for the whole housing market area (excluding Waveney) and for the district. Given that the updated OAN figure for Suffolk Coastal is 460 dpa, 5 units less than that in the adopted Core Strategy of 465 dpa, there is no merit in producing two five year housing land supply calculations. This five year supply calculation continues to use 465 dpa; the higher of the two figures as its starting point.
9. Housing land supply is made up of three sources:
 - Extant planning permissions,
 - Site allocations which include housing within them, and
 - Windfall allowance.
10. Progress with planning permissions is monitored throughout the year, supplemented by on-site checks at the end of the monitoring period and a request for information from developers/agents/landowners on anticipated build out rates. This work also reconciles any change of status with individual site allocations. It monitors progress with small development sites of less than five units which, across Suffolk Coastal, provide most of the annual windfall allowance contribution. Details of supply are set out in Table 4.
11. Not all of the housing land supply will be available within the five year period. Larger scale developments in particular may take longer to develop. Only those sites where the Council is confident that provision will come forward are phased within the current five year period.
12. It should be noted that a Housing Land Supply assessment identifies supply at a point in time. Any change of circumstance that may occur in relation to an individual site over the following twelve month period, is picked up when the document is next reviewed.

Assessing the five year housing land supply

Identifying any under /over delivery against the annualised requirement.

Table 1 – Core Strategy requirement versus housing completions (delivery)

a	SCDC Core Strategy housing requirement 2010-2027	7,900
b	Actual net dwelling completions 2010-2017*	2,566
c	Core Strategy target (465 dwellings p.a. x 7 years)	3,255
d	Delivery against Core Strategy target	-689

*See Appendix C

13. Table 1 shows there has been an under-delivery of homes over the first seven years of the plan of 689 units. Whilst this is a significant number, it shows a reduction from the previous year of 774 dwellings and is an indication of improving market conditions.

Identifying the baseline five year annual housing requirement

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

a	Core Strategy requirement for 5 year period (465 x 5)	2,325
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14. Paragraph 47 of the National Planning Policy Framework (NPPF) requires that when calculating their five year supply, local planning authorities should apply an additional 5% or 20% buffer (moved forward from later in the plan period). The reason for the buffer is to provide a realistic prospect of achieving the planned supply, and to ensure choice and competition in the market for land. The 20% buffer should only be applied where there has been a record of persistent under delivery of housing. Latest thoughts as to what an appropriate timeframe should be for considering under delivery is set out in the government's Housing White Paper 2017. This suggests a three year time frame. This is contrary to earlier guidance which suggested that a longer time frame might be appropriate to take account of economic cycles. Either way, the Council takes the view that a 5% buffer is appropriate. The reason for this is that whilst there was an under delivery in the early years of the plan period, the last three years has seen a marked increase in housing completions to the point that earlier under delivery is beginning to be clawed back (See APPENDIX C). Housing monitoring has identified a further 641 dwellings under construction as at 31/3/2017. This is further evidence of the changing trend over the last three years.

Identifying the revised housing land requirement

Table 3 – Revised 5 year housing requirement, including under delivery buffer

a	5 year supply target 2,325 + shortfall (689)	3,014
b1	5% buffer	151
c1	Total 5-year supply target incl 5% buffer (a+b1)	3,165
	Revised annual requirement c1/5	633
b2	20% buffer*	603
c2	Total 5-year supply target incl 20% buffer (a+b2)	3,617
	Revised annual requirement c2/5	723

*Included for information purposes only

15. The following table provides a summary of the sources of supply set out in detail in Table 4.

Table 4a Summary table of sources of deliverable supply 2017 - 2022.

	2017/18	2018/19	2019/20	2020/21	2021/22
Sites with planning permission for 5 or more units	560	531	537	416	201
Sites where principle of development accepted (includes allocated sites)	0	105	475	628	446
Sites with planning permission < 5 units	146	108	132	19	27
Windfall	0	0	50	50	50
Sub Totals	706	744	1,194	1,113	724
Total			4,481		

5 year +5% supply of housing as of 31st March 2017

16. As of 31st March 2017 the identified deliverable supply of new dwellings is 4,481 dwellings. The required 5 year + 5% requirement is 3,165 dwellings. This represents an over provision of 1,316 dwellings equating to a 7.08 (7.1) year housing land supply as shown below.

