

BABERGH DISTRICT COUNCIL

From: Strategic Housing	Report Number: M75
To: Strategy Committee	Date of meeting: 13 September 2012

REVIEW AND UPDATE OF THE JOINT BABERGH AND MID SUFFOLK LOCAL INVESTMENT PLAN.

1. Purpose of Report

- 1.1 The purpose of the report is to inform members of the update and review of the Joint Babergh and Mid Suffolk Local Investment Plan (LIP).
- 1.2 The updated LIP will run from 2012 to 2017, and will be subject to regular review and revision to reflect changes to both the main document and to the accompanying spreadsheet which details schemes that require some form of investment for delivery.
- 1.3 The report was considered by the Housing Panel on the 29th June 2012 and supported the recommendations and the schedule of schemes for approval.

2. Recommendations

- 2.1 To approve the Local Investment Plan and priority list of schemes for the Babergh District.
- 2.2 To receive an annual update of the Local Investment Plan for approval.

3. Financial Implications

- 3.1 The purpose of the LIP is to identify and prioritise the investment priorities for both Council's for housing delivery, employment and infrastructure schemes.
- 3.2 Viability issues relating to infrastructure, employment and affordable housing delivery will need to be considered for each individual scheme and both Council's will need to work with partners to test the viability of schemes and identify the appropriate interventions to achieve their delivery. The stronger the evidence base for the LIP, the greater the likelihood of the Council's defending their position in regards to policy positions during individual negotiations.
- 3.3 The Homes and Communities Agency (HCA) have confirmed that any scheme/proposal coming forward for approval should be included in the LIP to be approved as part of any Registered Providers (RP) delivery programme.

4. Risk Management

4.1 This report is most closely linked with the Council’s Joint Implementation Plan for 2012/13 to meet the housing needs of our communities; Supporting and developing the local economy and developing strong and resilient communities; which are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
The financial and other resource interventions required to deliver the priority schemes identified in this report are not available	Significant	Critical	(1) The purpose of the LIP process is to identify and prioritise the Council’s overall infrastructure, employment and housing schemes, investigate the interventions required to deliver these and then work to bring forward. If this work is taken beyond the scope of just HCA funded interventions, then it will help cover work that has to be done anyway. (2) Invest time and resource in HCA investment elements proportionately to potential benefits and risks of very limited financial assistance from HCA proving forthcoming.
Viability deficit issues relating to infrastructure, employment and affordable housing delivery.	Significant	Critical	To work with partners to test the viability of schemes and then identify appropriate interventions to achieve their delivery.

5. Consultations

5.1 There has been a Joint BDC/MSDC Steering Group in existence since May 2010 consisting of officers and Members from both Councils who have been meeting to discuss and work on the Local Investment Plan. The original Steering Group also included external stakeholder members from Suffolk County Council, Haven Gateway Partnership, Suffolk Acre, East of England Development Agency, Government Office East, and the Homes and Communities Agency. More recently stakeholder engagement has focussed on working with RP’s, New Anglia LEP, the HCA and the County Council.

5.2 The revised LIP is also being reviewed in partnership with the Homes & Communities Agency as part of the quarterly performance review process carried out by the HCA with RP’s who have a funding contract in place to deliver new affordable homes. A meeting of the Steering Group took place on the 22nd June, which included the Chair of the Housing Panel for Babergh District Council and the Portfolio Holder for Housing for Mid Suffolk District Council.

- 5.3 The individual policies which form the evidence base referred to within the LIP document, have undergone their own separate consultation process and engaged with varying aspects of the community and stakeholders as appropriate.

6. Equality and Diversity Impact

- 6.1 An Equality Impact Assessment (EqIA) is in the process of being carried out and we are also continuing to collect data and feedback from stakeholders in order to amend the LIP document.
- 6.2 As the LIP is a living document and will be regularly reviewed, the EqIA will be reviewed as part of an on-going process to ensure that no specific group is deliberately discriminated against or disadvantaged.

7. Shared Service / Partnership Implications

- 7.1 The LIP document and schedule of schemes for inclusion has been jointly prepared and reviewed by officers of both Councils. The Strategic Housing team have been integrated since the end of September 2011 and have been working on this document for several months to update it, with colleagues from Planning Policy, Housing and Economic Development. The LIP document will continue to be a joint investment document and one which draws together all the elements of evidence and policies to provide the best case for future investment.

