

**Forest Heath District Council
Assessment of a five year supply of housing land
As at March 2014**

**The five years covered in this assessment are 1st April 2014 to
31st March 2019**

Published 12th February 2015

1. Introduction

- 1.1 National Planning Policy Framework (March 2012) requires Planning Authorities to identify and maintain a 5 year land supply of deliverable land for housing. The Assessment of land supply will be updated annually. If any significant land supply changes occur during this time, further updates will be prepared and made available on the website.
- 1.2 This report sets out the availability of housing land supply as at 31st March 2014. The five year period for analysis is a forward look from 1st April 2014 to 31st March 2019. For land to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable within a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. The NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF, para12).

Approach

- 1.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking (NPPF, para14).
- 1.4 Local Plans should set out the policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption of the plan. Sufficient, specific deliverable sites or broad locations for growth should be identified to deliver housing in the first five years, with a further supply of specific, developable sites for years 6-10 and, where possible for years 11-15.
- 1.5 The Forest Heath Local Plan includes the Core Strategy adopted 2010. Policy CS1 provides the settlement hierarchy for Forest Heath, giving a broad indication of the scale of growth appropriate to each settlement in order to promote sustainable development. The Forest Heath Core Strategy Single Issue Review will reconsider Policy CS7 (the part of the Local Plan that was quashed), the overall amount of residential development and the distribution and phasing of housing growth throughout the District.
- 1.6 The Site Specific Allocations Local Plan will identify which sites should be developed, in order to achieve the vision and objectives of the Core Strategy. It will include proposals for new housing, employment, shopping and other development, together with other uses of land such as parks and open spaces. The plan will identify specific sites that will enable a continuous delivery of housing for at least 15 years from the date of adoption.
- 1.7 NPPF requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites. The SHLAA provides evidence of sites and broad locations that are sustainable (referenced included) and unsustainable (referenced deferred).
- 1.8 For sites to be considered deliverable, National Planning Policy Framework states they should be:
- **Available**- the site is available now.
 - **Suitable and Achievable** - the location for development now is suitable and can be achievable with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable.

1.9 Potential sites include those allocated for housing within the local plan, those with planning permission, and any known specific unallocated sites with potential to make a contribution to housing delivery during the 5 year period.

1.10 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG). It states under section on Housing and Economic Land Availability Assessment paragraph 29;

‘Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing. The definition of ‘deliverability’ and ‘developability’ in relation to housing supply is set out in footnote 11 and footnote 12 of the National Planning Policy Framework’.

1.11 Paragraph 31 of the NPPG states;

‘Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five year.

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply’.

Calculating the Housing Need

1.12 Forest Heath District Council is producing a Single Issue Review (Core Strategy policy CS7) of its housing figures to establish new housing growth targets. For the period 2001 to 2011 the adopted Core Strategy set the requirement of 3,200 dwelling (320per annum).

1.13 The Cambridge Sub-Region's Strategic Housing Market Assessment update (SHMA), published June 2013 takes a base date of 2011 and makes a fresh assessment of housing needs in the district. The SMHA assessed the full, objectively-assessed housing need in Forest Heath between 2011 and 2031 at 7,000 dwellings. Using 2011 census data instead of households formations as the starting point for an assessment of future housing demand meant that there was no additional backlog of demand for housing above and beyond the dwellings figures (SHMA, Technical Report para 7.1.6).

1.14 Combining the Core Strategy requirement for 2001 to 2011 with the SHMA from 2011 to 2031 gives an overall requirement of 10,200 dwellings for the period 2001 to 2031 (3,200 dwellings for period 2001 to 2011 and 7,000 dwellings for the period 2011 to 2031). However, the SHMA update takes a fresh assessment of the housing need at the base of 2011 therefore based on more up-to-date evidence than that which informed the Core Strategy. Moving forward, it is therefore not necessary for housing supply to make any

allowance for past under-delivery prior to 2011. This report therefore assesses the position from the base date of 2011.