Table 5 - Housing Land Supply Assessment 2017 – 2022 (20% buffer for information only)

Housing requirement (with 5% buffer)	No of units
5 year + 5% calculated requirement (see Table 3)	3,165
Annual requirement over 5 yr. period (3,165 / 5)	633
Estimated deliverable housing land supply 2017 – 2022 (Table 4)	4,481
Estimated over delivery (4,481 – 3,165)	1,316
Housing Land Supply Assessment 2017 – 2022)	7.08 (7.1) years

Housing requirement (with 20% buffer)	No of units
5 year + 20% calculated requirement (see Table 3)	3,617
Annual requirement over 5 yr. period (3,617/ 5)	723
Estimated deliverable housing land supply 2017 – 2022 (Table 4)	4,481
Estimated over delivery (4,481 – 3,617)	864
Housing Land Supply Assessment 2017 – 2022)	6.20 (6.2) years

Table 4 – Assessment of sites included within the 5-year supply

EXPLANATORY NOTE:

1. Neighbourhood Plans:

No sites are included within the housing land supply table for neighbourhood plans, except for those sites for which there is an extant planning permission; and

Outstanding allocations are included for neighbourhood plans which are “made” (Framlingham and Leiston)

2. Windfall Allowance:

Following discussions at various appeal inquiries, no windfall allowance is included for the first two years of the five year period to avoid possible double counting.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments		
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26
Sites with planning permission for 5 or more dwellings													
C12/2573	Aldeburgh	Aldeburgh Brickworks, Saxmundham Road	8	3	5								Former brickworks (demolition of existing buildings) Includes 5 affordable housing units. 3 under construction. 5 not started.
DC/15/3103/FUL DC/16/1226/FUL	Aldeburgh	Land between 36 & 38 Leiston Road	5	1	4								4 not started.
DC/16/2883/OUT	Alderton	Land Adjacent To 45 And 50 Watson Way	10				5	5					Supersedes 2 remaining plots on C97/1692 & DC/13/2174/OUT. 10 not started
C/05/0068	Aldringham-cum-Thorpe	Land fronting Old Homes Road	10	1	4	5							1 under construction, 8 not started.
DC/16/2997/FUL	Badingham	The Barn, Mill Road	10		10								10 not started. Delivery confirmed by developer.
DC/15/5170/OUT	Benhall	Land south of Corner Cottages & Forge Close, Main Road	9		5	4							Includes 3 affordable homes. 9 not started. Delivery confirmed by developer within the next 3 years.
C96/1000 C00/0985 C07/0084 C06/1062	Blythburgh	Blythburgh & District Hospital	6	6									6 under construction.
DC/13/3010/FUL	Blythburgh	Amberley, Dunwich Road, Blythburgh	1	1									Existing dwelling to be demolished = 9 dwellings in total (plus 8). 1 under construction

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
DC/16/0873/FUL	Bucklesham	6 Levington Lane	11		5	5	1							Demolition of existing dwelling & buildings, 12 new dwellings in total (1 replacement / 11 new builds) & 6 new B1a business units. 3 affordable housing units.
C09/1862	Campsea Ashe	1-6, 9 & 10 Ullswater Road	8		8									Existing 8 dwellings to be demolished (=20 dwellings total). Including affordable housing. 8 not started. Delivery confirmed by developer for April 2018.
DC/14/1844/OUT	Charsfield	Land east of St Peters Close	20		5	15								Includes 6 affordable housing units. 20 not started. Delivery confirmed by developer.
C11/1123	Chillesford	Land/buildings at Chillesford Lodge Estate	14		7	7								Conversion of agricultural buildings to residential/office/holiday lets. 14 not started
C04/1329 C08/0390	Cransford	land adjacent to Cherry Trees	5	1	4									1 under construction 4 not started
C13/0911 DC/15/0721/ARM	Cratfield	School Farm, Church Road	3	3										Includes 2 affordable housing units. 3 under construction.
DC/13/2933/OUT	Darsham	Land to the rear of 1 & 2 Chapel Cottages adjoining, The Street	20			10	10							Includes 6 affordable housing units. Existing village hall to be demolished and rebuilt. 20 not started.
C13/0060 DC/15/1100/FUL DC/16/3595/FUL	Earl Soham	Land south of Glebe Cottage Surgery, The Street	3	2	1									DC15/1100 revised scheme - affordable housing element removed from the scheme. 2 under construction 1 not started. Delivery confirmed by developer.
DC/14/2244/FUL	Easton	Easton Primary School And Land Adjacent, The Street, Easton	14		5	5	4							Allowed on appeal 20/6/16. Includes 4 affordable units. 14 not started.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
C08/1913	Felixstowe	Stowe House, 105 Cliff Road	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
C07/0193	Felixstowe	85-93 St Andrews Road	5	5										Flats above new build shops. 5 under construction
C11/1502 DC13/2716 DC14/2167 DC/15/1783/FUL DC/16/4184/FUL	Felixstowe	The Bartlett Hospital	4	4										Conversion of former hospital. Delivery confirmed by developer.
C07/2364 C13/1012 DC/14/0992 DC/16/4381	Felixstowe	Cliff House, Chevalier Road, Hamilton House & Car Park, Hamilton Road	23	23										C13/1012 revised scheme for Hamilton House. Now proposed 46 units (original approved 37). DC14/0992/PN3 revised scheme for Cliff House. New scheme for 24 flats including 1 replacement = 23 flats in total. 23 under construction.
C08/1656	Felixstowe	Garage site, Langer Road	5	5										5 under construction
DC/14/3432/OUT DC/PREAPP/17/193 7	Felixstowe	Land adj. 11 Penfold Road	5		5									Demolition of disused furniture storage building. 5 not started. Delivery confirmed by developer in 2018 depending on planning application for reserved matters
DC/15/0332/FUL	Felixstowe	38 - 40 Victoria Street	5			5								Conversion of redundant buildings (B1c) to residential. 5 not started
DC/13/3821/OUT	Felixstowe	Walton Green South High Street Walton Felixstowe	190			45	45	45	45	10				Includes 63 affordable housing units. 190 not started

