

HOUSING TRAJECTORY DATA: Babergh DC: As at November 2006

The stage each site is at (the following numbers have been entered)

1. under construction	5. where full, outline or reserved matters at post committee resolution subject to S106 negotiations
2. with planning permission (full or reserved matters covering whole site)	6. with application submitted
3. with outline permission with part(s) covered by reserved matters	7. with pre-application discussions occurring
4. with outline only	8. allocation only

Site Name/ Address	Site Area (hectares)	Site in Adopted Local Plan (A) or windfall (W)	Estimated Total Units to be Built (No. of units)	Completions as at 31/3/06 (No. of units)	Total No. of Units/Year (Estimated for year of completion 1 April to 31 March)								FURTHER COMMENTS e.g. stage reached, estimate of when next stage will be reached, risks to projected nos/ timing of completions + Greenfield or Brownfield
					05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	
Chilton (Sudbury)	19	A	700					10	85	90	90	85	Stage 8. 340 dwellings to be built later.
Lady Lane/A1071 Hadleigh	4.73	A	145			10	45	45	45				Stage 8
Rugby Ground (Gt Cornard)	7.2	A	306			30	50	66	70	60	30		Stage 1
William Armes site Gt Cornard	2 net	A	80			20	40	20					Stage 4 More housing may be built on the site
'Peoples Park', Sudbury	4.5	A	100				10	20	30	20	20		Stage 8 Another 10 dwellings to complete later.
Land East of Carson's Drive, Gt Cornard	4.4	A	170						10	35	35		Stage 8, Another 90 dwellings to be built in future years
Farm, Folly Rd, Gt Waldingfield	2.8	A	40			5	20	15					Stage 8
Crownfield Rd, Glemsford	1.3	A	45						5	10	10	10	Stage 8 Another 10 dwellings to complete later.

APPENDIX 2

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					05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13		
Former HMS Ganges	16	W	250											Stage 2, Too uncertain to assign completions to a year
Shotley Marina	7.06	W	150			30	40							Stage 2. There are 80 dwellings to be built in the future.
Guildford Europe, Gt Cornard	4.45	W	100			30	24							Stage 3 Another 46 dwellings to complete later.
Cornard Mills, Gt Cornard	3.18	W	116			46	50	20						Stage 2
Thorington Hall, Pinewood. (Areas F1 / F2)	5.52	W	153						13	30	30	20		Another 60 dwellings to complete later.
Walnuttree Hospital, Sudbury	Unclear	A	35											Stage 8, too uncertain to give completions
Head Lane, Gt Cornard	0.6	A	30											Stage 5 Too uncertain to assign completions to a year
Priory Stadium, Sudbury	1.6	A	60			10	50							Stage 4
Land Adj Sudbury Western by-pass	8.53	A	192		4	45	50	55	38					Stage 2
Rotherham Rd, Bildeston	1	A	26				10	5						Stage 8 only 15 dwellings are planned so far.
Poplar Rd, Gt Cornard	0.71	W	41				18	23						Stage 2
Friends Fields / Tawneys Ride, Bures	1.3	A	40						10	15	15			Stage 8 and stage 2 for part
Land Adj Maldon grey, Cats Lane, Gt Cornard	0.88	W	42				10	22	10					Stage 4
Totals			2821		4	131	307	340	327	300	260	200		
Smaller Sites														
Highbank, Sudbury	0.9	A	25					10	15					Stage 8
Goodlands Farm, Boxford	0.7	A	20						5	5	5	5		Stage 8

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					05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13		
Church Rd, Sproughton	1.1	A	30											Stage 8 It is too uncertain to allocate dates for completions on this site.
Beestons Coach Depot, Long Bessels, Hadleigh	0.45	W	20				10	10						Stage 4
St Leonards Hospital, Sudbury	0.47	W	23				8	7	8					Stage 4
Totals			118				38	37	13	5	5			
Affordable Housing Sites														
Churchill Close, Lawshall	0.46	W	12			12								Stage 2
Clibbon House, Gt Cornard	0.31	W	35			35								Stage 2
			47			47								
Total for the above three groups			2986				131	354	378	364	313	265	205	
Additional windfall sites							14	0	0	49	53	52	70	This is to make total windfall 90 in one year, the approximate underlying assumption in the Local Plan
Other large sites							35							
Grand Total							180	354	378	413	366	317	275	

Commentary

The rate of completions over the next 6 or 7 years is likely to be well above the rate of 280 per annum required for the Draft Regional Spatial Strategy (RSS), this is of course subject to market conditions. The rate of dwelling completions for the year 06/07 is in excess of that shown in the table above. It is not anticipated that the total completions on windfall sites will be at the levels of recent years with

more allocated sites coming forward, the local market and building industry would, we believe, have difficulty in coping with this volume of house building. Events may prove this assumption to be wrong. Later in the period shown above the likely completion rates are far less certain and some of the other allocated sites may start to be developed, increasing the total number completed. It would appear from information we have that the RSS completion rate target will be exceeded for several years. It is also likely that there will be a slow downturn in the housing market at some stage, so over the whole RSS plan period to 2021, the completion rate will average out at the required rate.