

**Mid Suffolk District Council
Draft Five-Year Housing Land
Supply Position Statement
2021**

Mid Suffolk District Council

November 2021

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Executive Summary

Purpose of this position statement

This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared by Lichfields on behalf of Mid Suffolk District Council ('the Council'). The purpose of this position statement is to set out the up-to-date 5YHLS position for the Council covering the five-year period from the 1st April 2021 to the 31st March 2026 using the latest available evidence. The position statement has been prepared in accordance with relevant policy and guidance.

Consultation on this position statement

The Council undertook a consultation on this 5YHLS position statement alongside the corresponding report for Babergh District Council. The purpose of this consultation was to gather additional evidence on sites and seek the views of the community, councillors and developers in respect of the position statement. The responses to that consultation have been fully considered and addressed where appropriate as part of this final position statement.

The five-year requirement

For Mid Suffolk, the 5YHLS requirement is 2,693 units between the 1st April 2021 to the 31st March 2026. This is based on the districts Local Housing Need figure (as calculated using the Standard Method, 513 dpa) plus a buffer of 5% as determined by the Housing Delivery Test (HDT).

The Council's deliverable supply

In light of relevant policy and guidance, the Council has undertaken a thorough deliverability review of its supply. This has included gathering 'clear evidence' to demonstrate the deliverability of its 'Category B' sites. The Council has also undertaken a review of local lead-in times and build rates to inform its trajectory and has taken account of market signals following engagement with developers.

From this exercise, the Council considers it can demonstrate a 'deliverable' supply of 5,319 units across the five-year period. This includes a windfall allowance of 70 dpa in years four and five

The Council's five-year housing land supply position

The Council therefore considers it can demonstrate 9.54 years supply.

Mid Suffolk District Council's 5YHLS Position between 1st April 2021 to 31st March 2026

Five-Year Requirement	2,693 units
Total Supply	5,139 units
Years Supply	9.54 years
Surplus/Deficit	+2,446 units

Source: Mid Suffolk District Council / Lichfields Analysis

Compliance Sheet

Policy / Guidance		Compliance
National Planning Policy Framework (2021)		
Paragraph 74	Requires LPAs to prepare and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.	The Council's previous assessment was published in October 2020. This position statement, its appendices, and supporting material details the Council's annual assessment of its supply of specific deliverable sites.
Paragraph 74 & Footnote 39	<p>The calculation of how much land is required should be either based on the housing requirement set out in adopted strategic policies, or against their Local Housing Need where the strategic policies are more than five years old.</p> <p>In the case of the later, Footnote 39 requires use of Standard Method set out in national guidance to calculate Local Housing Need unless where strategic policies have been reviewed and found not to require updating.</p>	<p>See Section 2.0 of this position statement.</p> <p>In the case of Mid Suffolk District Council, in accordance with Paragraph 74 and Footnote 39 of the NPPF (2021) the Council should use the Standard Method to calculate Local Housing Need.</p>
Paragraph 74 & Footnote 41	<p>Requires that the supply of sites should, in addition, include a buffer or either 5%, 10% or 20%.</p> <p>In accordance with Footnote 39 a 20% buffer is only appropriate where the Housing Delivery Test indicates delivery was below 85% of the housing requirement. A 10% buffer is only applicable where the Council wishes to demonstrate its position in an annual position statement or recently adopted plan.</p>	<p>See Section 2.0 of this position statement.</p> <p>In the case of Mid Suffolk District Council, in accordance with Paragraph 74 and Footnote 41, a 5% buffer is appropriate as determined by the Housing Delivery Test.</p>
Annex 2 – 'Deliverable'	Annex 2 sets out the definition of a 'deliverable' site.	<p>See Section 3.0 of this position statement.</p> <p>The Council has fully considered the meaning of 'deliverable' taking account of relevant guidance and appeal precedents.</p>
Planning Practice Guidance		
ID:2a-004	How is a minimum annual local housing need figure calculated using the standard method?	As explained at Appendix 2 to this document, the Council has calculated its Local Housing Need figure using the Standard Method detailed at 2a-004.
ID: 68-007	What constitutes a 'deliverable' housing site in the context of plan-making and decision-taking?	<p>See Section 3.0 of this position statement.</p> <p>The Council has fully considered the type of evidence that can form 'clear evidence' detailed in 68-007 in preparing its proforma for 'Category B' sites.</p>

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Consultation Draft

1.0 Introduction

Purpose

1.1 This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared on behalf of Mid Suffolk District Council ('the Council').

1.2 The purpose of this position statement is to set out an up-to-date 5YHLS position for the Council covering the five-year period from the 'base date' of 1st April 2021 to the 31st March 2026. It has been prepared in accordance with relevant policy and guidance. All data presented is the most up-to-date available at the time of publication. While this position statement only sets out the supply position for Mid Suffolk district, the methodology and local market consideration has been prepared jointly with Babergh District Council.

What is a five-year housing land supply and how is it assessed?

1.3 5YHLS is a forward-looking measure determining whether a Local Planning Authority ('LPA') has sufficient sites to meet its housing requirement in the next five-years. All LPAs in England are required by the National Planning Policy Framework ('NPPF') (2021) (Paragraph 74) to assess this position annually. This must take account of relevant national policy in the NPPF (2021), Planning Practice Guidance ('PPG'), and in the context of planning precedent (for example planning appeal decisions and legal judgments).

1.4 There are two parts to the calculation of a 5YHLS:

- 1 **Housing requirement:** how many homes need to be delivered in the five-year period?; and
- 2 **Housing Supply:** What is the Council's supply of housing from 'deliverable' sites in the five-year period?

1.5 The number of homes expected to be delivered (part 2) is then compared against the number of homes required (part 1) to arrive at a 5YHLS figure: expressed in a number of years' worth of supply.

Why is the Council's 5YHLS position important?

1.6 Whether or not an LPA can demonstrate a 5YHLS informs how both planning applications and planning appeals for housing are determined. Where an LPA is unable to demonstrate a 5YHLS then paragraph 11(d) of the NPPF (2021) is engaged. This means that local policies most important for determining the application are considered 'out-of-date' and the NPPF (2021) requires that planning decisions for housing should be granted unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF (2021) footnote 7 establishes the policies referred to in the NPPF); or
- Any adverse impacts of doing so [granting permission] would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

1.7 Paragraph 11(d) of the NPPF is often known as the 'tilted balance'. The purpose of this national policy is to bring forward additional land for housing that in normal circumstances (i.e. where policies are considered up-to-date) might otherwise not have been granted.

Has the Council been able to demonstrate a 5YHLS previously?

- 1.8 Yes. The Council's previous 5YHLS position – published in October 2020 – covered the five-year period from the 1st April 2020 to the 31st March 2025. This concluded that the Council could demonstrate 7.67 years supply.

Does COVID-19 have an impact on the Council's 5YHLS?

- 1.9 The COVID-19 pandemic continues to have wider impacts on the economy despite the lifting of restrictions. The initial lockdown (from March 2020) had a particular impact on house building given many developers initially mothballed sites. After this, the implementation of social distancing lengthened the time it took developers to build homes. As a result of these factors, the Council had applied a 'COVID discount' to the delivery of sites in its previous 5YHLS position.

- 1.10 However, housebuilding continued throughout later lockdowns and the housing market is buoyant. The Government have also lifted most legal/social distancing restrictions as vaccines have been rolled out. Therefore, the current and projected impact of the pandemic on the Council's 5YHLS is considered neutral.