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
DC/13/3069/OUT DC/16/3776/ARM	Felixstowe	Land West Of Ferry Road Residential Centre Ferry Road Felixstowe Suffolk	197		70	70	57							Includes 66 affordable housing units. 197 not started. Delivery confirmed by developer.
DC/15/2471/FUL	Felixstowe	23 & 25 Crescent Road	18											18 not started. Developer indicated no start on site due to current questions over economic viability. Planning permission still extant therefore retained in total for sites with planning permission. Approach to site will be updated if economic circumstances change or planning permission expires.
DC/13/2505/FUL	Felixstowe	Marlborough Hotel, Sea Road, Felixstowe	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/15/0151/FUL DC/16/0917/VOC	Felixstowe	North Sea Hotel, Sea Road	23											2 additional ground floor flats approved. Developer confirmed site unlikely to come forward due to current issues re viability. Planning permission still extant therefore retained in total for sites with planning permission. Approach to site will be updated if economic circumstances change or planning permission expires.
DC/16/3962/OUT	Felixstowe	Land at junction of Garrison Lane & High Road West	10			5	5							Revised scheme to DC16/0135/OUT 12 dwellings. Includes 4 affordable housing units. Revised scheme for 10 units has no affordable housing. 10 not started.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
DC/16/0431/FUL	Felixstowe	Former The Buregate Public House, Sea Road	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. Delivery confirmed by developer for 2018/19 at the latest.
DC/16/1521/FUL	Felixstowe	Meri Rauha, 1 High Beach	4		4									Property originally 1 dwelling but has since been subdivided to 2 flats (no planning permission for subdivision). Application to be treated as 1 replacement and 4 new builds - 5 flats in total (plus 4)
DC/16/0986/PN3 DC/16/4424/PN3	Felixstowe	Anzani House, Anzani Avenue	197					32	32	34	34	33	32	COU from offices (B1a) to up to 197 residential apartments (C3). DC16/1933/FUL - permission granted for demolition of offices and redevelopment of site to a distribution & storage facility (B8). DC16/4424/PN3 revised scheme to DC16/0986/PN3
DC/16/3601/FUL DC/16/5400/FUL	Felixstowe	Suffolk Private Retirement Home, 9 Sea Road	8	8										Conversion of existing 20 bedroom nursing home to 7 flats. Revised scheme to DC16/1002/FUL (Conversion to 5 flats). DC16/5400/FUL - additional studio flat on third floor.
DC/14/4202/FUL	Foxhall	Former Civil Service Sports Ground, Straight Road	14	14										Demolition of former sports club building. 14 under construction. Delivery confirmed by developer for the end of 2017.
C08/0795 C13/0773 DC/14/0435 DC/15/0444/ARM	Framlingham	Land off Station Rd	72	59	13									Mixed use development. Includes affordable housing. DC14/0435 allowed on appeal to remove affordable housing element for a period of 3 years.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
														DC15/0444 (land on the west) reserved matters - reduction in dwellings from 140 to 99. 59 under construction 13 not started. Delivery confirmed by developer for completion in the next 2 years.
DC/13/3234/OUT	Framlingham	Land South East Of Rawlings Cottage, Saxtead Road, Framlingham	10			5	5							10 not started
DC/15/1090/FUL	Framlingham	The Woodyard. Vyces Road	5		5									5 not started
DC/15/2759/FUL	Framlingham	Land at Mount Pleasant	95	43	26	26								Includes 31 affordable housing units. 52 not started, 43 under construction.
DC/14/2747/FUL	Framlingham	Fairfield Road	163	41	41	41	40							Includes 53 affordable homes. 163 not started. Delivery confirmed by developer.
DC/15/1949/FUL	Framlingham	Atlasfram Group Ltd, New Road	16	16										16 under construction.
DC/15/0960/FUL	Framlingham	Os 9634, Brook Lane	14		14									14 not started. FRAM22
DC/16/2115/FUL	Framlingham	The White Horse, 27 Well Close Square	4		4									COU & conversion of public house & former manager's accommodation to 5 dwellings. Existing living accommodation above treated as replacement (4 new dwellings & 1 replacement). 4 not started.
DC/16/2345/FUL	Framlingham	Police Station, Badingham Road	4		4									Demolition of former police station, 2 existing dwellings and the construction of 6 new Almshouses (4 new dwellings & 2 replacements). 4 not started.
DC/16/4355/FUL	Framlingham	Os 4700, Saxtead Road, Framlingham	24		12	12								Includes 6 affordable homes. 24 not started. FRAM19