Forest Heath Five Year Housing Requirement

a. SHMA 2011-2031 7,000 (350pa)	7,000
b. Actual net dwelling completions 2011 – 2014	939
c. Residual requirement 2014 – 2031 (a-b)	6,061
d. Annual requirement (c/17)	356
e. 5 year requirement (d x 5)	1,780
5 year requirement including 5% buffer (e + 5%)	1,869

2. Five Year Housing Supply

- 2.1 As at 31st March 2014 a total of 939 dwellings have been completed since 2011. In order to meet the 7,000 dwelling requirement an additional 6,061 will need to be built in the 17 years from April 2014 to March 2031 (financial calendar period). This equates to approximately 356 in each year or 1,869 dwellings over the five year period including a 5% buffer.
- 2.2 This assessment of supply includes sites completed in the monitoring period, those under construction and those with planning permission at 31st March 2014. The schedule of housing sites in Appendix A provides details of sites which already have planning permission, sites where dwellings are under construction but are not yet recorded as complete. It also includes completions arising in the monitoring year 2013/14.
- 2.3 In addition to the above sites, there are a number of other potential sites which are considered available, suitable, achievable and capable of being delivered within a five-year timeframe, as listed in Appendix B. These comprise sites identified in the SHLAA, some of which obtained planning permission after 31st March 2014. Others are currently subject of a planning application or pre-application discussions have taken place. A pragmatic view has been taken on likely delivery timescale reflecting the status of the planning application, planning conditions and s106 agreements to address infrastructure constraints.
- 2.4 The remaining Local Plan (1995) allocations without planning permission have been excluded due to uncertainty with deliverability.
- 2.5 In calculating the 5 year supply the NPPG at paragraph 035 states 'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible'. However as the SHMA update (2013) sets out a fresh assessment of current housing need, based on more up-to-date evidence than that which informed the Core Strategy, it is therefore not considered necessary for the housing supply to make any allowance for past under-delivery. This approach is consistent with that used in St Edmundsbury which the Inspector into the examination of the Visions 2031 Local Plan considered appropriate. The Forest Heath's emerging Site Allocations Local Plan will plan to meet the full objectively assessed housing need in the district to 2031.
- 2.6 It is relevant to note that there has been a good record of housing delivery over the 6 years to 2011 assessed against the Core Strategy requirement, where total completions over this period (2,280) have exceeded the requirement of 2,100 (350 pa x 6 years = 2,100).

Five Year Deliverable Housing Supply

Identified Sites	As at April 2014
Outstanding Unimplemented planning permissions (large)*	577
Outstanding Unimplemented planning permissions (small)**	185
Remaining allocations in Local Plan	0
Other sites (including SHLAA sites, some of which have since obtained planning consent) where there is evidence of deliverability in a 5 year period.	1133
	1895

* Larger sites = 10 or more homes

** Small sites = under 10 homes

Five year deliverable housing supply	April 2014 – March 2019
<i>Annual Average requirement</i>	356
5 Year Identified Supply (See schedule Appendix A committed large sites and small sites)	762
Other sites deliverable in 5 year period (Appendix B)	1133
	1895
TOTAL FIVE YEAR SUPPLY	
<i>Equates to</i> $1895/356 = 5.3$	5.3 year supply
<i>Plus 5% buffer</i> $1895/373.8 (356+5\%)$	5.1 year supply incl 5% buffer
Five year supply addressing unmet supply since 2011	
Shortfall units 2011-2014	111
Equates to $1895/372.2 (350 + 111/5)$	5.1 year supply
Plus 5% buffer $1895/389.7 (367.5 + 111/5)$	4.9 year supply incl 5% buffer

- 2.7 There is a 5.1 year supply of housing land calculated using the residual method including a 5% buffer. This methodology is consistent with that used by St Edmundsbury BC, an approach considered appropriate by the Inspector following the examination of the Visions 2031 Local Plan. A 20% buffer is not considered appropriate as there has been a good record of provision in the past 9 years, where provision has exceeded the total requirement for this period. The inspectors report into the Meddlar Stud appeal (Appeal Ref: APP/H3510/A/13/2197077) stated that he was not persuaded that 'there has been a persistent under delivery of housing and so a 20% buffer is not justified'.
- 2.8 An alternative methodology which the NPPF states Council's should aim to use where possible, deals with under supply within the first 5 years of the plan period. In addressing the undersupply of 111 units since 2011, the housing land supply will fall to 4.9 years including a 5% buffer. The undersupply is calculated from the base date of 2011 as the SHMA update (2013) sets out a fresh assessment of current housing need, based on more up-to-date evidence than that which informed the Core Strategy. It is therefore not considered necessary for the housing supply to make any allowance for past under-delivery prior to 2011. The Forest Heath's emerging Site Allocations Local Plan will plan to meet the full objectively assessed housing need in the district to 2031.