- 1.11 At a national level there are problems with materials shortages and rising costs as well as construction labour shortages¹. These issues were referenced in one of the pro-formas received which indicates it is also being experienced, at least to some degree, at the local level. As the impact of these factors is as yet unknown, and local knowledge from the receipt of pro-formas does not suggest a significant drop in supply as a result, no adjustments have been made on this basis.

Consultation of this document

- 1.12 The Council undertook a consultation of this 5YHLS position statement alongside the corresponding report for Babergh District Council. The purpose of this consultation was to gather additional evidence on sites and seek the views of the community, councillors, and developers in respect of the position. The responses to that consultation have been fully considered and addressed where appropriate in relevant sections of this final position statement.

Structure

- 1.13 The document is structured as follows with relevant policy discussed in each section of the position statement:
- **Section 2.0** sets out the calculation of the Council's five-year housing requirement;
 - **Section 3.0** provides an overview of what a 'deliverable' site is and how the Council has gone about assessing the deliverability of its sites;
 - **Section 4.0** summarises the Council's housing supply of specific deliverable sites and consultation feedback;
 - **Section 5.0** details the Council's assessment of its 'windfall' allowance; and
 - **Section 6.0** finally sets out the Council's concluded 5YHLS position.

¹ <https://www.independent.co.uk/news/business/news/uk-economy-recovery-supply-problems-construction-b1913302.html?amp>

2.0 The Council's Five-Year Housing Requirement

2.1 This section details the calculation of the Council's 5YHLS requirement against relevant national policy and guidance. There are three parts to this calculation, as detailed in national policy, which are set out below:

- 1 What is the 'basic' five-year requirement?
- 2 Is there a backlog of supply?
- 3 What is the appropriate buffer?

What is the 'basic' five-year requirement?

2.2 On the appropriate housing requirement for calculating 5YHLS, paragraph 74 of the NPPF (2021) states the following:

*"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing **against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.**"*
(Lichfields emphasis)

2.3 The Mid Suffolk Core Strategy Review – which contains the Council's strategic policies – was adopted in 2012 and is therefore more than five years old. While the Council has prepared a Joint Local Plan with Babergh District Council, this is currently being examined and it is not formally adopted. Furthermore, no further review of the Core Strategy Review has been undertaken since 2012 that has found the housing requirement not to need updating. Therefore, in accordance with paragraph 74 and footnote 41 of the NPPF (2021) the Council must assess whether it has a 5YHLS against its 'Local Housing Need'.

2.4 To determine the Council's Local Housing Need figure, footnote 41 of the NPPF (2021) states that this should be calculated using the 'Standard Method' set out in the PPG.

2.5 The Standard Method is a national formula that takes account of both projected housing growth and historic housing under-supply (through an adjustment to the household projections based on housing affordability) within a given area. The formula is detailed as part of the PPG (ID: 2a-004) and the calculation for Mid Suffolk district is detailed at Appendix 2. Since the previous position, the Standard Method has been updated with 20 cities/urban areas required to add an uplift of 35%. This does not apply to Mid Suffolk.

2.6 This shows that the Standard Method figure for Mid Suffolk district – with a 2021 base date – is 513 dwellings per annum ('dpa'). The basic five-year requirement is therefore this figure multiplied by five years; which **equals 2,565 units.**

Is there a backlog of supply?

2.7 In calculating a 5YHLS requirement there must be an assessment determining whether there has been a shortfall of housing delivery against adopted planned requirements from previous years. This should be calculated from the base-date of the adopted plan and added to the basic-five-year requirement.

2.8 However, the PPG (ID: 68-031) confirms that in circumstances where the Standard Method is used to calculate the 'basic' five-year requirement (which is the case for Mid Suffolk) 'Step 2' of

the calculation already factors in past under-delivery by resetting the calculation. Consequently, no backlog of supply should be added to the 'basic' five-year requirement in the case of Mid Suffolk district.

What is the appropriate buffer?

2.9 Paragraph 74 of the NPPF (2021) requires an additional buffer should be added to the five-year requirement. It presents three potential buffers as detailed below:

“The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- *5% to ensure choice and competition in the market for land; or*
- *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan(38), to account for any fluctuations in the market during that year; or*
- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving a planned supply (41)”.*

2.10 Firstly, this 5YHLS statement is not an 'Annual Position Statement' ('APS') and therefore a 10% buffer is not appropriate for Mid Suffolk district². The appropriate buffer for the district is as a consequence either a default 5% or a 20% buffer.

2.11 A 20% buffer is only appropriate where there *“has been a significant under delivery of housing over the previous three years”*. As per footnote 41 of the NPPF (2021), this is determined by the district's Housing Delivery Test ('HDT') measurement. Where an LPA records an HDT measurement below 85%, footnote 41 requires the addition of a 20% buffer. Should the measurement be above 85%, a 5% buffer is appropriate.

2.12 The latest HDT (2020) was published in January 2021. Mid Suffolk district recorded a measurement of 118% as detailed in Table 2.1; therefore, a 5% buffer is appropriate for Mid Suffolk.

Table 2.1 Mid Suffolk District Council HDT 2020 Measurement

	2017/18	2018/19	2019/20	Total
Number of Homes Required	430	585	509	1,524
Number of Homes Delivered	426	690	451	1,567
2020 Measurement	103%			
2020 Consequence	None			

Source: MHCLG (published January 2021)

The Council's five-year housing requirement

2.13 Bringing the above together the Council's 5YHLS requirement is **2,693 units** in the five-year period from 1st April 2021 to the 31st March 2026 as detailed in Table 2.2 below.

² An APS is a report examined by the Planning Inspectorate that can 'confirm' (i.e. fix) an LPAs 5YHLS for a year. However, given policy restrictions, Mid Suffolk district is at present unable to submit an APS for examination.

Table 2.2 Assessment of Mid Suffolk District Council 5YHLS Requirement

Mid Suffolk District Council 5YHLS Requirement	
Annual Requirement	513 dpa
Basic Five Year Requirement	2,565
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,693 units

Source: Lichfields Analysis

2.14

Therefore, for the Council to be able to demonstrate a 5YHLS it must have a deliverable supply equal to or greater than 2,693 units in the five-year period. The following sections present an assessment of the Council's deliverable supply including a summary of what constitutes a 'deliverable' site.

Consultation Draft

3.0 Housing Supply: The Council's Approach to Demonstrating Deliverability

3.1 To demonstrate a 5YHLS, the Council must identify specific 'deliverable' sites sufficient to provide a minimum of five years' worth of housing: in this case 2,116 units between the 1st April 2021 and the 31st March 2026. This section of the 5YHLS position statement considers what a 'deliverable' site is in accordance with policy and guidance. It also details how the Council has gone about demonstrating the deliverability of sites in the district.

Policy and guidance

The definition of 'deliverable'

3.2 A 'deliverable' site is defined in the NPPF (2021) glossary (Annex 2) as:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years." (Lichfields emphasis)

3.3 Unpacking the above definition, to be considered 'deliverable' all sites must be both 'available now' and 'offer a suitable location for development now':

- Being 'available now' means that the site does not have any ownership barriers that will impede development. An example of where a site would not be available now would be where the site is in multiple ownerships in such a way that it would restrict it coming forward now (see PPG ID: 3-019 for more detail).
- Being 'suitable now' refers to whether a site should accommodate housing development. For example, a site may not be considered suitable for housing development if the land is designated as part of Site of Special Scientific Interest or in areas at risk of flooding or coastal change. Where a site has a planning permission or an allocation it is generally considered 'suitable' for housing (see PPG ID: 3-018 for more detail).

