

Joint Strategic Housing Land Availability Assessment Methodology (2010 Annual Review)

St Edmundsbury Borough
Forest Heath District
Mid Suffolk District
Babergh District

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1. Introduction

- 1.1 In 2006 Planning Policy Statement 3 (PPS3) was published which sets out the government's national planning policy framework for housing. Central to this is the government's priority for developing previously developed land, particularly vacant and derelict land and buildings. PPS3 also requires local authorities to identify specific deliverable sites to deliver housing for the first 5 years from adoption of the relevant development plan document and then to identify locations and sites that will enable the delivery of housing for at 15 years and beyond from the date of adoption. In the summer of 2010 PPS3 Housing was amended to remove the minimum housing density requirement of 30 dwellings per hectare. This will be taken into account during the preparation of the 2010/2011 SHLAAs.
- 1.2 PPS3 requires local authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) for their area. Detailed guidance on producing a SHLAA was published in July 2007 by the Department of Communities and Local Government (DCLG). This methodology has been drafted in line with the approach suggested in this guidance.
- 1.3 This document sets out the methodology to be followed to assess housing land availability across the study area. The methodology has been updated in 2010 to amend any factual inaccuracies. The actual content of the methodology has not been changed and the same process has been followed in the preparation of the 2010 SHLAA.
- ~~1.4 Should you wish to comment on the draft methodology please submit your comments online via [online consultation](#) or forward your comments to Planning Policy, Babergh District Council, Corks Lane, Hadleigh, IP7 6SJ or email ldf@babergh.gov.uk by 5pm on the 7th of July 2008.~~

Working in Partnership

- 1.5 The DCLG advocate a partnership approach when undertaking a SHLAA to ensure a joined up and robust approach. To ensure this is achieved a joint SHLAA will be carried out by the following four administrative areas within Suffolk;
- St Edmundsbury Borough,
 - Forest Heath District,
 - Mid Suffolk District
 - Babergh District.
- 1.6 The four authorities are all at a fairly similar stage in the preparation of their Local Development Frameworks and have very similar housing market areas with large rural areas interspersed with small/medium market towns. A joint approach will ensure that housing requirements are considered consistently across these adjoining areas. Since the preparation of the 2009 SHLAA the RSS has been revoked. Whilst this removes the housing target for all of the authorities involved it does not remove the need for authorities to demonstrate an adequate housing land supply, taking into account the

requirements set by the Regional Spatial Strategy as the regional framework for these areas. A map of the area covered by the SHLAA is attached at Annex A.

- 1.7 Each of these authorities has previously undertaken an urban capacity study in accordance with best practice guidance. The production of the DCLG guidance on SHLAAs puts a strong emphasis on partnership working and thus provides a clear mandate for a joint approach in this area.

Purpose of the assessment

- 1.8 The DCLG 2007 guidance defines the main purpose of a SHLAA is to;
- Identify sites with potential for housing
 - Assess their housing potential
 - Assess when they are likely to be developed
- 1.9 Annex C of PPS3 expands on this and sets out the key purposes of a SHLAA which are to;
- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development;
 - Assess land availability by identifying buildings or areas of land (including previously-developed land and Greenfield) that have development potential for housing, including within mixed-use developments;
 - Assess the potential level of housing that can be provided on identified land;
 - Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;
 - Identify constraints that might make a particular site unsuitable/ unviable/ unavailable for development; and
 - Identify what action could be taken to overcome constraints on particular sites.
- 1.10 SHLAA's go beyond the scope of existing urban capacity studies by;
- reviewing sites within existing urban capacity studies to assess their suitability, availability, deliverability and developability;
 - determining sites with potential for housing which were not investigated by these studies, such as sites in rural settlements, brownfield sites outside settlement boundaries and suitable Greenfield sites as well as broad locations where necessary and assessing their suitability, availability, deliverability and developability. (DCLG, 2007, para 16).

- 1.11 The assessment will seek to identify as many suitable sites in as many settlements as possible within the study area. A full list of all the settlements which will be considered can be found in Annex B of this document. Policy considerations such as sustainability of villages have to be considered and this will form part of the site assessments of each particular site. This will also inform the necessity of further site surveys.

Requirements of the assessment

- 1.12 The key outputs and process requirements are set out in the 2007 DCLG guidance on SHLAAs and are as follows;

Table 1: key outputs from the SHLAA, DCLG, 2007

1	A list of sites, cross referenced to maps showing locations and boundaries of specific sites (and broad locations where necessary)
2	Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when

- 1.13 The authorities undertaking the SHLAA will also ensure that the priorities detailed in the DCLG's process checklist will be complied with, namely;
- The survey and Assessment will involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships (a requirement in areas where they are particularly active). The stakeholders have been listed in Annex C.
 - The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the Assessment report. The report should include an explanation as to why particular sites or areas have been excluded from the Assessment.

