

Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

			Reply received						
			No response to letters but further action was taken to receive a response						
			No reply received						
			No letter was sent						
SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee comment on Availability	Respondee comment on Achievability	Respondee comment on start date for commencement	Respondee additional comments
<b>Large sites with planning permission at 31st March 2017</b>									
	DC/14/1206/FUL	Beck Row	adj Smoke House Inn, Skeltons Drove	22/12/16	Y			Jan-16	Development has already commenced on site.
SA11(b)	DC/13/0123/OUT	Beck Row	adj and south Caravan park on Aspal Lane	22/12/2016, 04/09/17	N				
SA11(d)	DC/14/1745/OUT	Beck Row	Land adj to Beck Lodge Farm	22/12/2016, 04/09/17	Y	Available; no legal issues; development start date 18/19.	Outline consent has been granted.	2018/19	A full planning application is currently being prepared and will be submitted soon. Start date for development on site: 18/19. No of units: possible 24 in 18/19.
SA11(a)	DC/15/0922/OUT	Beck Row	Land adj to St Johns Street	22/12/16	Y	The site is available for development and there are no legal ownership problems			Development has not yet commenced on the site and it is unknown at this stage when development might take place, but it is envisaged that this will be within the next 5 years.
	DC/16/1758/FUL	Beck Row	Land north of Lodge Farm, Skeltons Drove	Site was not identified in Dec 2016, so no letter written. Added to July 2017 trajectory for first time.	N/a				
	DC/13/0144/FUL & DC/17/0251/VAR	Beck Row	Skeltons Drove	Site was not identified in Dec 2016, so no letter written. Added to July 2017 trajectory for first time.	N/a				
	DC/14/2219/FUL	Brandon	Land off Fengate Drove	Letter was not sent as development had commenced	N/a				

Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee's comment on Availability	Respondee's comment on Achievability	Respondee's comment on start date for commencement	Respondee's additional comments
	F/2012/0552/OUT & DC/14/0942/RM	Exning	Land off Burwell Road	22/12/16	N - contacted developer and/ DM case officer to ascertain timeframe.				
		Gazeley	Former Sperrinks nursery	22/12/16	Y			Nov-16	We now have had further PP to subdivide one of the plots into 2, hence there are now 21 new dwellings in total
	F/2013/0061/HYB	Kentford	Land west of Herringswell Road (Kentford Lodge)	22/12/16	Y				Started on site, expect completion by 2017/18
SA13(a)	DC/14/2203/OUT	Kentford	Land to rear of The Cock Inn PH	22/12/16	N - contacted developer and/ DM case officer to ascertain timeframe.				
SA13 (b)	DC/14/0585/OUT	Kentford	Meddler Stud, Bury Road	22/12/2016, 04/09/17	N - contacted developer and/ DM case officer to ascertain timeframe.				
	F/2009/0456/FUL	Lakenheath	Hall Drive, Lakenheath Hall	22/12/16	N - contacted developer and/ DM case officer to ascertain timeframe.				

Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee's comment on Availability	Respondee's comment on Achievability	Respondee's comment on start date for commencement	Respondee's additional comments
part SA7(a)	F/2010/0337/OUT	Lakenheath	Matthews Nursery, High Street	22/12/16	Y	The site is available for development and is currently being actively marketed by Mark Leill. There are no known legal or ownership problems regarding the delivery of this site. The site has an extant planning permission for residential development. There are currently a number of interested parties interested in purchasing the site	Prospective purchasers of the site will have undertaken a viability assessment in preparing their bids. Therefore the redevelopment of the site is considered to be a viable proposition		
	DC/13/0927/OUT & DC/16/0578/RM	Mildenhall	Land south Worlington Road and adjacent to former dairy site	22/12/16	N				
	DC/15/2112/FUL	Newmarket	Fornham road, Southernwood	22/12/2016, 04/09/17	N				
SA6( e)		Newmarket	Land at Jim Joel Court	22/12/16	Y				Planning application DC/16/0193/FUL was granted on 7th April 2016 and we recently sent out tender documentation. The site will deliver 21 x 2 bedroom retirement flats with anticipated completion date of August 2018
SA6(f)	DC/15/0754/FUL	Newmarket	146a High Street	22/12/16	N				
	F/2011/0025/RMA	Red Lodge	Phase 4a	22/12/16	Y				We have occupied 70 units. The balance of that parcel is tied into the development of Red Lodge Yellow Land so we don't yet have a timeframe for completing the final 41 units, it relates to the school site
SA9( c)	F/2013/0257/HYB & DC/17/0516/RM	Red Lodge	Land east of Red Lodge (south)	22/12/16	N - contacted developer and/ DM case officer to ascertain timeframe.				

Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee's comment on Availability	Respondee's comment on Achievability	Respondee's comment on start date for commencement	Respondee's additional comments
	DC/14/0632/OUT	West Row	Land north of Mildenhall Road	22/12/16	Y				Site has been sold and understood to be currently under construction. All 26 units will be delivered during 2017/18.
<b>SALP submission - Dec 2016</b>									
SA2 (a)	none	Brandon	Land at Warren Close	22/12/16, 04/09/17	Y			2018/2019	Confirmation that site is to be auctioned October 2017. 23 units estimated capacity.
SA2 (b)	DC/16/1450/OUT pending	Brandon	Land off Gas House Drove	22/12/16	Y	The site is available for development and there are no legal and/or ownership problems. Development taking place on the site is subject to the current planning application	There has not been an assessment prepared for the site		
SA12 (a)	none	Exning	Land south of Burwell Rd & west of Queens View	22/12/16	Y	The site is available for development and there are no known legal or ownership concerns that could impact deliverability. Subject to planning, development could take place in the next 1 to 5 years	In accordance with Local and National Planning Policy the proposed scale of development on the site provides for an opportunity to improve the educational and informal leisure opportunities within Exning. The opportunities of the site to assist with bringing forward improvements to Exning, such as a new Early Years School, improved cycle links with Burwell and Newmarket and significant areas of public open space, are actively being explored and incorporated into the proposals. The proposal therefore seeks to facilitate for the infrastructure and community gain necessary to create sustainable, inclusive and cohesive communities to the benefit of Exning as a whole. Viability and feasibility studies have been informed by a suite of assessments to establish site constraints, likely abnormal costs, net developable areas and other on-site requirements.		Discussions with the District Council's Planning, Planning Policy and Landscape Departments and the County Council Departments responsible for Education and Highways have also taken place. The developer would welcome the continuation of such discussions in order to refine the scope for the proposals for the site and its associated policy wording based on local needs and requirements in order to facilitate the successful delivery of the site for development. The site is situated in a sustainable location and forms a logical extension to the existing residential areas on the southern side of Burwell Road, indeed the site would integrate well with the new residential development of Chancery Park which is currently under construction.

Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee's comment on Availability	Respondee's comment on Achievability	Respondee's comment on start date for commencement	Respondee's additional comments
SA7 (b)	F/13/0394/OUT pending	Lakenheath	Land west of Eriswell Road	22/12/16	Y	Land west of Eriswell Road is available for development upon receipt of planning permission. There is currently a resolution to grant planning permission for up to 140 dwellings on the site (F/2013/0394/OUT). The site is in the ownership of our client, Elveden Farms Ltd, and the land is not subject to any legal and/ or ownership problems.	A Financial Viability Report (January 2014) was submitted to the council on a confidential basis for the proposed residential development of up to 140 dwellings. Following a request from Suffolk County Council for updated contributions, an Addendum Report (March 2014) was subsequently submitted to Forest Heath. On the 3rd September 2014, the Development Control Committee resolved to grant permission for the scheme subject to a Section 106 Agreement which inter alia makes provision for a viability review mechanism at reserved matters stage.		
SA8 (a)	F/2013/0345/OUT pending	Lakenheath	Rabbithill Covert, Station Road	22/12/16	Y		We believe that the site is financially viable for development.	2020/2021	
SA8(d)		Lakenheath	Land north of Burrow Drive and Briscoe Way	22/12/16	Y	The site is available for development and there are no legal issues of which we are aware that will prevent it coming forward.	The site would be accessed through another site we control and propose to develop off Briscoe Way, Lakenheath SA8(c)/L2(c) that is the subject of an outstanding planning application. It could be developed following or in conjunction with this Briscoe Way site.		
SA8(c)	DC/13/0660/FUL pending	Lakenheath	Land off Briscoe Way	22/12/16	Y	The site is available for development and there are no legal issues of which we are aware that will prevent it coming forward. It could be developed quickly following receipt of a satisfactory planning permission.	We believe that the site is financially viable for development.		
SA8 (b)	DC/14/2096/HYB pending	Lakenheath	Land at North Lakenheath	22/12/16	Y				Our clients are committed to bringing forward the development of the site as soon as possible.

Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee's comment on Availability	Respondee's comment on Achievability	Respondee's comment on start date for commencement	Respondee's additional comments
SA4(a)	DC/17/1106/FUL pending for Hub part of the site	Mildenhall	Land west of Mildenhall	22/12/16	N - but received formal consultation response to SALP consultation				
SA5 (a)	DC/16/1109/FUL (part of site)	Mildenhall	Land at 54 Kingsway	22/12/16	Y	Part without planning permission - The remainder of the site is available for development and there are no legal or ownership difficulties preventing development. The land could be brought forward for development within the next 2-3 years	The site is economically viable following a basic economic viability appraisal		Part of the site is sold, and benefits from planning permission. Construction is due to start in 2017. All 5 units will be delivered in either 2017/18 or early 2018/19.
SA5 (b)	none	Mildenhall	District Council offices, College Heath Road	22/12/16	Y	Viability and pre-planning work will take place after the Hub project proceeds in 2017/2018 to enable the partners to decide on disposal.			
SA6(a)	none	Newmarket	Brickfield Stud, Exning Road	22/12/16	Y	The site N1(a) is wholly under one ownership, is available and there are no known legal or other constraints to development. The owners are prepared to make the land available to a developer so that development could take place within the first 5 years of the plan period	Preliminary surveys and investigations have already been undertaken and these demonstrate there are no known sites constraints. The owners have sought independent advice on the viability of the site for residential development and will be able to demonstrate this ahead of the Local Plan examination stage. Pre-application meetings have been held with Council officers to discuss proposals for development with a view to submitting an application.		

Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee's comment on Availability	Respondee's comment on Achievability	Respondee's comment on start date for commencement	Respondee's additional comments
SA6( c)	DC/17/1896/HYB pending	Newmarket	Land at Phillips Close & Grassland off Leaders Way and Sefton Way	22/12/16	Y	The land is within single ownership and there are no legal restrictions. The land is within the ownership of Jockey Club Estates Ltd and is available now for development. Jockey Club Estates Ltd are in the process of preparing an application for up to 145 racing related dwellings on site. A hybrid application is anticipated to be submitted in March 2017, comprising of a full planning application for land off Hamilton Road and an outline application for land off Philipps Close. Construction is anticipated to start on site by the end of 2017	Jockey Club Estates Ltd have undertaken their own assessments to confirm that a viable scheme can be developed on site. A number of technical reports have also been commissioned to confirm that there are no technical constraints to delivery of housing on the site		
SA6(d)	none	Newmarket	Former St Felix Middle School site	22/12/16	N - but received formal consultation response to SALP				
SA9(a)	DC/17/0451/OUT pending (part of site)	Red Lodge	Land off Turnpike Road and Coopers Yard	22/12/16	Y	My client does still own a significant amount of the allocated site here and was completing the purchase of more before Christmas. Whilst it is immediately available, he is intending to submit a formal application for an expansion of the residential caravan site onto all the land he now owns.			Formal application anticipated.
SA9(b)	none	Red Lodge	Land east of Red Lodge (north)	22/12/16	N - contacted developer and/ DM case officer to ascertain timeframe.				

Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee's comment on Availability	Respondee's comment on Achievability	Respondee's comment on start date for commencement	Respondee's additional comments
SA9(c)	DC/16/2833/FUL	Red Lodge	land east of Red Lodge (south) for remaining part of site	22/12/16	N - contacted developer and/ DM case officer to ascertain timeframe.				
SA10 (a)	SCC\0223\16F (part of site)	Red Lodge	Land north of Acorn Way	22/12/16	N - contacted developer and/ DM case officer to ascertain timeframe.				
SA9( d)	DC/16/0596/OUT & DC/17/2014/RM pending	Red Lodge	Land west of Newmarket Road and north of Elms Road	22/12/16	N				
SA14(a)	DC/14/2047/HYB pending & DC/17/0964/FUL pending	West Row	Land west of Beeches Road	22/12/16	Y		Already within a site allocation.		DC/14/2047/HYB - Our clients are committed to bringing forward the development of the site as soon as possible. DC/17/0964/FUL - deliverable 2017/18 subject to planning permission.
<b>Other large sites identified in the 5 year supply report dated Dec 2016</b>									
	F/2012/0431/COU	Newmarket	Waterwitch House, 46 Exeter Road	22/12/16	N				BR/2013/0092
	F/2011/0364/RMA	Red Lodge	Phase 1d, Red Lodge	22/12/16	Y				24 units have been completed
	F/2009/0525/RMA	Red Lodge	Phase 5c, Red Lodge	22/12/16	Y				71 units completed and occupied
	F/2007/0778/RMA	Red Lodge	Elms Road, Turnpike Road, Red Lodge	22/12/16	Y				All dwelling relating to this application reference have been built - We do still have a site presence as we continue to finalise infrastructure and the bund between the development and the A11. These works are due for completion this year.
	F/2007/0566/OUT	Kentford	Former Friskies Pet Care, Moulton Road, Kentford	22/12/16	Y				Site completed



Responses received to letters sent (to developers, landowners and agents) in respect of large sites with planning permission and SALP sites identified in the Housing Trajectory 2016

SALP reference where applicable	Planning Permission	Settlement	Site	Date letter sent to developer/ owner/ agent	Response received? (Y/N)	Respondee's comment on Availability	Respondee's comment on Achievability	Respondee's comment on start date for commencement	Respondee's additional comments
	DC/14/0692/FUL	Kentford	Animal Health Trust, Lanwade Park, Kentford	22/12/16	Y				I believe that the development approved by this application has been completed
	DC/14/0632/OUT	West Row	Land north of Mildenhall Road, West Row	22/12/16	Y				The site has been sold and understood to be currently under construction
	F/2013/0355/FUL	Kentford	Kennet Park	22/12/16	N				
	DC/15/0452/FUL	Mildenhall	21 High Street	22/12/16	Y	Works commenced on site in October 2015 and are due to complete in March/April 2017. There are no legal and / or ownership problems. Development is already taking place on site.		Oct-15	All will be delivered 2016/17