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments				
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	
DC/16/4094/FUL	Framlingham	Conrad House, 38 Fore Street	7		7										Revised scheme to DC14/0538/FUL. Demolition of existing office building & flat. New development for 8 flats in total (7 new flats & 1 replacement flat). 7 not started. Delivery confirmed by developer.
DC/13/2619 DC/15/1816/ARM	Grundisburgh	Development site at Top Field Barn Farm, Ipswich Road	17	17											Includes 8 affordable housing units. New village hall to be built on separate part of site. 17 under construction.
C/89/0720	Hollesley	Duck Corner / Rectory Road	5												5 not started. Development could come forward as land technically still available. No indication it will be provided within current 5yr period.
DC/15/0496/OUT DC/16/0551/ARM	Hollesley	Glebe House Residential Care Home, Rectory Road	10		5	5									10 not started. Delivery confirmed by developer over the next couple of years.
C/13/0320	Hollesley	Land at Mallard Way, Off Rectory Road	16			6	6	4							Includes 5 affordable housing units. 16 not started. Delivery confirmed by developer.
DC/13/3693/OUT DC/14/3533/FUL	Hollesley	Heath Dairy Farm, Melton Road	8	1	3	3	1								Former agricultural dairy. Revised scheme to DC13/3693/OUT. 1 under construction 7 not started.
C07/1764	Kesgrave	land rear of 26-42 Bell Lane, Off Ropes Drive, Grange Farm	(1)												Site essentially built out. 1 dwelling not started. Land available could still come forward at some point. Removed from overall supply figure and from 5yr supply figure
DC/16/2770/FUL	Kesgrave	Land at Emerald Close	9		5	4									9 not started.
DC/14/4225/FUL	Kirton	Land to rear of 16 to 22 Falkenham Road	13	13											Includes 14 affordable housing units. 9 under construction 4 not started. Delivery confirmed by developer for the end of 2017.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments				
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	
DC/13/2461/FUL	Knodishall	Land Opposite 57 To 61 Judith Avenue, Knodishall	8	2	6										Includes 2 affordable housing units. 6 not started. 2 under construction, Delivery confirmed by developer.
C04/1826 DC/16/2111/FUL	Leiston	15 High Street	7	1	3	3									DC16/2111/FUL revised scheme for plots 1 to 3. Existing flat on site to demolished (=8 dws in total) Plot 3 treated as replacement. 1 under construction 6 not started.
C12/2139	Leiston	Land opposite 18 to 30a Aldeburgh Road	22	18	4										Includes 39 affordable housing units. 18 under construction 4 not started.
DC/15/3018/FUL	Leiston	Colonial House, Station Road	10	10											Includes 3 affordable housing units. Change of use of offices to residential flats on ground & first floor-. 10 under construction. Delivery confirmed by developer for August 2017.
DC/14/3166/OUT	Leiston	Abbey View Lodges Orchard House 105 Abbey Road	8			4	4								Currently holiday homes on the site. Includes 1 affordable housing unit. 8 not started.
DC/15/4749	Martlesham	Falcon Residential Trailer Park, Felixstowe Road	1	1											Existing 2 mobile homes to be replaced (=8 in total). 1 under construction.
C10/1906	Martlesham	Land south of Main Road	27	27											Includes 59 affordable housing units. 27 under construction. Delivery confirmed by developer for end of June 2017.
C/12/2255	Melton	Land Between 1 Potash Cottages And Woodroyd Cottage, Woods Lane, Melton	11	1	10										Includes 3 affordable housing units. 1 under construction, 10 not started. Delivery confirmed by developer for 2018.
DC/14/0715/OUT DC/15/4264/ARM	Melton	Land to rear of Cedar House, Pytches Road	10	10											Includes 3 affordable housing units. 10 under construction.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
DC/13/2425	Melton	Land north of New Quay Court, Old Maltings Approach	3	1	2									1 under construction, 2 not started. Delivery confirmed by developer for Spring 2018.
DC/14/0991/OUT	Melton	Land north of Woods Lane	180		30	60	60	30						Includes 60 affordable housing units. 180 not started. Delivery confirmed by developer for start 2018.
DC/16/0015/FUL	Melton	The Old School Site, The Street	7	7										Alteration / conversion of former school to 2 dwellings and erection of 5 new dwellings. Demolition of existing outbuildings & structures. 7 under construction.
DC/15/0325/FUL	Middleton	Land adj. Green Garth, Mill Street	3	3										3 under construction. Delivery confirmed by developer.
DC/13/3229/OUT DC/16/1157/ARM	Otley	Hillview, Church Road, Otley	35	1	10	10	14							Includes 9 affordable housing units. 1 under construction, 34 not started.
C01/0759	Peasenhall	OS 0960 Mill View Farm, Mill Road	2	2										2 under construction.
C/12/1930	Purdis Farm	Western part of land at Trinity Park & land at White House Farm, Felixstowe Road	300				50	50	50	50	50	50		Includes 30 affordable housing units. 300 not started. Housing provision is linked to investment in showground. Site owners confirmed keeping options open whilst planning permission is still extant. Numbers reduced to 100 within five year period.
C03/2362 C10/3041 C07/0785 C08/0670 C11/1376 C11/1675 C11/2376 C11/2560	Rendlesham	Domestic Base RAF Bentwaters	17	2	5	5	5							C13/0677 - revised scheme to C08/0670 for plots 5 to 14. 2 under construction, 15 not started.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
C13/0677 DC/14/1605 DC15/1761 DC/15/4564														
C93/0722 C7777/3/6	Rushmere St Andrew	Bixley Farm (b)	26			13	13							26 not started. DC/15/4177/FUL proposes reduction in units to 23. Decision still pending.
C11/0036 C13/0051	Rushmere St Andrew	Land r/o 82-94 Woodbridge Rd & 14-18 Playford Rd	5		3	2								5 not started
C12/0237	Rushmere St Andrew	Phase 6, 7 & site A, Bixley Farm	37	25	12									24 under construction 13 not started. Delivery confirmed by developer for 2018/19.
DC/14/2473/OUT	Rushmere St Andrew	Land adjacent 155 The Street	14			14								Includes 4 affordable housing units. 14 not started.
DC/16/4582/FUL	Rushmere St Andrew	Land West Of Clovelly Close	6		6									Previous application on larger site for 53 units (C00/1637 - outline). New application is for only part of the original site approved. 6 not started.
DC/14/1497/FUL	Saxmundham	Land East Warren Avenue, Church Hill	141	61	40	40								Includes 56 affordable housing units. 60 under construction, 81 not started.
DC/15/3197/FUL	Saxmundham	Land off South Entrance	5	5										5 not started. Developer confirmed construction to commence in 2017.
C/11/1539 DC/16/0709/ARM	Saxmundham	Former County Primary School, Fairfield Road	16			8	8							Includes conversion of former school. 5 affordable housing units. Scheme changed from 21 dwellings to 16. 16 not started.