3. Monitoring and maintaining the Five Year Supply

- 3.1 The Council will monitor the five year supply of deliverable sites on an annual basis linked to the Monitoring Report. The Assessment of land supply will be updated annually. If any significant land supply changes occur during this time further updates will be prepared and made available on the website.
- 3.2 Forest Heath has a 5.1 year supply of housing land, including a 5% buffer using a residual method and 4.9 years when addressing the under supply in the first five years (Sedgefield approach). This assessment is based on monitoring data at 31st March 2014 and includes updates on the planning status of deliverable sites in Appendix B. It is considered that the small shortfall when applying the Sedgefield approach can be addressed through; windfall sites, rural exception sites and prior notification proposals. It is concluded that for the purpose of determining planning applications and appeals the Council has demonstrated it has a 5 year supply of housing land.

Useful references

National Planning Policy Framework (March 2012) and National Planning Policy Guidance (2014)
<http://planningguidance.planningportal.gov.uk/>

Forest Heath Parish Profile and Settlement Hierarchy Evidence Base Supporting Document (2011)
http://www.forest-heath.gov.uk/downloads/file/1432/parish_profile_and_settlement_hierarchy_evidence_base_document_nov_2011

Forest Heath SHLAA evidence base (2012)
http://www3.forest-heath.gov.uk/shlaa/shlaa_consultation.html

Forest Heath Monitoring Report 2012
http://www.forest-heath.gov.uk/downloads/download/58/annual_monitoring_report

Appendix A

Outstanding Planning Permissions for Major residential development and completions in the monitoring year 2013/14

Parish	Application number	Site Area (ha)	B/G	Site Address	Decision Date	No.	N/S	Comp.	of which completed in 2013/14	Current Status
Beck Row	F/2007/0492	6.12	G	Land adj; Smoke House Inn Skeltons Drove	22/04/2008	150 not to be counted in the housing supply	*150*			Construction not started ground cleared
	F/2010/0204	3.44	B	The Smoke House Hotel & Shopping Centre complex, The Street Phase 1	23/08/2010	110		110	47	completed
Brandon	F/2011/0269	1.51	B	Land off Fengate Drove	19/07/2011	42 (63 of which 21 in Breckland)	42			

	F/2007/1056	2.34	G	Mounts Pit, Thetford Road	27/03/2008	69	1	68		Completed except 1 unit
Exning	F/2012/0552	6.05	G	Burwell Road, Exning	06/03/2013	120	120			
	F/2012/0653	3.39	G	Windmill Hill, Exning	17/04/2013	11				
Kentford	F/2007/0566	6.28	B	Former Friskies Pet Care Site off Moulton Road Kentford (Parish of Moulton)	14/05/2008	92		71	15	21 remaining to be completed
Lakenheath	F/2010/0337		B	Land behind 12 High Street & adjoining land	23/02/2012	net gain 12	12			
	F/2009/0456/FUL		B	Lakenheath Hall, Hall Drive	24/08/2011	net gain 15	8	0		7 commenced
Mildenhall	F/2010/0626	0.15	B	16 Mill Street, Mildenhall	01/06/2011	12	12			

	F/2012/0531/FUL, DC/13/0904/FUL	0.61	B	St Johns Close, Mildenhall Community Centre	09/07/2013	20	20			Commenced
Newmarket	F/2006/0895	0.28	B	Land off, Cricket Field Road, Newmarket	05/06/2007	18		18	18	Completed
	F/2012/0431	0.11	B	Waterwitch House 46 Exeter Road, Newmarket	07/11/2012	25	25			commenced
	F/2007/0452	0.59	B	Former Maltings, Fordham Road, Newmarket	28/04//2008	59	44	15		
	F/2010/0026	0.05	B	Former British Legion Club 7 Park Lane, Newmarket	22/04/2010	9		9	9	Completed
	2003/0936/FUL			High Street, 164- 166, Newmarket	31/03/2006	24		24	3	Completed

	F/2012/0707/OUT	0.17	G	Jim Joel Court, Howard de Walden Way, Newmarket	12/06/2013	21	21			
Red Lodge	F/2007/0716	3.15	G	Land off Turnpike Road, The Carrops and Green Lane	29/07/2008	114		114	9	Completed
	*F/2007/0636	2.06	G	Phase 4b, Red Lodge	23/10/2007	54	2	52		
	F/2009/0525	1.98	G	Phase 5C, Red Lodge	31/03/2010	71		66		5 remaining to be completed
	F/2011/0364	0.48	G	Phase 1d, Red Lodge	26/10/2011	24	24			
	F/2011/0025	2.94	G	Village Centre and Phase 4a Kings Warren,	07/02/2012	70	70 (incl 21 affordable homes) approved subject to legal agreement, 55 not started		6	