2. Methodology

- 2.1 The SHLAA practice guidance sets out eight main stages to the assessment which will be followed, with two further stages that which should be undertaken in certain circumstances. In summary the stages are;

Stage 1: Planning the Assessment

Stage 2: Sources of sites to be included in the assessment

Stage 3: Desktop review of existing information

Stage 4: Determining which sites and areas will be surveyed

Stage 5: Carrying out the survey

Stage 6: Estimating the housing potential of each site

Stage 7: Assessing when and whether sites are likely to be developed

- Stage 8: Review of the assessment
 Stage 9: Identifying and assessing the housing potential of broad locations (when necessary)
 Stage 10 Determining the housing potential of windfalls (where justified)

Stage 1: Planning the Assessment

- 2.2 The assessment work will be undertaken by Officers from the Planning Policy Teams at St Edmundsbury, Forest Heath, Mid Suffolk and Babergh Councils. The boundary of the assessment area is illustrated on the map attached at Annex A. Whilst it is important that the Planning Policy Teams undertake the assessment to ensure the reasons for putting some sites forward above others is fully understood and that the assessment is sound, it may be necessary to acquire some external resources to assist with certain elements of the project work once the full scope of the assessment is known.

Timetable

- 2.3 The results of this assessment will feed into the Core Strategy and Site Allocations Development Plan Documents of the authorities undertaking the assessment, all of which are at different stages in the process as summarised below;

Table 2: SHLAA Suffolk authorities Development Plan Document preparation: November 2010

	Core Strategy DPD	Site Allocations DPD
St Edmundsbury	Issues and Options Consultation March/April 08 Preferred Options Consultation Oct/Nov 08 Submission Consultation August-October 2009 Submission January 2010 Adoption December 2010	Issues and Options Consultation Oct/Nov 08 Issues and Options Consultation additional sites: August-October 2009 Preferred Options Consultation: April-June 2010 Submission Consultation: To be confirmed Submission: To be confirmed Adoption: To be confirmed
Forest Heath	Issues and Options Consultation: October 2005 Preferred Options Consultation: December 2006 Final Policy Option Consultation: September 2008 Proposed Submission Consultation: March 2009 Adoption: June 2010	Issues and Options Consultation: September 2006 Final Issues and Options Consultation: To be confirmed Proposed Submission Consultation: To be confirmed Adoption: To be confirmed
Mid Suffolk	Issues and Options Consultation Dec 05, Sept 06, Jan 07. Preferred Options Consultation May 07. Submission October 07. Examination May/Jun 08. Adoption Sept. 2008.	Stowmarket Area Action Plan - Proposed Submission consultation October 2009, April 2010. Submission November 2010. Adoption of AAP Summer 2011. Rest of Mid Suffolk - start Spring 2011

Babergh	Issues and Options Consultation: May 09 & Oct/ Nov 10 Submission: Late 2011 Adoption: Mid 2012	Issues and Options Consultation: To be confirmed Preferred Options Consultation: To be confirmed Submission: To be confirmed Adoption: To be confirmed
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Table 3: SHLAA timetable for 2010 review

Date	Activity
October 2010	<ul style="list-style-type: none"> • Meet with stakeholders • Review methodology • Review responses and prepare final document
November 2010	<ul style="list-style-type: none"> • Consult for 3 weeks on draft SHLAA
January/February 2010	<ul style="list-style-type: none"> • Review responses • Amend draft SHLAA and adopt

2.4 A number of key stakeholders have been identified for involvement in the SHLAA. It is intended that the stakeholders listed below will be invited to meet with the authorities undertaking the SHLAA to help scrutinise the process and provide key inputs to the process. The types of stakeholders which have been identified include;

- Government Office for the East of England
- Registered Social Land Lords
- Suffolk County Council
- Home Builders Federation
- Other neighbouring authorities
- Major planning agents/builders operating within the SHLAA area

2.5 The assessment will also be scrutinised by the various committees used by the authorities to oversee and approve planning policy or through delegated powers by management.

Stage 2: Determining which sources of sites will be included in the assessment

2.6 The practice guidance identifies sources of supply available. Table 4 below identifies these sources and describes the methods, which will be used to collect the data. It should be noted however, that some sources may not be readily available or appropriate for the area covered by the SHLAA, or difficulty may be experienced in finding some sources of supply.