8. Key Information

- 8.1 The Council is not required to publish a Local Investment Plan but it has proven to be a valuable document which draws on the raft of information available and summarises it in one place.
- 8.2 The object of the LIP for Babergh is to demonstrate that investment in the Babergh District will:
- (a) meet key objectives of the HCA in delivering sustainable growth and regeneration
 - (b) offer good value for money for individual projects
 - (c) provide a robust mechanism for the delivery of projects within Babergh
 - (d) provide an enhanced evidence base to facilitate the pooling of financial resources to deliver against priorities
 - (e) Offer opportunities to work closely with Mid Suffolk District Council to identify and deliver joint projects to the benefit of both Councils and their communities where possible and beneficial to do so.
- 8.3 Since the publication of the initial document in November 2010, Babergh Council has been successful in attracting funding from the HCA in the 2008 – 2011 Affordable Housing programme to deliver affordable housing schemes in Great Cornard, Great Waldingfield, Bildeston, Tattingstone, Long Melford, Thorpe Morieux, Sudbury as a result of the schemes being prioritised within the LIP document and partnership working with the HCA. Full details of the successfully delivered schemes for both Councils will be detailed in one of the LIP document appendices.

8.4 The revised LIP will cover the period 2012 – 2017, but will be updated annually.

9. Appendices

Title	Location
(a) Appendix 1 - Babergh Strategy Committee Report dated the 4 th November 2010.	Attached
(b) Appendix 2 – updated priority schemes/projects	Attached
(c) Appendix 3 – Babergh District Council and Mid Suffolk District Council Local Investment Plan 2011 to 2016	Link: http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Economy/Strategic-Housing/Housing-and-Homelessness/Housing-Development-and-Delivery-Housing/Local-Investment-Plan/LIP-2011-2016.pdf

10. Background Documents

- 10.1 The Homes and Communities Agency (HCA) was formed in December 2008 from the Housing Corporation, English Partnerships and some areas of responsibility from the Department of Communities and Local Government. Following the government's review of quangos in 2010/11, of which the HCA is one such body, it was agreed that the HCA would continue in its investment role but with an increased enabling role working with local authorities to help meet local ambitions and priorities.
- 10.2 As part of the Localism Agenda, the HCA has worked with local authorities to bring forward Local Investment Plans (LIP). This process entails the HCA working with every local authority with responsibility for housing to identify what the local issues are around land, infrastructure, regeneration, employment, housing, training, health and education. This has and will continue to enable the HCA to distribute grant aid with clear knowledge about local ambitions and national targets.
- 10.3 The original LIP ran from 1 April 2011 to 31 March 2016 and was intended to be a living and evolving document. It is therefore subject to regular review and change and will require annual consideration by the Council to ensure that it is fulfilling the Council's objectives in an efficient and robust way.
- 10.4 In recognition of the ongoing integration discussions with Mid Suffolk District Council a joint Local Investment Plan was developed between Babergh and Mid Suffolk. The Plan is designed in such a way that it can be used effectively by each Council on an individual basis or used to represent the objectives of both authorities. To date, separate priority lists of schemes have been drawn up for each council to ensure that the needs of both are equally represented.
- 10.5 A joint `Local Investment Plan Steering Group` was established by Babergh and Mid Suffolk with officers from Housing, Planning and Economic Development, together with representatives from our strategic partners, including the Homes and Communities Agency, GO-East, the East of England Development Agency, Suffolk County Council, Health and Suffolk ACRE. Member representation is provided by Councillor Sue Wigglesworth as Chairman of Babergh's Housing Panel and Councillor Marilyn Curran as Mid Suffolk's Portfolio Holder for Housing. Babergh and Mid Suffolk are at the forefront of good practise having Member representatives on this group.

