

## **7. Housing trajectory tables**

7.1 The inspectors at the SIR examination requested a detailed housing trajectory setting out details on planning and implementation status of each housing site and accompanying infrastructure.

7.2 The Council has prepared this information in three tables listed below;

### **Table 1: Details of progress of planning applications and implementation for all large sites with planning permission and SALP allocations**

7.3 This table takes the large sites with planning permission and SALP sites from the housing trajectory which accompanies the 5 year housing supply report July 2017 (CD:D8). The delivery rate for years 2022/23 to 2026/27 have been combined as have years 2027/28 to 2030/31 to make the spreadsheet more manageable. Details of the type of planning permission pertaining to each site are added along with detailed description and date of decision notice. Other relevant applications pertaining to these sites are also listed, for example discharge of conditions. It also details whether there had been a commencement on site as at 31<sup>st</sup> March 2017, as evidenced by building control record or other and the number of units that have been completed since 1<sup>st</sup> April 2017.

### **Table 2: S106 contributions to infrastructure from large sites with planning permission and sites identified in the submission SALP**

7.4 This table takes the large sites with planning permission and SALP sites from the housing trajectory which accompanies the 5 year housing supply report July 2017 (CD:D8). This shows the s106 contributions agreed for each of the large sites with planning permission, and the topic area in which these contributions are made. For SALP sites, unless they are subject of a planning permission with s106 in place, the contributions have not yet been agreed. They will be ascertained at the application stage where they will be required to comply with FHDC policy requirements and the Developers Guide to SCC requirements. Heads of terms have been agreed on those applications the subject of a resolution to approve, in accordance with FHDC policy requirements and the Developers Guide to SCC requirements.

7.5 It should be noted this table relates to s106 agreement only and does not include contributions made under other legal agreements such as section 278 highways.

### **Table 3: The timeline of infrastructure delivery for the towns, key service centres and primary villages**

7.6 This table takes the large sites with planning permission and SALP sites from the housing trajectory which accompanies the 5 year housing supply report July 2017 (CD:D8). This shows the anticipated timeline for the delivery of infrastructure by settlement, depicted in relation to anticipated delivery of housing. In respect of education, the timing of infrastructure

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provision is described in more detail in Suffolk County Council’s written statements discussed at the Examination.

- 7.7 The s106 agreements secured to date and those yet to be secured on the allocated sites, are negotiated and bespoke in each case. The triggers for payment of infrastructure monies are agreed with regard to cash-flow, as well as timing of provisions. The s106 will ensure that development is acceptable in planning terms; i.e. ensuring that necessary infrastructure can be delivered, but will only provide a reasonable and proportionate contribution to mitigate the development’s impact. As such, other funding sources are sometimes required, from other development schemes (where there is a cumulative impact) or public funding sources. For example, in order to meet statutory obligations the County Council as education authority may be required to make up shortfalls in funding for new schools once development has made a proportionate contribution. As obligations make a proportionate contribution, the timing of delivery and meeting remaining costs are the responsibility of the statutory authority.
- 7.8 Table 3 should be read in conjunction with the Infrastructure Delivery Plan (CD:C19), the District and County Councils’ Matter Statements and other evidence such as: the S106 Developers’ guide to Infrastructure Contributions in Suffolk (CD: B64); Core Strategy Policy CS13 Infrastructure and Developer contributions (CD: B57 page 79); Joint Development Management Policies Document (CD: B2); Forest Heath District Council Site Allocation Plan Cumulative Impact Study – Addendum (CD: B17); and the Forest Heath Economic Viability Assessment 2016 (CD: B15).