C11/1316	Sibton	Sibton Croft	6	6										Existing dwelling to be demolished (=7 dwellings in total). 6 under construction. Delivery confirmed by developer for end of 2017.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
C10/3278	Sudbourne	Former Walled Garden, Sudbourne Park	10	10										10 not started. Delivery confirmed by developer for end of 2017.
DC/16/1464/FUL	Trimley St Mary	Land to the rear of Three Mariners Inn, 193 High Road	6	6										6 under construction.
DC/16/1107/FUL	Trimley St Mary	Land on the south side of Thurmans Lane	98	21	20	20	20	17						Includes 52 affordable homes. 21 under construction, 77 not started.
C13/0219 DC/15/1525/ARM	Trimley St Martin	Land at and adj Mushroom Farm, High Road	25	24	1									Demolition of farm buildings. Including 22 affordable housing units. 20 under construction. 5 not started. Delivery confirmed by developer.
DC/16/3211/FUL	Trimley St Martin	28 Old Kirton Road, Trimley St Martin	5		5									5 not started.
C05/0210 C11/1047 DC/14/3076/FUL	Tunstall	Snape Maltings, Snape Bridge	43		15	15	13							Revised scheme to C05/0210 (Supersedes remaining 35 dwellings not started - new application increases total dwellings by 8). 29 dwellings built under C05/0210 & 1 dwelling built under C11/1047. 43 not started.
DC/13/2457/OUT DC/16/3047/ARM	Tunstall	Land west of Street Farm, School Road	33		13	10	10							Includes 9 affordable housing units. 33 not started.
DC/14/3560/FUL DC/14/3558/FUL	Ufford	Pt land at Crown Nurseries, High Street	34	4	30									4 under construction 30 not started. DC14/3558/FUL - part revised scheme to DC14/3560/FUL for plots 1 to 7. Delivery confirmed by developer for Spring 2019.
DC/14/2069/FUL	Wenhaston	St Michaels Way	14	14										Includes 8 affordable housing units. 1 additional unit (DC/14/1105/FUL) counted amongst 'less than 5 dwellings'. 14 under construction. Delivery confirmed by developer.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
DC/14/3660/FUL DC/16/2210/FUL	Westerfield	Fullers Field	17	3	7	7								Includes 7 affordable housing units. 14 not started. Delivery confirmed by developer for end of 2019.
DC/15/5031/OUT	Westerfield	Land at Old Station Works, Westerfield Road	35			15	15	5						Includes 12 affordable housing units. Also B1a offices and D1/D2 community facilities proposed. 35 not started.
C11/0097 C12/2509 C13/0112	Wickham Market	210,212,216A & land surrounding, High Street	1	1										Existing dwelling to be demolished and replaced (= 8 dwellings in total). Demolition of Gospel Hall. Barn conversion. Including affordable housing. 1 under construction
C12/2072 DC/14/3252/ARM	Witnesham	Land at Warrens Barn, Jacks Field, The Street	6		2	2	2							Includes 2 affordable housing units. 1 under construction, 5 not started.
DC/16/1037/FUL	Witnesham	Fynn Valley Golf Club, Rose Hill	14			10	4							Conversion of existing buildings to form 10 dwellings and 4 new build dwellings and a new clubhouse. 14 not started.
C/04/1823 C/08/0143 C/11/1087	Woodbridge	Land at Notcutts Garden Centre, Ipswich Road	25				14	10						25 not started. Latest application is for 24 units yet to be determined.
DC/16/4823/FUL	Woodbridge	Former Police Station, Grundisburgh Road	13			5	5	3						Conversion of former Police station & demolition of former police house & outbuildings to 14 flats (13 new & 1 replacement). 13 not started.
DC/16/3289/FUL	Woodbridge	Bull Ride, 70 New Street, Woodbridge	5		5									Part demolition of existing dilapidated buildings and construction of 5 new dwellings & COU of remaining section of existing building to A3 use. 5 not started.
C13/0767	Woodbridge	Quayside Mill, Quay Side	11	11										Demolition of existing industrial buildings. 11 units under construction due to complete this year. Confirmed by developer.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year								Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		25/26	26/27	
C/13/0768 DC/14/1363/VOC DC/16/0152/FUL	Woodbridge	Whisstocks Boatyard, Tide Mill Way	15	15											Removal of condition 29 of planning consent C13/0768 to allow full time occupation of 14 residential properties. DC16/0152/FUL part revised scheme to use of part of building previously consented as restaurant space for one residential apartment. 15 under construction
		Subtotal	2,712	560	531	537	416	201	127	94	84	83	32		
Sites with planning permission for less than 5 dwellings			432	146	108	132	19	27							146 under construction. 286 not started
Total of all sites with planning permission			3,144												
Windfall Allowance				0	0	50	50	50	50	50	50	50	50		
Policy SSP3	Aldeburgh	Land rear of Rose Hill, Saxmundham Road	10		10										Delivery confirmed by developer for 2018/19.
Policy SSP4	Aldringham	Land to the east of Aldeburgh Road	40		10	15	15								Site still in same ownership. No more detail received. Timing not challenged through local plan examination.
Policy SSP5	Badingham	Land at Mill Road													DC/16/2997/FUL approved 25/11/16 Delivery confirmed by developer for 2018.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year								Comments		
				17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25		25/26	26/27
Policy SSP6	Benhall	Land Adjacent to Corner Cottages, Main Road												DC/15/5170/OUT approved 03/02/16 Delivery confirmed by developer for 2018/19
Policy SSP8	Dennington	Land opposite Townsfield Cottages	10		5	5								No information received. Timing not challenged through local plan examination.
Policy SSP9	Hacheston	Land south of Solomon's Rest, The Street	10		5	5								DC/16/3863/OUT currently pending for 10 dwellings. Developer indicated it would be at least a year before construction is commenced depending on planning.
Policy SSP10	Kelsale	Land south of Ambleside, Main Road	30			30								Delivery confirmed by developer.
Policy SSP11	Orford	Land north of Mill Close	10			10								Developer expects to deliver 10 - 15 dwellings in 2019/20.
Policy SSP12	Rendlesham	Land west of Garden Square	50					5	10	10	10	10	5	Possible constraints relating to access.
Policy SSP13	Rendlesham	Land east of Redwald Road, Rendlesham	50			25	25							Delivery confirmed by developer.
Policy SSP14	Saxmundham	Land north-east of Street Farm	65			10	35	20						Delivery confirmed by developer.
Policy SSP15	Shottisham	Land opposite the Sorrel Horse	10			5	5							Delivery confirmed by developer.
Policy SSP16	Thorpeness	Land fronting Old Homes Road												C/05/0668 approved 27/05/05 (included in section above – sites with planning permission)
Policy SSP17	Westerfield	Land south of Lower Road	20				20							Delivery confirmed by developer for 2021.
Policy SSP18	Westerfield	Land at Old Station Works, Main Road												DC/15/5031/OUT approved 04/11/16 (included in section above as site with planning permission)

