Babergh Development Framework

Core Strategy (2011- 2031) Submission Draft

(Part 1 of Babergh's New Local Plan)

Technical Background Document 7: Housing Implementation Strategy

Version 1 (July 2012)

1. Content of Paper

1.1 This Technical Background Document supports the 'Core Strategy (2011 - 2031) Submission Draft' document published in October 2011 and the 'Schedule of Proposed Main Modifications' document published in July 2012. It provides information about the following:

- An overview of the Council's housing strategy as set out in the Core Strategy
- Scenario and contingency plans for the housing strategy
- A risk assessment to identify obstacles and constraints to the housing strategy
- The approach taken to the engagement with stakeholders regarding the housing strategy
- The approach to be taken to monitor and review housing delivery against targets
- Identification of circumstances where management actions may be introduced or required
- Management actions that may be required in such circumstances

2. An overview of the Council's housing strategy as set out in the Core Strategy

Housing delivery and targets in the Core Strategy

2.1 The Core Strategy and policies document is a key document in the new Babergh Local Plan. It is a strategic document that sets out the long term spatial vision and strategy for the Babergh district and it deals with strategic issues such as how we should plan, deliver and manage growth and development in the district over the next 20 years (up to 2031). The Core Strategy sets out the preferred homes provision figure for Babergh over the 2011 - 2031 (20-year) period.

2.2 The Council's Housing Strategy will be implemented by a combination of:

- Policy CS1: Settlement Pattern Policy
- Policy CS2: Strategy for Growth and Development
- Policy CS3: Chilton Woods Strategic Land Allocation & Strategy for Sudbury / Gt Cornard
- Policy CS3a: Strategic Broad location – East of Sudbury/ Great Cornard
- Policy CS4: Strategy for Hadleigh; *and*
- Policy CS5: Strategy for Growth in Babergh's Ipswich Fringe.

Policy CS1 and CS2 set out how much and where housing growth will be distributed in the Babergh district over the next 20 years and Policies CS3, CS3a, CS4 and CS5 are strategic allocations and a broad direction of growth policies that will be crucial to the implementation of the housing strategy.

2.3 One of the key changes which has influenced the approach taken in the Core Strategy relates to the way in which the level of growth is determined. In the past the level of growth for jobs and housing has been determined by targets, set at a regional level. The new agenda allows for a more local approach to be applied to establishing the appropriate level of growth for the area, which could be described as a "bottom-up" approach. This is reflected in the Core Strategy, as local evidence, indicating need, trends and aspirations which have been used to inform the growth levels for jobs and homes in Babergh for the next 20 years.

2.4 The level of new homes planned for in the Core Strategy is for approximately 300 per annum. A total of 5,975 homes are planned for in the Core Strategy during the plan period from 2011 to 2031. This number of homes is evidence based and the appropriate number that we should plan for in the district over the next twenty years (and it is in line with the RSS) given capacity factors, historic growth rates and existing commitments.

Phasing of housing delivery

2.5 Policy CS2 sets out phasing requirements over the next twenty years in the district as shown in the table below.

Housing Provision Phasing					
	2011/12 – 2016	**2017 - 2021**	**2022 - 2026**	**2027 – 2030/31**	**Total**
Housing target	1100	1625	1625	1625	5,975
Annual average target	220	325	325	325	299 (rounded)

Table 1: Phasing of housing provision 2011 - 2031 in Babergh

2.6 Over the past eleven years, for the period of 2001 to 2012 a net total of 2,823 additional new dwellings were completed in Babergh. This equates to an average annual build rate of approximately 260 new dwellings per annum. It has to be mentioned that build rates have dropped significantly over the past three years and the average annual build rate between 2001 and 2008 in the district was approximately 280 new dwellings per annum.