3.4 In addition, sites must be 'achievable'; which means there is a 'realistic prospect' – the 'central test' of deliverability³ – that it will be delivered at a point in time envisaged: in this case, within the five-year period. As explained in PPG (ID: 3-020) this is "essentially a judgement about the economic viability of the site, and the capacity of the development to complete and ... sell the development over a certain period". In the context of 5YHLS the assessment of whether a site is 'achievable' depends on the size and planning status of the development in question.

³ As per the 'North Worcestershire Golf Club' planning appeal (ref. 3192918) (IR 14.39 to 14.41)

3.5 The definition of deliverable provides for two categories of sites:

- **Category A sites:**

These are all non-major development sites and major development sites that have a detailed planning permission. These types of sites are inherently more certain of delivering within the five-year period given their planning status and/or size (non-major housing development is defined as a development less than 10 units or development on a site less than 0.5ha in size⁴).

The PPG (ID: 68-007) confirms that these types of sites are considered deliverable ‘in principle’. It is only in circumstances where the permission expires or there is ‘clear evidence’ that homes from these sites will not be delivered in the five-years should these sites no longer be considered deliverable.

- **Category B sites:**

Category B sites are those that involve major development without a detailed planning permission: for example, a site with an allocation for housing development only, an extant outline planning permission, or a site with a resolution to grant permission subject to the signing of a S106 agreement. These are sites that are inherently less certain of delivery within the five-year period given a detailed permission must still be approved before homes can be delivered. Consequently, the Council must gather site specific ‘clear evidence’ for these sites to be considered deliverable.

3.6 The Secretary of State has confirmed his interpretation that the definition of ‘deliverable’ should not be taken as being a ‘closed list’⁵. He stated that “*examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition*” (paragraph B of the Consent Order). Therefore, sites not specifically listed in the definition of deliverable can be found to be ‘deliverable’ where that site can be shown to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’.

What is ‘clear evidence’ in respect of Category B sites?

3.7 There is no complete definition of ‘clear evidence’; however, the PPG (ID: 68-007) provides a non-exhaustive list of what type of material can constitute clear evidence in support of Category B sites. It states:

“Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*

⁴ As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 and NPPF Annex 2 Glossary

⁵ See Consent Order for East Northamptonshire Council v Secretary of State for Communities and Local Government (CO/917/2020) - <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

3.8 Given there is no exhaustive definition of ‘clear evidence’, it is ultimately a matter of planning judgement as to whether clear evidence is provided. Consequently, there has been debate at a number of planning appeals regarding what does and what does not constitute clear evidence. The Council is well aware of this issue following the ‘Woolpit’ decision (ref. 3194926), issued in September 2018, in neighbouring Mid-Suffolk district. Here, the Inspector determined that the Council’s evidence was lacking against the relevant policy and guidance at that time; resulting in neighbouring Mid-Suffolk being unable to demonstrate a 5YHLS.

3.9 Since the Woolpit decision, the relevant PPG guidance has been updated and there have been further appeal decisions that have considered the issue of ‘clear evidence’, some of these presenting alternative perspectives on particular issues. From a review of appeal precedent, the Council considers the below to be the key points of reference for preparing ‘clear evidence’:

1 Deliverability is determined on the content and value of the evidence: not simply the fact that evidence itself has been provided.

As confirmed by the ‘Popes Lane’ decision⁶, it is the evidential value of the evidence gathered that demonstrates that a development’s prospects of delivery are realistic: forming ‘clear evidence’. The value of any site-specific evidence is itself dependant on the site’s context and the specific circumstances of that site⁷.

2 While there is no minimum criterion for clear evidence⁸, the type and form of ‘clear evidence’ for Category B sites will vary depending on circumstances of the site (e.g. its size or how quickly it is expected to deliver).

By way of example, the type and form of evidence that could be considered robust to demonstrate a ‘realistic prospect’ for a hypothetical Category (B) site that has outline permission for 50 units and has a reserved matters application pending consideration with an assumed output in line with local lead-in times/build rates will be markedly different to that required for either a large-scale strategic site for 1,500 units that has an allocation but no extant outline permission, or a site that is assumed to be building out sooner and/or more quickly than has typically been the case for comparable sites in the district or elsewhere.

Evidence can also take account of information gathered after the base date (in this case 1st April 2021) as long as it is used to support sites identified as deliverable as of the base date⁹. However, to ensure consistency in the approach to assessing a five-year supply new sites should not be added into the supply of an existing position; instead new sites should only be added once a new position with an updated base date is published.

3 The Council should undertake a critical analysis of whatever evidence is gathered from developers.

In the ‘Rectory Farm’ decision¹⁰ the Inspector noted that the Council did not simply accept the proforma returns from developers on face-value. Where the Council thought the rates overly ambitious, the rates were altered. This demonstration of critical judgement appeared

⁶ Appeal ref. 3216104 (IR 23)

⁷ Confirmed in both the ‘Popes Lane’ (ref. 3216104 (IR 23) and ‘Rectory Farm’ (ref. 3234204) (IR 32) decisions

⁸ Land to the South of Williamsfield Road (ref. 3207411) (IR 27)

⁹ As the Secretary of State confirmed in the ‘Woburn Sands’ decision (ref. 3169314) (DL 12) and again in the ‘Land at Mitchelswood Farm’ decision (ref. 3119171) (IR9.61-9.62)

¹⁰ Appeal ref. 3234204 (IR 32)

to give additional weight to the Council's findings. Another Inspector in the earlier 'Land to the south of Williamsfield Road' decision¹¹ echoed these comments.

The Council's approach to demonstrating the deliverability of its housing supply

- 3.10 In light of policy and guidance, the below explains the Council's methodology to demonstrating the deliverability of its supply.
- 3.11 All sites included in this calculation have been identified as being deliverable and will make a contribution to the Council's supply in the relevant five-year period. While the evidence post-dates the base date (which is an inevitable product of how annual monitoring is carried out) the Secretary of State recently confirmed that this is accepted given it supported sites identified as deliverable as of the base date¹².
- 3.12 In reviewing the sites, the Council has first removed sites that have a net zero contribution to housing supply and then split up the trajectory between the two Categories of supply: A and B. Following the recent SoS confirmation that the definition of 'deliverable' should not be interpreted as a 'closed list' the Council considers any site not specifically listed in Category A (which are presumed to be deliverable) falls in to Category B (requiring 'clear evidence' to be deliverable)¹³. Therefore, the Council has in this assessment included sites that had a resolution to grant planning permission subject to the signing of a S106 at the base date only where these sites are supported by 'clear evidence' at the base date.

Category A

- 3.13 In respect of **Category A** sites, the Council has:
- 1 Split up developments (both major and non-major) into those that have commenced and not-commenced;
 - 2 Non-major development (less than 10 units¹⁴) has been split into commenced and non-commenced categories as per step 1. Unless the Council has received site specific evidence the Council has presumed these non-major development sites with live permissions to be deliverable in accordance with policy and guidance¹⁵. It is also anticipated that these sites will deliver within years one to three of the trajectory;
 - 3 To ensure the robustness of the supply the Council has removed sites from the supply as follows:
 - a All sites not commenced that where planning permission would have expired by 1st April 2021. It is assumed these have now expired unless the Council has received evidence to the contrary. Unfortunately, due to the impacts of Covid-19 the Council has not been unable to verify the status of development on these sites over the past 12 months (i.e. to confirm if development has commenced or not), therefore, some of these sites may well have commenced but have been removed as a precaution to ensure supply is not overstated. This is a conservative approach and means that there may be some supply from this category which could be included in the future if they have commenced. This step removes 105 units;

¹¹ Appeal ref. 3207411 (IR 27)

¹² 'Land to the East of Newport Sands' (ref. 3169314) (Para 12)

