



Cabinet 21 November 2012

Authorities Monitoring Report 2011/2012 – Housing Delivery

1. Summary and reasons for recommendations

- 1.1 The Localism Act 2011 amended the way in which local planning authorities are required to publish the results of monitoring the delivery of local plan policies. Previously Councils have been required to publish one single Annual Monitoring Report by 31 December 2012 each year, but Section 35 of the Localism Act now enables individual reports on particular topics to be published separately and at not less than annually. The title of the reports has also changed from Annual Monitoring Report to Authorities Monitoring Report.
- 1.2 With the above statutory changes in mind, a Housing Delivery Monitoring Report for the Borough has been prepared for the period 1 April 2011 to 31 March 2012. The report identifies progress in delivering the housing needs identified in the Council's Core Strategy and the situation in respect of the availability of land for house building across the borough.
- 1.3 The Borough Council is therefore required to publish the attached report.

2. Recommendations

- 2.1 Cabinet is **RECOMMENDED** to:
 - (1) note the contents of the Housing Delivery Monitoring Report 2011/2012, as contained in Appendix 1 to Report D207, and approve it for publication; and
 - (2) delegate authority to the Head of Planning and Regulatory Services, in consultation with the Portfolio Holder for Planning and Transport, to make any necessary minor typographical, grammatical or similar textual changes to the draft report before publication.

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3. Corporate priorities

3.1 The publication of the data contained in the Housing Delivery Monitoring Report meets the following Corporate Priorities, as contained within the Corporate Plan:-

- (a) *'Working together for strong, healthy and diverse communities'*; and
- (b) *'Working together for prosperous and environmentally-responsible communities'*; and *'Working together for an efficient Council'*.

4. Key issues

4.1 Local planning authorities are required, as part of the preparation of planning policies, to monitor the delivery of policies and proposals. In addition, there has been a long standing requirement to maintain a supply of land for new house building that can be delivered over the imminent five year period. The monitoring information has previously been published in the Local Development Framework Annual Monitoring Report, which the Borough Council has previously published on seven occasions.

4.2 The regulations concerning the preparation of Annual Monitoring Reports changed in the Localism Act 2011 and it is no longer necessary to produce a single report covering all subjects by 31 December of the monitoring year. The new 'Authorities Monitoring Report' can cover single topics as chosen by local authorities and requires monitoring information to be made available as soon as it is available to the Council.

4.3 Furthermore, the National Planning Policy Framework reinforces the need for local planning authorities to identify a *'supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market'* as well as a supply or broad locations for 6 to 10 and, where possible, 11to15 years.

4.4 With this in mind, officers have concentrated on producing a single issue Housing Delivery monitoring report for St Edmundsbury covering the year 1 April 2011 to 31 March 2012. Attached, as Appendix 1 to the report, is a copy of the draft monitoring report. In addition, early statistical data for the 2011 census has also been analysed in relation to population estimates and future projected population.

4.5 The draft Housing Delivery Report specifically measures performance against housing need identified in the St Edmundsbury Core Strategy, adopted in December 2010. In addition, the report provides information from the 2011 Census and the housing land supply situation across the Borough.

4.6 The key headlines arising from the report are:

- (a) Housing completion rates remain well below the long term average and the requirement set out in the adopted Core Strategy;
- (b) the long term distribution of house building is closely in line with that planned in the Core Strategy;
- (c) allowing for the minimum requirements in the National Planning Policy Framework concerning land supply, it is only possible to demonstrate a

4.8 years supply. This would diminish to 4.2 years if the Council were required to provide a 20% buffer due to 'persistent under delivery' in recent years;

- (d) delivery of affordable homes has also decreased in 2011/2012 compared with the previous year;
- (e) sufficient sites have been identified in existing or emerging local plan documents to deliver the projected housing needs to 2031;
- (f) the 2011 Census population for the Borough was 5,000 higher than earlier Government projections; and
- (g) the latest projections for 2021 suggest that the population will be over 3,000 higher than previous predictions.

5. Other options considered

- 5.1 Not publishing the report: This option would leave the Council open to challenge through non-compliance with Section 35 of the Localism Act 2011.

6. Community impact

6.1 Crime and disorder impact *(including Section 17 of the Crime and Disorder Act 1998)*

- 6.1.1 None identified.

6.2 Diversity and equality impact *(including the findings of the Equality Impact Assessment)*

- 6.2.1 None identified.

6.3 Sustainability impact *(including completing a Sustainability Impact Assessment)*

- 6.3.1 None identified.

6.4 Other impact *(any other impacts affecting this report)*

- 6.4.1 None identified.