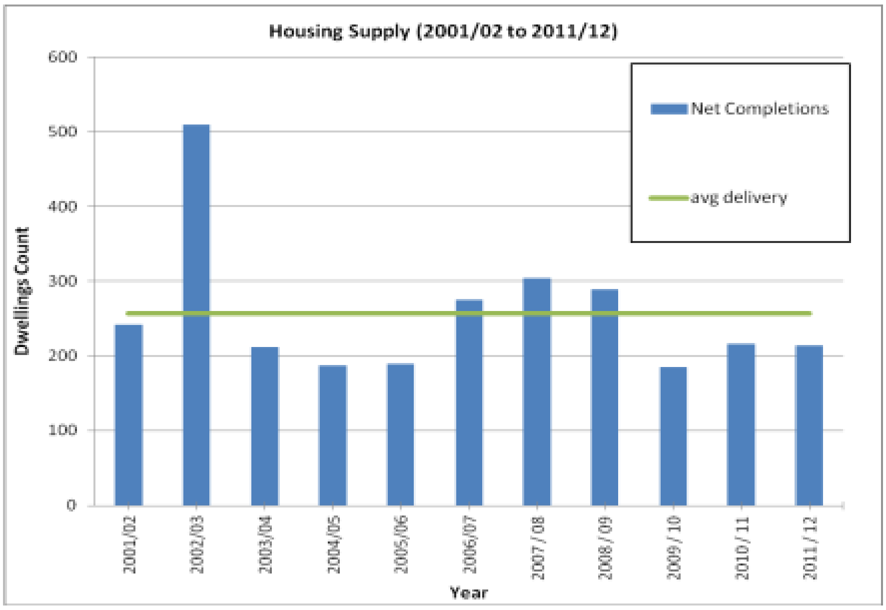

Figure 1: Housing Supply 2001/02 to 2011/12

2.7 Performance in housing delivery against the levels sought (albeit that this is an output that local planning authorities only have some influence over) shows under-delivery of some 260 dwellings (8%) over the 11-year period against the 3,080 level required. At the half-way mark of the current regional plan period, at below 10%, this is considered a relatively inconsequential level of under-delivery. However, the future level of growth in new homes would benefit from being adjusted slightly upwards and that may be considered to compensate for this.

2.8 It is evident looking at the lower rates of housing delivery over the past few years that the downturn in the market has had an effect on housing delivery in the district. The Core Strategy plans for the next 20 years and it is expected that the economy will recover over the medium to long term and subsequently housing delivery will increase over the medium to long term as a result of the recovery in the economy. In addition to this expected recovery of the market, the Core Strategy plans for new Strategic Allocations; a Broad Direction of Growth; and for growth at Core and Hinterland Villages in the district. It is very likely that some of these developments could be implemented over the short term but this Strategy plans for these development to be implemented over the medium to long term allowing for more flexibility in housing delivery in the district. For the reasons set out above it is considered appropriate and realistic, to lower housing targets over the short term and increase targets over the medium to long term in Babergh.

Land Supply in Babergh

Housing Trajectory and 5-year housing land supply

2.9 Babergh has an up-to-date 5 year housing land supply and trajectory made up from existing commitments (sites with planning permission), sites where the principle of development has been established, Local Plan Allocations, Strategic Allocations, New Dwellings provided for in the Core Strategy and windfalls. The Strategic Housing Land Availability Assessment (SHLAA), part of the evidence base that supports the Core Strategy were a key process in drawing up the land supply for the district.

2.10 The current position, as shown in Appendix 1, is one of 6.5 years immediate supply identified (1,951 homes). This includes a much higher buffer (of 30%) than required in the NPPF (5%). This figure is based on the overall average target set in the Core Strategy and does not take into account the phasing proposed in the Core Strategy. The Core Strategy sets a target of 220 new dwellings per annum for the first five years and thereafter 325 per annum. Based on the phasing in the Core Strategy this equates to 7.3 years of land supply in the district. A wider supply from committed sites are also available (670 dwellings or another 2 years of land supply) although a distinction has to be drawn as not all of those units appear likely to be brought forward in the short term (5 years).

2.11 The housing trajectory is forecast to provide some land supply and delivery from committed sites, allocated sites or sites where the principle of development has been established as far forward as 2023/4. This will be reviewed as necessary.

2.12 The main, shorter –medium term effects of the Core Strategy on this, as it is currently envisaged, will be two-fold, as follows:

- Provision of clear, locational preferences for new strategic scale (residential) development at 4 urban edge locations (providing an outline framework for provision of nearly 1,500 new homes)
- Provision of new, more flexible policies to facilitate provision of new homes in the rural areas (mainly for Core and Hinterland Villages) through windfall developments

2.13 The current 5-year housing land supply (excluding Strategic Allocations, New Dwellings and Windfalls as shown in the trajectory in Appendix 1) is expected to be sufficient for Babergh's needs until approximately 2017 – 18 (allowing for the phasing proposed in the Core Strategy). New (additional) supply is currently expected to be required from the following year onwards. This position can change relatively quickly if large housing sites are lost from the supply (through such factors as planning permissions lapsing or allocated housing sites being granted planning permission for other (non-residential) land uses). However, the converse of this can equally apply through the granting of planning permission for housing on large 'windfall' sites (housing sites not previously planned for / allocated that arise and therefore were not anticipated for example Brantham).