¹³ It should also be noted that the Council considers residential conversions via permitted development rights to fall in to Category A as these have a 'detailed' permission from The Town and Country Planning (General Permitted Development) (England) Order 2015. This approach has been endorsed by the Secretary of State in the 'Land to the East of Newport Sands' decision (ref. 3169314) (Para 12)

¹⁴ NPPF Annex 2: Glossary page 68

¹⁵ Annex 2 (NPPF 2021) and PPG (ID: 68-007)

- b Commenced non-major sites with older permissions (i.e. would have expired pre-1st April 2020) have been removed where no completions have yet been recorded. These sites would have had at least a year to record a completion since development commenced, but one has not been forthcoming, which could mean a material start was made, but the project has fallen away. As a conservative estimate, it has been assumed these sites will no longer come forward despite there being an extant permission that could be still built out. As above, unfortunately, due to the impacts of Covid-19 the Council has not been able to verify the status of development on these sites and there may be some supply from this category which could be included in the future.
- In addition, some major sites with older permissions (akin to the definition above) have been removed where only part of the scheme have been delivered but there has been a continued delay in the remaining dwellings coming forward. This approach is considered more accurate than applying a blanket lapse rate. This step removes 43 units;
- 4 For the remaining major development sites that has commenced, the Council presumes these are deliverable absent evidence to the contrary and have applied local median build rates (unless there is any robust site-specific delivery evidence);
 - 5 For the remaining major development that have not commenced, the Council again presumes these are deliverable absent evidence to the contrary. Local lead-in times and median build rates have then been applied to these sites (unless there is any robust site-specific delivery evidence);
 - 6 For some of the larger Category A sites expected to deliver beyond the five-year period, the Council has issued a 'Category A proforma' to relevant developers/landowners/agents requesting that they confirm the expected delivery from these sites in the five-year period. A copy of this proforma can be seen at Appendix 3; and
 - 7 Finally, a wider consultation has been undertaken on this 5YHLS position statement to gather additional comments on its Category A sites.

Category B

- 3.14 In respect of **Category B** sites, the Council has undertaken an exercise of gathering 'clear evidence' to demonstrate which of these sites are deliverable. As a starting point, each Category B site is considered not to be deliverable and only where the Council is satisfied there is clear evidence in support of the site is it deemed deliverable. Further detail as to how the Council has gathered 'clear evidence' is presented below.

The Council's approach to preparing 'clear evidence' for Category B sites

- 3.15 In light of our analysis of relevant policy and guidance, the Council has sought to gather 'clear evidence' to support the deliverability of its Category B sites.
- 3.16 Where a site with outline permission also had a reserved matters application for housing submitted at the base date – but not determined – the Council considers this to be sufficiently clear evidence in and of itself to demonstrate the site's deliverability (irrespective of whether or not a proforma was returned). This is reasonable because it demonstrates there is firm progress towards the submission of an application (as there is one submitted); it shows there has been firm progress to site assessment work (as such work would have been undertaken for the submission), and provides detail of required infrastructure for the scheme, suggests viability etc. Moreover, these are sites that are suitable now and available now. Developers are unlikely to prepare and submit reserved matters applications – investing significant money in them – if they were not then intent on developing the site out.

- 3.17 For all other Category B sites, the Council prepared a ‘Category B site proforma’; a copy of which can be seen at Appendix 3. This proforma was sent to the relevant developers, landowners, and agents of Category B sites. As can be seen, the proforma:
- Confirms to developers/landowners/agents that the Council, as a starting point, approach all Category B sites as not being deliverable;
 - Requires details of the progress being made towards the submission of detailed applications, the discharge of conditions and the progress of site assessment work;
 - Requires details of whether a house builder/s has been secured to develop the site and if not, what progress has been made to do so. This is to consider the capacity of a particular house builder/s and the likely lead-in times if one has not been secured;
 - Asks the respondent to provide their anticipated build-out trajectory for the site and importantly to justify why the rates suggested are reasonable. For example, details are requested on how many outlets are likely to be delivering from the site and the levels of affordable housing: both of which are known to impact delivery rates¹⁶; and
 - Requires details of key risks in achieving the identified trajectory. This includes questions regarding whether the site is available now; relevant viability information; relevant infrastructure information; and the potential continuing impact of the COVID-19 pandemic.
- 3.18 The Council considers that the proforma seeks to ascertain a variety of site-specific evidence that, taken together, will be of a high-evidential value sufficient to demonstrate the deliverability of a full range of Category B sites where they are to be included. The questions not only expand upon the examples of what constitutes ‘clear evidence’ in the PPG (ID: 68-007) but they are written to be deliberately direct in order to elicit firm and detailed responses.
- 3.19 Crucially – as made clear on the proforma – the Council has undertaken its own assessment of the proforma returns. This is to consider whether the evidence provided is realistic and robust. In addition, the Council has undertaken a wider consultation on this position statement to gather additional comments on the deliverability of its sites.
- 3.20 Finally, the following should be noted:
- 1 There may be sites where there is a body of evidence in support of its deliverability other than a proforma or a reserved matters application submitted before the base date that – in the Council’s view – constitutes clear evidence (for example, planning history, previous proformas, officer knowledge); and
 - 2 There may be Category B sites that local residents are aware of but that are not included in the supply. The reason for this is because the Council must be able to evidence its Category B supply in accordance with the relevant tests. While the Council may anticipate a site will come forward in the five-year period that is not the test of ‘deliverability’. Where the Council has not been able to gather sufficient ‘clear evidence’ in support of Category B sites it cannot count said sites delivery to the ‘deliverable’ supply¹⁷. Furthermore, some sites may have been approved after the base date which are also not included.

How has the Council assessed and applied lead-in times and build rates for both Category A and B sites?

- 3.21 The Council has undertaken a local analysis of developments across both Mid Suffolk and Babergh districts to benchmark lead-in times and build rates for differing site sizes. This local

¹⁶ As detailed in Lichfields research ‘Start to Finish’ (second edition) published in February 2020

¹⁷ For example, the ‘Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt’ (75 units).

analysis has also supplemented with national evidence detailed in Lichfields' research 'Start to Finish' (second edition) published in February 2020. These together:

- Provide a benchmark to assess whether proforma returns are realistic taking account of additional detail provided that could justify higher rates; and
- Provide statistical averages that can be applied in the Council's trajectory to sites (by size) where the developer/landowner has not provided expected delivery rates.

3.22 This analysis is fully detailed in Appendices 4 and 5; however, Table 3.1 and Table 3.2 below details a summary of the findings. In the table:

- Lead-in Time (1) = the time from validation of first application to first completion; and
- Lead-in Time (2) = the time from approval of first detailed permission to first completion.

Table 3.1 Local Lead-in Time Analysis

Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Mean	Median	Mean	Median	
10-99 dwellings	3.3 years	2.8 years	2.0 years	1.7 years	40
100-499 dwellings	3.9 years	3.5 years	1.7 years	1.6 years	13

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

Table 3.2 Local Build Rate Analysis

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	14 dpa	13 dpa	16
50-99 dwellings	29 dpa	32 dpa	8
100-499 dwellings	33 dpa	33 dpa	8

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

3.23 The median lead-in times and build-rates have been applied in the accompanying trajectory to sites where the Council has no site-specific information or where the Council considers proposed rates/lead-in times to be overly optimistic. The median is used as the benchmark given this is the mid-point scheme: accounting for a distribution of data that is not equal around the average.

