

**Forest Heath District Council  
Assessment of a five year supply of housing land  
As at March 2013**

**The five years covered in this assessment are 1<sup>st</sup> April 2013 to  
31<sup>st</sup> March 2018**

**1. Introduction**

- 1.1 National Planning Policy Framework (March 2012) requires Planning Authorities to identify and maintain a 5 year land supply of deliverable land for housing. The Assessment of land supply will be updated annually. If any significant land supply changes occur during this time, further updates will be prepared and made available on the website.
- 1.2 This report sets out the availability of housing land supply as at 31<sup>st</sup> March 2013. The five year period for analysis is a forward look from 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2018. For land to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable within 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. The NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF, para12).

**Approach**

- 1.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking (NPPF, para14).
- 1.4 Local Plans should set out the policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption of the plan. Sufficient, specific deliverable sites or broad locations for growth should be identified to deliver housing in the first five years, with a further supply of specific, developable sites for years 6-10 and, where possible for years 11-15.
- 1.5 The Forest Heath Local Plan includes the Core Strategy adopted 2010. Policy CS1 provides the settlement hierarchy for Forest Heath, giving a broad indication of the scale of growth appropriate to each settlement in order to promote sustainable development. The Forest Heath Core Strategy Single Issue Review will reconsider Policy CS7 (the part of the Local Plan that was quashed), the overall amount of residential development and the distribution and phasing of housing growth throughout the District.
- 1.6 The Site Specific Allocations Local Plan will identify which sites should be developed, in order to achieve the vision and objectives of the Core Strategy. It will include proposals for new housing, employment, shopping and other development, together with other uses of land such as parks and open spaces. The plan will identify specific sites that will enable a continuous delivery of housing for at least 15 years from the date of adoption.
- 1.7 NPPF requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites. The SHLAA provides evidence of sites and broad locations that are sustainable (referenced included) and unsustainable (referenced deferred).
- 1.8 For sites to be considered deliverable, National Planning Policy Framework states they should be:
- **Available**- the site is available now.
  - **Suitable and Achievable** - the location for development now is suitable and can 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.

- 1.9 Potential sites include those allocated for housing within the local plan, those with planning permission, and any known specific unallocated sites with potential to make a contribution to housing delivery during the 5 year period.
- 1.10 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG). It states under section on Housing and Economic Land Availability Assessment paragraph 29;
- ‘Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing. The definition of ‘deliverability’ and ‘developability’ in relation to housing supply is set out in footnote 11 and footnote 12 of the National Planning Policy Framework’.
- 1.11 Paragraph 31 of the NPPG states;
- ‘Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five year.
- However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.
- The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply’.

### **Calculating the Housing Need**

- 1.12 Forest Heath District Council is producing a Single Issue Review (Core Strategy policy CS7) of its housing figures to establish new housing growth targets. For the period 2001 to 2011 the adopted Core Strategy set the requirement of 3,200 dwelling (320per annum).
- 1.13 The Cambridge Sub-Region's Strategic Housing Market Assessment update (SHMA), published June 2013 takes a base date of 2011 and makes a fresh assessment of housing needs in the district. The SMHA assessed the full, objectively-assessed housing need in Forest Heath between 2011 and 2031 at 7,000 dwellings. Using 2011 census data instead of households formations as the starting point for an assessment of future housing demand meant that there was no additional backlog of demand for housing above and beyond the dwellings figures (SHMA, Technical Report para 7.1.6).
- 1.14 Combining the Core Strategy requirement for 2001 to 2011 with the SHMA from 2011 to 2031 gives an overall requirement of 10,200 dwellings for the period 2001 to 2031 (3,200 dwellings for period 2001 to 2011 and 7,000 dwellings for the period 2011 to 2031). However, the SHMA update takes a fresh assessment of the housing need at the base of 2011 therefore based on more up-to-date evidence than that which informed the Core Strategy. Moving forward, it is therefore not necessary for housing supply to make any

allowance for past under-delivery prior to 2011. This report therefore assesses the position from the base date of 2011.

### **Forest Heath Five Year Housing Requirement**

a. SHMA 2011-2031 7,000 (350pa)	7,000
b. Actual net dwelling completions 2011 – 2013	695
c. Residual requirement 2013 – 2031 (a-b)	6,305
d. Annual requirement (c/18)	350
e. 5 year requirement (d x 5)	1,750
5 year requirement including 5% buffer (e + 5%)	1,838