Table 4: Sources of sites with potential for housing

Source of Supply	Data Collection Method / Further Information
Sites within the planning process	
Review of existing housing allocations in plans	There may be land in the SHLAA area that benefits from a housing allocation which is likely to be implemented or could be developed to a higher density than originally considered. Alternatively, there may also be reasons for non-delivery, which need to be investigated. Outstanding housing allocations will therefore be reviewed in order to undertake an audit of the anticipated housing yield and delivery timescale.

Unimplemented / outstanding permissions	An analysis of outstanding permissions/ commitments will be undertaken using data from all of the authorities undertaking this assessment. This will be used to make an assessment of sites coming forward.
Review of other existing allocations in plans	Allocations for other land uses that are not realistically likely to be taken up in the quantities envisaged, will also be reviewed. This is to assess whether these might be released for residential purposes instead. PPS3 encourages the review of employment allocations to ascertain whether they might be appropriately reused for housing purposes.
Planning permissions for housing that are under construction	Monitoring data will be used to identify the number of dwellings currently under construction, to try and identify the forthcoming supply.
Sites not currently in the planning process	
Previously-developed vacant and derelict land and buildings (non housing)	Previously-developed land comprises those sites that have been used for other purposes and that have now become available for beneficial redevelopment. Building on the previous urban capacity studies and NLUD PDL database, information will be requested from landowners, developers and agents to identify sites available, as well as physically walking round settlements when the study is undertaken in order to determine possible further sites.
Surplus public sector land	Surplus public sector land will be identified through English Partnerships register of surplus public sector land, available at http://www.englishpartnerships.co.uk/rsppl.htm . and local authority registers of land in their ownership which is surplus to requirements. Site availability will also be confirmed through consultation with public bodies such as the NHS and MOD, and Suffolk County Council.
Land in non-residential use which may be suitable for re-development for housing	This could include potential from the conversion of commercial buildings and mixed use schemes
Additional housing opportunities in established residential areas, such as under-used garage blocks	There may be scope for intensification. Intensification is about making a more efficient use of land within a particular area. Typical sources of capacity might involve single houses with large suburban back gardens or the development of garage courts or incidental open space. Maps and site visits will further be use to identify other opportunities in established residential areas.

Large scale redevelopment and re-design of existing residential areas.	Redevelopment of existing housing - Capacity is usually released through one or two possible mechanisms: the redevelopment of unfit or derelict housing, or the redevelopment of low-density housing. Care needs to be taken to ensure only additional housing numbers, on top of those that already exist are accounted for. Given the characteristics of the local area, we consider it unlikely that significant capacity will be available through the redevelopment of low density housing or unfit housing.
Sites in rural settlements and rural exception sites	Smaller areas of Greenfield land outside existing development boundaries that have potential for housing development. However such sites must be within sustainable, mixed and inclusive communities to be in accordance with PPS3.
Land not previously developed including Greenfield sites	The assessment will also identify Greenfield sites adjacent to, or within existing settlements to identify site potential. This is to assess developability and identify sustainability issues in advance of the plan making process.
Urban extensions and new freestanding settlements	There are no freestanding settlements proposed in the RSS for Suffolk, however the options for development could either take the form of a significant expansion of one or a number of existing settlements or a freestanding new settlement.

- 2.7 In addition to the above, the councils will be assisted through the sites submitted by landowners/developers/agents who were asked to identify suitable sites for housing development.
- 2.8 The rural nature of the area covered by the SHLAA means that large areas of land will fall into the Greenfield site categories listed above. It would not be feasible to undertake a survey taking into account all of the land within the definitions above so it is considered that in accordance with the DCG practice guidance (para 21) certain areas of land should be excluded from the assessment. PPS3 explains that it is Government policy to ensure housing is developed in suitable locations which offer a good range of community facilities with access to jobs, key services and infrastructure.
- 2.9 The study will examine sites that are appropriate in scale relative to the level of development planned for. In addition landscape features such as natural boundaries, ditches, field boundaries, roads and other features will be considered in drawing up areas of search beyond existing settlement boundaries.

Stage 3: Desktop review of existing information

- 2.10 Table 4 above outlines the sources of sites with potential for housing which will be examined as part of the assessment.
- 2.11 It should be noted that all of the sites included in previous urban capacity studies will be reviewed and subjected to the same methodology listed in this

document. This does not mean that such sites will necessarily proceed for inclusion within the final SHLAA product.