2.14 Given the Core Strategy's anticipated adoption in early 2013, this time-lag is deemed to be sufficient for some of the newly identified (strategic) broad location allocations to commence with the early stages of their construction. In addition, the adoption of a Site Specifics Allocations planning DPD will be required before then to ensure maintenance of planned land supply and continuity of delivery. The above considerations indicate that the adoption of this DPD will be required by about 2014-15. The advantage of the new supply arising from that DPD will be that most of its allocations will be of a much more modest scale and therefore generally quicker to plan and progress to construction stage.

2.15 The position on the likely contribution of windfall developments throughout the Plan period is set out in the section below. Finally, the availability of land across the district for development of homes is shown to be sufficient in the Strategic Housing Land Availability Assessment (SHLAA), the most recent update version being that of 2010, published in January 2011 (web-link attached at paragraph 2.5 above). An annual update of this work will be available to view (in text form) on Babergh's website imminently, during the public consultation period. The following sequence of events summarizes (in brief outline form) the planned approach to managed housing delivery over the Plan period:

From 2011-17/18

Sufficient land already in place to enable continuous delivery for this 6 – 7 year period

Early 2013

Adoption of Core Strategy and identification of Strategic Allocations sufficient for extra 950 homes = 3 years additional supply (supplemented by rural / other windfall sites enabled by new Core Strategy policies)

2015-16 (approx.)

Completion / Adoption of Site Allocations Policies DPD: identification of approx. 3-4 years land supply (estimate of 1,050 maximum homes allocation potentially needed). By this time, the number of new homes to be delivered through the Brantham regeneration site is expected to be known and this will be a windfall site contributing to land supply in the district)

2016 > Review date for progress on delivery of Chilton Woods development, Sudbury. Potential release of new Direction of Growth at land east of Sudbury (approx. 500 dwellings = 1.66 extra years supply). This release could be held back until later in the Plan period, depending on rate of delivery to date

2021-2031

Continued housing delivery from existing, identified supply.

Land Supply and Phasing

2.16 The housing target in the Core Strategy will be delivered through completions for 2011-12, existing supply in the trajectory, provision for windfall and a need to plan for new sites to provide for 2,500 new homes over the Plan period to 2031 (Strategic Allocations, Broad Location and New Dwellings at Core and Hinterland Villages) as shown in the table below.

	Phasing				
	2011/12 – 2016	**2017 - 2021**	**2022 – 2026**	**2027 – 2030/31**	**Total**
Completions 2011-12	214				214
Commitments; sites where principle of development established; and Local Plan Allocations	1329	677	210		2216
Strategic Allocations		475	225	250	950
New dwellings planned for in the CS at Broad Locations; and Core Villages & Hinterland Villages (excluding strategic allocations)		350	600	600	1550
Windfalls	140	500	500	500	1640
Total land supply	**1683**	**2002**	**1535**	**1350**	**6570**

Table 2: Land supply as planned in the Core Strategy (housing strategy)

Windfalls Housing Delivery

2.17 In Babergh, the predominance of small developments of dwellings in single number size groups (both those receiving consent and those reaching completion) illustrates the fact that windfall developments are a significant source of actual delivery here.

2.18 The contribution to housing supply made through windfall developments has long been significant, with available monitoring data over 15 years showing this to range from a minimum of over one third of annual delivery (in 1997-8) to a maximum of nearly 90% of annual delivery (in 2004-5) (please refer to Table 3). The mean average level of windfall contribution (over the 10-year period from 2001/2 to 2010/11) has been just under 60%. The previous 5-year mean average was very similar at over 56%. Although this trend may be seen as working counter to the Plan-led system and the certainty that is sought as to where / when / how development is to take place, it may also serve to reflect the prevailing pattern of development in Babergh, which is dominated by the approval and delivery of small sites (often at a scale below approx. 10 units that is too small to allocate). This is considered to demonstrate that:

- Suitable housing sites have a reliable track record of coming forward consistently in Babergh over recent times at a level sufficient to make up a substantial element of annual housing delivery and it could therefore be included in the 5-year land supply and trajectory in accordance with the National Planning Policy Framework (NPPF)
- This delivery record can be considered as offering a good prospect of maintaining housing delivery in the event of delays in delivery of housing sites within the identified housing land supply

- This delivery record can be considered as offering a good prospect of compensating for the loss of committed / allocated sites from the identified housing land supply
- In short, the net effect is to underpin the robustness of the Core Strategy / BDF housing land strategy and land supply.