## **2. Five Year Housing Supply**

- 2.1 As at 31<sup>st</sup> March 2013 a total of 695 dwellings have been completed since 2011. In order to meet the 7,000 dwelling requirement an additional 6,305 will need to be built in the 18 years from April 2013 to March 2031 (financial calendar period). This equates to approximately 350 in each year or 1,838 dwellings over the five year period including a 5% buffer.
- 2.2 This assessment of supply includes sites completed in the monitoring period, those under construction and those with planning permission at 31st March 2013. The schedule of housing sites in Appendix A provides details of sites which already have planning permission, sites where dwellings are under construction but are not yet recorded as complete. It also includes completions arising in the monitoring year 2012/13.
- 2.3 In addition to the above sites, there are a number of other potential sites which are considered available, suitable, achievable and capable of being delivered within a five-year timeframe, as listed in Appendix B. These comprise sites identified in the SHLAA and Site Allocations Local Plan document - Further Issues and Options Dec 2013, some of which obtained planning permission after 31st March 2013. Others are currently subject of a planning application or pre-application discussions have taken place. A pragmatic view has been taken on likely delivery timescale reflecting the status of the planning application, planning conditions and s106 agreements to address infrastructure constraints.
- 2.4 The remaining Local Plan (1995) allocations without planning permission have been excluded due to uncertainty with deliverability.
- 2.5 In calculating the 5 year supply the NPPG at paragraph 035 states 'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible'. However as the SHMA update (2013) sets out a fresh assessment of current housing need, based on more up-to-date evidence than that which informed the Core Strategy, it is therefore not considered necessary for the housing supply to make any allowance for past under-delivery. This approach is consistent with that used in St Edmundsbury which the Inspector into the examination of the Visions 2031 Local Plan considered appropriate. The Forest Heath's emerging Site Allocations Local Plan will plan to meet the full objectively assessed housing need in the district to 2031.
- 2.6 It is relevant to note that there has been a good record of housing delivery over the 6 years to 2011 assessed against the Core Strategy requirement, where total completions over this period (2,280) have exceeded the requirement of 2,100 (350 pa x 6 years = 2,100).

**Five Year Deliverable Housing Supply**

<b>Identified Sites</b>	As at April 2013
<b>Outstanding Unimplemented planning permissions (large)*</b>	<b>695</b>
<b>Outstanding Unimplemented planning permissions (small)**</b>	<b>208</b>
Remaining allocations in Local Plan	<b>0</b>
Other sites (including SHLAA, some of which have since obtained planning consent) where there is evidence of deliverability in a 5 year period.	<b>993</b>
	<b>1896</b>

\* Larger sites = 10 or more homes

\*\* Small sites = under 10 homes

<b>Five year deliverable housing supply</b>	April 2013 – March 2018
<i>Annual Average requirement</i>	<b>350</b>
5 Year Identified Supply (See schedule Appendix A committed large sites and small sites)	<b>903</b>
Other sites deliverable in 5 year period (Appendix B)	<b><u>993</u></b>
	<b>1896</b>
<b>TOTAL FIVE YEAR SUPPLY</b>	
<i>Equates to (1,896/350 = 5.4)</i>	<b>5.4 year supply</b>
<i>Plus 5% buffer (1,896/350+5% = 5.1)</i>	<b>5.1 year supply incl 5% buffer</b>
Five year supply addressing unmet supply since 2011	
Shortfall units 2011-2013	<b>5</b>
Equates to (1,891/350 = 5.4)	<b>5.4 year supply</b>
Plus 5% buffer (1,891/367.5 = 5.1)	<b>5.1 year supply incl 5% buffer</b>

- 2.7 There is a 5.1 year supply of housing land calculated using the residual method including a 5% buffer. This methodology is consistent with that used by St Edmundsbury BC, an approach considered appropriate by the Inspector following the examination of the Visions 2031 Local Plan. A 20% buffer is not considered appropriate as there has been a good record of provision in the past 8 years, where provision has exceeded the total requirement for this period.
- 2.8 An alternative methodology which the NPPF states Council's should aim to use where possible, deals with under supply within the first 5 years of the plan period. In addressing the undersupply of 5 units since 2011, the housing land supply remains at 5.1 years including a 5% buffer. The undersupply is calculated from the base date of 2011 as the SHMA update (2013) sets out a fresh assessment of current housing need, based on more up-to-date evidence than that which informed the Core Strategy. It is therefore not considered necessary for the housing supply to make any allowance for past under-delivery prior to 2011. The Forest Heath's emerging Site Allocations Local Plan will plan to meet the full objectively assessed housing need in the district to 2031.

### **3. Monitoring and maintaining the Five Year Supply**

- 3.1 The Council will monitor the five year supply of deliverable sites on an annual basis linked to the Monitoring Report. The Assessment of land supply will be updated annually. If any significant land supply changes occur during this time further updates will be prepared and made available on the website.
- 3.2 Forest Heath has a 5.1 year supply of housing land, including a 5% buffer. This assessment is based on monitoring data at 31<sup>st</sup> March 2013 and includes updates on the planning status of deliverable sites in Appendix B.