7. Consultation

- 7.1 The housing numbers in the adopted Core Strategy (December 2010) were subject to consultation carried out in accordance with the Borough Council's Statement of Community Involvement and were subject to public examination by a Planning Inspector.

8. Financial and resource implications *(including asset management implications)*

- 8.1 There are no resource implications in publishing the Monitoring Report.

9. Risk/opportunity assessment *(potential hazards or opportunities affecting corporate, service or project objectives)*

Risk area	Inherent level of risk (before controls)	Controls	Residual risk (after controls)
	High/Medium/Low		High/Medium/Low

There are no potential hazards or risks.

10. Legal and policy implications

10.1 The Borough Council is required to publish this data annually.

11. Wards affected

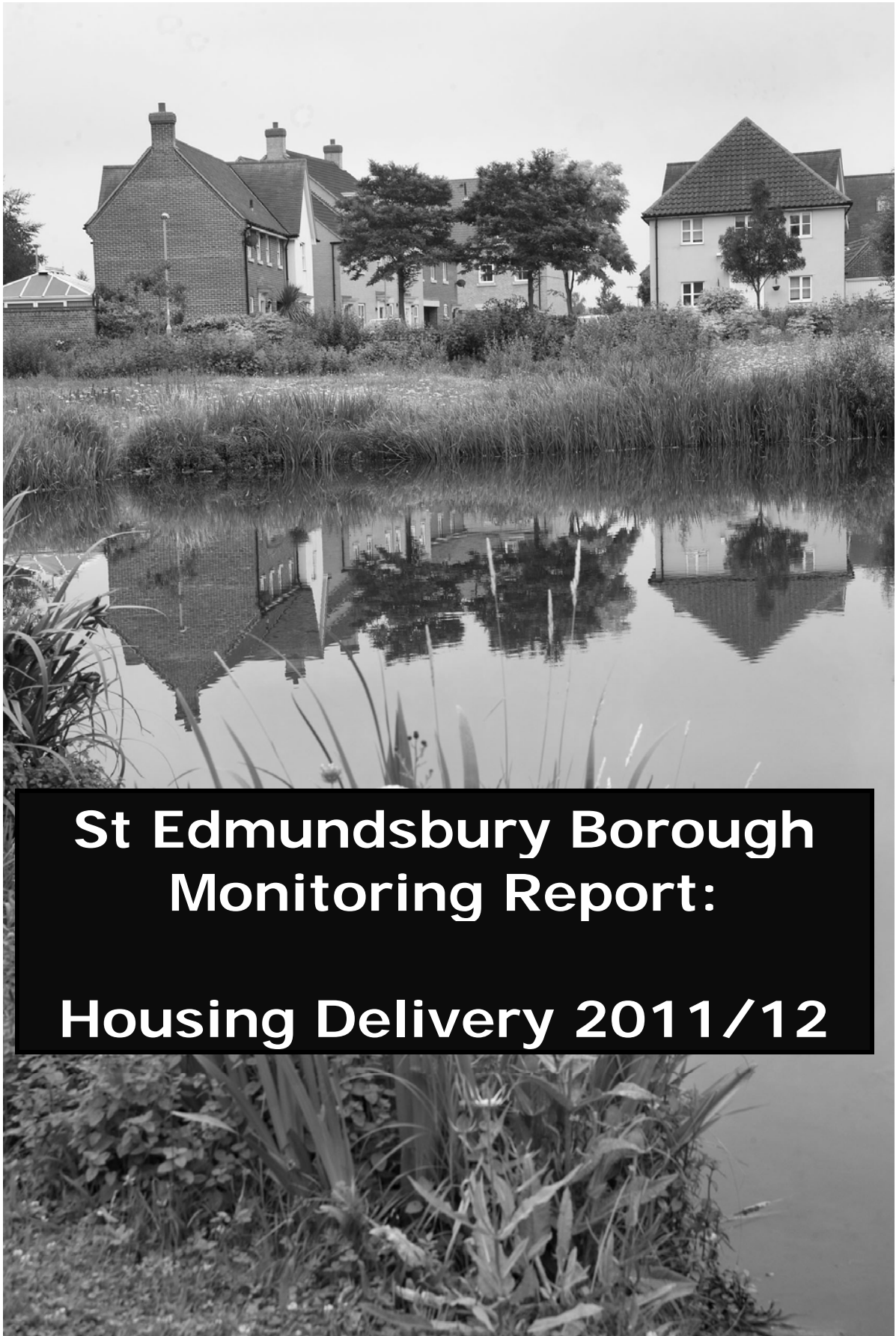
11.1 All

12. Background papers

12.1 None

13. Documents attached

13.1 Appendix 1: St Edmundsbury Borough Monitoring Report – Housing Delivery 2011/2012



**St Edmundsbury Borough
Monitoring Report:
Housing Delivery 2011/12**

Planning Policy
St Edmundsbury Borough Council

November 2012

1. Introduction and summary

Local planning authorities are required, as part of the preparation of planning policies, to monitor the delivery of policies and proposals. In addition, there has been a long standing requirement to maintain a supply of land for new house building that can be delivered over the imminent five year period. The monitoring information has previously been published in the Local Development Framework Annual Monitoring Report, which the Borough Council has previously published on seven occasions.