- 10.6 The LIP is closely associated with the Local Development Framework and uses existing evidence from a wide range of sources such as our Strategic Housing Market Assessment of 2009 and Housing Needs Survey of 2008. A full list of the evidence base used for the LIP is detailed within Appendix 3 of the Local Investment Plan. The meeting held with the HCA on the 22.6.12 highlighted the importance of the enabling role for the Council in facilitating development to come forward for prioritised schemes and the importance of up to date, robust data to demonstrate the need for funding should there be any new funding initiatives available.
- 10.7 The LIP was initially developed over a six month period from May to November 2010 which included a joint Stakeholder event held with Mid Suffolk District Council in October 2010. This provided all our strategic partners and Members of both Councils with the opportunity to learn about the LIP and contribute to its final format. Following this event the draft LIP was submitted to the HCA on 8 October 2010 and was scrutinised through a Peer Review process arranged by the HCA in December. The final LIP was signed off by the HCA in December 2010 who became signatories to the document with Babergh and Mid Suffolk Councils. The LIP has been reviewed by officers over the past six months to bring the document up to date in view of legislative changes and to reflect that some of the schemes prioritised in the initial document have been delivered or are on site.
- 10.8 The LIP provides an overview of the infrastructure, employment and housing issues relating to the Babergh District and emphasises the many similarities between Babergh and Mid Suffolk, such as our geography, demography and political make-up.
- 10.9 The LIP draws together the Council's priorities and aspirations from existing commitments as set out in the emerging Babergh Core Strategy submission and the Affordable Housing Programme which it intends to deliver during the period 2012 to 2017. For each scheme an explanation will be provided detailing how that scheme achieves agreed corporate priorities, what investment is required for these and what potential funding is available.
- 10.10 Each scheme is prioritised using the HCA Deliverability Calculator and is scored by measuring the level of impact against the cost of intervention required and the delivery timescale of the scheme. Higher scoring schemes deliver more benefits for less cost or over a shorter timescale. However, if the Council wishes a lower scoring scheme to be awarded a higher priority this can be achieved where an appropriate argument is made for this. Babergh and Mid Suffolk are using the same weightings with which to assess schemes. It is important that the scores are reviewed regularly to take account of any changes to proposed delivery. Full scheme details are available within the Investment and Intervention priorities schedule at Appendix 1 in the Local Investment Plan.
- 10.11 The priority schemes are listed in the financial year of expected delivery and in priority score order. Therefore the highest scored scheme and the one due to be started first will be at the top of the priority list. The outcomes of the calculation process will be monitored closely by the Local Investment Plan Steering Group to ensure that this process is working effectively for the Council and delivers its agreed priorities.

- 10.12 The HCA is encouraging innovative approaches in all such plans with regard to new ways of securing the required investment as well as opportunities for the pooling of resources, at a time when very limited funding will be available from central government. There are often one-off funds made available through the parliamentary cycle and it is important that schemes are worked up to take advantage of these funds where possible.
- 10.13 To reflect the need for continuing review of existing and developing processes and the progression of new initiatives, an Action Plan has been included within the LIP and now that Tier 4 posts have been confirmed, the Action Plan will be reviewed in line with new corporate responsibilities and to take account of integrated services strategic priorities.
- 10.14 Some of the evidence base will need periodic updating and where this has been recognised, an action point has been included. Opportunities for joint review of policies or commissioning of new research/survey work will be explored within the action plan.

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BABERGH DISTRICT COUNCIL

FROM: Head of Community Development

REPORT NUMBER: **K131**

TO: STRATEGY COMMITTEE

DATE OF MEETING: 4 November 2010

APPROVAL OF THE BABERGH AND MID SUFFOLK LOCAL INVESTMENT PLAN

1. **PURPOSE OF REPORT**

- 1.1 To advise Strategy Committee of the content of the draft joint Babergh and Mid Suffolk Local Investment Plan and seek approval for this to be implemented in partnership with Mid Suffolk District Council

2. **RECOMMENDATIONS**

- 2.1 That the draft Local Investment Plan attached at Appendix (a) which includes the priority list of schemes for the Babergh District be approved subject to the Head of Community Development being authorised to make such minor amendments as necessary prior to publication.
- 2.2 That the appointment of Councillor Sue Wigglesworth as the Babergh District Council Member on the joint Babergh and Mid Suffolk District Council Local Investment Plan Working Group be confirmed.

The Committee can resolve this matter.

3. **FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications for the Council arising from this report that are not already identified.

