

Babergh District Council

Interim 5 year housing land supply statement

April 2017



Introduction

In response to emerging key evidence regarding objectively assessment need (OAN) and formal challenge of the current 5 year housing land supply, the Council has produced an updated interim position. This interim position is based upon emerging evidence; namely the draft Strategic Housing Market Assessment (SHMA) which is to be finalised and published later in the year for the Local Plan. The Council has had regard to the emerging OAN figure now as a pragmatic assessment of future land supply, however, a final position on the Babergh 5 year housing land supply will be published in Joint Annual Monitoring Report towards late Spring 2017.

The Government has announced through the [White Paper 'Fixing Our Broken Housing Market' \(Feb 2017\)](#) that a standardised national approach for calculating the objectively assessed requirements will be put in place – expected later this year. It also states that by April 2018 the new [forthcoming] standard methodology for calculating objectively assessed requirement would apply as the baseline for assessing five year housing land supply and housing delivery (unless an authority has agreed an extension or change to the methodology with the Secretary of State or Planning Inspectorate). With the new methodology in place, local planning authorities will be able to fix their 5 year housing land supply and rely upon that for a 1 year period until review.

The Council considers this interim assessment methodology of 5 year housing land supply to be robust, but this will be updated as soon as practical once the new standard methodology is published and confirmed by Government. This statement supersedes all previously published.

The Council's key assumptions on calculating the 5 year land supply are set out below:

Key Assumptions

- The period of 5 year supply review is 2017/18 to 2021/22.
- An emerging Local Plan annualised OAN rate of 355 dwellings has been applied to calculate the target.
- The emerging plan Local Plan OAN base year is 2014 – delivery performance has been measured since then.
- Delivery since 1st April 2014 to 31st January 2017 has been 420 dwellings (-645 against a 1,065 target).
- A 20% buffer is considered appropriate based on past delivery record.
- A windfall rate of 82 dwellings/yr has been applied for years 6 onwards of the trajectory (taken from the adopted Core Strategy).
- The total interim number of outstanding planning permissions is 2,350 (rounded) dwellings, of which 560 (rounded) dwellings are small sites (schemes of less than 10). The final year end number will be confirmed in the Annual Monitoring Report 2016/17.
- A partial delivery review of housing trajectory sites has been undertaken.

5 year land supply summary

(figures have been rounded)

Babergh Land supply targets and buffers 2017/18 - 2021/22			
a	Land supply 2017-2022	1,750	
b	CS Base Target	1780	
c	CS Plan Undersupply (2016/17)	-645	
d	Adjusted 5 year target	2420	(b + c)
e	5% Buffer	120	(d x 0.05)
f	Total adjusted target + 5% buffer	2540	(d+e)
g	Adjusted target + 5% annual figure	510	(f / 5)
h	5 year supply +5% (years)	3.4	(a / g)
i	20% Buffer	480	(d x 0.20)
j	Total adjusted target + 20% buffer	2900	(d + i)
k	Adjusted target + 20% annual figure	580	(j / 5)
l	5 year supply +20% (years)	3.0	(a / k)

The current land supply is 3.0 years.

The interim assessment of land supply has been informed by the emerging evidence and undertaken in response to implementation challenges which the District is facing alongside the increasing emphasis on delivery as set out in the Government White Paper 'Fixing Our Broken Housing Market'.

The annual rate of housing delivery in the District has declined since 2013. Since the adoption of the District's Core Strategy in 2014 there has been an emphasis of delivery in the rural hinterland. However, following the recent High Court Challenge (Ref: CO/2375/2016), the interpretation and implementation of this approach is subject to review. The District is seeking to address the challenges in the emerging Joint Local Plan, however in the interim planning decisions will be informed through the context of the [National Planning Policy Framework's](#) presumption in favour of sustainable development (paragraph 14), relevant Local Plan Policies and other material considerations. The timetable for preparing the Joint Local Plan is available in the Council's [Local Development Scheme](#) on the website.