The regulations concerning the preparation of Annual Monitoring Reports changed in the Localism Act 2011 and it is no longer necessary to produce a single report covering all subjects by 31 December of the monitoring year. The new "Authorities Monitoring Report" can cover single topics as chosen by local authorities and requires monitoring information to be made available as soon as it is available to the Council.

Furthermore, the National Planning Policy Framework reinforces the need for local planning authorities to identify a "supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market" as well as a supply of broad locations for 6-10 and, where possible, 11-15 years.

This Housing Delivery report specifically measures performance against housing need identified in the St Edmundsbury Core Strategy, adopted in December 2010. In addition, the report provides initial and relevant information from the 2011 Census and an assessment of the projected future housing land supply situation across the borough.

The key headlines arising from the report are:

- Housing completion rates remain well below the long term average and the requirement set out in the adopted Core Strategy
- The long term distribution of house building is closely in line with that planned in the Core Strategy
- Allowing for the minimum requirements in the National Planning Policy Framework concerning land supply, it is only possible to demonstrate a 4.8 years supply. This would diminish to 4.2 years if the Council were required to provide a 20% buffer due to "persistent under delivery" in recent years.
- Delivery of affordable homes has also decreased in 2011/2 compared with the previous year.
- Sufficient sites have been identified in existing or emerging local plan documents to deliver the projected housing needs to 2031.
- The 2011 Census population for the borough was 5,000 higher than earlier government projections.
- The latest projections for 2021 suggest that the population will be over 3,000 higher than previous predictions.

2. Recent Housing Delivery

A key objective of the adopted St Edmundsbury Core Strategy is to ensure that an adequate and continuous supply of land is available to meet the projected housing needs of the borough to 2031. It makes provision for the construction of 15,600 homes across the borough between 2001 and 2031, an average construction rate of 520 a year. The Core Strategy also sets out a policy for the delivery of affordable homes. Prior to the adoption of the Core Strategy, the planning policy framework for housing was contained in the Replacement Local Plan, adopted in 2006 which planned for growth to 2016 based on the former County Structure Plan requirements of 440 homes a year.

However, as the Core Strategy was not adopted until December 2010 it is acknowledged that the higher level of delivery rates contained within it would take a while to catch up given the need to identify sites in local plans and bring forward planning permissions on them.

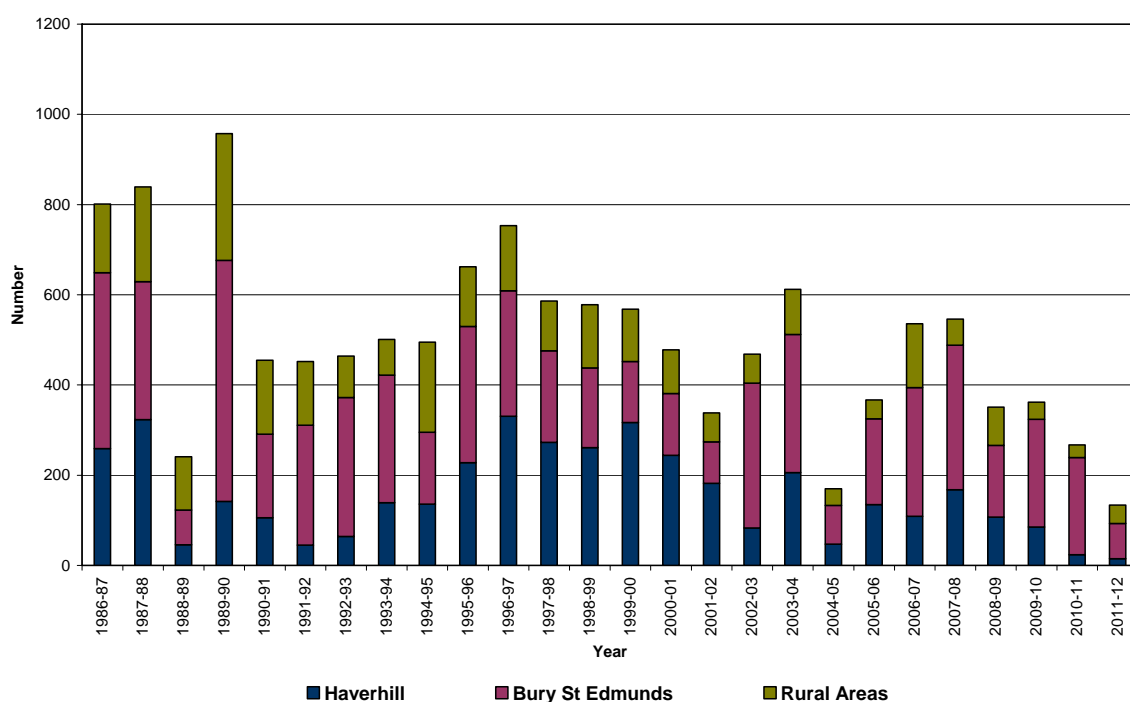
Between 2001 and 2012 4,151 new homes (net) have been built across the borough, representing an average of 377 completions a year. The distribution of these new homes is illustrated in the table below.