4. **EQUALITIES AND DIVERSITIES**

- 4.1 None of the seven equality groups (age, gender, sexual orientation, race, disability, socio-economic and faith) will be adversely affected by the Local Investment Plan. The Plan is designed to meet the needs of the local community as a whole in relation to infrastructure, employment and housing issues and over time will look to investigate the needs of specific groups within the local community such as:

- Vulnerable older people who may need appropriate forms of older persons accommodation such as sheltered and very sheltered housing
- Special needs groups who need specific forms of housing to meet their needs

5. **RISK MANAGEMENT**

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
The financial and other resource interventions required to deliver the priority schemes identified in this report are not available.	Significant	Critical	<p>The purpose of the Local Investment Plan process is to identify and prioritise the Council's overall infrastructure, employment and housing schemes, investigate the interventions required to deliver these and then work to bring these forward. If this work is taken beyond the scope of just HCA funded interventions, then it will help cover work that has to be done anyway.</p> <p>The LIP process will encourage the investigation of funding and other interventions from a range of sources with the intention of bringing these together to deliver the schemes on our priority list. It is not known at this time and in the current economic climate how successful this process will be owing to the severe lack of funding that is likely to be available</p>
Viability deficit issues relating to infrastructure, employment and affordable housing delivery.	Significant	Critical	To work with partners to test the viability of schemes and then identify appropriate interventions to achieve their delivery.

6. **KEY INFORMATION**

Contents of the Local Investment Plan:

- 6.1 The LIP provides an overview of the infrastructure, employment and housing issues relating to the Babergh District and emphasises the many similarities between Babergh and Mid Suffolk, such as our geography, demography and political make-up.

- 6.2 The LIP does not introduce new policy or new schemes. It draws together the Council's existing priorities and aspirations from current commitments as set out in the approved Babergh Local Plan and the Affordable Housing Programme which it intends to deliver during the period 2011 to 2016. For each scheme an explanation will be provided detailing how that scheme achieves agreed corporate priorities, the evidence and justification behind the proposed intervention, what investment is required for these and what funding is available.
- 6.3 To date there are 43 schemes on the Babergh Investment and Interventions List and of these 10 are sufficiently progressed to be fully assessed and prioritised using the HCA Deliverability Calculator, which is described at paragraph 6.4 below. Full scheme details are available within the Investment and Intervention priorities schedule at Appendix 1 in the Local Investment Plan.
- 6.4 Each scheme is prioritised using the HCA Deliverability Calculator and is scored by measuring the level of impact against the cost of intervention required and the delivery timescale of the scheme. Higher scoring schemes deliver more benefits for less cost. However, if the Council wishes a lower scoring scheme to be awarded a higher priority this can be achieved where an appropriate argument is made for this. It is also possible to change the weightings within the Deliverability Calculator to more appropriately reflect the particular needs of the District, for example a higher priority can be given to rural schemes.
- 6.5 The priority schemes are listed in financial year of expected delivery and in priority score order. Therefore the highest scored scheme and the one due to be started first will be at the top of the priority list. The outcomes of the calculation process will be monitored closely by the Local Investment Plan Steering Group to ensure that this process is working effectively for the Council and delivers its agreed priorities.

7. **BACKGROUND INFORMATION**

Why a Local Investment Plan:

- 7.1 The Homes and Communities Agency (HCA) was formed in December 2008 from the Housing Corporation, English Partnerships and some areas of the Department of Communities and Local Government.
- 7.2 As part of the Localism Agenda the HCA is working with all Local Authorities to bring forward Local Investment Plans (LIP). This process entails the HCA working with every local authority with responsibility for housing and 'Place Shaping' to identify what the local issues are around land, infrastructure, regeneration, prosperity, employment, housing, training, health and education. This will enable the HCA to distribute grant aid with clear knowledge about local ambitions and national targets.
- 7.3 The current LIP will run from 1 April 2011 to 31 March 2016 and is intended to be a living and evolving document. It will therefore be subject to regular review and change in response to changing circumstances and will require annual consideration by the Council to ensure that it is fulfilling the Council's objectives in an efficient and robust way.

Partnership Working and the Local Investment Plan:

- 7.4 In recognition of the ongoing integration and merger discussions with Mid Suffolk District Council a joint Local Investment Plan has been developed between Babergh and Mid Suffolk. The Plan is designed in such a way that it can be used effectively by each Local Authority on an individual basis or used to represent the objectives of both Authorities. At this point in time separate priority lists of schemes have been drawn up for each Council to ensure that the needs of both Councils are equally represented. However, there is a great deal of common ground between the approach of each authority and the types of interventions proposed.
- 7.5 A joint 'Local Investment Plan Steering Group' has been established by Babergh and Mid Suffolk with officers from Housing, Planning and Economic Development, together with representatives from our strategic partners, including the Homes and Communities Agency, GO-East, the East of England Development Agency, Suffolk County Council, Health and Suffolk ACRE.
- 7.6 Member representation is provided by Councillor Sue Wigglesworth as Chairman of Babergh's Housing Panel and Councillor Marilyn Curran as Mid Suffolk's Portfolio Holder for Housing.
- 7.7 In order for the working group to progress the LIP within the short delivery timescale offered by the Homes and Communities Agency Sue Wigglesworth's attendance at meetings of the group was agreed using delegated authority. The Committee is now asked to formally appoint Sue Wigglesworth in this capacity.