	Total net completions	of which X windfall	% windfall
1996 – 1997	268	125	47
1997 – 1998	337	121	36
1998 – 1999	240	132	55
1999 – 2000	387	239	62
2000 – 2001	232	192	83
2001 – 2002	242	136	56
2002 – 2003	510	364	71
2003 – 2004	212	132	62
2004 – 2005	187	164	88
2005 – 2006	189	150	79
2006 – 2007	275	146	53
2007 – 2008	304	*140*	*46*
2008 – 2009	289	*115*	*40*
2009 – 2010	185	*97*	*52*
2010 – 2011	216	*98*	*45*
Average	*272*	*157*	*58*

Table 3: Windfall figures as a percentage of net completions 1996 – 2011

2.19 The National Planning Policy Framework indicates that regard should also be given to the SHLAA, expected future trends and development on residential gardens. In the SHLAA a large number of small sites has been submitted as available and were considered as potentially suitable, achievable and viable. There is no reason why the significant contribution that small sites make to land supply in the District are not expected to continue.

2.20 With regards to residential gardens it has to be emphasised that in Babergh's case there is currently a saved Local Plan policy that was adopted in 2006 (LP HS28 - Infilling) which is aimed at restricting inappropriate garden land development and that this policy has been used very successfully to refuse inappropriate garden land development. Notwithstanding this, information was gathered using the Council's monitoring database about how much of the windfall figures for the last four years included garden land. This showed that although some of the windfall completions were on garden land a significant proportion of windfall completions were not on garden land (see Table 4).

	windfalls	of which X garden land	% garden land
2008-09	113	41	36
2009-10	97	29	30
2010-11	98	51	52
2011-12	124	27	22
Average	108	37	35

Table 4: Garden land as a percentage of windfall figures 2008 - 2012

2.21 Given the information above, a conservative figure of 1640 were allowed for windfalls in the Council's trajectory. This figure was derived from average past windfall delivery rates minus average windfall delivery on garden land minus a 10% figure for non-delivery of windfalls.

Land supply vs. housing targets

2.22 Table 5 shows the residual target for Babergh over five year periods from 2011 to 2031. The housing strategy shows an identified supply of housing for 6,570 dwellings up to 2031. The table shows that there is sufficient capacity to meet and exceed the housing targets set out in the Core Strategy by about 600 dwellings. This will allow for a buffer of nearly 10% in housing supply. It is clear that Babergh District Council can demonstrate sufficient capacity to meet and exceed the housing target set out in the Core Strategy.

	Phasing				
	2011/12 – 2016	**2017 - 2021**	**2022 – 2026**	**2027 – 2030/31**	**Total**
Total land supply	1683	2002	1535	1350	6570
Target in Core Strategy	1100	1625	1625	1625	5975
Residual Target for each 5 year period	-583	-377	90	275	-595

Table 5: Land supply and targets for Babergh

3. Scenario and contingency plans for the housing strategy

Scenario testing

3.1 It is likely there could be a variation in actual delivery compared to projected delivery. For this reason a number of scenarios where delivery rates are 10%, 15% and 20% lower than those predicted in the trajectory were tested. This will provide an indication of what ranges of housing delivery are acceptable before the Council may be required to take management action to implement the housing strategy set out in the Core Strategy. The scenarios are shown below:

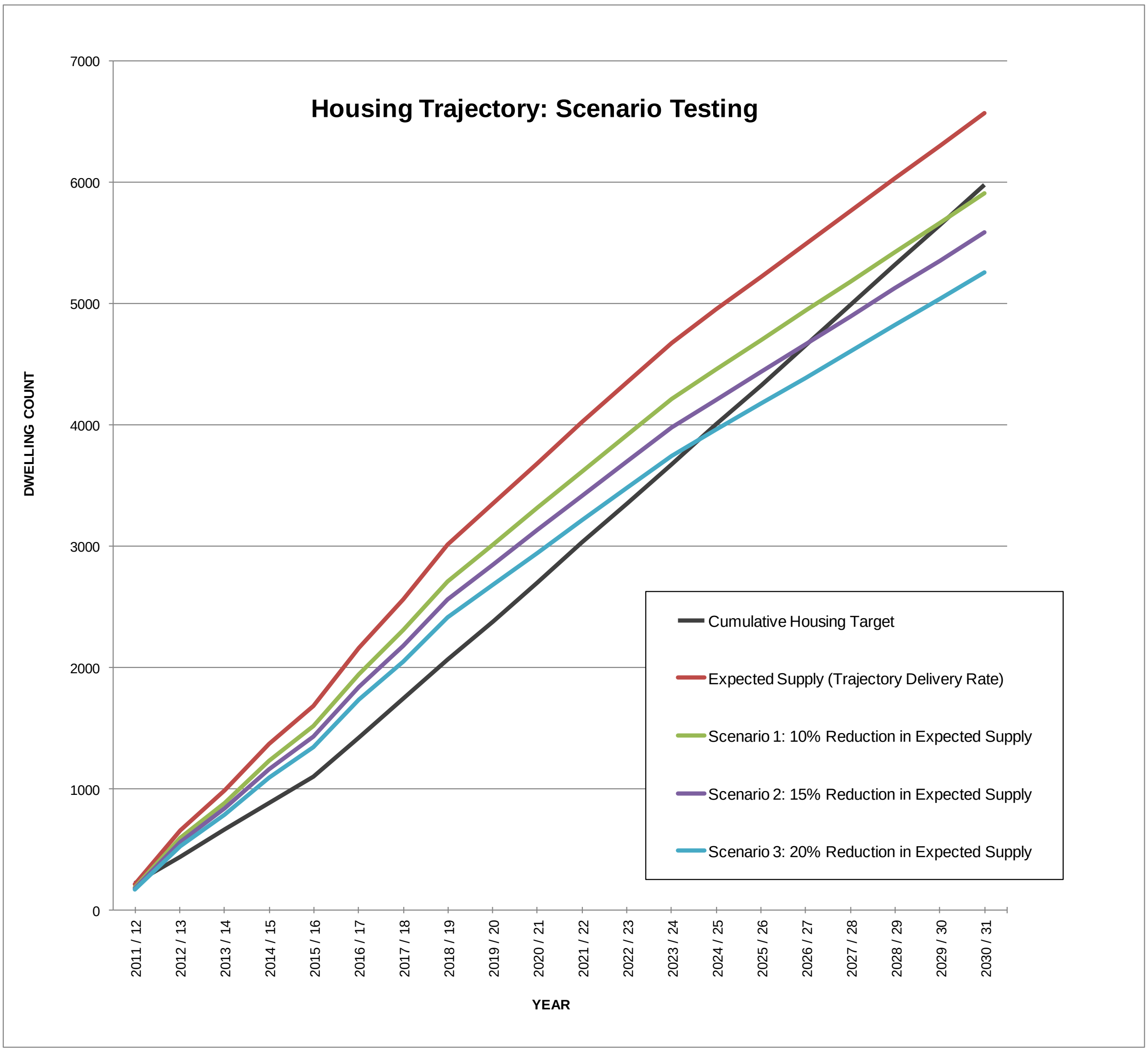

Figure 2: Scenario testing of Babergh's trajectory

3.2 The Core Strategy sets a target of 5,975 dwellings to be delivered up to 2031. From the figure above, it can be seen that if housing is delivered in line with the rate predicted in the trajectory, Babergh District Council will meet the housing target across the entire plan period. The Council will also exceed the housing target by about 600 dwellings and this buffer will provide flexibility in housing delivery. In addition the Council considers that the level of windfalls provided for in the land supply/ trajectory could be higher (based on past trends) than provided for in the trajectory, particularly considering that any development at Brantham will form part of the windfall figures. This provides for additional flexibility in land supply in the District.

3.3 The figure also shows if the projected delivery rates are reduced by 10% (Scenario 1) Babergh will meet and exceed its housing targets till very late in the plan period. In order for the Council to remain confident that it can meet its housing target, non-delivery must not rise above the 20% margin until 2024/25 and above 10% until 2029/30. Delivery rates will continue to be monitored through the Babergh Annual Monitoring Report.

Contingency plans for the housing strategy; circumstances where specific management actions may be introduced and an indication of management actions that may need to be taken

3.4 In the event of a shortfall in housing delivery, it is required that the Council identify a contingency plan to ensure that housing targets can be achieved. Housing completion rates are monitored annually in the Annual Monitoring Report and this will highlight whether there is a significant deviation from expected delivery rates. Over the short term to medium term as shown in Figure 2 it would be important to ensure that does not fall below the 20% margin until 2021 and thereafter the 10% margin. If this is the case that this happens over a five year period then management actions would be needed. These management actions could include:

- constructively and proactively work with developers to bring forward committed or allocated sites;
- reviewing phasing of allocated sites;
- reviewing housing targets and associated policies; and
- allocating additional sites to meet targets if required.