Table 1 – Housing Completions 2001 - 2012

	Bury St Edmunds	Haverhill	Rural Area	Total
2001-2002	92	182	64	338
2002-2003	321	83	64	468
2003-2004	306	206	100	612
2004-2005	86	47	37	170
2005-2006	190	135	42	367
2006-2007	285	109	142	536
2007-2008	320	168	58	546
2008-2009	159	107	85	351
2009-2010	239	85	38	362
2010-2011	215	24	28	267
2011-2012	78	15	41	134
Totals:	2291	1161	699	4151

The average net annual completion rate since 2001 represents a decline from 433 in the period to 2008. This decline is clearly due to the downturn in the economy as there remain a large number of sites in the adopted Replacement Local Plan that have yet to be developed. However, looking at the longer term growth rates in the borough, the average annual completion rate since 1986 is 499.

Borough Housing Completions 1986-2012



The Core Strategy indicates the general distribution of new homes to be built between 2001 and 2031. The list below compares the planned distribution to that achieved to date:

Distribution of new homes:

	Core Strategy	Achieved 2001-2012
Bury St Edmunds	52%	55%
Haverhill	34%	28%
Rural Area	14%	17%

The Core Strategy makes provision for constructing an average of 520 new homes a year between 2001 and 2031. However, given that until December 2010 the local planning policy made provision for constructing 440 homes a year, it is not surprising that the total completions are 1570 below the planned rate. However, the Core Strategy recognised that housing delivery would increase later in the plan period, as strategic sites

in Bury St Edmunds and Haverhill started to be delivered. Paragraph 4.10 sets out the following estimated delivery rate:

2008 – 2016 – 481 per annum
 2017 – 2021 – 577 per annum
 2022 – 2031 – 583 per annum

3. Meeting the Core Strategy Housing Requirements

As noted above, the St Edmundsbury Core Strategy makes provision to deliver 15,600 new homes between 2001 and 2031. With 4,150 completions by 31 March 2012, there remains a residual of 11,450 to complete between 2012 and 2031. Clearly, as noted above, the significant downturn in house building since 2008 has had an impact on delivery, although the population and resultant need continues to grow.

The Core Strategy overall provision equates to 520 additional homes a year. However, as a result of the house building downturn, the rate will have to increase to 602 a year if the planned homes are to be delivered by 2031. The Borough Council continues to progress the preparation of the Vision 2031 documents in which new site allocations are being identified and more detailed plans for the Core Strategy strategic sites around Bury St Edmunds and Haverhill included.

Table 2 – Housing Requirement

Core Strategy Housing Requirement 2001-2031 (Policy CS1)	15630
Completed 2001 – 2012	4150
Residual requirement 2012-2031	11480
Divided by remaining years of the Core Strategy (19 yrs)	600 per annum

NB – Figures are rounded

As at 31 March 2012 sites across the borough that had been identified but not completed would deliver 11,026 new homes. This is broken down as follows:

Table 3 – Housing Commitments

Large sites with planning consent but not developed	668
Small sites with planning consent but not developed	331
Sites allocated in adopted Replacement Local Plan but not developed	1560
Strategic sites in Core Strategy	6850
Other known potential *	489
Total	9898

* Other known potential relates to sites which are not necessarily identified in an adopted local plan but where sites have adopted development briefs or where there is a resolution to approve an application.