F/2009/0440	1.6		Phase 6B, Red Lodge	06/04/2010	44		11	32	1 remaining to be completed
F/2007/0778	12.78	B	Elms Road, Turnpike Road, Red Lodge	03/03/2008	295		196	52	99 remaining to be completed

Outstanding Planning Permissions for Minor residential development and completions in the monitoring year 2013/14

Parish	Application ref	Site Address	ha	B/G	No	N/S	complete	completed 2013/14 (net gain)	current status of site
Barton Mills	F/2011/0762/FUL	Plot 4a & 4b Bell Lane, Barton Mills	0.08	B	2				commenced
Barton Mills	F/2010/0760/FUL	Garages Site Church Lane, Barton Mills	0.23	B	5	5			
Barton Mills	F/2010/0730/FUL	The Old Maltings, The Street, Barton Mills	0.33	B	5		5	5	completed
Barton Mills	F/2012/0544/FUL	Land at Church Lane, Barton Mills	0.5	G	6	6			
Barton Mills	F/2013/0417/FUL	Walnut Tree Farm, Bell Lane, Barton Mills	0.04	B	1	1			
Barton Mills	F/2010/0096/FUL	Plot 2, 21 Mildenhall Road	0.09	B	2 (1 net gain)				commenced
Beck Row	F/2008/0495/FUL F/2011/0458/EOT	1 Aspal Lane, Beck Row	0.04	G	(0 net gain)	1 (0 net gain)			
Beck Row	F/2011/0117/OUT	Green Lane Farm Holywell Drove, Beck Row	0.15	G	1 (0 net gain)	1	1	1	completed

Beck Row	F/2006/0328/OUT F/2011/0351/FUL	Land adj to Kings Head, The Street Beck Row	0.23	B	4	4			
Beck Row	F/2013/0290/FUL	82 (The Rose and Crown) Holmsey Green, Beck Row	0.2	B	3				commenced
Beck Row	DC/13/0130/FUL	Land to rear of 14 Clements Way, Beck Row	0.04	G	1				commenced
Beck Row	F/2011/0206/RMA	Land at 27, 29 and 31 Holmsey Green, Beck Row	0.27	G	3		3	1	completed
Beck Row	F/2012/0621/OUT	White Cottage, Wilde Street	0.2	G	1				commenced
Beck Row	F/2012/0175	The Old Smoke House, TheStreet	2.7	B	1	1			
Brandon	F/2012/0323/FUL	Rear of 21 and 23 Church Road, Brandon	0.09	G	2	2			
Brandon	F/2011/0442/FUL	Threeways, Pond Lane, Brandon	0.03	B	2		2	2	completed
Brandon	F/2011/0495/FUL	41 Thetford Road, Brandon	0.12	G	2	2			
Brandon	F/2011/0566/FUL	Land at 136 London Road, Brandon	0.08	G	1		1	1	completed
Brandon	F/2013/0223/FUL	80 London Road, Brandon	0.014	B	1	1			
Brandon	F/2013/0020/FUL	Land between 110 and 112 Rowan Drive, Brandon	0.03	G	1		1	1	completed
Brandon	F/2013/0350/FUL	81 High Street, Brandon	0.04	B	net gain -1				

Brandon	F/2011/0578/COU	Duke of Wellington PH 35 Thetford Road, Brandon	0.07	B	1	1			commenced
Brandon	F/2011/0062/EOT	land adj 5, Lode Street	0.04	G	1				commenced
Dalham	F/2012/0325/EOT	Stud Farm Barn Dunstall Green Road, Ousden Conversion and erection linked to application F/2009/0263/FUL	0.75	B	1	1			
Exning	F/2012/0363/FUL	58 Laceys Lane, Exning	0.03	G	1	1			
Exning	F/2012/0566/OUT	Land at 8 The Highlands, Exning	0.08	G	1	1			
Exning	F/2012/0663/OUT	8 The Highlands, Exning	0.13	B	1	1			
Exning	F/2013/0044/COU	40-42 Chapel Street, Exning	0.02	B	1	1			
Exning	F/2011/0641/FUL	10 Icen Way, Exning	0.05	G	2 (net gain 1)		2 (net gain 1)	1	completed
Exning	F/2008/0488/FUL F/2011/0627/FUL	Land between 2 Mill lane and 24 Oxford Street	0.03	B	2				Under construction
Exning	F/2011/0149/FUL	8 St Martins Close, Exning	0.04	G	1		1	1	completed
Exning	2010/0184	Lacey Lane, adj 50, Exning	0.06	G	1	1			
Exning	F/2012/0012/HOU	Burwell Road, 163/165 Exning	0.02	B	-1		-1		completed
Exning	F/2009/0090/FUL	7 The Highlands	0.2	G	1				completed

