

**AFFORDABLE HOUSING PROGRAMME - 1 APRIL 2009 - 31 MARCH 2014**

Last approved by Council 20 October 2009

*“Please note that all schemes proposed in this programme are dependant on gaining planning permission, the securing of all necessary funding packages and the results of associated consultation exercises. Open market developments are subject to the developer setting a start on site date. The Programme is subject to further change as new sites are identified while some other schemes may prove unviable for development. The Housing Panel will update Committee annually on all changes to this programme.”*

**CRITERIA FOR INCLUSION IN THE AFFORDABLE HOUSING PROGRAMME**

**Schemes will be included if they are on sites allocated under the Local Plan; they have been given planning consent; they are on Council owned land or have been supported by the Council**

**KEY:**

RSL = Registered Social Landlord	AH = Affordable Housing	SCC = Suffolk County Council land
SHS = Suffolk Housing Society	SO = Shared Ownership	NHS = Health Authority land
CS = Commuted Sum	IR = Intermediate rent	PL = privately owned land
BDC = Babergh District Council	PO = Planning obligation (up to 35% affordable housing)	
RES = Rural Exception site (100% affordable housing)	AHD - Affordable Housing development (100% affordable)	

SITE NAME	AREA	TOTAL UNITS	AH %	TOTAL AH UNITS	AH UNITS for RENT	AH UNITS FOR SO/IR	RSL	ESTIMATED START ON SITE DATE	ESTIMATED COMPLETION DATE	OWNERSHIP OF SITE	TYPE OF SITE
1 Gravel Pit Lane	Brantham	2	100%	2	2	0	Iceni/SHS	2009/10	2009/10	BDC	AHD
Brookfield	Bildeston	7	100%	7	7	0	Iceni/SHS	2009/10	2010/11	BDC/PL	AHD
Brookfield	Bildeston	2	100%	2	2	0	Orwell	2009/10	2010/11	PL	AHD
45-51 Wattisham Road	Bildeston	8	100%	8	8	0	Orwell HA	2009/10	2010/11	BDC	AHD
Homefield	Boxford	8	100%	8	4	4	Flagship	2009/10	2010/11	BDC	AHD
Palfrey Heights Phase 1	Brantham	6	100%	6	6	0	Orwell HA	2009/10	2010/11	BDC	AHD
Palfrey Heights Phase 2	Brantham	2	100%	2	2	0	Orwell HA	2009/10	2010/11	BDC	AHD
Days Road VSH scheme	Capel St Mary	32	100%	32	6	26	Orwell HA	2009/10	2010/11	PL	RES
The Marvens Phase 2	Copdock & Washbrook	10	100%	10	10	0	Hastoe HA	2009/10	2010/11	SCC	RES
Boleyn Place	Erwarton	2	100%	2	2	0	Iceni/SHS	2009/10	2010/11	BDC	RES
Land adj. to 28 Cornerth Crescent	Great Cornard	1	100%	1	1	0	Flagship	2009/10	2010/11	BDC	AHD
Poplar Road Phase 1	Great Cornard	20	100%	20	8	12	Flagship	2009/10	2010/11	BDC	AHD
Stourcroft, Bures Road Phase 2	Great Cornard	306	26%	23	15	8	Iceni/Colne	2009/10	2010/11	PL	PO
Stourcroft, Bures Road Phase 3	Great Cornard	306	26%	26	TBA	TBA	Iceni/Colne	2010/11	2010/11	PL	PO
Ten Trees Road	Gt. Waldingfield	10	100%	10	10	0	Orwell	2009/10	2010/11	SCC	RES
Syers Farm	Hitcham	6	17%	1	1	0	Iceni/SHS	2009/10	2010/11	PL	PO
Woodview, The Causeway	Hitcham	3	33%	1	1	0	TBA	2009/10	2010/11	PL	PO
Brent Eleigh Road	Lavenham	7	100%	7	7	0	Hastoe HA	2009/10	2010/11	PL	RES
Wiston Road	Nayland	5	100%	5	5	0	Flagship	2010/11	2010/11	PL	RES
Cats Lane	Sudbury	42	29%	12	2	10	Orbit HA	2010/11	2010/11	PL	PO
Sandringham Court	Sudbury	4	100%	4	4	0	Flagship	2009/10	2010/11	BDC	AHD
William Armes site	Sudbury	121	30%	36	TBA	TBA	Metropolitan	2010/11	2011/12	PL	PO
Bury Road	Thorpe Morieux	6	100%	6	6	0	Orwell	2010/11	2010/11	BDC	RES
Land adj.57 Schoolfield	Glemsford	1	100%	1	1	0	Flagship	2010/11	2010/11	BDC	AHD
Banham's Coach Depot, The Row	Hartest	4	25%	1	1	0	TBA	2010/11	2010/11	PL	PO
Hallifax Place	Shimpling	4	100%	4	TBA	TBA	Iceni/SHS	2010/11	2010/11	BDC	AHD
Ballingdon Oil Depot, Middleton Road	Sudbury	22	36%	8	6	2	TBA	2010/11	2010/11	PL	PO
Land to rear of Town Hall, Gaol Lane	Sudbury	6	33%	2	1	1	TBA	2010/11	2010/11	PL	PO
Goodlands Farm	Boxford	20	40%	8	6	2	TBA	2011/12	2011/12	PL	PO