3.24 The Council monitors build rates and lead-in times together with Mid-Suffolk. The areas are broadly similar with many developers operating in both Districts. While there are currently different policy structures, the Councils are preparing a Joint Local Plan and currently share a development management team. Importantly, measuring across both districts provides a larger dataset of local lead-in times and build rates which helps smooth out any outliers in the data. Therefore, the data provides a more realistic benchmark of how long it takes developments to come forward across two broadly comparable districts. The Council is therefore satisfied that reviewing build rates across both Districts is robust.

3.25 It should be noted that the assessment of build rate analysis does not include completions recorded in the 2020/21 monitoring year. This was a unique year affected by the COVID-19 pandemic. A full justification of why the Council has taken this approach is in Appendix 5 and below. The lead-in times have been slightly updated to include some additional sites from our previous analysis which had first completions after the 1st April 2020.

How has the Council considered the impact of the COVID-19 pandemic in its assessments for both Category A and B sites?

3.26 The below sets out the Council's consideration and approach to assessing the potential impact COVID-19 will have on delivery in the district over the next five-year period. This includes an updated review of market signals and appeal precedent in terms of calculating 5YHLS post-COVID.

The Council's previous approach

3.27 In the Council's 2020 5YHLS position, a COVID-19 discount was applied. This was to account for the impact of the initial lockdown (where many developers mothballed sites) and once this was over, a reduction in delivery output given new social distancing requirements. The discount comprised:

- It was assumed that a developer's capacity to build would only be – at most – 55% of a normal year (i.e. a 45% discount to its capacity¹⁸). This discount was based on a review of market intelligence (both local and national) and only applied to the 2020/21 monitoring year; after which it was assumed output would be back to 100%; and
- Where sites not commenced were expected to start delivering units in 2020/21 (based on median lead-in times) the Council also assumed delivery would instead start in 2021/22 instead. This was to account for potential delays in bringing forward sites during the pandemic.

Updated market intelligence

3.28 The Council has continued to engage with developers regarding the impact of the pandemic (including through this 5YHLS evidence gathering exercise). As of now, many are reporting that they are operating at normal levels of capacity with issues related to the availability of labour and materials noted as risks to delivery; not the direct impacts of COVID-19 itself (i.e. social distancing or lockdowns).

3.29 Nationally, there has been a significant rise in house prices with England seeing a 13.3% jump in the average house price in the year to June 2021¹⁹. This appears to have been driven in part by changes in how people want to live (as a result of the pandemic) but also a stamp duty holiday which has now ended. At a national level there are problems with materials shortages and rising costs as well as construction labour shortages. As the impact of these factors is as yet unknown, and local knowledge from the receipt of pro-formas does not suggest a significant drop in housing supply as a result, no adjustments have been made on this basis.

3.30 Looking forward, a number of developers have provided trading updates including:

- 1 Barratt's trading update on the 14th July 2021 noted a successful recovery of completions; up 26.8% last year and only 3.4% below 2019 levels. They are forecasting strong future delivery and are seeking to increase development capacity. This is a significantly more upbeat position than its 6th July 2020 update which noted a yearly drop of 29.4% in completions to March 22nd 2020. It also noted that its sites open at that time were only

¹⁸ Accounting for an initial three-month period (from April to June 2020) where the Council took a 'worst-case' position that no completions would have been recorded during the main period of lockdown. Then for the remaining nine-month period (from July 2020 to the end of March 2021) it was assumed delivery output would be 75% of normal rates given social distancing requirements on construction sites. This is made up of no delivery for three months, followed by 9 months of delivery at only 75% of normal rates of delivery, equivalent to 6.75 months delivery (75% of 9 months). Cumulatively this amounts to a loss of 3 months + 2.25 months delivery, 5.25 months / 12 months = a total reduction in delivery of 43.75%.

¹⁹ ONS (2021)

operating at c.75% of construction levels prior to lockdown given social distancing requirements.

- 2 Taylor Wimpey Business Update of the 4th August 2021 notes that it had a record first half year performance with completions up 166% compared to the first half of 2020. A full year of completions are anticipated for the 2021 year at the upper end of the guidance range.
- 3 Persimmon's update on the 8th July 2021 notes that completions for the first half of 2021 were only 2.3% below that recorded in 2019 with build rates having returned to pre-COVID levels by the end of June 2020. Again, this is a far more positive position than its May 2020 updated where it noted sites open were at 65% of production capacity.
- 4 Berkeley's Annual Report (published 30th July 2021) notes that they are seeking to increase production; trying to achieve a 50% increase in 2024/25 compared to 2018/19 levels. This projects a strong outlook for the future.
- 5 Bellway's Trading Update published on the 10th August 2021 noted that completions recorded have increased by 34.8% and were now only 6.9% below 2019 levels.
- 6 Redrow's Trading Update of the 10th February 2021 notes that completions were 20% ahead of forecast. There were some ongoing impacts of self-isolation; but the situation was improving.
- 7 Vistry's Trading Update 7th July 2021 noted they were significantly ahead of their expected position. First half completions had risen 153% compared to 2020 and sales rates had increased. It expects to deliver 40% more homes in FY2021 than in FY2020.

The Council's approach now

3.31 Taking the above together, no COVID-19 discount will be applied in this 5YHLS position. Most developers appear to be operating at or very near to pre-COVID capacity. A vaccine programme has been rolled out in the past year, the housing market is strong, and the future outlooks of developers are upbeat. There remain longer terms risks associated with the pandemic but given the situation and outlook now, the Council considers it unreasonable to apply a similar discount to that which it applied last year.

3.32 Given this conclusion, the Council has not re-analysed local build rates including 2020/21 completions. With developers now back to full capacity, adding these figures in would artificially lower future expected completions. See Appendix 5 for more information.

Conclusions

3.33 Overall, the Council has undertaken a thorough review of policy, guidance, and appeal precedent to determine the 'deliverability' of its sites. From this, the Council considers it has a robust but conservative methodology to taking account of a full range of factors. The next section details the findings of the Council from a full deliverability review of its supply trajectory.

4.0 The Council's Five-Year Housing Supply: Specific Sites

4.1 The below summarises the findings of the Council's full deliverability review of housing supply reviewed in accordance with the methodology set out in Section 3.0. A separate table of housing supply accompanies this position statement detailing year-by-year completions. This includes key site information and a summary detailing why the Council considers each individual site to be deliverable. In addition, the returns from both the Category A and B proformas are included at Appendix 6.

Proforma and consultation feedback

4.2 The Council issued Category A proformas and Category B proformas to relevant developers/landowners/agents. In total, 13 sites have proforma returns which can be viewed at Appendix 6.

4.3 Further feedback was provided regarding the sites' deliverability as part of the consultation of this position statement. This has been considered and taken into account on individual sites.

Category A Sites

4.4 The below summarises the Category A supply that the Council has identified. As per the review of policy and guidance in Section 3.0 of this position statement, these are sites that have a detailed planning permission and are presumed to be deliverable. Site-specific delivery rates and site commentary is included in the accompanying Mid Suffolk 5YHLS Trajectory (2021).

Major (Commenced)

4.5 In total, the Council has identified 43 major development sites that have already commenced development and are considered to be deliverable. Across the five-year period these are expected to deliver 2,416 units.

Table 4.1 Major Development Sites Expected Five-Year Delivery (Commenced)

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Full PP	23	308	221	182	124	60	895
Reserved Matters	20	377	467	383	238	56	1,521
Permitted Development	0	0	0	0	0	0	0
Total	43	685	688	565	362	116	2,416

Source: Mid Suffolk District Council / Lichfields

Non-Major (Commenced)

4.6 In total, the Council has identified 236 non-major development sites that have already commenced development and are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 376 units. Given these are non-major development sites relating to development of nine or less units, it has been assumed that the majority will be built out in 2021/22.