Freckenham	F/2010/0679/FUL	16 The Street, Freckenham	0.07	G	1			-1	completed
Freckenham	DC/2013/0830/FUL	Glebe Cottage, Church Lane	0.1	B	-1	-1			
Herringswell (Kennet)	F/2007/0236/RMA F/2009/0153/FUL F/2012/0236/EOT	The White Lodge Stud Warren Road Kennett (Parish of Herringswell)	0.08	G	1	1			
Higham	F/2012/0155/EOT	The Old Forge Lower Green Higham	0.06	B	1	1			
Holywell Row	F/2007/0195/RMA	Laurel Farm The Street Holywell Row	0.26	B	6		3		3 to be built
Holywell Row	F/2011/0768/COU	Land adj to 5A Wildmere Lane Holywell Row	0.02	G	2	2			
Holywell Row	DC/13/0055/FUL	Eldon Farm, Eriswell Road, Holywell Row	0.8	G	1				
Holywell Row	DC/13/0428/FUL	Gamekeepers Cottage, Eldon Lane, Holywell Row	0.37	B	-1 net loss				
Holywell Row	F/2011/0056/FUL	24a The Street, Holywell Row	0.21	G	2	2			
Icklingham	F/2011/0260/FUL	Land rear of 12 The Street, Icklingham	0.08	G	1				
Icklingham	F/2010/0611/FUL	The Hall Close, garages to rear of 25 and 26	0.22	B	3		3	3	completed
Lakenheath	F/2012/0382/FUL	Former Lime Tree Bungalow, Back Street, Lakenheath	0.17	B	2 (net gain 1)		1	1	commenced

Lakenheath	F/2012/0470/FUL	8 Anchor Lane, Lakenheath	0.05	B	2		2	2	completed
Lakenheath	F/2013/0013/FUL	16 High Street, Lakenheath	0.06	B	1	1			
Lakenheath	F/2012/0718/FUL	Land rear of 45 Mill Road, Lakenheath	0.07	G	2	2			
Lakenheath	F/2013/0022/RMA	Curlew Lodge, Breckland Avenue		G	3		3	1	completed
Lakenheath	F/2011/0352/OUT	Land north of Undley Road, Lakenheath	0.07		1	1			
Lakenheath	F/2011/0739/FUL	36 Mill Road, Lakenheath	0.05	G	1		1	1	completed
Lakenheath	F/2011/0265/FUL	Half Moon PH, 4 High Street	0.19	B	5	1	4	4	completed
Lakenheath	2012/0775/FUL	6 Wings Road, Lakenheath	0.18	G	3	3			
Lakenheath	F/2013/0210/FUL	12 Anchor Lane, Lakenheath	0.06	G	1				
Lakenheath	F/2013/0150/FUL	2a Wingfield Road, Lakenheath	0.03	G	1				
Lakenheath	F/2013/0413/FUL	65 Eriswell Road, Lakenheath	0.06	G	1	1			
Lakenheath	2012/0274	Lilac Drive rear 15 Back Street, Lakenheath	0.05	G	1		1	1	completed
Kentford	F/2012/0142/VAR	Kentford Coach Depot, Bury Road, Kentford	0.1	B	1	1			
Kentford	F/2013/0191/OUT	Outbuilding adjacent to Merman House, Kentford	0.04	B	2	2			
Kentford	F/2012/0050/EOT	St David's Bury Road, Kentford	0.25	G	2	2			
Mildenhall	F/2011/0725/FUL	11 High Street, Mildenhall	0.015	B	2	2			