In addition to the above, additional sites have been identified in the Preferred Options Draft Vision 2031 local plan documents for Bury St Edmunds, Haverhill and for the Rural Area. Combined, these additional sites could deliver 1,128 new homes by 2031. This, combined with the totals listed in Table 3 gives a total of 11,026 homes by 2031.

4. Windfall

Windfall housing development (ie sites not previously identified in a local plan) has always made an important contribution across St Edmundsbury. In presenting the Core Strategy for examination in 2010 the Borough Council drew the attention of the Inspector to the fact that there was a record over time of the delivery of housing through small site¹ windfall permissions despite the then PPS3 Housing not allowing an allowance to be made for the first ten years of a local plan. This was especially the case in the rural area where there are 44 villages with housing settlement boundaries where here is a presumption in favour of infill development within the boundaries. As a consequence the Borough Council suggested that a Core Strategy provision of 25 homes a year on small windfall sites in the rural area would be a conservative approach to accounting for this type of development.

The Planning Inspector examining the Core Strategy in 2010 accepted this fact and agreed an allowance for 25 additional homes a year on small windfall sites in the rural area after the initial five years of the Plan. This amounted to a total of 325 by 2031.

However, government policy, in the form of the National Planning Policy Framework, now recognises the significant contribution that windfall housing can make and, in paragraph 48, allows local planning authorities to make provision for windfall in assessing future housing delivery throughout the life of a plan.

Further, more recent borough Council research indicates that, on average 180 permissions are granted annually on small windfall sites across the borough, including Bury St Edmunds and Haverhill. While it is acknowledged that not all such permissions are implemented, it is considered that, based on the empirical evidence, an allowance of 135 homes per annum (75% of the average) would be a conservative and realistic approach to making an allowance for windfall developments. This would allow for non-implementation and the potential for numbers to reduce over time as opportunities become more limited. This could deliver 2,565 homes across St Edmundsbury by 2031.

5. Five year land supply

The NPPF requires local planning authorities to identify a five years supply of sites that are available, suitable and achievable. Paragraph 47 states that local planning authorities should “identify and update annually a

¹ Small sites are sites capable of delivering less than 10 dwellings

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”

A footnote in the NPPF states: “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 viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The five year need is calculated by subtracting the homes built so far from the total planned provision and dividing that figure by the years remaining in the plan, as illustrated below:

Residual housing requirement

a)	Requirement 2001 - 2031	15600
b)	Completions 2001 - 2012	4150
c)	Residual requirement 2012 – 2031 a-c	11450
d)	Residual annual requirement c/19	602
e)	Five year requirement based on residual need (dx5)	3010

In terms of the content of paragraph 47 of the NPPF, it is necessary to give some consideration to the scale of the buffer that needs to be added to the five year requirement. This requires an interpretation of “persistent under delivery”. Given the current economic climate and housing market, persistent under is almost inevitable. However, the situation in St Edmundsbury is clouded by the fact that the Core Strategy was not adopted until December 2010 and that, prior to that date, the local plan was based on delivering lower housing numbers.

The graph below illustrates that housing delivery has been below the Core Strategy requirement since its adoption although prior to the economic downturn the delivery rates were consistent with the strategy. Given the lack of detailed allocations, other than in the outstanding Replacement Local Plan, this lower rate is totally reasonable, especially given the slow down in the house building market. However, it is probably appropriate to demonstrate the five year land supply situation based on a 5% and 20% buffer. Applying a 5% buffer would result in a requirement for 3,160 new homes and a 20% buffer would require 3,610 homes by 2017.

6. Affordable Housing

The delivery of additional affordable housing is a top priority for the Council, given the relative difficulty that many people have in purchasing homes in the borough.

Policy CS5 of the Core Strategy seeks to ensure that the mix, size, type and tenure of affordable homes meets the local need. Affordable housing is housing that meets the needs of specified eligible households whose needs are not met by the market. It can include social rented housing and intermediate housing.

Table 4 – Affordable Housing – commencements - 1 April 2011 – 31 March 2012

Sites	Settlement	Housing Association	Dwelling numbers (gross)	Dwelling numbers (net)
Plots 1 - 8, Spring Lane	Bardwell	Hastoe Housing Association Ltd	8	8
Jubilee House, 192A &192B Ashwell Road	* Bury St Edmunds	Havebury Housing Partnership	2	2
Abbots Gate, (plots 17A, 18A & 25A)	Bury St Edmunds	Suffolk Housing Society	3	3
The Maltings, Mildenhall Road, (35 plots)	Bury St Edmunds	Havebury Housing Partnership	35	35
Orchard Close, Nether Road	Cavendish	Havebury Housing Partnership	8	8
Totals			56	56