The objectives of the Local Investment Plan for Babergh:

- 7.8 The object of the LIP for Babergh is to demonstrate that investment in the Babergh District will:
- meet the Council's corporate objectives of 'Quality Homes Local People Can Afford', develop a 'Strong and Sustainable Babergh Economy', create 'Vibrant Places and Strong Communities' in particular, and also to develop a 'Greener and Cleaner Babergh'
 - meet key objectives of the HCA in delivering sustainable growth and regeneration
 - offer good value for money
 - provide (as far as possible) a robust mechanism for the delivery of projects within Babergh, notwithstanding public sector finance restraints
 - offer potential to work closely with Mid Suffolk District Council to identify and deliver joint projects to the benefit of both Councils and their communities

A comprehensive document:

- 7.9 The LIP is closely associated with our adopted Local Plan, emerging Babergh Development Framework and the Haven Gateway Integrated Development Plan.

- 7.10 It is important to note that the LIP may provide one of the means to implement elements of these plans and help deliver the infrastructure that is required to achieve them. However it is important to be aware that infrastructure will remain difficult to deliver due to its high cost and the LIP process will not necessarily be able to provide all the solutions required to deliver our ambitions in this area.
- 7.11 The LIP has to be evidence based and it uses existing evidence from a wide range of sources such as our Strategic Housing Market Assessment of 2008 (updated 2009) and Housing Needs Survey of 2008. A full list of the evidence base used for the LIP is detailed within Appendix 3 of the Local Investment Plan.

The Local Investment Plan Process:

- 7.12 The LIP has been developed during the summer of 2010 and a joint Stakeholder event was held with Mid Suffolk District Council on 5 October 2010. This provided all our strategic partners and Members of both Councils with the opportunity to learn about the LIP and contribute to its final approach / content. Following this the LIP was submitted to the HCA on 8 October 2010 and tested by them. Following their comments further amendments have been made to the draft document which will be further tested by the HCA Peer Review. The final version of the LIP is due to be signed off by the HCA in December 2010 subject to approval by both Babergh and Mid Suffolk Councils. It is due to become effective on 1 April 2011 to coincide with the HCA's new funding allocation for April 2011 onwards.
- 7.13 The HCA is encouraging innovative approaches in all such plans with regard to new ways of securing the required investment as well as opportunities for the pooling of resources, at a time when very limited funding will be available from central government. A good example of this is the intention for Babergh and Mid Suffolk to work with our partner Housing Associations to develop a package of rural affordable housing schemes, with the intention of reducing delivery costs and making them more attractive for the HCA to fund by guaranteeing delivery and better value for money.
- 7.14 To reflect the need for continuing review of existing and developing processes and the progression of new initiatives an Action Plan has been included within the LIP and is available at Appendix (1) of the Local Investment Plan.

8. APPENDICES

- (a) Draft Local Investment Plan.

9. BACKGROUND PAPERS REFERRED TO:

None.