### **Useful references**

National Planning Policy Framework (March 2012) and National Planning Policy Guidance (2014)  
<http://planningguidance.planningportal.gov.uk/>

Forest Heath Parish Profile and Settlement Hierarchy Evidence Base Supporting Document (2011)  
[http://www.forest-heath.gov.uk/downloads/file/1432/parish\\_profile\\_and\\_settlement\\_hierarchy\\_evidence\\_base\\_document\\_nov\\_2011](http://www.forest-heath.gov.uk/downloads/file/1432/parish_profile_and_settlement_hierarchy_evidence_base_document_nov_2011)

Forest Heath SHLAA evidence base (2012)  
[http://www3.forest-heath.gov.uk/shlaa/shlaa\\_consultation.html](http://www3.forest-heath.gov.uk/shlaa/shlaa_consultation.html)

Forest Heath Monitoring Report 2012  
[http://www.forest-heath.gov.uk/downloads/download/58/annual\\_monitoring\\_report](http://www.forest-heath.gov.uk/downloads/download/58/annual_monitoring_report)

**APPENDIX**

Appendix A: Permissions for Dwellings

**OUTSTANDING PLANNING PERMISSIONS FOR MAJOR RESIDENTIAL DEVELOPMENT and completions in the monitoring year 2012/13**

Parish	Application number	SHLAA Ref	Stage	Site Area (ha)	B/G	Site Address	Decision Date	No.	N/S	Comp.	Applicant	Current Status
Beck Row	F/2007/0492 F/2010/0130	BR/03	RMA VAR	6.12	G	Land adj; Smoke House Inn Skeltons Drove Phase 3	22/04/2008	150 Not to be count ed in the housin g supply	*150*		Persimmon Homes (Anglia) Ltd  USAF occupation only	Construction not started ground cleared
	*F/2010/0248		FUL	0.57	B	Smoke House The Street Phase 2	23/08/2010	21		21 (of which 21 completed 2012/13)	Persimmon Homes Ltd	completed
	F/2010/0204	BR/07	RMA	3.44	B	The Smoke House Hotel & Shopping Centre Complex, The Street Phase 1	23/08/2010	110		63 (of which 35 completed 2012/13)	Persimmon Homes Ltd	Of the remaining units 47 have commenced.
	F/2011/0269		CLP	1.51	G	Land off Fengate Drove	19/07/2011	63	63		N B H Ltd & The Fairfield Partnership	
	F/2007/1056		RMA	2.34	G	Mounts Pit, Thetford Road	27/03/2008	69	1	68	J S Bloor (Sudbury) Ltd	Completed except 1 unit
Exning	F/2012/0552	EO/2 & EO/4	OUT		G	Burwell Road, Exning	06/03/2013	120	120		Charles Church	

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Parish	Application number	SHLAA Ref	Stage	Site Area (ha)	B/G	Site Address	Decision Date	No.	N/S	Comp.	Applicant	Current Status	
Lakenheath	F/2010/0337	L/29	OUT		B	Land behind 12 High Street & adjoining land	23/02/2012	12	12		Tesco Stores Ltd		
	F/2009/0456/FUL	L/01	FUL		B	Lakenheath Hall, Hall Drive	24/08/2011	14	11	3	Lakenheath Hall Estates		
	F/2007/0475		FUL	0.57	B	Land adj; 82/82a High Street	24/04/2008	17		17 (of which 17 completed 2012/13)	Mr E Palmer	completed	
Mildenhall, Newmarket and Red Lodge	F/2010/0626		FUL	0.15	B	16 Mill Street Mildenhall	01/06/2011	12	12		Havebury Housing Ltd		
	F/2006/0895	N/01	FUL	0.28	B	Land off, Cricket Field Road, Newmarket	05/06/2007	18			kBarbarullah Ltd	Commenced	
	F/2012/0431		COU	0.11	B	Waterwitch House 46 Exeter Road, Newmarket	07/11/2012	25	25		Mr Robert Wilson		
	F/2007/0452		FUL	0.59	B	Former Maltings, Fordham Road, Newmarket	28/04/2008	59 (of which 15 affordable)		15		Atkins Ltd	
	F/2010/0026		FUL	0.05	B	Former British Legion Club 7 Park Lane, Newmarket	22/04/2010	9 bedsit apartments				M C Godfrey & J D Hicks	commenced
	2003/0936/FUL		FUL			High Street, 164-166, Newmarket	31/03/2006	24		21 (of which 18 completed 2012/13)			



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	F/2005/0901		RMA	6.34	G	Phase 2a, 2b, 3a, Red Lodge	28/02/2006	244		244 (of which 54 completed 2012-13)	Bovis Homes Ltd	completed
	F/2007/0716	RL/17	FUL	3.15	G	Land off Turnpike Road, The Carrops and Green Lane	29/07/2008	114		105 (of which 71 completed 2012/13)	Zog II	
	*F/2007/0636		RMA	2.06	G	Phase 4b, Red Lodge	23/10/2007	54	2	52	David Wilson Homes	
	*F/2006/0993 *F/2006/0506		RMA	2.10	G	Phase 4C, Red Lodge	20/03/2007	32 60		32 60 (of which 27 completed in 2012/13)	David Wilson Homes	completed
	F/2009/0525		RMA	1.98	G	Phase 5C, Red Lodge	31/03/2010	71		66 (of which 22 completed 2012/13)	Crest Nicholson (Eastern) Ltd	Under construction, of which 5 remaining to be completed
	F/2011/0364		RMA	0.48	G	Phase 1d, Red Lodge	26/10/2011	24	24		Crest Nicholson (Eastern) Ltd	
	F/2011/0025		RMA	2.94	G	Village Centre and Phase 4a Kings Warren, Red Lodge	07/02/2012	70		70 (inc 21 affordable homes) approved subject to legal agreement	Crest Nicholson (Eastern) Ltd	