* Sheltered Housing

Table 5 - Affordable Housing - completions - 1 April 2011 – 31 March 2012

Sites	Settlement	Housing Association	Dwelling numbers (gross)	Dwelling numbers (net)
Plots 1 - 8, Spring Lane	Bardwell	Hastoe Housing Association Ltd	8	8
1, St Edmunds Place	* Bury St Edmunds	Havebury Housing Partnership	2	1
1, Chestnut Close, Prince Charles Avenue	* Bury St Edmunds	Havebury Housing Partnership	2	1
Jubilee House, 192A &192B Ashwell Road	Bury St Edmunds	Havebury Housing Partnership	2	2
Abbots Gate, (plots 17A, 18A & 25A)	Bury St Edmunds	Suffolk Housing Society	3	3
Orchard Close, Nether Road	Cavendish	Havebury Housing Partnership	8	8
Totals			25	23

* Sheltered Housing

Table 6 - Completions and distribution comparison

	Gross Completions		Net Completions	
	2010-2011	2011-2012	2010-2011	2011-2012
Bury St Edmunds	156	17	35	15
Haverhill	33	0	26	0
Rural	22	8	6	8
St Edmundsbury	211	25	67	23

Source: St Edmundsbury Borough Council

Table 7 - Consents and distribution comparison

	Gross Permissions		Net Permissions	
	2010-2011	2011-2012	2010-2011	2011-2012
Bury St Edmunds	41	22	39	22
Haverhill	4	28	4	24
Rural	16	0	16	0
St Edmundsbury	61	50	59	46

Source: St Edmundsbury Borough Council

Table 8 - Affordable Housing – planning permissions - 1 April 2011 – 31 March 2012

Sites	Settlement	Housing Association	Dwelling numbers (gross)	Dwelling numbers (net)
Land at Vinefields, (plots 38 – 43, 48 – 63)	Bury St Edmunds	Orbit East	22	22
Land at Greenwood and Hazel Close, (plots 1 -13)	Haverhill	Havebury Housing Partnership	13	9
Research Park, Hanchett End, (15 plots)	Haverhill	Not known	15	15
Totals			50	46

7. Dwelling size and type

Adopted planning policies seek a mix of house types to be constructed across the borough to ensure that local needs are met. The tables below indicate the number of homes granted planning consent and completed in 2011/12 by number of bedrooms per house.

Table 9 – Dwelling size by 2011/12 permissions

Gross figures	Planning permissions: Number of bedrooms						
	1	2	3	4	5	6	7+
Bury St Edmunds	13	32	45	17	1	0	0
Haverhill	4	14	8	6	0	0	0
Rural	2	12	8	16	3	1	0
St Edmundsbury	19 10.4%	58 31.9%	61 33.5%	39 21.4%	4 2.2%	1 0.6%	0 0

Does not include outline planning permission at Research Park, Hanchet End, Haverhill (150 units)

Source: St Edmundsbury Borough Council

Table 10 – Dwelling size by 2011/12 completions

Gross figures	Dwellings completed: Number of bedrooms						
	1	2	3	4	5	6	7+
Bury St Edmunds	7	14	44	17	4	0	0
Haverhill	2	3	1	9	0	0	0
Rural	3	21	10	8	3	1	0
St Edmundsbury	12 8.2%	38 25.8%	55 37.4%	34 23.2%	7 4.8%	1 0.6%	0 0

Source: St Edmundsbury Borough Council

Table 11 – Dwelling type by 2011/12 permissions

Gross figures	Planning permissions: Type of dwelling		
	Detached	Semi-detached	Terrace
Bury St Edmunds	14	15	79
Haverhill	1	18	13
Rural	33	9	0
St Edmundsbury	48 26.4%	42 23.1%	92 50.5%

Does not include outline planning permission at Research Park, Hanchet End, Haverhill (150 units)

Source: St Edmundsbury Borough Council

Table 12 – Dwelling type by 2011/12 completions

Gross figures	Dwellings completed: Type of dwelling		
	Detached	Semi-detached	Terrace
Bury St Edmunds	16	12	58
Haverhill	1	0	14
Rural	22	6	18
St Edmundsbury	39 26.6%	18 12.2%	90 61.2%

Source: St Edmundsbury Borough Council

Table 13 – Dwelling storeys by 2011/12 permissions

Gross figures	Planning permissions: Number of storeys			
	Single storey	Two storey	Three storey	Four storey
Bury St Edmunds	2	43	59	4
Haverhill	2	27	3	0
Rural	7	35	0	0
St Edmundsbury	11 6.0%	105 57.7%	62 34.1%	4 2.2%