4. Risk assessment to identify obstacles and constraints

4.1 As part of the exercise to update the trajectory and the Strategic Housing Land Availability Assessment sites that were severely constrained and did not offer reasonable development potential were not included in these documents. Each of these sites were assessed in terms of its suitability, availability and achievability to reduce risks associated with delivery of a sufficient supply of housing in the district. These assumptions were tested with the Strategic Housing Partnership consisting of a range of stakeholders including developers. The trajectory and SHLAA are updated on an annual basis and reflect the most up to date information. In addition to these processes consideration in this paper will be given to the following risks/ constraints/ considerations to housing delivery as listed below:

- Infrastructure;
- Land availability;
- Site fragmentation and landownership;
- Viability; and
- Status of sites within the planning system

Infrastructure

4.2 Key infrastructure and utility providers have been consulted during the production of the Core Strategy as well as the SHLAA to ensure there are no barriers to the delivery of sites in the district. These consultations included a meeting which was held with infrastructure providers regarding strategic allocations and the broad location in the Core Strategy. No insoluble barriers to the delivery of these sites have been identified. Infrastructure requirements to deliver the strategic sites allocated in the Core Strategy as well as the broad location for growth have been fully considered and are detailed in the various site specific policies and the spatial strategy policy in the Core Strategy. Detail regarding the infrastructure requirements, implementation and risks are included in the Delivery, Infrastructure and Monitoring Table in Appendix 3. The risk associated with infrastructure is considered low.

4.3 Further work will be progressed through relevant Local Plan documents and Community Infrastructure Levy work. Where delivery of a site impacts upon infrastructure provision, developer contributions will be sought to mitigate the impact of development and make it acceptable in planning terms.

Land availability

4.4 The SHLAA document tested land availability and showed that a 15 year land supply can be provided in the district and the risk associated with this is considered low.

Site fragmentation and Landownership

4.5 Site assembly and ownership can be a major constraint on the development of land. The SHLAA document considered land ownership and where the landownership were severely fragmented or complicated these sites were deferred. These sites do not form part of the deliverable housing land supply for the district. The risk associated with landownership is considered low.

Viability

4.6 Site viability was considered as part of the SHLAA process. This was tested with the Strategic Housing Partnership. The Strategic Housing Market Assessment (SHMA) and associated Viability Report looked at viability across the Housing Market and no concerns were identified in terms of viability. The SHMA and Viability Report are currently being updated. Work is progressing with regards to Community Infrastructure Levy and this will also inform viability work.

4.7 In terms of planning applications, where viability has been proven to be an issue, developers have sought to renegotiate the level of affordable housing or other contributions and/ or increase the level of overall housing within their schemes to restore viability. This has not been a significant issue in the District and only affected a limited number of applications.

Status of sites within the planning system

4.8 The table below splits housing supply into categories related to their progress within the planning system. The assessment criteria are explained below.

Category One sites: Sites with planning permission where building work has already started

Category Two sites: Sites with planning permission but where the permission has not been implemented and existing housing allocations

Category Three sites: Sites where the principle of development have been established. Strategic Sites that are allocated in the emerging Core Strategy.

Table 6: Trajectory sites category schedule

Site Name	Parish	P = Planning permission; A = Allocation; W = Windfall	Total # units to build	Completions to 31/03/2011	Dwellings still to be built	0 - 5 years	5 – 10 years	10 – 15 years	15 – 20 years
Rugby Ground	Gt Cornard	A	306	204	102	102			
Lady Lane / A1071	Hadleigh	A	170	0	170	170			
Folly Road	Gt Waldingfield	A	93	0	93	93			
Crownfield Road	Glemsford	A	56	0	56	56			
Friends Fields / Tawney's Ride	Bures St Mary	A	44	9	35	35			
Land adj. Maldon Grey, Cat's Lane	Gt Cornard	W	42	12	30	30			
Guilford Europe 4 Area 2	Gt Cornard	W	30	28	2	2			
Former Ballingdon Oil Depot, Middleton Rd	Sudbury	W	22	0	22	22			
Shopping Precinct, Poplar Rd	Gt Cornard	W	44	0	44	44			
45-51 Wattisham Rd	Bildeston	W	8	0	8	8			
Land to rear of Patticroft	Glemsford	W	13	6	7	7			
List House Works	Long Melford	W	12	0	12	12			