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
Policy SSP19	Witnesham	Land at Street Farm	20			5	5	5	5					No additional information. Site timings not challenged through local plan examination
Policy FPP3	Felixstowe	Land at Sea Road	40					10	10	10	10			No additional information. Site timings not challenged through local plan examination
Policy FPP4	Felixstowe	Land north of Walton High Street	385			50	50	50	50	50	50	50	35	DC/16/2778/OUT currently pending for up to 385 dwellings. Delivery confirmed by developer.
Policy FPP5	Felixstowe	Land north of Conway Close	100						50	50				Delivery confirmed by developer.
Policy FPP6	Trimley St Martin	Land opposite Hand in Hand Public House	70											DC/16/2119/OUT currently pending for up to 70 dwellings. Delivery confirmed by developer for 2021. - (expected delivery plotted below).
Policy FPP7	Trimley St Martin	Land off Howlett Way	360				50	50	50	50	50	50	60	Delivery confirmed by developer.
Policy FPP8	Trimley St Mary	Land off Thurmans Lane												One allocation comprising two plots. DC/16/1107/FUL (98 dwellings) approved 09/12/16 (included in section above sites with planning permission). DC/16/2122/OUT (up to 50 dwellings) currently pending S106 - (included below as land adjacent to Mill Farm).
Policy FRAM23	Framlingham	The Green Shed	8											Allocation. No current planning applications. Given scale of development currently permitted in town site not included in 5yr period.
Policy FRAM25	Framlingham	Land off Victoria Mill Road	30											Allocation. No current planning applications. Given scale of development currently permitted in town site not included in 5yr period.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments			
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27
Policy FRAM26	Framlingham	Station Terrace	15			4								DC/17/1853/OUT (4 dwellings) pending decision. Small number of units could potentially come forward during five year period.
Policy FRAM28	Framlingham	The Old Gas Works site	7											Allocation. No current planning applications. Given scale of development currently permitted in town site not included in 5yr period.
Policy SA2	Leiston	Land at Red House Lane	70											Allocation. DC/17/1605/FUL application for 65 dwellings on site slightly smaller than allocation. Decision pending. Not currently included within 5yr supply given large number of extant permissions in Leiston.