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Appendix 2

KEY: See comment box

Affordable Housing Programme - Last Updated 16/ed 20.6.12

ed 20.6.12

SITE NAME	AREA	PROJECT STATUS	DEVELOPER PARTNERS	SITE TOTAL UNITS	AFFORD-ABLE HOUSING %	TOTAL AH UNITS	AH UNITS for RENT	PROJECT OBJECTIVES	VALUE OF INTERVENTIONS					PP DATE	START ON SITE Financial Year	COMPLETION DATE Financial Year	COMMUNITY ENGAGEMENT	Deliverability Calculator Score
									HCA Capital Grant Funding	RCGF Y/N	BDC Capital Grant Funding	COMMUTED SUM £	OTHER FUNDING SOURCES					
Local Needs Scheme	Assington	RES	Iceni Homes/Suffolk Housing Society	4	100%	4		Deliver rural affordable housing to meet identified local need							2012/13	2013/14	Working in partnership with PC	
Local Needs Scheme	Bentley	RES	Flagship Housing	8	100%	8	8	Deliver rural affordable housing to meet identified local need							2013/14	2014/15	Working in partnership with PC	
30/32 Brookfield	Bildeston	RS	Iceni Homes/Suffolk Housing Society	8	100%	8	8	Deliver rural affordable housing to meet identified local need			100% Discounted Land			10 January 2011	2011/12	2012/13	Consultation undertaken with PC including a Village Information event 22.9.2010	
Sand Hill	Boxford	RES	Iceni/SHS	20	100%	20	20											
Goodlands Farm	Boxford	RPO	Mike Smith Clark Smith Partnership	20	40%	8	6	Planning Obligations site allocated to meet District wide	N	N	N	N			2012/13	2013/14	Subject to usual planning approval process	
Eves Orchard B/07/01131/ENQ	Bures	PO	Red Box	35	34%	12	12	Planning Obligations site allocated to meet District wide	N	N	N	N		03 July 1905	2012/13	2013/14	Subject to usual planning approval process	
Local Needs Scheme	Cockfield	RES	Orwell	18	100%	18		Deliver rural affordable housing to meet identified local need	Y	N	N	N			2012/13	2013/14	Partnership working with PC including a Village Information event - date to be set	
The Marvens Phase 2 B/11/01465/FUL	Copdock & Washbrook	RES	Hastoe HA	8	100%	8	8	Deliver rural affordable housing to meet identified local need	Y	N	£86,472.10	N		07 June 2012	2012/13	2012/13	Consultation undertaken with PC including a Village Information event May 2011	
Elm Estate Rear of 2 - 6 Elm Estate	East Bergholt	GNS	TB / KB	3	100%	3	100%	affordable housing to meet identified local need	Y	N	£76,948		BDC Land		2012/13	2013/14	Consultation with PC & local residents will be undertaken	
7 and 8 Mill Green B/11/01432/FUL	Edwardstone	GNS	Iceni Homes/Suffolk Housing Society	4	100%	4	(1x SR, 3xAF)	affordable housing to meet identified local need	Y	N	£25,000	N	BDC Land	14 April 2012	2011/12	2012/13	Consultation undertaken with PC including a Village Information event September 2010	
Elmsett LNHS	Elmsett	RES	Iceni Homes/Suffolk Housing Society	8	100%	8	14	Deliver rural affordable housing to meet identified local need	Y						2012/13	2013/14	Partnership working with PC including a Village Information event - date to be set	
Crownfield Road B/08/01052/FUL & B/09/00022	Glemsford	PO	TBA	56	35%	20	15	Planning Obligations site allocated to meet District wide	N	N	N	N		granted on appeal 9.6.10	2013/14	2014/15	Subject to usual planning approval process	
Local Needs Scheme	Glemsford	RES	TBC/HEV	28	100%	28	23	Deliver rural affordable housing to meet identified local need							2013/14	2014/15	Partnership working with PC including a Village Information event - date to be set	
Garden land side of 57 Schoolfield	Glemsford	RLNS	TBC	TBC	100%	TBC	2	Deliver rural affordable housing to meet identified local need							2012/13	2013/14	BDC site and development will include consultation with the PC and village information event - date to be set	
Poplar Road H/O2 Phase 2 B/04/01624/FUL	Great Cornard	RS	Flagship Housing / Lovell Partnership	23	100%	23	17	Regeneration of BDC site to deliver affordable housing to meet identified local need	See above	N	See above	N	BDC Free Land	01 December 2004	2011/12	2012/13	Partnership working with PC including a Village Information event	
Carsons Drive	Great Cornard	PO	Persimmon Homes	170	35%	60	45	Planning Obligations site allocated to meet District wide	N	N	N	N			2012/13	2014/15	Subject to usual planning approval process	
Head Lane B/06/00014/OUT	Great Cornard	PO	Tim Harbord Associates	30	35%	11	8	Planning Obligations site allocated to meet District wide	N	N	N	N			2012/13	2013/14	Subject to usual planning approval process	
Guildford Europe, Radiator Road B/03/01205/OUT	Great Cornard	PO	Guildford Europe Ltd	54	35%	12+	0	Planning Obligations site allocated to meet District wide housing needs	N	N	N	N		01 May 2005	2012/13	2013/14	Subject to usual planning approval process	
Radiator Road	Great Cornard	PO	Iceni/SHS		35%			Planning Obligations site allocated to meet District wide housing needs							2012/13	2014/15	Subject to usual planning approval process	