Site Name	Parish	P = Planning permission; A = Allocation; W = Windfall	Total # units to build	Completions to 31/03/2011	Dwellings still to be built	0 - 5 years	5 – 10 years	10 – 15 years	15 – 20 years
West of Crowcroft Road	Nedging	W	12	1	11	11			
Former Hadleigh Bldng Supplies (Priory Meadow)	Hadleigh	W	11	0	11	11			
Paul Double Nurseries Ltd, Main Rd	Woolverstone	W	11	4	7	7			
Land South of Fullers Close	Hadleigh	A	8	0	8	8			
Land east of 98 - 108 Waldingfield Rd	Sudbury	W	8	0	8	8			
Shotley Lodge	Shotley	W	8	0	8	8			
81 St Clares Church Centre, Belmont Rd	Pinewood	W	7	0	7	7			
Heath Filling Station, The Heath	Tattingstone	W	6	3	3	3			
Orchard House, Holbrook Rd	Stutton	W	5	4	1	1			
Former Banham Coach Site, The Row	Hartest	W	4	2	2	2			
Land to rear High Trees Farm, Heath Rd	East Bergholt	W	4	0	4	4			
Stratford Hills Farm, Billy's Lane	Stratford St Mary	W	3	1	2	2			

Site Name	Parish	P = Planning permission; A = Allocation; W = Windfall	Total # units to build	Completions to 31/03/2011	Dwellings still to be built	0 - 5 years	5 – 10 years	10 – 15 years	15 – 20 years
The Cedars, Cedar Lane	Capel St Mary	W	3	0	3	3			
Mill Poultry Farm, Grove Hill Belstead	Belstead	A	5	0	5	5			
Land off Stevenson Approach	Gt Cornard	W	5	4	1	1			
Land east of White Gates	Lavenham	W	4	0	4	4			
Westway, Edgworth Road	Sudbury	W	4	0	4	4			
Land East of 28 & 29 Homefield Rd	Boxford	W	8	0	8	8			
Land North of 1-8 Bury Rd	Thorpe Morieux	W	6	0	6	6			
Chilton Mount	Sudbury	W	8	0	8	8			
Syers Farm	Hitcham	W	5	0	5	5			
Shotley Marina	Shotley	W	150	0	150	80	70		
Chilton	Sudbury	A	700	0	700	140	350	210	
Land East of Carson's Drive	Gt Cornard	A	170	0	170		42		

Site Name	Parish	P = Planning permission; A = Allocation; W = Windfall	Total # units to build	Completions to 31/03/2011	Dwellings still to be built	0 - 5 years	5 – 10 years	10 – 15 years	15 – 20 years
People's Park, Waldingfield Road	Sudbury	A	100	0	100	90	10		
Walnut-tree Hospital	Sudbury	A	35	0	35	35			
Head Lane	Gt Cornard	A	30	0	30	30			
Land off Church Lane	Sproughton	A	30	0	30	30			
Highbank	Sudbury	A	25	0	25	25			
St Leonard's Hospital	Sudbury	W	23	0	23	23			
Goodland's Farm	Boxford	A	20	0	20	20			
30 & 32 Brooksfield	Bildeston	W	8	0	8	8			
7 & 8 Mill Green	Edwardstone	W	4	0	4	4			
Church Farm	Whatfield	A	15	0	15	15			
Land off Grays Close	Hadleigh	A	8	0	8	8			
Land behind Town Hall, Goal Lane	Sudbury	W	6	0	6	6			

Site Name	Parish	P = Planning permission; A = Allocation; W = Windfall	Total # units to build	Completions to 31/03/2011	Dwellings still to be built	0 - 5 years	5 – 10 years	10 – 15 years	15 – 20 years
Rear of 5-8 North St, Gaol Lane	Sudbury	W	6	0	6	6			
Tankard Farm, Wattisham Rd	Bildeston	W	6	0	6	6			
36 Station Rd	Sudbury	W	5	0	5	5			
10-12 Cornard Road	Sudbury	W	4	0	4	4			
67-70 North Street	Sudbury	W	4	0	4	4			
Car Park, Girling Street	Sudbury	W	4	0	4	4			
Village Hall, Church Hill	Monks Eleigh	W	4	0	4	4			
Rose Villa, Priory Walk	Sudbury	W	4	0	4	4			
Farm Bldgs, Brook Farm, Bures Road	Gt Cornard	W	4	0	4	4			
Semer Gate Farm, Hadleigh Road	Semer	W	4	0	4	4			
Queens Arms, 28 Broom Street	Gt Cornard	W	4	0	4	4			
Barns at Amor Hall	Copdock and Washbrook	W	3	0	3	3			