		Subtotal	1,410	0	30	164	205	140	175	170	120	110	100	
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DC/17/1435/OUT	Martlesham	Land south and east of BT Adastral Park	1,300		75	150	150	125	160	160	160	160	160	Application currently pending (2,000 dwellings in total). Delivery confirmed by applicants
DC/16/1992/FUL	Martlesham	Land Off Blacktiles Lane	47			17	15	15						Approved pending S106 agreement
DC/16/1919/FUL	Trimley St Martin	Land At High Road	69			23	23	23						Approved pending S106 agreement
DC/16/2119/OUT	Trimley St Martin	Land South Of High Road	70			30	40							Approved pending S106 agreement. Delivery confirmed by developer.
DC/16/1961/OUT	Leiston	Johnsons Farm, Saxmundham Road	187				40	40	40	40	27			Approved pending S106 agreement. POLICY SA1
DC/16/2122/OUT	Trimley St Mary	Land Adjacent To Mill Farm Thomas Avenue	50			30	20							Approved pending S106 agreement. Delivery confirmed by developer.

Planning Ref	Parish	Location	Outstanding number of dwellings	No units estimated for completion per year							Comments				
				17/18	18/19	19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	
DC/15/4157/OUT	Bawdsey	School Lane	13				13								Approved pending S106 agreement
DC/16/2104/OUT	Leiston	Land At The Rear Of St Margarets Crescent	77				30	30	17						Approved pending S106 agreement. Application is for 77 units. Allocation was for 70 POLICY SA3
DC/16/0931/FUL	Leiston	Land West Of Mill Cottage, Valley Road	18			10	8								Approved pending S106 agreement.
DC/16/2900/FUL	Melton	Land Rear Of 23-37 Hall Farm Road	8			8									Approved pending S106 agreement
DC/16/0527/OUT	Leiston	Former Gas Works, Carr Avenue	20			10	10								Approved pending S106 agreement
DC/16/1322/OUT	Leiston	Land East Of Abbey Road	100				40	40	20						Approved pending S106 agreement POLICY SA4
	Woodbridge	Council Offices	100			33	34	33							Application due for submission summer 2017. Numbers and phasing provided via the scheme promoters.
		Subtotal	2,059	0	75	311	423	306	237	200	187	160	160		
		Total	6,613	706	744	1,194	1,113	724	589	514	441	403	342		
		Year on Year Cumulative Total		706	1,450	2,644	3,757	4,481	5,070	5,584	6,025	6,428	6,770		