Mildenhall	F/2012/0491/FUL	6 Folly Road, Mildenhall	0.05	G	1	1			
Mildenhall	F/2012/0224/FUL	48 – 50 Kingsway, Mildenhall	1.67	B	3				commenced
Mildenhall	F/2012/0723/FUL	37C High Street, Mildenhall	0.077	B	3	3			
Mildenhall	F/2011/0597/COU	15A Mill Street, Mildenhall	0.03	B	1	1			
Mildenhall	F/2011/0597/COU	48-50 Kingsway, Mildenhall			2	2			
Mildenhall	F/2012/0659	Great Heath Primary School St Johns Close, Mildenhall	0.75	B	1 Care home (60 bedrooms)				
Mildenhall	F/2011/0304/RMA	Breck Gardens Land rear of 14 North Terrace	1.02	G	8	8			commenced
Mildenhall	F/2012/0259/OUT	Land to Rear of 8 North Terrace, Mildenhall	0.24	G	8	8			
Mildenhall	F/2012/0370/OUT	3 Finchley Avenue, Mildenhall	0.01	G	1	1			
Mildenhall	F/2010/0299/FUL	Land adj 81 Woodlands Way, Mildenhall		G	1	1	1	1	completed
Mildenhall	F/2012/0422	The Old Telephone Exchange , Queensway (now known as 4A Vinrose Lodge), Mildenhall	0.08	B	1				commenced
Mildenhall	DC/13/0025/FUL	Land at 5 Thetford Road, Mildenhall	0.05	G	1	1			
Mildenhall	F/2011/0430/EOT	North Terrace, Breck Lodge	0.15	B	2	2			

Mildenhall	F/2011/0181	The Old Telephone Exchange , Queensway (now known as 1A Vinrose Lodge), Mildenhall		B	1				commenced
Mildenhall	F/2009/0412	Shrubland House, 2 King Street			1				commenced
Moulton	F/2012/0657/FUL	Moulton Paddocks, Bury Road	0.2	B	5	5			
Moulton	F/2012/0738/FUL	The Dairy Moulton Paddocks, Bury Road	0.21	G	1(0 net gain)	1	1	0	completed
Moulton	F/2012/0484/FUL	The Kings Head, Moulton	0.16	B	1	1			
Moulton	2012/0197	Cheveley Road, Moulton Stud	0.14	G	2	2			
Moulton	F/2008/0830/FUL	Mayes Meadow, Moulton	0.02	B	1		1	1	completed
Newmarket	F/2007/0415	48-50 St Philips Road	0.11	B	1				commenced
Newmarket	F/2011/0168/LBC	7 Fitzroy Street, Newmarket	0.06	B	2	2			Under construction
Newmarket	F/2011/0144/RMA	Land adj to Chestnut Tree Stables Hamilton, Newmarket	0.78	G	1	1			
Newmarket	F/2011/0165/FUL	Rear Paddock's Kremlin Stud Snailwell Road, Newmarket	2.62	G	2	2			
Newmarket	F/2011/0388/FUL	Loder House, Hamilton Road, Newmarket	0.28	B	6	5			commenced
Newmarket	F/2011/0786/FUL	Chestnut Tree Stables, Hamilton Road, Newmarket	0.08	B	1	1			commenced
Newmarket	F/2012/0627/FUL	La Grange House, Newmarket	0.27	G	1	1			

Newmarket	F/2012/0564/FUL	Land adjacent to 19 Paget Place, Newmarket	0.03	G	1				commenced
Newmarket	F/2012/0389/COU	18 St Marys Square, Newmarket	0.01	B	3	1	2	2	1 remaining
Newmarket	F/2012/0112/COU	Trillium Place Stables Birdcage Walk, Newmarket	0.04	B	3 (net gain 2)	3 (net gain 2)			
Newmarket	F/2012/0159/COU	38 Old Station Road, Newmarket	0.04	B	5	5			
Newmarket	F/2012/0147/COU	1 St George Icewell Hill, Newmarket	0.01	B	1	1			
Newmarket	F/2012/0404/FUL	Machell Place Old Station Road, Newmarket	0.09	B	1	1			
Newmarket	F/2012/0312/FUL	Millenium Stables Snailwell Road, Newmarket	2.62	G	2	2			
Newmarket	F/2012/0674/COU	164 Forge & Stables & 166 High Street, Newmarket		B	5	2	3	3	commenced
Newmarket	F/2012/0706/OUT	Bryher Lodge, Falmouth Avenue, Newmarket	0.04	B	1	1			
Newmarket	F/2012/0672/FUL	Dayrell Falmouth Avenue, Newmarket	0.12	B	1 (net gain 0)	1 (net gain 0)			
Newmarket	F/2007/1035/FUL F/2011/0028/EOT	The Croft Falmouth Avenue, Newmarket	0.06	B	1	1	1	1	completed
Newmarket	F/2007/0292/FUL	35 Bury Road, Freemasons Lodge, Park Lane 7 former BLC, Newmarket	0.19	B	1	1			commenced
Newmarket	F/2013/0271/COU	82 Carpenter Arms, All Saints Road, Newmarket	0.04	B	3				commenced
Newmarket	F/2010/0235	Old Station Road, Cleveland House, Newmarket	0.12	B	4	4			