- 2.12 A number of existing sources of information will be reviewed to inform the assessment and Table 5 illustrates the information, which will be used to generate the results. It should again be noted that some sources may not be readily available or appropriate for the area covered by the SHLAA, or difficulty may be experienced in finding some sources of supply. The existing sources of information which will be used are;

Table 5: Sources of information (DCLG, 2007)

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission.	To identify sites
Planning permissions / sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery.
Planning application refusals	To identify sites – particularly those applications rejected on the grounds of prematurity
Dwelling starts and completion records	To identify the current development progress on sites with planning permission
Other sources of information that may help to identify sites	
Local Planning Authority Urban Capacity Study	To identify buildings and land, and any constraints to delivery
Local Planning Authority Empty Property Register	To identify vacant buildings
English House Condition Survey	To identify buildings
National Land Use Database	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To Identify buildings and land
Local Planning Authority Employment Land Review	To identify surplus employment buildings and land
Valuation Office database	To identify vacant buildings.
Local Planning Authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases e.g. estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land

(DCG, 2007, Figure 5)

- 2.13 All information gathered will be mapped, ideally on a 1:1250 map base for use in the site survey. Any inconsistencies between sources of information will also be resolved, and landowner, developer and agent details will also be recorded for follow up information.

Stage 4: Determining which sites and areas will be surveyed

- 2.14 All sites identified by the desk top review will be visited. This will help to resolve any information which is inconsistent and will help to achieve an up to date view on development progress (where sites have planning permission) and identify any constraints to development.
- 2.15 The site survey will also identify sites with housing potential which were not identified through the desktop review. Factors that will be taken into account include;
- **The nature of the housing challenge** – the assessment will need to be more comprehensive and intensive where existing or emerging housing provision targets in the study area are high and/ or where housing market conditions signal worsening affordability, reflecting the need to identify more sites for housing.
 - **The nature of the area** - in areas dominated by smaller rural settlements, it may be necessary to identify all the sites with potential for housing, this may not be possible / feasible in more urbanised areas.
 - **The nature of land supply** – where a large proportion of housing is expected to be delivered on small sites, this may mean that the survey needs to identify smaller sites.
 - **The resources available to the partnership** – resources should reflect the scale of the task.

Stage 5: Carrying out the survey

- 2.16 While on site the following characteristics will be recorded;
- Site size
 - Site boundaries
 - Current uses
 - Surrounding land uses
 - Character of surrounding area
 - Physical constraints (e.g. access, topography, flood risk, natural features of significance and location of pylons)
 - Development progress
 - Initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.
- 2.17 The site visit will also be used to identify any further constraints, opportunities, strengths, weaknesses or threats which may exist on the site. This should provide a clear audit trail.

Stage 6: Estimating the housing potential of each site

- 2.18 The methodology will use a multiplier approach to assess the housing potential of each of the sites identified in the assessment. The DCLG SHLAA practice guidance states that estimates of housing potential should be guided

by existing or emerging local plan policy. All of the authorities will be guided by their current or emerging policies on densities, as well as monitoring information.

Site size thresholds

- 2.19 For the number of sites in this study to remain manageable it will be necessary to apply a minimum site threshold. It is proposed to use three different site size thresholds according to location;
- Within towns – at least 0.2 ha
 - Within rural settlement boundaries –at least 0.2 ha
 - Outside town boundaries and beyond development boundaries – at least 1.0 ha

Stage 7: Assessing when and whether sites are likely to be developed

- 2.20 This stage of the assessment examines whether a proposed or identified site is suitable, available and achievable. In accordance with PPS3 sites will be considered as to whether they are:
- Deliverable – is a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the adoption of the plan; and
 - Developable – if the site is in a suitable location for housing development and there is a reasonable prospect that the site will be available and could be developed at a specific point in time.
- 2.21 Where it is unknown when a site could be developed then it will be regarded as not currently developable.


Stage 7a-c Suitability, availability, achievability for housing


- 2.22 A range of information is required in order to assess when and whether a site is likely to come forward for development. To ensure that the assessment is open and transparent sites will be considered against a variety of criteria. The site assessment checklist, which is set out below, seeks to bring together aspects of suitability, availability and achievability.