Table 4.2 Non-Major Development Sites Expected Five-Year Delivery (Commenced)

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Full PP	164	243	0	0	0	0	243
Reserved Matters	49	104	0	0	0	0	104
Permitted Development	23	29	0	0	0	0	29
Total	236	376	0	0	0	0	376

Source: Mid Suffolk District Council / Lichfields

Major (Not-Commenced)

- 4.7 In total, the Council has identified 16 major development sites that have not yet commenced development but are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 690 units.

Table 4.3 Major Development Sites Expected Five-Year Delivery (Not-Commenced)

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Full PP	5	31	34	16	13	0	94
Reserved Matters	11	95	198	178	74	51	596
Permitted Development	0	0	0	0	0	0	0
Total	16	126	232	194	87	51	690

Source: Mid Suffolk District Council / Lichfields

Non-Major (Not-Commenced)

- 4.8 In total, the Council has identified non-major development sites that have not yet commenced development but are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 636 units.
- 4.9 For non-major development, the Council has assumed that non-implemented sites with full planning permission, reserved matters, or permitted development right prior approvals will deliver in Year two (2022/23). Non-major permissions with outline permission are assumed to deliver in Year three (2023/24) to account for the need to gain reserved matters approval before commencement.

Table 4.4 Non-Major Development Sites Expected Five-Year Delivery (Not-Commenced)

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Full PP	170	0	331	0	0	0	331
Reserved Matters	31	0	57	0	0	0	57
Outline Permission	72	0	0	170	0	0	170
Permitted Development	41	0	78	0	0	0	78
Total	314	0	466	170	0	0	636

Source: Mid Suffolk District Council / Lichfields

Category B Sites

- 4.10 From the Council's review, there are 16 deliverable Category B sites based on the evidence available. The reasoning for each site is set out in the accompanying Mid Suffolk table of housing supply. Of these, the Council received a proforma for two sites. All 16 sites had a reserved matters application submitted as of the base-date.
- 4.11 Finally, it should be noted that the Council reviewed a further 33 Category B sites (totalling 1,903 units) that currently have an extant outline planning permission: some of which had only recently been approved as of the base date. While proformas were sent to relevant developers/landowners/agents, none were returned. The Council has therefore not considered these as being deliverable for the purposes of this assessment.

Table 4.5 Category B Sites Expected Five-Year Delivery

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Outline Permission	16	0	7	230	368	276	881
S106	0	0	0	0	0	0	0
Total	16	0	7	230	368	276	881

Source: Mid Suffolk District Council / Lichfields

The Council's supply from specific sites

- 4.12 Taking the above together, the Council has total deliverable supply of 4,999 units from 625 specific sites. This comprises both Category A and B development from major and non-major sites and 56% of the development is expected to be delivered in the five-year period are on sites that have already commenced as of the base date.

Table 4.6 Mid Suffolk District Council Deliverable Supply

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Category A (Commenced)	279	1,061	688	565	362	116	2,792
Category A (Non-Comm)	330	126	698	364	87	51	1,326
Category B	16	0	7	230	368	276	881
Total	625	1,187	1,393	1,159	817	443	4,999

Source: Mid Suffolk District Council / Lichfields Analysis

5.0 **The Council's Five-Year Housing Supply: Windfall Allowance**

5.1 This section considers the appropriate windfall allowance for Mid Suffolk district in accordance with policy and guidance.

Policy and guidance

5.2 The NPPF (2021) permits Council's to include an allowance for windfall (i.e. unplanned for) development. Paragraph 71 states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends...”

5.3 The PPG contains little specific guidance for calculating a windfall allowance. In respect of 'housing and economic land availability assessments', it simply states that an allowance may be justified subject to 'compelling' evidence (ID: 3-023). More related to demonstrating a 5YHLS, the PPG also explains what information an APS needs to include (ID: 68-014). This states that APSs should include details of permissions granted for windfall development by year and how this compares with the windfall requirement.

Windfalls: methodology and past rates

5.4 The methodology for calculating the districts windfall allowance remains – in the main – consistent with that in the previous 5YHLS reports. Previous windfall development over the past seven years has been analysed and in doing so the following have been removed from the assessment:

- 1 Sites in residential gardens (given policy aims to restrict such development subject to policy tests – i.e. emerging policy LP05); and
- 2 Major development (i.e. 10 or more dwellings in size) as these sites would be expected to be allocated in the emerging plan and in the future would not be termed 'windfall' supply.

5.5 Further to the above, it has been established that the Council does not hold complete records to allow identification of all windfall sites for fewer than ten dwellings granted on appeal.

5.6 Reviewing small site windfall completions data from 2014/15 – stripping out garden land and major development – the Council has on average delivered 95 dpa. This represents 21% of all completions.

Table 5.1 Small Site Windfall Delivery in Mid Suffolk

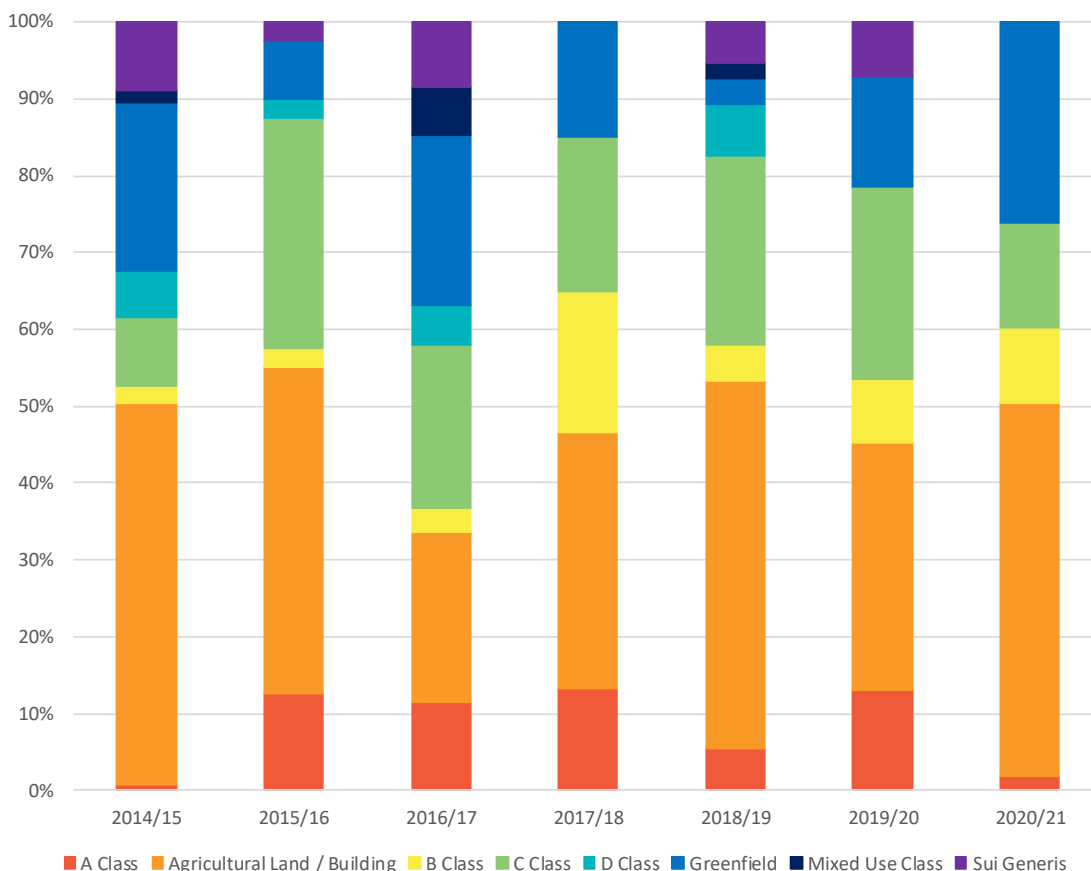
Monitoring Year	Net Completions	Small Site Windfall Completions (Not including Garden Land or major development)	% of Net Completions
2014/15	416	133	32%
2015/16	304	40	13%
2016/17	305	95	31%
2017/18	426	60	14%
2018/19	690	150	22%
2019/20	433	84	19%
2020/21	563	103	18%
Totals	3,137	655	21%
Average	448	95	