Newmarket	DC/13/0191/P3JPA	16 Clock Tower Mews, Exeter Road, Newmarket	0.01	B	1	1			
Newmarket	F/2013/0159/COU	Pinewood Stables, Hamilton Road, Newmarket	0.02	B	1	1			
Newmarket	2010/0401	Millbank, garage areas rear or 38-39 and rear of 4-10 Millbank (known as Jack Taylor Close)	0.52	B	4	4			commenced
Newmarket	DC/13/0867/FUL	27 Granby Street, Newmarket	0.01	B	1 net gain	1 net gain			
Newmarket	F/2013/0324/COU	32 High Street, Newmarket	0.01	B	0				
Newmarket	F/2013/01431/COU	High Street 100-102, Newmarket	0.01	B	3		3	3	completed
Newmarket	F/2010/0026	Park Lane 7 former BLC, Newmarket	0.05	B	9		9	9	completed
Red Lodge	F/2012/0703/FUL	37 Warren Road, Red Lodge	0.05	G	2 (net gain 1)	2 (net gain 1)			
Red Lodge	F/2012/0070/FUL	2 Turnpike Road, Red Lodge	0.19	G	2	2			
Red Lodge	F/2011/0701/OUT F/2012/0636/RMA	Land to rear of No. 6 Turnpike Land, Red Lodge	0.16	B	3	3			commenced
Red Lodge	F/2012/0576/FUL	12 (The Retreat 12a), Turnpike Lane, Red Lodge	0.01	G	1	1			
Red Lodge	DC/14/0082/OUT	Rear of 6 Warren Road, Red Lodge	0.09	G	2	2			
Red Lodge	F/2010/0561/FUL	Land adj 22 Heath Farm Road, Red Lodge	0.06	G	1	1			
Red Lodge	F/2010/0872/FUL	Turnpike Road, Repeater Station	0.02	B	1		1	1	completed

Tuddenham	F/2011/0618/FUL F/2011/0722/NMA	Old Builders Yard, Cavenham Road, Tuddenham	0.17	B	3				commenced
Tuddenham	F/2012/0167	adjacent 60 High Street	0.06	G	1				commenced
West Row	F/2006/0142/OUT	Land between 34 and 36 Beeches Road, West Row	0.04	B	1	1	1	1	completed
West Row	F/2012/0241/FUL	Beech Rise Eldo Road, West Row	0.13	G	2 (net gain 1)		1	0	completed
West Row	F/2013/0032/FUL	Land to the rear of 5 Beeches Road, West Row	0.06	G	1	1			
West Row	F/2012/0340/COU	19 Beeches Road, West Row		B	1	1			
West Row	F/2012/0374/FUL	Land between 89 Friday Street and Ourplace, Chapel Road	0.17	G	1	1			
West Row	F/2013/0262/FUL	60 Friday Street, West Row	0.02	G	1	1			
West Row	DC/13/0122/FUL	112 Eldo Road, West Row	0.13	B	2 (net gain 1)				
West Row	F/2013/0329/OUT	Adjacent 1 and 2 Park Garden, West Row	0.55	G	7	7			
West Row	F/2011/0476/FUL	Land adjacent to 11 & 15 Eldo Gardens, West Row	0.023	B	8		8	8	completed
West Row	2011/0369 2010/0245	Friday Street 93 and rear 97 (now Corinth Close), West Row	0.31	B	5 (net gain 4)		4	1	completed
West Row	2009/0350/FUL	Church Road, adj 137, West Row	0.06	G	1		1	1	completed
West Row	2007/0963/FUL	Church Road, 141, West Row	0.02	B	1		1	1	completed
West Row	2012/0042	Pott Hall Road 22, West Row	0.41	B	1		1	1	completed