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									ement			
	F/2009/0440		RMA	1.60		Phase 6B, Red Lodge	06/04/2010	44		11 (of which 9 completed 2012/13)	Crest Nicholson (Eastern) Ltd	Under construction, 33 remaining to be completed
	F/2007/0778 F/2009/0059		RMA RMA	12.78	B	Elms Road, Turnpike Road, Red Lodge	03/03/2008 31/03/2009	295 (Of which 16 replanned)		144 (of which 30 completed 2012/13)	Taylor Wimpey Developments	Under construction, 151 remaining to be completed
Kentford	F/2007/0566		OUT	6.28	B	Former Friskies Pet Care Site off Moulton Road Kentford (Parish of Moulton)	14/05/2008	92		56 (of which 9 completed 2012/13)	Kennett Park LLP Ltd	Under construction, 36 remaining to be completed
<b>TOTAL (completions and permissions)</b>								<b>1673</b>		<b>978 (of which 313 completed 2012/13)</b>		

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**OUTSTANDING PLANNING PERMISSIONS FOR MINOR RESIDENTIAL DEVELOPMENT and completions in the monitoring year 2012/13**

Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	Not Started	Complete	Applicant	Current Status site visits
Barton Mills	F/2011/0762/ FUL	0.08	B	Plot 4a & 4b Bell Lane, Barton Mills	14/02/2012	2			Mr & Mrs T K Carpenter	commenced
	F/2010/0760/ FUL		B	Garages Site Church Lane, Barton Mills	25/05/2011	5	5		Flagship Housing	
	F/2010/0730/ FUL	0.33	B	The Old Maltings The Street Barton Mills	09/08/2011	5			Miss Shaw	commenced
Beck Row	F/2008/0803/ FUL	0.09	B	Five Oaks New Road	23/02/2009	1		1 (1 completed 2012/13)	Mr J R & Mrs E J Nixon	completed
	F/2012/0493/ FUL		B	10 Holmsey Green, Beck Row	01/11/2012	4	1	3 (3 completed 2012/13)	Mr R Rutnam	
	F/2008/0495/ FUL F/2011/0458/ EOT	0.04	G	1 Aspal Lane	27/09/2011	1	1		Jaxmead Properties Ltd	
	F/2011/0117/ OUT	0.15	B	Green Lane Farm Holywell Drove, Beck Row	18/05/2011	1	1		Mr Michael Sawyer	
	F/2006/0328/ OUT F/2011/0351/ FUL	0.23	B	Land adj to Kings Head, The Street, Beck Row	27/09/2011	4	4		Ben Warren Building Services	
	F/2011/0206/ RMA	0.27	G	Land at 27, 29 and 31 Holmsey Green, Beck Row	01/06/2011	3		2 (2 completed 2012/13)	Mr John Carpenter	
Brandon	F/2012/0323/ FUL		G	Rear of 21 and 23 Church Road, Brandon	02/08/2012	2	2		Mr & Mrs B Thompson	

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Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	Not Started	Complete	Applicant	Current Status site visits
	F/2012/0538/CLE		B	The Annex 8 Water Gardens Nurseries Has House	17/12/2012	1		1 (1 completed 2012/13)	Mr & Mrs Thompson	completed
	F/2011/0442/FUL	0.03	B	Threeways Pond Lane, Brandon	21/09/2011	2			Mr Graeme Russell	
	F/2011/0217/COU		B	Rear of 23 London Road, Brandon	08/09/2011	1		1 (1 completed 2012/13)	Mr Brian Rutterford	completed
	F/2011/0495/FUL	0.12	G	41 Thetford Road, Brandon	05/10/2011	2	2		Mrs L Scott	
	F/2011/0566/FUL		G	Land at 136 London Road, Brandon	24/11/2011	1			Mr & Mrs A Betts	commenced
	2005/0890	0.6	G	Coulson Lane, Greenacres	21/12/2005	1		1 (1 completed 2012/13)		completed 2012/13
	F/2011/0578/COU	0.07	B	Duke of Wellington PH 35 Thetford Road, Brandon	29/11/2011	1	1		Greene King Retailing Limited	
	F/2010/0856/FUL	0.18	G	Land off Wishing Well Close	27/01/2011	2		2 (2 completed 2012/13)	Mr & Mrs B Beard	completed
	*F/2010/0472/ful	0.05	G	Land at 13 Church Road, Brandon	18/08/2010	1		1 (1 completed 2012/13)	Mr Michael Jay	completed