Table 6: Site assessment for housing land availability – check list

Site:

	<div style="display: flex; justify-content: space-between; align-items: center;"> Constrained Unconstrained </div>			
Key issues	-- Weakness	-	+	++ Strength
Policy restrictions				
Suitability for housing	Unsuitable location – major policy, infrastructure constraints – physical / social and environmental	Limited suitability for housing	Sustainable location, any constraints can be overcome	Existing planning permission/ allocation, suitable site
Previously-developed land or green field site?	Green field site	Mix – mainly green field	Mix - mainly p.d.l.	Previously-developed
Existing use	Value of existing use, local employment etc. would prevent housing	Limited scope for housing development alongside existing uses	Potential for mixed use development including housing	No existing use constraints to prevent housing development
Developable limitations				
Contaminated and Hazardous land	Severe contamination	Some remediation needed	Little remediation needed	No contamination
Flood risk	Within Flood Zone 3b	Within Flood Zone 3a	Within Flood Zone 2	Within Flood Zone 1
Designated / protected area	Nationally significant e.g. SSSI	Regionally significant e.g. County Wildlife Site	Locally significant e.g. Conservation Area	No environmental designation
Impact on Landscape	Detrimental impact on attractive landscape	Limited impact on attractive landscape	Limited impact on poor landscape	Opportunity to improve poor landscape e.g. by new planting
Agricultural land classification	Loss of grade 1 land	Loss of grade 2 land	Loss of grade 3 land	No loss of agricultural land
Ecology	Important site for wildlife	Some significant wildlife features	Few significant wildlife features	Poor site for wildlife

				
	Constrained	←	→	Unconstrained
Key issues	-- Weakness	-	+	++ Strength
Infrastructure – water/drainage/sewerage	Un-serviced site, major capacity constraints	Limited services/some capacity constraints	Fully serviced, minor capacity constraints	Fully serviced, no capacity constraints
Access and Highways	Poor highway access, no scope for improvement	Restricted access, significant improvement needed	Adequate access needing only minor improvement	Good highway access, no need for improvements
Access to services				
Local employment opportunities	Poor access to employment	Limited local employment	Reasonable access to employment	Good access to employment
Public transport – bus service	No bus service	Limited bus service, no journey to work service	Journey to work bus service available	Good bus service – at least hourly, 7 days per week
Access to convenience shop(s)	No shop within 800 metres/10 minutes walk	A village/ local shop within 800 metres/10 minutes walk	More than one shop within 800 metres/10 minutes walk	Town centre shops within 800 metres/10 minutes walk
Access to health centre/doctors' surgery	No facilities within 3 miles	Facilities within 3 miles	Facilities within town/village/ parish	Facilities within 800 metres/10 minutes walk
Access to primary school	No school within 3 miles	School within 3 miles	School within town/village/ parish	School within 800 metres/10 minutes walk
Access to open space	No open space within 800 metres /10 minutes walk	No open space within 800 metres but opportunity to provide on site	Small area of open space within 800 metres and opportunity for additional space	Significant area of open space within 800 metres /10 minutes walk
Achievability/availability				
Availability for housing –	Ownership/ legal problems preventing development	Delays to development by ownership constraints	Any ownership/ legal problems can soon be overcome	Controlled by housing developer, intending to develop
Site ownership	Development prevented by unwilling landowner	Ransom strips/ multiple ownership etc. may delay development	Ownership constraints can soon be resolved	No ownership constraints

				
	Constrained			Unconstrained
Key issues	-- Weakness	-	+	++ Strength
Achievability / viability –	Economic / market factors preventing development	Economic / market factors delaying development	Any economic / market problems can soon be overcome	Development is economically viable
Market factors	Unattractive location / insufficient market demand	Market factors likely to delay development	Only minor delays due to market factors	Attractive location, high market demand
Cost factors	Site constraints make development unviable	Mitigation measures and costs likely to delay development	Additional costs, but not major problems	No unexpected or excessive cost factors
Delivery factors	Developers unable to deliver	Capacity of developer may delay housing	Minor delivery problems e.g. phasing	No delivery problems

2.23 In order to help assess the viability of each site key stakeholders, including house builders and local property agents will be consulted on a draft list of sites.

Stage 7d: Overcoming constraints

2.24 When constraints have been identified the SHLAA will consider what action would be needed to remove the constraints. Actions could include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to amend planning policy which is currently constraining housing development. ~~This will feed into the 'Infrastructure Capacity Study' currently being prepared by Forest Heath District Council and St Edmundsbury Borough Council.~~

Stage 8: Review of the assessment

2.25 Once the initial survey of sites and the assessment of the deliverability / developability has been made, the housing potential of all sites can be collected to produce an indicative housing trajectory that sets out how much housing can be provided, and at what point in the future. A risk assessment will be made as to whether sites will come forward as anticipated. It may be concluded that insufficient sites have been identified and that further sites need to be sought or that assumptions made e.g. the housing potential of particular sites need to be re-visited.