Folly Road B/07/01211 Phase 2	Great Waldingfield	RPO	Bellway/Iceni/SHS	32	35%	9	9	Planning Obligations site allocated to meet District wide housing needs		N	N	N		2010/11	2012/13	Subject to usual planning approval process	
Gt Waldingfield LNHS	Great Waldingfield	RES	Orwell HA/ACRE	15	100%	15	15	Deliver rural affordable housing to meet identified local need	Y	N				2012/13	2013/14	Consultation undertaken with PC including a Village Information event 2009	
Land between Lady Lane & Tower Mill Lane B/06/1488/OUT & B/09/01431	Hadleigh	PO	Persimmon Homes / Orbit	166	35%	59	45	Planning Obligations site allocated to meet District wide	N	N	N	N/A	23 November 2009	2011/12	2012/13	Subject to usual planning approval process	
Lady Lane (Samsons Motorworks) B/05/1367/FUL Refused 27/09/05 Current appeal	Hadleigh	PO	Kitewood	33		16	12	Obligations site allocated to meet District wide housing needs		N	N	N	REFUSED PP 27/09/05 CURRENT APPEAL	2013/14	2014/15	Subject to usual planning approval process	
Grays Close B/06/02146	Hadleigh	PO	Wincer Kievenaar	8	0%	0	0	Planning Obligations site allocated to meet District wide					01 July 2008			Subject to usual planning approval process - Commuted sum paid in lieu of affordable housing	
Banham's Coach Depot, The Row B/08/01927/FUL	Hartest	RPO	Elanbrook Homes	4	25%	1	1	Planning Obligations site allocated to meet District wide	N	N	N	N	01 May 2007	2011/12	2012/13	Subject to usual planning approval process	
LNHS - Land adj. Timperleys	Hintlesham	RES	Hastoe	TBC	100%	8	TBA	Deliver rural affordable housing to meet identified local	Y	N				2012/13	2012/13	Partnership working with PC including a Village Information event - date to be set	
Ipswich Road	Holbrook	RES	Hastoe	TBC	100%												
Local Needs Housing	Lavenham	RES	Hastoe HA	15	100%	15		Deliver rural affordable housing to meet identified local						2012/13	2013/14	Partnership working with PC including a Village Information event - date to be set	
Tenterpiece	Lavenham	RS	TBC		100%			affordable housing to meet identified local						2013/14	2014/15	Partnership working with PC including a Village Information event - date to be set	
White Gates, Sudbury Road B/10/00786/FUL	Lavenham	PO	MLT Architects / Inceni ?	4	33%	1	1	Obligations site allocated to meet District wide					27 May 2011	2011/12	2012/13	Subject to usual planning approval process	
1 & 2 Shaw Road (Adj 8 Bull Lane) B/10/01421/FUL	Long Melford	GNS	Iceni Homes/Suffolk Housing Society	2	100%	2	2	Deliver rural affordable housing to meet identified local		N	N	N	BDC Free Land	13 September 2011	2011/12	2012/13	Babergh land developed in liaison with PC
Fleetway Caravan Site	Long Melford	PO	Iceni Homes/Suffolk Housing Society	56	35%	19		Planning Obligations site allocated to meet District wide	N	N	N	N		2012/13	2013/14	Currently subject to Employment Advertisement process - Subject to usual planning approval process	
Joint LHNS Monks Eleigh/Kersey B/11/00105/FUL/GC/Lindsey	Monks Eleigh/Kersey	RES	Orwell	5	100%	5	5	Deliver rural affordable housing to meet identified local need	Y	N	£55,000	N		2012/13	2013/14	Partnership working with PC including a Village Information event - date to be set	
Thorington Hall Area F - B/02/1984/OUT (current application)	Pinewood	PO	Ipswich BC	114	30%	34	26	Planning Obligations site allocated to meet District wide housing needs	N	N	N	N	31 October 2007	2013/14	2014/15	Subject to usual planning approval process	
	Polstead	RES	?	?													
Ganges - B/03/01085/OUT	Shotley Gate	RPO	Galliard Homes	TBA	35%	TBA	TBA	Planning Obligations site allocated to meet District wide	N	N	N		REFUSED PP 27/07/2006	2012/13	2016/17	Subject to usual planning approval process	
Local Needs site (No application rec'd as yet)	Sproughton	RES	Hastoe HA Chris Moore	6	100%	6	6	Deliver rural affordable housing to meet identified local						2011/12	2012/13	Partnership working with PC including a Village Information event - date to be set	
Church Lane B/09/01013	Sproughton	PO	Fenn Wright & Spurling	30	33%	10	TBA	Planning Obligations site allocated to meet District wide	N	N	N	N		2012/13	2013/14	Subject to usual planning approval process	
Land and garage site Valley View	Stanstead	GNS	Iceni Homes/Suffolk Housing Society	4	100%	4	4	affordable housing to meet identified local need					BDC Free Land	2012/13	2013/14	Babergh land developed in liaison with PC and subject to Village Information event	
Harp Close Meadow B/99/00706/FUL	Sudbury	PO		TBA	35%	TBA	TBA	Planning Obligations site allocated to meet District wide	N	N	N	N	09 June 2000	2013/14	2014/15	Subject to usual planning approval process	
St Leonards Hospital B/03/00282/OUT	Sudbury	PO	NHS Trust	23	22%	5	3	Obligations site allocated to meet District wide housing needs	N	N	N	N	01 June 2005	2013/14	2014/15	Subject to usual planning approval process	