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Dalham	F/2012/0325/EOT		G	Stud Farm Barn Dunstall Green Road Ousden, Dalham Conversion and erection linked to application F/2009/0263/FUL	20/07/2012	1	1		Mr M Hole	
Exning	F/2012/0363/FUL	0.03	G	58 Laceys Lane, Exning	01/11/2012	1	1		Mrs Hazel Pidsley	
	F/2012/0566/OUT	0.08	G	Land at 8 The Highlands, Exning	18/10/2012	1	1		Mr Terry Lake	
	F/2012/0663/OUT		B	8 The Highlands, Exning	31/12/2012	1	1		Mr Terry Lake	
	F/2013/0044/COU	0.02	B	40-42 Chapel Street, Exning	08/04/2013	1	1		Mr David Lam	
	F/2011/0641/FUL	0.05	B	10 Icen Way Exning	25/01/2012	2			Mr Mark Alderton	Under construction
	F/2008/0488/FUL F/2011/0627/FUL	0.03	B	Land between 2 Mill lane and 24 Oxford Street	13/01/2009 15/12/2011	2			Mr Stephen Moore	Under construction
	F/2011/0114/FUL	0.04	B	The Old Smithy Site Frogmore Laceys Lane Exning	12/05/2011	2		2 (2 completed 2012/13)	Mr David Garrad	completed
	F/2011/0149/FUL		B	8 St Martins Close, Exning	31/05/2011	1			Ms Caroline Jefford	Under construction
	2010/0184	0.06	B	Lacey Lane, adj 50, Exning	09/04/2010	1	1			
	2012/0012	0.02	B	Burwell Road, 163/165 Exning	09/03/2012	1	1			

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	2010/0033	0.29	B	Oxford Street, 22/24	05/05/2010	9		9 (9 completed 2012/13)		completed
Freckenham	F/2010/0679/ FUL	0.03	B	16 The Street, Freckenham	03/12/2010	1				commenced
	F/2012/0061/ FUL		G	Corner Stone Chippenham Road, Freckenham	12/04/2012	2		2 (2 completed 2012/13)	Mr Garnett	
	2009/0210	0.25	G	East View, Woodlands	25/06/2012	1		1 (1 completed 2012/13)		completed
Herringswell I (Kennet)	F/2007/0236/ RMA F/2009/0153/ FUL F/2012/0236/ EOT	0.16	G	The White Lodge Stud Warren Road Kennett (Parish of Herringswell)	03/05/2007 04/06/2009 13/06/2012	1	1		Mr S James	
Higham	F/2012/0155/ EOT	0.06	B	The Old Forge Lower Green Higham	21/05/2012	1	1		Trustees of The Higham Estate	
Holywell Row	F/2007/0195/ RMA	0.24	B	Laurel Farm The Street Holywell Row	29/05/2007	6		3	Mr P Haylock	3 to be built
	F/2011/0768/ COU		G	Land adj to 5A Wildmere Lane Holywell Row	12/04/2012	2	2		Mr S Tidd	
	F/2011/0056/ FUL	0.21	B	24a The Street, Holywell Row	12/04/2011	2	2		Ms Sarah Weston	

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Icklingham	F/2011/0260/FUL	0.08	G	Land rear of 12 The Street Icklingham	13/07/2011	1			Mr Andrew Hipkin	
	F/2010/0611/FUL	0.22	B	The Hall Close, garages to rear of 25 and 26, Icklingham	15/04/2011	3	3			
Lakenheath	F/2012/0382/FUL	0.17	B	Former Lime Tree Bungalow, Back Street, Lakenheath	13/09/2012	2			Mr & Mrs Sambridge	commenced
	F/2012/0470/FUL F/2013/0004/FUL	0.05	B	8 Anchor Lane, Lakenheath	01/03/2013	2			Dunroamin Developments	commenced
	F/2013/0013/FUL		B	16 High Street, Lakenheath	20/03/2013	1	1		Mr Mike Hutchings	
	F/2012/0718/FUL		G	Land rear of 45 Mill Road, Lakenheath	06/02/2013	2	2		Suffolk White Developments	
	F/2013/0022/RMA		G	Curlew Lodge, Breckland Avenue	08/04/2013	3		2 (2 completed 2012/13)	Mr Martin King	
	F/2011/0352/OUT	0.07		Land north of Undley Road, Lakenheath	03/08/2011	1	1		Mr G F Harrison	
	F/2011/0739/FUL	0.05	G	36 Mill Road, Lakenheath	28/02/2012	1	1			