2.26 Following the review, if there are still insufficient sites, then the council will investigate how a shortfall should be planned for. The two options are:

- The identification of broad locations for future housing growth, within and outside settlements (stage 9): and / or
- The use of windfall allowance (stage 10)

2.27 Again it should be noted that the outcomes of the study do not give a presumption towards development. Any development site will need to be assessed through the planning process and also be subject to sustainability appraisal.

Stage 9: Identifying and assessing the housing potential of broad locations

2.28 Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged. Examples of broad locations include:

- **Within and adjoining settlements** – for example, areas where housing development is or could be encouraged, and small extensions to settlements; and
- **Outside settlements** – for example major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns. ~~The need to explore these will usually be signalled by the RSS.~~

2.29 Where broad locations have been identified, estimates of potential housing supply should be developed having regard to:

- ~~• Any evidence underpinning the Regional Spatial Strategy~~
- The nature and scale of potential opportunities within the broad location
- Market conditions

Stage 10: Determining the housing potential of windfall (where justified)

2.30 A windfall site is one which has not been specifically identified as available in the local plan process. A windfall site is a previously-developed site that has unexpectedly become available.

2.31 PPS3 sets a clear expectation that the supply of land for housing should be based upon specific sites, and where necessary, broad locations. PPS3 recognises that there may be genuine local circumstances where a windfall allowance is justified. The disadvantage of relying on a windfall allowance is that it is not clear exactly where development is likely to occur, there is little certainty for communities or developers and estimates make it more difficult to plan for example, making sure the necessary infrastructure is in place.

- 2.32 Where a windfall allowance can be justified, this should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable / developable sites, or as part of broad locations for housing development.