Source: Mid Suffolk District Council / Lichfields Analysis

Sources of windfall

- 5.7 Fundamental changes have been made to the Use Classes Order that came into effect on the 1st September 2020. The primary change was the combination of various A, D, and some B class development into a new 'E' Class allowing greater flexibility to move between uses. Furthermore, additional permitted development rights are being implemented – including the ability to demolish vacant office buildings and rebuild them with residential uses and rights to extend purpose-build residential blocks to accommodate new units. At this stage, it is still unclear how these changes will impact future levels of windfalls given there is no previous trend data or a local capacity study to make a robust future projection. To ensure consistency with previous analysis, the Council has monitored windfalls based on the former Use Classes.
- 5.8 Reviewing recent completions, there are a variety of sources of windfall development in the district. Figure 5.1 and Table 5.2 show a breakdown of the sources of windfall development (excluding garden development). As shown in Table 5.2, in the last seven years, the largest proportions of windfall development have come from agricultural buildings/land, sites which have previously been in C-Use Class, and greenfield sites.

Figure 5.1 Proportion of Windfall Development



Source: Mid Suffolk District Council / Lichfields Analysis *note this graph refers to the previous Use Classes.

Table 5.2 Breakdown of Windfall Development in Mid Suffolk District Since 2014/15

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	39	7%
Agricultural Buildings / Land	176	31%
B Use Class	74	13%
C Use Class	128	23%
D Use Class	23	4%
Greenfields	78	14%
Mixed Use Class	78	4%
Sui Generis	25	4%

Source: Mid Suffolk District Council / Lichfields Analysis *note this table refers to the previous use classes.

5.9

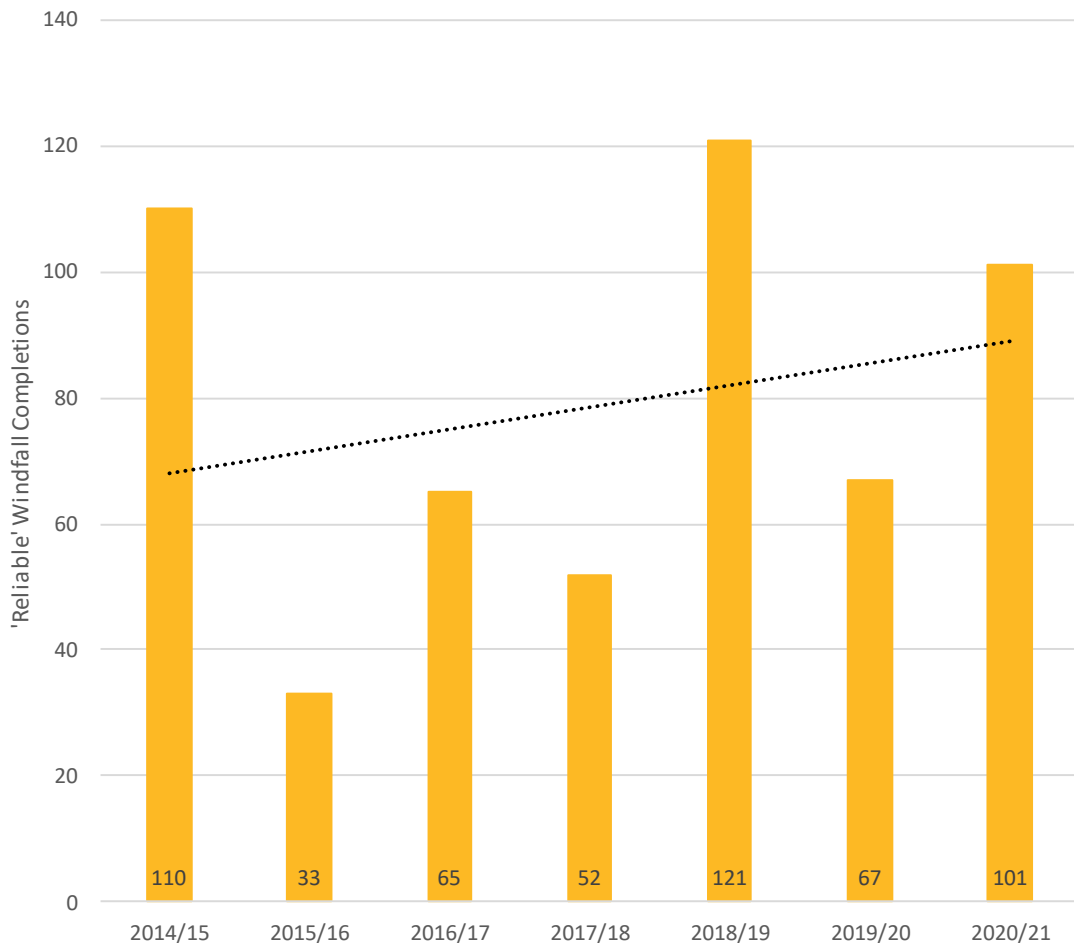
Given the rural nature of the district and changes in modern agriculture it is reasonable to assume that windfall completions on previous agricultural buildings and greenfield sites will continue to provide a consistent source of windfall supply. It is also expected that windfall completions on B Use Class buildings will continue to provide a modest contribution due to permitted development rights, as can development from former C Use Class buildings.

5.10 Based on historical trends, the following sources of windfall development have been deemed to be inconsistent on an annual basis or very minor in nature. As such they have been removed from the windfall calculation as they are not a reliable source of supply:

- A Use Classes (old use class definition);
- D Use Classes (old use class definition);
- Mixed Use Classes; and
- Sui Generis.

5.11 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers ‘reliable’ sources of windfall development. On average, the Council has delivered 78 dpa from these sources of windfall; albeit with large peaks of development in 2014/15, 2018/19 and 2020/21.

Figure 5.2 ‘Reliable’ Windfall Development



Source: Mid Suffolk District Council / Lichfields Analysis

5.12 Consistent with the previous two 5YHLS position statement (September 2019 and October 2020) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions from windfall developments. This is to ensure no double counting occurs with current, live permissions. Based on the analysis above, it is concluded that there is compelling evidence that a conservative windfall allowance of at least 70 dpa in years four and five is justified and reasonable.

- 5.13 While a higher figure than past trends may be justified – for example, accounting for the likely increase from E-Class to C3 as a result of Class MA permitted development – these impacts are as yet unknown in this area and the approach taken is considered more prudent and factors in some of the uncertainty surrounding future windfalls in light of changes to the Use Classes Order and the greater flexibility to move between uses.

Conclusion

- 5.14 On the basis of the above assessment the Council considered there is compelling evidence that a windfall allowance of at least **70 dpa** for years four and five.

Consultation Draft

6.0 The Council's Five-Year Housing Land Supply Position

6.1 The below summarises Mid Suffolk District Council's concluded 5YHLS position for the relevant five-year period from the 1st April 2021 to the 31st March 2026.

Summary

The Council's five-year requirement

6.2 As detailed in Section 2.0, the five-year requirement is 2,693 dwellings across the five-year period. This is on the basis of the Standard Method annual requirement of 513 dpa plus a 5% buffer.