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	*F/2011/0301/FUL	0.07	G	Land at 47 Mill Road Lakenheath	03/08/2011	1		1 (1 completed 2012/13)	Mr Gerry Dolden	completed
	F/2011/0265/FUL	0.19	B	Half Moon Public House 4 High Street	08/07/2011	5	5		Greene King Retailing Limited	
	*F/2011/0226/FUL	0.04	G	28 Broom Road, Lakenheath	07/06/2011	1		1 (1 completed 2012/13)	Mr David MacPherson	completed
	2010/0869	0.035	G	Wings Road 37	16/02/2011	1		1 (1 completed 2012/13)		completed
	2008/0255	0.23	G	Plots 1 and 3 Roughlands	01/09/2008	2		2 (2 completed 2012/13)		completed
	2012/0775/FUL	0.18	G	Wings Road, 6	18/04/2013	3	3			
	2012/0274	0.05	G	Lilac Drive rear 15 Back Street	20/07/2012	1				
Kentford	*F/2008/0535/FUL	0.02	B	Land Adjacent Ravensbury Lodge Bury Road, Kentford	09/12/2008	1		1 (1 completed 2012/13)	Mr & Mrs G Dunling	Completed
	F/2012/0142/VAR	0.10	B	Kentford Coach Depot Bury Road, Kentford	03/05/2012	1	1		Mr J Miller	F/2012/0142/VAR
	F/2012/0050/EOT	0.25	G	St David's Bury Road, Kentford	26/03/2012	2	2		Mr R Sadler	F/2012/0050/EOT
Mildenhall	F/2011/0725/FUL	0.015	B	11 High Street, Mildenhall	13/07/2012	2	2		Mr Simon Gregory	
	F/2012/0491/FUL	0.05	G	6 Folly Road, Mildenhall	20/11/2012	1	1		Mrs Cheryl Hickman	



**APPENDIX**

Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	Not Started	Complete	Applicant	Current Status site visits
	F/2012/0635/ FUL	1.67	B	48 – 50 Kingsway, Mildenhall	12/12/2012	3			Mr A Noakes	commenced
	F/2012/0723/ FUL	0.077	B	37C High Street, Mildenhall	07/02/2013	3	3		Mr Keith Bradford	
	F/2011/0597/ COU	0.03	B	15A Mill Street, Mildenhall	25/11/2011	1	1		Mr & Mrs J Child	
	F/2011/0224/ COU	0.16	B	48 – 50 Kingsway Mildenhall	07/06/2011	2	2		Suffolk Police Authority	
	F/2012/0659		B	Great Heath Primary School St Johns Close, Mildenhall	11/02/2013	1				
	F/2011/0304/ RMA	1.02	G	Breck Gardens Land rear of 14 North Terrace	20/07/2011	8	8		Prudent Estates Ltd / Mrs A Coleman	
	F/2012/0259/ OUT			Land to Rear of 8 North Terrace, Mildenhall	12/09/2012	8	8			
	2010/0299		G	Woodlands Way, land adj 81	05/07/2010	1	1			
	2011/0430	0.15	B	North Terrace, Breck Lodge	08/09/2011	2	2			
Moulton	F/2012/0657/ FUL		B	Moulton Paddocks, Bury Road	10/01/2013	5	5		Godolphin Manage	

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Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	Not Started	Complete	Applicant	Current Status site visits
									ment Ltd	
	F/2012/0738/ FUL		G	The Dairy Moulton Paddocks Bury Road	31/01/2013	1	1			
	F/2012/0484/ FUL		B	The Kings Head, Moulton	06/02/2013	1	1		Mr Turner	
	2012/0197	0.14	G	Cheveley Road, Moulton Stud	28/06/2012	2	2			
	F/2008/0830/ FUL			Mayes Meadow, Moulton	20/02/2009	1	1			
	2007/1063		G	Kennet Road, adj Pentlands	08/04/2008	1		1 (1 completed 2012/13)		completed
Newmarket	F/2011/0168/ LBC	0.06	B	7 Fitzroy Street, Newmarket	24/05/2011	2	2		Mr James Griffiths, Kier Homes	Under construction
	F/2011/0144/ RMA		B	Land adj to Chestnut Tree Stables Hamilton	01/06/2011	1	1		Rae Guest	
	F/2011/0165/ FUL	2.62	G	Rear Paddock's Kremlin Stud Snailwell Road	01/09/2011	2	2		Mr & Mrs M Botti	
	F/2011/0388/ FUL	0.28	B	Loder House Hamilton Road, Newmarket	27/09/2011	6	6		Hamilton Land Ltd	
	F/2011/0786/ FUL	0.08	B	Chestnut Tree Stables Hamilton Road, Newmarket	14/02/2012	1	1		Mr & Mrs T K Carpenter	