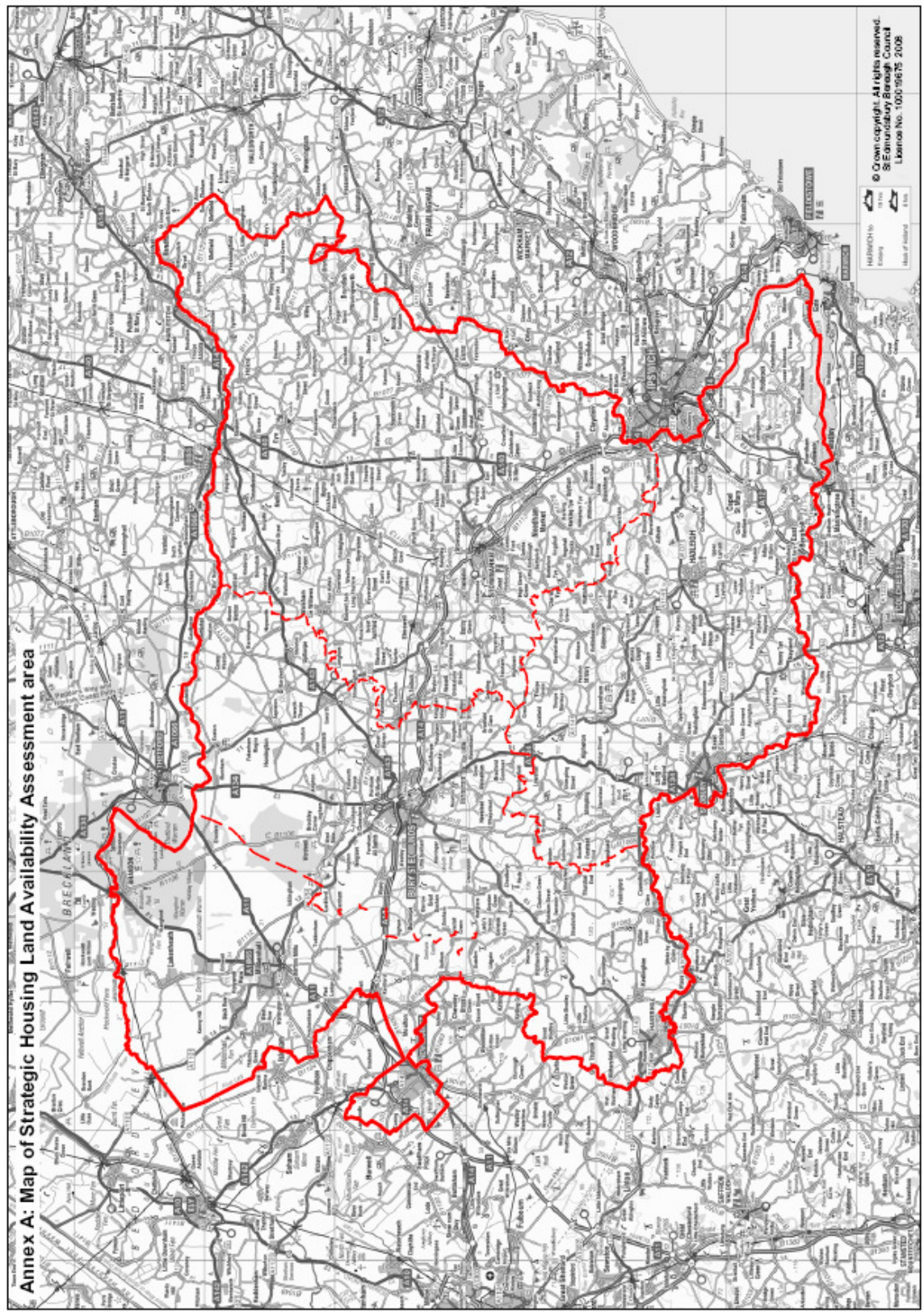
3. Next Steps

- 3.1 ~~After this methodology has been subject to consultation with key stakeholders the next steps will be to undertake the survey in accordance with the timetable set out in Table 3. There will be a further opportunity to comment on the proposals during an 8 week consultation period regarding the results of the survey. It is anticipated that the consultation will take place during the summer of 2008. The methodology was originally adopted in late 2008 in order to inform the 2009 SHLAA. The SHLAA methodology will be updated annually to update the LDF/SHLAA timetables and any other factual inaccuracies within the document as a result of changes to national planning guidance or SHLAA guidance.~~
- 3.2 If you would like more information on the SHLAA or would like to be involved in one of the stakeholder groups ~~to be held later in the year~~ please e-mail one of the contacts below.

Contacts

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Map of SHLAA area



Annex B

List of settlements considered in the 2010 SHLAA (as of April 2010)

St Edmundsbury Borough Council	Forest Heath District Council	Babergh District Council	Mid Suffolk District Council
Towns	Market Towns		
Bury St Edmunds	Newmarket	Sudbury	Stowmarket
Haverhill	Mildenhall	Hadleigh	Needham Market
	Brandon	Ipswich Fringe (including Sproughton)	Eye
Key Service Centres	Key Service Centres	Acton	Key Service Centres
Barrow	Red Lodge	Aldham	Bacton
Clare	Lakenheath	Assington	Botesdale/Rickinghalls
Ixworth	Primary Villages	Belstead	Bramford
Kedington	Beck Row	Bentley	Claydon (with part Barham) & Great Blakenham
Stanton	Exning	Bildeston	Debenham
Wickhambrook	Kentford	Boxford	Elmswell
Local Service Centres	West Row	Brantham	Haughley (excluding Haughley Green)
Bardwell	Secondary Villages	Brent Eleigh	Mendlesham
Barningham	Barton Mills	Brettenham	Stowupland
Cavendish	Elvedon	Bures St Mary	Stradbroke
Chedburgh	Eriswell	Burstall	Thurston
Great Barton	Freckenham	Capel St Mary	Woolpit (excluding Woolpit Green, Heath and Borley Green)
Great & Little Thurlow	Gazeley	Chelmondiston	Primary Villages
Great & Little Whelnetham	Holywell Row	Chelsworth	Badwell Ash (excluding Long Thurlow)
Hopton	Icklingham	Cockfield (Cross Green)	Fressingfield
Hundon	Moulton	Cockfield (Crowbrook/MacKenzie Place)	Gislingham
Ingham	Tuddenham	Cockfield (Great Green)	Great Finborough
Risby	Worlington	Cockfield (Windsor Green)	Hoxne (excluding Low Street)
Rougham	Small Settlements	Copdock and Washbrook	Laxfield
Infill Villages	Cavenham	Copdock and Washbrook (South)	Norton (excluding Little Green, Ashfield Road)
Barnham	Dalham	East Bergholt	Old Newton
Bradfield St George	Herringswell	East Bergholt (East End)	Rattlesden
Chevington	Higham	Edwardstone	Somersham
Coney Weston	Santon Downham	Elmsett	Walsham-le-Willows
Cowlinge		Glemsford	Secondary Villages
Fornham All Saints		Great Waldingfield	Bedfield