Source: St Edmundsbury Borough Council

Table 14 – Dwelling storeys by 2011/12 completions

Gross figures	Dwellings completed: Number of storeys			
	Single storey	Two storey	Three storey	Four storey
Bury St Edmunds	0	60	21	5
Haverhill	0	4	11	0
Rural	8	37	1	0
St Edmundsbury	8 5.4%	101 68.7%	33 22.4%	5 3.5%

Source: St Edmundsbury Borough Council

Table 15 – Density of development

Gross figures	Completed dwellings per hectare	
	2010-2011	2011-2012
Bury St Edmunds	55.35	56.47
Haverhill	79.99	42.88
Rural	22.28	36.76
St Edmundsbury	54.38	48.92

The table above indicates the average number of new dwellings completed per hectare of net developable land - the area of a new development site minus any open space.

This data demonstrates the variation in density of new housing between the different areas of the borough. Whilst the national minimum target of 30 dwellings per hectare no longer exists, this does show that old targets are generally being exceeded as existing planning consents get built. The variation exists due to the difference in character between the three areas. In the rural areas, a larger proportion of new dwellings were on single dwelling plots.

8. Statistical indicators

The initial results of the 2011 Census were published during 2012. The usually resident population of the borough in 2011 was 111,008, an increase of 12,815 (13%) since the 2001 Census. The actual population in 2011 is some 5,000 above that projected by the government in 2008. At that time it was projected that the population in 2021 would be 113,600 and in 2031 would be 121,700. Interim population projections published by the Office for National Statistics in September 2012 now suggest that by 2021 the borough population will be 116,850 although no longer term projections have yet been made.

Almost 19% of the borough's population is aged 65 or over. This compares with the other Suffolk districts as follows:

	Population over 65
Babergh	21.4%
Forest Heath	16.2%
Ipswich	14.9%
Mid Suffolk	20.1%
St Edmundsbury	18.9%
Suffolk Coastal	23.2%
Waveney	23.9%

There had been an 11.7% increase in the number of households in the borough since 2001.

Further Census data will become available during 2012/13 and will be reported in further editions of monitoring reports.

Appendix A

Policy	Site	Capacity	Remaining	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
REPLACEMENT LOCAL PLAN SITES																						
BSE 1b	Jacqueline Close	50	50						10	20	20											
BSE 1c	Telephone Exchange, Whiting Street	30	30																			30
BSE 1d	Hospital Road	65	65						10	30	25											
BSE 1e	Garages & Bus Depot, Cotton lane	50	50						10	25	15											
BSE 1h	Coach Park and adjoining land, Ram Meadow	45	45						20	25												
BSE6	Station Hill	140	140						25	50	65											
BSE9	Tayfen Road	100	100			25	50	25														
HAV 1a	Gasworks, Withersfield Road	10	10						10													
HAV 1b	Telephone Exchange, Camps Road	24	24																			24
HAV2	North-west Haverhill (phase 1)	755	755			50	75	100	100	100	100	100	100	30								
RA 2a	Upthorpe Road, Stanton	101	101		25	46	30															
RA 1a	Reeves Farm, Ixworth	20	20		20																	
RA 2b	Off Crown Lane, Ixworth	70	70		25	30	15															
RA 2c	Land at The Green, Barrow	40	40		10	20	10															
RA 2d	Land east of The Granary, Clare	60	60		25	35																
SUB-TOTAL				0	105	206	180	125	185	250	225	100	100	30	0	0	0	0	0	0	0	54
SITES WITH PLANNING PERMISSION																						
BSE	Area F Moreton Hall	301	38	38																		
BSE 1f	Hardwick Industrial Estate	163	57			20	37															
BSE	Rear of 23-24 Queens Road	10	10	10																		
BSE	5a Kings Road	19	19	19																		
BSE	Rear 10 Risbygate Street	14	14		14																	
BSE	Maltings, Mildenhall Road	35	35	35																		
BSE	Eastgate Grange	28	28	22	6																	
BSE	Borough Offices, Angel Hill	11	5	5																		