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Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	Not Started	Complete	Applicant	Current Status site visits
	F/2012/0627/ FUL	0.27	G	La Grange House, Newmarket	03/04/2013	1	1		Mr & Mrs Gordon Gibson	
	F/2012/0564/ FUL		G	Land adjacent to 19 Paget Place, Newmarket	08/11/2012	1			Mr & Mrs London	commenced
	F/2012/0389/ COU	0.01	B	18 St Marys Square Newmarket	08/10/2012	3			Mr Darren Mould	2 commenced
	F/2012/0112/ COU		B	Trillium Place Stables Birdcage Walk, Newmarket	11/05/2012	3	3		Mr & Mrs D Simcock	
	F/2012/0159/ COU	0.04	B	38 Old Station Road, Newmarket	28/05/2012	5	5		Mr D Garrad	
	F/2012/0147/ COU	0.01	B	1 St George Icewell Hill, Newmarket	28/06/2012	1	1		Miss Helen Cobley	
	F/2012/0404/ FUL		B	Machell Place Old Station Road, Newmarket	09/01/2013	1	1		Mr R Murfitt	
	F/2012/0312/ FUL		G	Millenium Stables Snailwell Road, Newmarket	10/01/2013	2	2		Mr & Mrs M L Botti	
	F/2012/0674/ COU		B	164 Forge & Stables & 166 High Street, Newmarket	18/01/2013	5			Mr Gavin Nelson	

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Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	Not Started	Complete	Applicant	Current Status site visits
	F/2012/0706/OUT		B	Bryher Lodge, Falmouth Avenue, Newmarket	22/01/2013	1	1		Mrs Parr	
	F/2012/0672/FUL		B	Dayrell Falmouth Avenue, Newmarket	11/02/2013	1	1		Zakari Investments	
	F/2007/1035/FUL F/2011/0028/EOT	0.06	B	The Croft Falmouth Avenue, Newmarket	28/02/2008 10/03/2011	1	1		Mr & Mrs Canning	
	F/2007/0292/FUL			35 Bury Road, Freemasons Lodge, Newmarket	10/02/2011	1	1		Michael Stoute Ltd	
	F/2010/0709/FUL			Green Ridge Stables Hamilton Road, Newmarket	04/01/2011	2	2		Mr Peter Gleeson	
	2010/0858	0.03	B	High Street, 105, Newmarket	08/02/2011	5		5 (5 completed 2012/2013)		completed
	2010/0235		B	Old Station Road, Cleveland House	17/05/2010	4	4			
	2010/0026	0.05	B	Park Lane 7 former BLC	22/04/2010	9				commenced
	2010/0376	0.252	B	Heath Road, North Lodge	16/08/2010	5		5 (5 completed in 2012/13)		completed
	2012/0101	0.01	B	Fielden Way, 3A, Newmarket	23/04/2012	1		1 (1 completed 2012/13)		completed

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Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	Not Started	Complete	Applicant	Current Status site visits
Red Lodge	F/2012/0703/ FUL		G	37 Warren Road, Red Lodge	23/01/2013	2	2		Mr Vincent Roode	
	F/2012/0070/ FUL	0.19	G	2 Turnpike Road, Red Lodge	27/03/2013	2	2		Mr S Pammenter	
	F/2011/0701/ OUT	0.16	B	Land to rear of No. 6 Turnpike Land Red Lodge	26/03/2012	3	3		John Smith	Under construction
	F/2012/0636/ RMA			Details submitted	18/01/2013					
	F/2010/0561/ FUL		G	Land adj 22 Heath Farm Road Red Lodge	21/07/2011	1	1		Mrs R M Andrews	
	F/2010/0872/ FUL	0.02	B	Turnpike Road, Repeater Station	24/02/2011	1	1			
	2009/0160	0.13	B	Warren Road 14	01/06/2009	1(0 net gain)		1 (1 completed, 0 net gain 2012/13)		Completed
Tuddenham	F/2011/0618/ FUL F/2011/0618/ FUL	0.17	B	Old Builders Yard, Cavenham Road	11/01/2012	3			Mr Kendall	commenced
West Row	F/2006/0142/ OUT F/2011/0722/ NMA	0.04	B	Land between 34 and 36 Beeches Road West Row	03/05/2006 29/11/2011	1	1		Mr S White	
	F/2012/0241/ FUL	0.13	G	Beech Rise Eldo Road	13/06/2012	2			Mr L Rolfe	commenced