Fornham St Martin		Harkstead	Beyton
Great Bradley		Hartest	Coddenham
Hawkedon		Hintlesham	Combs
Hepworth		Hitcham	Creting St. Mary (excluding Jacks Green)
Honington & Sapiston		Holbrook	Felsham
RAF Honington		Holton St Mary	Henley
Horringer		Kersey	Horham
Lidgate		Lavenham	Mellis
Market Weston		Lawshall (Bury Road)	Mendham
		Lawshall (Lambs Lane)	Metfield
Ousden		Lawshall (Street)	Occold
Pakenham		Layham (Upper)	Onehouse
Rede		Leavenheath (Harrow Street)	Palgrave
Stanningfield		Leavenheath (High Road)	Redgrave
Stansfield		Little Waldingfield	Ringshall (Stocks)
Stoke by Clare		Long Melford	Stoke Ash
Stradishall		Monks Eleigh	Stonham Aspal
Theletham		Nayland	Thorndon
Troston		Nedging Tye	Tostock
Whepsted		Newton	Wattisfield
Withersfield		Polstead (Church)	Wetheringsett (excluding Brockford Street)
		Polstead (Heath)	Wilby
		Polstead (Whitestreet Green)	Wortham
		Preston St Mary	Worlingworth (excluding Church, Church Road)
		Raydon	Yaxley
		Shimpling Street	
		Shotley Gate	
		Shotley Street	
		Stanstead (Upper and Lower Street)	
		Stoke by Nayland	
		Stratford St Mary	
		Stutton	
		Tattingstone (Church)	
		Tattingstone (Heath)	
		Tattingstone (White Horse)	
		Wattisham	
		Whatfield	
		Wherstead	
		Woolverstone	

SHLAA Stakeholder list**Registered Social Landlords**

Cotman Housing Association Ltd	Housing 21
Circle Anglia	Iceni Homes Ltd
Flagship Housing Group	Jephson Housing Association
Granta Housing Society	Orbit Housing Association
Hanover Housing Association	Orwell Housing Association
Hastoe Housing Association	Sanctuary Housing Association
Havebury Housing Partnership	

Planning agents/developers/builders

Andrew Martin Associates	Countrywide Surveyors
Anglia Design Associates	Crest Strategic Projects
Architectural Design (Newmarket) Ltd	David Whymark Building Design & Conservation
Architectural Services Anglia Ltd	Defence Estates and Operations International
Ashwell	Donald Insall Associates
Barton Willmore	Edward Gittins Planning Consultant
Bedfords	Entec UK Ltd
Bellway Homes	Fenn Wright
Bidwells	Freeland Rees Roberts Architects
Birketts	Gerald Eve
Bovis Homes	George Wimpey UK Ltd
Boyer Planning	Gibbons Building Design
Brain Eyley Partnership	GJ Bream & Son
Brooks Architects	Gorniak & McKechnie Ltd
Brown & Co	GL Hearn Planning
Brown & Scarlett	Halycon
Carter Jonas	Hayes New Homes
Cheffins	Heritage Planning
Chilton Planning	Hopkins Homes Limited
CgMS	HPN Ltd
Carter Jonas	Indigo Planning Limited

Januarys	Philip Brown Associates
John Atkins Architect Ltd	Pick Everard
John Finch Partnership	Prior Associates Ltd
John Hobden Home Design	Purcell Niller Tritton LLP
John Peacock Planning	Rapleys
KWA Architects	R Callow
Lacy Scott & Knight	Rees Pryer Architects LLP
Land Planning Associates	RPS
Last & Tricker Partnership	Robert Turley Associates
Laurence Homes (Eastern) Ltd	Roger Peyton
Lawson Planning Partnership	Savills
Lynwood Associates	Smiths Gore
Michael Bullivant Associates	Smith Stuart Reynolds
MJC Associates	Stuart P Reid Planning Services
Neale Associates	Strutt & Parker
Peacock & Smith	The Stoodley Partnership
Peacock Short Property Solutions	The Johns Practice
Percivals	Thos. Wm. Gaze & Son
Pegasus Planning Group	Tricker Blackie Associates
Persimmon Homes	Wilby & Burnett
Peter Codling Architects	Wilson Connelly (Home Counties)
Philbin & Champion	

Planning Authorities

Braintree District Council	South Norfolk District Council
Breckland District Council	Suffolk Coastal District Council
Colchester Borough Council	Suffolk County Council
East Cambridgeshire District Council	Tendring District Council
Ipswich Borough Council	Waveney District Council

Other Stakeholders

Highways Agency	EERA
House Builders Federation	English Nature
Housing Corporation Eastern Region	Environment Agency
GO-East	National Trust