Local Needs Housing Scheme	Chelmondiston	6	100%	6	5	1	Hastoe HA	2010/11	2011/12	PL	RES
7 & 8 Mill Green	Edwardstone	4	100%	4	4	0	Flagship	2010/11	2011/12	BDC	AHD
Local Needs Housing Scheme	Elmsett	8	100%	8	TBA	TBA	Flagship?	2010/11	2011/12	PL	RES
Crownfield	Glemsford	56	35%	20	15	5	TBA	2010/11	2011/12	PL	PO
Poplar Road Phase 2	Great Cornard	24	100%	24	TBA	TBA	Flagship	2010/11	2011/12	BDC	AHD
Head Lane	Great Cornard	30	35%	11	8	3	TBA	2010/11	2011/12	PL	PO
Stourcroft, Bures Road Phase 4	Great Cornard	306	26%	11	TBA	TBA	Iceni/Colne	2010/11	2011/12	PL	PO
Stourcroft, Bures Road Phase 5	Great Cornard	306	26%	20	TBA	TBA	Iceni/Colne	2010/11	2011/12	PL	PO
Crowcroft Road	Nedging	12	33%	4	2	2	Hastoe HA?	2010/11	2011/12	PL	PO
Church Lane	Sproughton	30	33%	10	TBA	TBA	Hastoe HA	2011/12	2011/12	PL	PO
Highbank	Sudbury	TBA	35%	TBA	TBA	TBA	Iceni/SHS?	2011/12	2011/12	PL	PO
William Armes site	Sudbury	121	30%	36	TBA	TBA	Metropolitan	2010/11	2011/12	PL	PO
Folly Road	Great Waldingfield	93	35%	32	TBA	TBA	Iceni/SHS	2010/11	2012/13	PL	PO
Land between Lady Lane & Tower Mill Lane	Hadleigh	170	35%	60	45	15	Flagship	2010/11	2012/13	PL	PO
Lady Lane (Samsons Motorworks)	Hadleigh	33	48%	16	12	4	TBA	2011/12	2012/13	PL	PO
Harp Close Meadow	Sudbury	TBA	35%	TBA	TBA	TBA	TBA	2011/12	2012/13	PL	PO
St Leonards Hospital	Sudbury	23	22%	5	3	2	TBA	2011/12	2012/13	NHS	PO
Guildford Europe	Great Cornard	54	13%	12+	0	12? TBA	N/K	2011/12	2013/14	PL	PO
Thorington Hall Area F	Pinewood, Ipswich	175	30%	52	75%	25%	TBA	2011/12	2013/14	PL	PO
Ganges	Shotley Gate	TBA	35%	TBA	TBA	TBA	TBA	2011/12	2013/14	PL	PO
Friends Field/Eves Orchard	Bures	31	35%	11	9	2	TBA	2012/13	2013/14	PL	PO
Carsons Drive	Great Cornard	170	35%	60	45	15	TBA	2011/12	2015/16	PL	PO
Chilton Woods	Sudbury	TBA	35%	TBA	TBA	TBA	TBA	2011/12	2020/21	PL	PO

**PROJECTED DELIVERY AT December 2009**

**2009/10** COMPLETIONS = 36  
(RSL = 34 Planning gain = 2)

**2010/11** COMPLETIONS = 245 (RSL = 110 Planning gain = 135)

**2011/12** COMPLETIONS = 162 (RSL = 42 Planning gain = 120)

**2012/13** COMPLETIONS = 113 (RSL = 0 Planning gain = 113)

**2013/14** COMPLETIONS = 75 (RSL = 0 Planning gain = 75)

**PROJECTED COMPLETIONS BY 31 MARCH 2014 = 631**