Policy	Site	Capacity	Remaining	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
BSE2	Vinefields / East Close	73	73	10	30	33																
HAV 1c	Hamlet Croft	100	100		50	50																
HAV 1d	Atterton & Ellis	39	39		39																	
HAV	Hanchet End Business Park	150	150		30	50	50	20														
HAV	Appleacre Road	111	3	3																		
HAV	Anglian House, Burton End	27	15	15																		
HAV	Greenwood & Hazel Close	13	13	13																		
HAV	York Rd	17	17	17																		
RUR	The Mill, Barningham	12	1	1																		
RA 1b	Fireworks Factory, Chedburgh	51	51		14	37																
	Small Sites Consents	331	331	66	66	66	66	66														
SUB-TOTAL		1123	999	254	249	256	153	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW ALLOCATIONS IN THE BURY VISION 2031 PREFERRED OPTIONS DOCUMENT																						
BSE 10a	BSE Garden Centre, Rougham Road	52	52											52								
BSE 10e	Shire Hall	66	25		25																	
BSE 10e	Weymed site	14	14		14																	
BSE 10f	School Yard	32	32			29			3													
BSE 10g	Almoners Barn	12	12						12													
SUB-TOTAL		176	135	0	39	29	0	0	12	0	0	0	0	52	0	0	0	0	0	0	0	0
NEW ALLOCATIONS IN THE HAVERHILL VISION 2031 PREFERRED OPTIONS DOCUMENT																						
HAV 4a	South of Chapelwent Road	85	85				25	50	10													
HAV 4b	Millfields Way / Kestrel Road	12	11		11																	
HAV 5c	Former Westfield School	30	30				15	15														
HAV 5d	Former Castle Hill School	25	25				25															
HAV 6a	Wisdom Factory, Duddery Hill	76	76					25	51													

Policy	Site	Capacity	Remaining	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
HAV 17	Castle Manor & College	60	60									30	30									
SUB-TOTAL		288	287	0	11	0	65	90	61	0	0	30	30	0	0	0	0	0	0	0	0	0
NEW ALLOCATIONS IN THE RURAL VISION 2031 PREFERRED OPTIONS DOCUMENT																						
RV 6b	Land east of Barrow Hill, Barrow	75	75											25	50							
RV 6c	Land west of Barrow Hill, Barrow	75	75				20	40	15													
RV 7b	Land to rear of Nethergate Street, Clare	75	75													25	25	25				
RV 7c	Land off Cavendish Road, Clare	64	64															20	44			
RV 8c	Land west of A143 / south of A1088, Ixworth	80	80												20	50	10					
RV 9a	Stourmead Close, Kedington	65	65		30	35																
RV 9b	Land adj The Limes, Kedington	40	40															40				
RV 11a	Land at Hopton Road, Barningham	20	20		20																	
RV 12a	Land at end of Nether Road, Cavendish	10	10				10															
RV 13a	Land at Queens Lane, Chedburgh	10	10																	10		
RV 14a	School Road, Great Barton	20	20				20															
RV 14b	School Road, Great Barton	20	20									20										
RV 15a	Land off Tutelina Rise, Whelnetham	10	10					10														
RV 16a	Land east of Bury Road, Hopton	25	25										25									
RV 17a	Land at The Gables, Ingham	22	22			22																
RV 18a	Land adj to the cricket pitch, Risby	20	20			20																
RV 19a	Land south of Kingshall Street, Rougham	12	12				12															
RV 20a	Land at Nunnery Green/Cemetery Hill, Wickhambrook	22	22				22															
SUB-TOTAL		665	665	0	50	77	84	50	15	0	0	0	45	25	50	45	75	35	60	54	0	0

Policy	Site	Capacity	Remaining	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
LDF Strategic Sites																						
BSE	Fornham (North-west)	900	900				50	100	100	100	100	100	100	100	150							
BSE	Westley (West)	450	450						100	100	150	100										
BSE	Moreton Hall	500	500				50	100	100	100	100	50										
BSE	Compiegne Way (North-east)	1250	1250									100	100	100	100	100	150	150	150	100	100	100
BSE	Rougham Road (South-east)	1250	1250										100	100	100	170	150	150	150	100	100	130
HAV	North-east Haverhill	2500	2500										150	250	250	250	220	250	250	300	300	280
SUB-TOTAL		6850	6850	0	0	0	100	200	300	300	350	350	450	550	600	520	520	550	550	500	500	510
LDF TOTAL				0	100	106	249	340	379	300	350	380	525	627	650	565	595	585	610	554	500	510
OTHER POTENTIAL CAPACITY																						
BSE	Maynewater Lane	14	14		14																	
HAV	North-west Haverhill (phase 2)	395	395											95	100	100	100					
HAV	Gurteens	80	80		40	40																
WINDFALL ALLOWANCE				135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135
SUB-TOTAL		489	489	135	189	175	135	135	135	135	135	135	135	230	235	235	235	135	135	135	135	135
TOTAL				389	643	743	717	686	699	685	710	615	760	887	885	800	830	720	745	689	635	699