Site Name	Parish	P = Planning permission; A = Allocation; W = Windfall	Total # units to build	Completions to 31/03/2011	Dwellings still to be built	0 - 5 years	5 – 10 years	10 – 15 years	15 – 20 years
1st & 2nd Floor, 10 Market Hill	Sudbury	W	3	0	3	3			
Dunedin, Queens Close	Sudbury	W	3	0	3	3			
Former Builders Yard, Drapery Cmn	Glemsford	W	3	0	3	3			
[Flats above] Borehamgate Precinct	Sudbury	W	3	0	3	3			
Whisper Wood, Colchester Rd	Newton	W	3	0	3	3			
Land S of No. 8 Bartholomew's Lane	Sudbury	W	3	0	3	3			
Chilton – Strategic Allocation	Sudbury	A (to be)	350	0	350			100	250
Strategic Allocation - Ipswich Fringe	Pinewood	A (to be)	350	0	350		225	125	
Strategic Allocation - Hadleigh East	Hadleigh	A (to be)	250	0	250		250		
Former HMS Ganges	Shotley	W	225	0	225	90	135		

Site Name	Parish	P = Planning permission; A = Allocation; W = Windfall	Total # units to build	Completions to 31/03/2011	Dwellings still to be built	0 - 5 years	5 – 10 years	10 – 15 years	15 – 20 years
Category One Supply					670 (17%)	670 (46%)			
Category Two Supply					1394 (45%)	712 (48%)	472 (44%)	210 (48%)	
Category Three Supply					1175 (38%)	90 (6%)	610 (56%)	225 (52%)	250 (100%)
Total Supply (Note: this table differ from Appendix 1 as it does not contain the New Dwellings at Core and Hinterland Villages or windfall figures)					3239	1472	1082	435	250
5-year Target						1100	1625	1625	1625

4.9 The table above shows that 46% (670 dwellings) of the 5-year land supply are from Category One sites. This is due to a significant percentage of the sites having planning permission where construction has already started.

4.10 If Category Three sites are excluded from the five year land supply then Babergh will still be able to deliver 1382 dwellings in the first five years, which exceeds the Core Strategy target for the first five years of the plan period by 282 dwellings. Of the Category Two sites the vast majority of these sites namely 86% (1196 dwellings) either have planning permission or the planning applications are currently under consideration.

5. Approach to engagement with house builders and other key stakeholders

5.1 Key stakeholders and local communities were involved and engaged throughout the Core Strategy preparation process as detailed in the Consultation Statement and the Conformity Technical Evidence paper.

5.2 As part of the SHLAA process, the Housing Market Partnership has been involved in the preparation of the SHLAA document. The Housing Market Partnership consisted of representatives from the building industry (including developers/agents and social landlords) and public sector.

6. Approach to monitoring of actual housing delivery performance

6.1 Babergh District Council maintains a comprehensive monitoring system. As part of the system residential permissions, starts and completions are monitored on a monthly basis. This information is used to complete the Annual Monitoring Report (AMR) as well as update 5-year land supply, trajectory and the SHLAA document. The AMR and 5-year land supply will continue to monitor performance in terms of:

- annual and cumulative housing targets;
- annual and cumulative housing completions;
- expected completions;
- whether the actual performance compared to the targets and trajectories are within acceptable margins

6.2 The Council will introduce management actions to address housing delivery should there be a 20% deviation in housing delivery as opposed to targets for 2011-2016; and 2017 – 2021; and a 10% deviation for 2022-2026. The management actions that should be considered include constructively and proactively working with developers to bring forward committed or allocated sites; reviewing phasing of allocated sites; reviewing housing targets and associated policies; and allocating additional sites to meet targets if required.

Appendix 1: Babergh Housing Trajectory

Year	Completions and Commitments	Strategic Allocations	New Dwellings (incl. broad direction of growth)	Windfalls	Cumulative Projected Completions	Cumulative Targets
2011/12	214	0		0	214	220
2012/13	410	0		35	659	440
2013/14	292	0		35	986	660
2014/15	347	0		35	1368	880
2015/16	280	0		35	1683	1100
2016/17	217	95	70	100	2165	1425
2017/18	135	95	70	100	2565	1750
2018/19	185	95	70	100	3015	2075
2019/20	70	95	70	100	3350	2400
2020/21	70	95	70	100	3685	2725
2021/22	70	45	120	100	4020	3050
2022/23	70	45	120	100	4355	3375
2023/24	70	35	120	100	4680	3700
2024/25		50	120	100	4950	4025
2025/26		50	120	100	5220	4350
2026/27		50	120	100	5490	4675
2027/28		50	120	100	5760	5000
2028/29		50	120	100	6030	5325
2029/30		50	120	100	6300	5650
2030/31		50	120	100	6570	5975