West Row	F/2013/0219/OUT	rear of 33-39 Beeches Road	0.07	G	2	2			
West Row	F/2011/0145/OUT	land adj 17 Beeches Road	0.08	G	1				
West Row	F/2009/0355/FUL	land adj Thorn End, Chapel Road			1				commenced
West Row	F/2012/0340/COU	19 Beeches Road	0.01	B	1				
Worlington	F/2012/0048/FUL	Freckenham Road, Worlington	0.29	G	6		6	6	completed
Worlington	DC/2013/0125/FUL	Mildenhall Road, Worlington House	0.25	G	1	1			
Worlington	2011/0017	23 Church Lane, Worlington	0.13	B	1(0 net gain)		0	0	completed

Appendix B

Sites identified in SHLAA that are considered deliverable within the 5 year land supply

Site	Total no. of houses	Planning application status	Notes
Adjacent to Parker's Mill, Mildenhall, (M/27)	52	Pre-application discussions	Included in SHLAA
Land South of Worlington Road & adjacent to the former dairy site, Mildenhall (M/29)	74	Planning permission. Decision notice issued 23 rd Dec 2014. (13/0927/OUT)	Included in SHLAA
East of Red Lodge (RL/06)	Net gain 374 (estimate 254 deliverable in 2014 -2019)	Planning permission granted at committee on 27 th August 2014 subject to s106 agreement.	Included site in SHLAA. The delivery of 254 reflects those units with detailed consent and s106 agreement restricting delivery rate due to infrastructure constraints.
Land at the Animal Health Trust, Kentford (K/11) – part of site fronting Bury Road.	41	Planning permission granted at committee on 1 st October 2014 subject to s106 agreement. (DC/14/0692/FUL)	Included site in SHLAA.
Land at Kennett Park, Kentford	16	Planning permission (F/2013/0355)	
Station Road, Lakenheath (L/13)	81(estimate 54 deliverable in 2014- 2019)	Planning permission granted at committee on 3 rd Sept 2014 subject to s106 agreement. (F/2013/0345/OUT)	Included site in SHLAA. The delivery of 54 reflects the fact the site has outline consent and the terms of the s106 agreement restricting delivery rate due to infrastructure constraints.
Land off Briscoe Way,	67	Planning permission	Included site in SHLAA.

Lakenheath (L/35)		(DC/13/0660/FUL)	
Land South of Lakenheath L/26	Up to 140 (estimate 92 deliverable in 2014-2019)	Planning permission granted at committee on 3 rd Sept 2014 subject to s106 agreement.	Included site(s) in SHLAA. The delivery of 92 reflects the fact the site has outline consent and the terms of the s106 agreement restricting delivery rate due to infrastructure constraints.
West of Herringswell Road, Kentford (K/10 & K/15)	60	Planning permission granted at committee on 5 th February 2014 subject to s106 agreement.	The SHLAA refers to the site as being deferred due to it's designation within the SPA, this has been addressed by HRA.
Skeltons Drove, Beck Row. (BR/03).	166	Revised planning application to vary the occupation S106 clause (DC/14/1206/FUL)	Included site in SHLAA. Previously not counted as USAFE housing
Land adjacent and south of the caravan park on Aspal Lane, Beck Row (BR10)	Up to 124	Planning permission granted at committee in March 2014 subject to s106 agreement. (DC/13/0123/OUT)	Included in SHLAA
Land off Beeches Road, West Row, (WR/08) and possibility of including Access between 45 & 55 Beeches Road(WR/07).	138 (estimate 46 deliverable in 2014-2019)	Planning application submitted (DC/14/2047/HYB)	Both sites (WR/07 and 08) included in SHLAA. The delivery of 46 reflects the fact the site does not currently have a planning consent and likely infrastructure constraints could require phased delivery of the site.
Land North of Mildenhall Road, West Row (WR/06).	Up to 26	Planning permission. Decision notice issued 22 nd December 2014 (DC/14/0632/OUT)	WR/06 included in SHLAA.
54 Kingsway, Mildenhall	29	Planning application submitted (15/0150/OUT)	

Park Gardens, West Row	7	Planning application submitted (??)	
Fengate Drove, Brandon	42 already counted as commitment. Revised application proposes 43 units in FH. (1 unit)	Planning application (DC/14/2219/FUL)	
Land at Beck Lodge Farm, Beck Row	24	Planning application (DC/14/1745)	Part of BR12 included in SHLAA.
Total	1133		