NOTE: The total of 6,613 represents the number of outstanding dwellings with permission, are allocated or the principle of development is accepted, but excludes windfall. The total of 6,840 represents the expected delivery of dwellings (excluding some sites where reasons for exclusion are in the comments section) and includes windfall.

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

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

STAGE	ACTIONS
Stage 1 Complete 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. • Update information on sites granted planning permission from 1/4/2015- 31/3/2017.
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, proforma sent to agent / landowner requesting information on anticipated start dates and build out rates. • Reminders sent and telephone calls made where proforma not returned. Cut of date for responses 02/06/2017. • Similar checks undertaken for allocated sites.
Stage 3 Check information received against information provided to appellants on disputed sites to come to a view on developability and timings.	The inquiry into an appeal against the Council's refusal to allow development of 300 homes on land at Bell Lane Kesgrave was suspended pending the publication of the Strategic Housing Market Assessment Report and this June 2017 Housing Land Supply Assessment. The Council indicated that its position with regard to disputed sites would be as set out in this HLS document.
Stage 4 Draft Document	Complete calculations

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

Table 8.1 Summary assessment for the Ipswich HMA (2014-36)

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

Appendix C: Delivery of Dwellings 2010 - 2017

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 annualised Core Strategy requirement. This information is important when determining whether a 5% or a 20% buffer is applied to the 5 year housing land supply calculation. National Planning Policy Framework (NPPF) paragraph 47 states that “..where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%...” . Planning policy guidance provides additional commentary on this matter and suggests that as part of that consideration local planning authorities should look in more detail at the reason(s) for any under delivery.

In Suffolk Coastal district, at the beginning of the plan period in 2010 the Council had only one outstanding housing allocation for approximately 75 dwellings and was reliant on other sites coming forward which could be approved for housing to meet its housing land supply. Large sites which had previously been identified for housing and granted planning permission were nearing completion.

The adoption of the Core Strategy (Suffolk Coastal District Local Plan – Core Strategy and Development Management Policies Document) in July 2013 agreed the scale and distribution of new homes across the district, and provided a framework within which the Council could determine planning applications where they accorded with the local plan. The subsequent adoption of various site allocation documents in 2017 has now identified specific sites for future housing provision. Together they will provide for some 8,670 homes over the period to 2027.

It is noticeable from the table below, that completion rates have picked up as plans have evolved and the identification of sites suitable for housing development have crystallized. Progress with plans, coupled with an improvement in market conditions has resulted in several years of under delivery now being reversed. Some of that earlier under delivery is now being clawed back. Based on this evidence, the Council has determined that a 5% buffer is the appropriate one to use in its five year housing land supply calculation.

Housing delivery against Core Strategy target 2010 - 2017

Monitoring Year	Net Dwelling Completions (annual)	Net Dwelling Completions (cumulative)	CS Target (cumulative no of dwellings per year)
2010/11	216 (-249)	216	465
2011/12	270 (-195)	486	930
2012/13	324 (-141)	810	1395
2013/14	215 (-250)	1025	1860
2014/15	427 (- 38)	1452	2325
2015/16	564 (+99)	2016	2790
2016/17	550 (+85)	2566	3255
	*641		

**number of new dwellings monitored as under construction as at 31/3/2017. This is part of a total figure of 3,144 dwellings which have planning permission and which are either not started or under construction as at 31/03/2017.*

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

Suffolk Coastal District Council Statement of housing land supply (April 2017 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 2017	2017/18	2018/19	2019/20	2020/21	2021/2022	Completions after 1 st April 2022	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 19th May 2017:

Email suffolkcoastallocalplan@eastsoffolk.gov.uk

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

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

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01394 444761 ☎

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