William Armes B/04/01176/OUT	Sudbury	PO	Nestle Purina Rob Hopwood	121	30%	36	32	Obligations site allocated to meet District wide housing needs	N	N	N	N		01 June 2005	2011/12	2012/13	Subject to usual planning approval process	
Highbank	Sudbury	PO	Bloor	25	35%	9	7	Obligations site allocated to meet District wide Planning							2012/13	2013/14	Subject to usual planning approval process	
Ballingdon Oil Depot, Middleton Road B/05/02159/OUT, B/10/01574/RES, B/10/01573/VOT	Sudbury	PO		22	35%	8	6	Obligations site allocated to meet District wide					14 December 2007	2012/13	2013/14		Subject to usual planning approval process	
Land to rear of Town Hall, Gaol Lane B/09/001422	Sudbury	RS	Orchard Developments	6	33%	2	1	owned site potentially available for 100% affordable housing						2012/13	2013/14		Town Council site subject to usual planning process	
Local Need Scheme	Tattingstone	RES	Orwell	5	100%	5	5	affordable housing to meet identified local						2012/13	2013/14		Partnership working with PC including a Village Information event - date to be set	
Glebe Close B/11/01380	Tattingstone	RLNS	Orwell	2	100%	2	2	affordable housing to meet identified local					23 March 2012	2011/12	2012/13		Partnership working with PC including a Village Information event - date to be set	
Rectory Road	Whatfield	RES	Iceni/SHS	6	100%	6	6											
Land West of Church Farm Naughton Road B/12/00595/OUT/GC	Whatfield	PO		15	35%	5	4	Obligations site allocated to meet District wide						2012/13	2013/14		Subject to usual planning approval process	
Chilton Woods	Sudbury	PO	Redrow Homes and Suffolk County Council	1050	35%	367		Urban extension to Sudbury, mixed development for housing employment and open space. Viability issues	should be nil grant								On-going pre-application work	
Brantham Factory Site	Bratham	PO	St Francis Group	300 +	35%	105		Existing employment site, mixed housing and employment allocation.	should be nil grant								Consultation expected shortly	
Sugar Beet Site	Sproughton	PO						Existing employment site, mixed housing	should be nil grant									
Sudbury Bypass???????	Sudbury																	
Ganges	Shotley	PO	Galliard Homes	200	35%	70		Planning obligations site										
Sudbury Bus Station	Sudbury	RS		TBC	TBC	TBC												

Last updated 12.1.11

Schemes HIGHLIGHTED RED
must be approved by Housing
Panel, Strategy and Council before
incusion in the Affordable Housing
Programme.

Failed schemes must be
transferred to the 'Deleted
Schemes' tab and HIGHLIGHTED
with BLUE text so they can be
reported to the Housing Panel as
failed schemes

Completed schemes must be
transferred to the 'Completed
Schemes' file under Enabling