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Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	Not Started	Complete	Applicant	Current Status site visits
	F/2013/0032/FUL	0.06	G	Land to the rear of 5 Beeches Road	27/03/2013	1	1		Mr D Shipp	
	F/2012/0340/COU		B	19 Beeches Road,	08/04/2013	1	1		Mr Jason Bailey	
	F/2011/0476/FUL	0.023	B	Land adjacent to 11 & 15 Eldo Gardens	04/10/2011	8	8		Orwell Housing Association	Under construction
	2011/0369 2010/0245	0.31	B	Friday Street 93 and rear 97 (now Corinth Close)	08/09/2011	5		4 (1 completed 2012/13)		Completed
	2009/0350/FUL		G	Church Road, adj 137	31/07/2013	1				
	2007/0963/FUL		B	Church Road, 141	13/10/2008	1				
	2012/0042	0.41	B	Pott Hall Road 22	29/03/2012	1	1			
	2008/0331	0.24	G	Eldo Road, 106	13/01/2010	1		1 (1 completed 2012/13)		Completed
	2007/0655		G	Wellington Close	14/02/2008	1		1 (1 completed 2012/13)		Completed
	F/2009/0712/FUL	0.04	G	Eldo Road, 118, West Row	13/01/2010	1		1 (1 completed 2012/13)		completed
Worlington	F/2012/0048/FUL	0.29	G	Freckenham Road, Worlington	13/06/2012	6			Suffolk Housing Society	commenced
	2011/0017	0.13	B	23 Church Lane	15/03/2011	1				commenced
<b>TOTAL (completions and permissions)</b>						<b>264</b>		<b>56 (of which 50 completed 2012/13)</b>		

Light grey highlight indicates that the entire development has been completed.

**Appendix B**

**Sites identified in SHLAA and Site Allocations - Further Issues and Options Dec 2013 that are considered deliverable within the 5 year land supply**

<b>Site</b>	<b>Total no. of houses</b>	<b>Planning application status</b>	<b>SHLAA and Site Allocations LP - Further Issues and Options Dec 2013</b>	<b>Notes</b>
Adjacent to Parker's Mill, Mildenhall, (M/27)	52	Pre-application discussions	Included in SHLAA, Site Allocations Local Plan- Further Issues and Options (Regulation 18), Consultation Document - December 2013.	
Land South of Worlington Road & adjacent to the former dairy site, Mildenhall, (M/29)	74	Planning permission	Included in SHLAA, Site Allocations Local Plan- Further Issues and Options (Regulation 18), Consultation Document - December 2013.	
East of Red Lodge (RL/06)	Net gain 374 (estimate 140 deliverable in 2013 -2018)	Planning permission	Included site in SHLAA, Site Allocations Local Plan- Further Issues and Options (Regulation 18), Consultation Document - December 2013.	The delivery of 140 reflects those units with detailed consent and s106 agreement restricting delivery rate due to infrastructure constraints.
Windmill Hill, Exning (E/01)	11	Planning permission	Included site in SHLAA.	
Burwell Road, Exning (E/02 & E/04)	120	Planning permission	Included site(s) in SHLAA.	

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Land at the Animal Health Trust, Kentford, (K/11) - part of site fronting Bury Road.	41	Planning permission	Included site in SHLAA.	
Station Road, Lakenheath (L/13)	81(estimate 27 deliverable in 2013- 2018)	Planning permission	Included site in SHLAA, Preferred site in draft SSA DPD 2010, (resi.).	The delivery of 27 reflects the fact the site has outline consent and the terms of the s106 agreement restricting delivery rate due to infrastructure constraints.
Land off Briscoe Way, Lakenheath (L/35)	67	Planning permission	Included site in SHLAA. Included site in draft SSA DPD 2010.	
Land South of Lakenheath L/26	Up to 140 (estimate 46 deliverable in 2013-2018)	Planning permission	Included site(s) in SHLAA. Included sites in draft SSA DPD 2010, (resi.).	The delivery of 46 reflects the fact the site has outline consent and the terms of the s106 agreement restricting delivery rate due to infrastructure constraints.
West of Herringswell Road, Kentford (K/10 & K/15)	60	Planning permission	Deferred site(s) in SHLAA, Site Allocations Local Plan- Further Issues and Options (Regulation 18), Consultation Document - December 2013.	The SHLAA refers to the site as being deferred due to it's designation within the SPA,



**APPENDIX**

				this has been addressed by HRA.
Skeltons Drove, Beck Row. (BR/03).	166	Revised planning application to vary the occupation S106 clause	Included site in SHLAA, Site Allocations Local Plan- Further Issues and Options (Regulation 18), Consultation Document - December 2013.	Previously not counted as USAFE housing
Land adjacent and south of the caravan park on Aspal Lane, Beck Row (BR10)	Up to 117	Planning permission	Included in SHLAA, Site Allocations Local Plan- Further Issues and Options (Regulation 18), Consultation Document - December 2013.	
Land off Beeches Road, West Row, (WR/08), and possibility of including Access between 45 & 55 Beeches Road( WR/07).	140 (estimate 46 deliverable in 2013-2018)	Pre-application discussions	Both sites (WR/07 and 08) included in SHLAA and in Site Allocations Local Plan- Further Issues and Options (Regulation 18), Consultation Document - December 2013.	The delivery of 46 reflects the fact the site does not currently have a planning consent and likely infrastructure constraints could require phased delivery of the site.
Land North of Mildenhall Road, (WR/06).	Up to 26	Planning permission	WR/06 included in SHLAA although 'rejected' in SSA DPD 2010, (access/less sustainable location)	The access issues were not raised as an issue at the application stage
<b>Total</b>	<b>993</b>			