Housing Trajectory table

Site Status / Planning Ref:	Site Name	Parish	Total no. Units to built	Completions at 31 Jan 2017	Still to build	Phase 1 dwellings (2017-2022)	Phase 2 dwellings (2022-2027)	Phase 3 dwellings (2027+)
No permission	Strategic Allocation - Chilton Woods	Sudbury	1050	0	1050	30	230	790
No permission	Land East of Sudbury	Sudbury	500	0	500	0	250	250
S106 to Sign B/15/00993	Strategic Allocation - Wolsey Grange	Ipswich Fringe	475	0	475	90	190	195
No permission	Strategic Allocation - Hadleigh East	Hadleigh	250	0	250	80	170	0
In construction Policy HS17 [B/14/00804]	Land East of Carson's Drive	Gt Cornard	166	0	166	166	0	0
Permission full Policy SD13 [B/14/00499]	Walnut-tree Hospital	Sudbury	49	0	49	49	0	0
No permission Policy HS11	Head Lane	Gt Cornard	30	0	30	0	0	30
Permission full B/14/00585/FUL	St Leonard's Hospital	Sudbury	12	0	12	12	0	0
Permission full HS23 - B/15/00426/FUL	Church Farm	Whatfield	15	0	15	15	0	0
Permission full B/12/00500/FUL	Former HMS Ganges	Shotley	285	0	285	60	225	0
Permission full B/13/00113/OUT	Guilford Europe	Great Cornard	110	2	108	108	0	0
In construction Policy HS14 (B/14/01520)	Harp Close Meadow [People's Park], Waldingfield Rd	Sudbury	100	16	84	84	0	0
Permission full Policy HS21 B/11/00148/OUT	Land south of Daking Av, and west of Swan Street (Goodland's Farm)	Boxford	21	14	7	7	0	0

Site Status / Planning Ref:	Site Name	Parish	Total no. Units to built	Completions at 31 Jan 2017	Still to build	Phase 1 dwellings (2017-2022)	Phase 2 dwellings (2022-2027)	Phase 3 dwellings (2027+)
Permission outline Policy HS24 B/11/00745/OUT	Land off Church Lane	Sproughton	30	0	30	30	0	0
Permission full B/91/00723/OUT & B/06/00606/ROC	Shotley Marina	Shotley	150	0	150	35	115	0
Permission full B/14/00826/OFDW	Geest House, Hadleigh Road	Sproughton	23	0	23	23	0	0
In construction B/12/00748/FUL	Former Armorex Site, Preston Road	Lavenham	44	35	9	9	0	0
Permission full B/06/00330/RES	Former Hadleigh Bldng Supplies (Priory Meadow)?	Hadleigh	11	0	11	0	11	0
In construction B/14/00636/FUL	Greenway Homes, Sproughton House, High Street	Sproughton	12	0	12	12	0	0
Permission full B/15/00263	Brantham Regeneration Strategic Site	Brantham	320	0	320	30	240	50
Permission outline B/14/00468/OUT	Silk Factory, Chequers Lane	Glemsford	10	0	10	10	0	0
In construction B/14/01259/FUL	Land East of Boxford Court, Sand Hill	Boxford	25	0	25	25	0	0
In construction B/13/01238/FUL	2-4 Brook Street	Glemsford	29	24	5	5	0	0
Permission outline B/14/00100/OUT	Land W of Pine Dell & Ashcroft, London Road	Capel St Mary	24	0	24	24	0	0
Permission full B/14/01288/FUL	Land East of Ipswich Road	Holbrook	78	0	78	78	0	0
Permission full B/15/00490/FUL	Land Sth 81-86 Meadow Close (BDC Scheme)	Lavenham	12	0	12	12	0	0
Permission outline B/15/00029/OUT	Russetts, Hadleigh Road	Sproughton	15	0	15	15	0	0

Site Status / Planning Ref:	Site Name	Parish	Total no. Units to built	Completions at 31 Jan 2017	Still to build	Phase 1 dwellings (2017-2022)	Phase 2 dwellings (2022-2027)	Phase 3 dwellings (2027+)
Permission outline B/15/00180/OUT	Land North of Ropers Lane, Rodbridge Hill	Long Melford	77	0	77	77	0	0
Permission full B/15/01737/FUL	Land North of Windyridge, Brantham Hill	Brantham	13	0	13	13	0	0
Permission full B/15/01043/FUL	Former Fleetwood Caravan Site, Hall Street	Long Melford	44	0	44	42	0	0
Permission full B/15/00625/FUL	Sudbury Hall, Melford Road	Sudbury	12	0	12	12	0	0
In construction B/07/01648 and B/15/01672/FUL	Former Shotley Lodge	Shotley	12	0	12	12	0	0
Permission full B/13/00917/OUT	Land east of Brunton Lane and Bulmer Road	Sudbury	43	0	43	43	0	0
Permission full B/14/01377/OUT	Belstead House, Sprites Lane	Pinewood	155	0	155	50	105	0
Permission full B/14/01600/FUL	Land rear of 49-55 Schoolfield	Glemsford	15	0	15	15	0	0
Windfall	small sites (<10 dwellings, rounded)	-	560	0	560	560	0	0
Windfall	Future Windfall estimate	-	0	0	0	0	410	738
TOTALS			4777	91	4686	1833	1946	2053