Table 6.1 Mid Suffolk District Council 5YHLS Requirement

Mid Suffolk District Council 5YHLS Requirement	
Annual Requirement	513 dpa
Basic Five Year Requirement	2,565
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,693 units

Source: Lichfields Analysis

The Council's deliverable supply

6.3 The Council has undertaken a thorough review of its housing supply to identify specific 'deliverable' sites. These have been identified through the Council's annual monitoring process and are supported by 'clear evidence' where necessary.

6.4 As explained in this position statement and evidence in its appendices, the Council's process of identifying and evidencing the 'deliverability' of its sites has taken account of relevant policy, guidance and planning precedent. It has also been informed by a review of local and national lead-in times and build-out rates. Overall, an extremely cautious approach has been taken in respect of reviewing the deliverability of sites as summarised below:

- 1 As per the methodology at Paragraph 3.13 of this position statement, non-major sites which have commenced development, but where there have been no recorded completions in over a year have been removed from the assessment. The Council has been unable to verify the status of all non-major sites due to the limitations of Covid-19 and to avoid overstating supply these sites have been removed as a cautious approach.
- 2 Where there are discrepancies with previous completions, i.e. the developer identifies fewer dwellings are left to complete than the Council, the lower figure has been used (i.e. the Needham Chalks Ltd site).
- 3 Suggested build out rates and lead in times from proforma returns were not uncritically applied. Instead a review of the return was undertaken to consider whether the evidence justified higher than median rates.

6.5 From this exercise, the Council considers it can demonstrate a supply of 4,999 units from specific sites. This position statement also provides compelling evidence that a windfall allowance of at least 70 units in years four and five is also justified. In total, the Council's five-year supply is therefore 5,139 units as detailed in Table 6.2.

Table 6.2 Mid Suffolk District Council Deliverable Supply

Source of Supply	Supply (units)
Category A (Commenced)	2,792
Category A (Not Commenced)	1,326
Category B	881
Windfall Allowance	140
Total Supply	5,139

Source: Mid Suffolk District Council / Lichfields Analysis

The Council’s concluded 5YHLS position

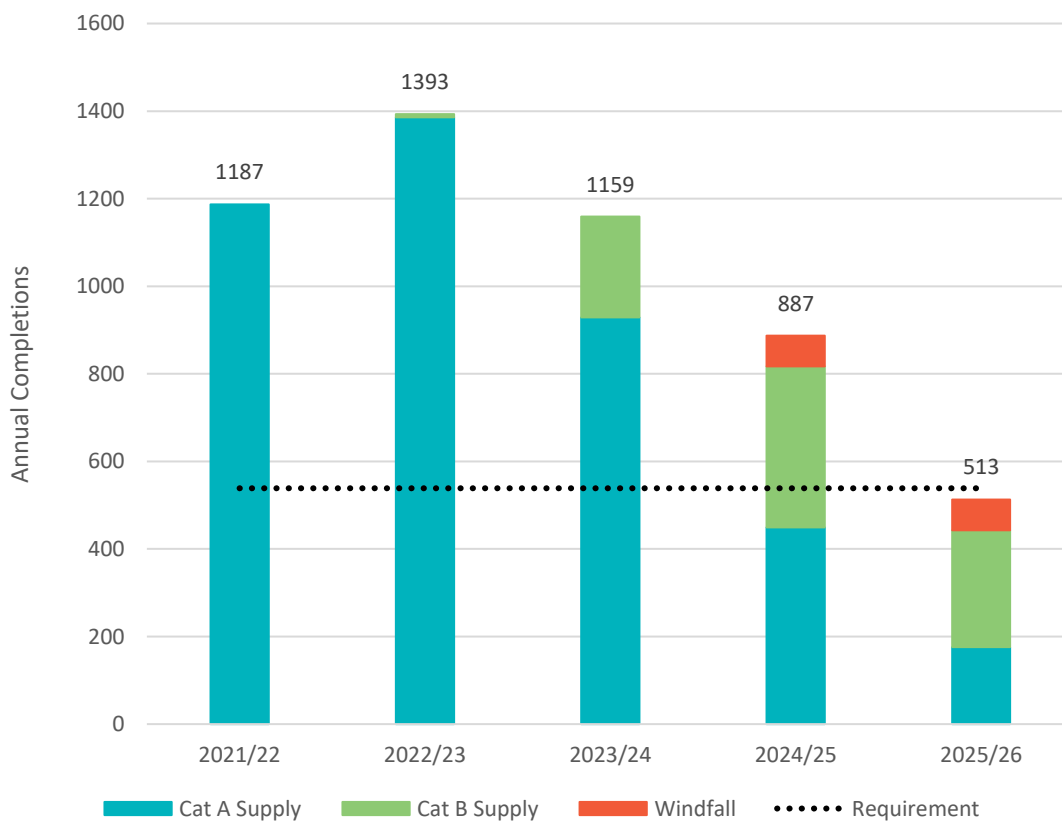
6.6 On the basis of the above, the Council can demonstrate 9.54 years supply between the 1st April 2021 to the 31st March 2026 as detailed in Table 6.3.

Table 6.3 Mid Suffolk District Council’s 5YHLS Position between 1st April 2021 to 31st March 2026

Five-Year Requirement	2,693 units
Total Supply	5,139 units
Years Supply	9.54 years
Surplus/Deficit	+2,446 units

Source: Mid Suffolk District Council / Lichfields Analysis

Figure 6.1 Mid Suffolk Five-Year Supply Projection



Source: Mid Suffolk District Council / Lichfields

Scenario testing

- 6.7 While not required by national policy, the Council has considered a number of scenarios in order to stress-test the concluded 5YHLS position.

Scenario 1 – Local Plan requirement

- 6.8 The Council has submitted a Joint Local Plan with Babergh which is planning for an annual requirement of 535 dpa for Mid Suffolk. This requirement was based on Mid Suffolk Districts' local housing need (assessed using the standard method). The inputs to that calculation change depending on the base year and affordability ratio. At that time, the district's local housing need was slightly higher.
- 6.9 In accordance with policy and guidance, the current local housing need figure – which is below that being advanced in the Joint Local Plan – should be used. Notwithstanding, the Council would still be able to demonstrate 9.15- years supply if the Council's Joint Local Plan annual local housing need was used, as it would be if the plan were adopted in its current form. Note that in this scenario, no backlog is added as one has not accrued to date during the proposed plan-period.

Table 6.4 Mid Suffolk District Council's 5YHLS: Stress Test Scenario 1

Five-Year Requirement (Local Plan Requirement + 5% buffer)	2,809
Total Supply	5,139
Years Supply	9.15 years
Surplus/Deficit	+2,330

Source: Mid Suffolk District Council / Lichfields Analysis

Scenario 2 – 10% buffer

- 6.10 As detailed in Section 2.0 of this position statement, a 10% buffer would only apply should the Council wish to confirm its supply. In this Scenario, the Council would be able to demonstrate 9.11 years supply as detailed below.

Table 6.5 Mid Suffolk District Council's 5YHLS: Stress Test Scenario 2

Five-Year Requirement (10% buffer)	2,822
Total Supply	5,139
Years Supply	9.11 Years
Surplus/Deficit	+2,318

Source: Mid Suffolk District Council / Lichfields Analysis

Scenario 3 – 20% buffer

- 6.11 As detailed in Section 2.0 of this position statement, a 20% buffer would be imposed on the Council should its 2020 HDT (due to be published in November 2021) measurement be less than 85%. The Council does not anticipate this will occur given the 2020/21 completions recorded. However, should for whatever reason a 20% buffer be imposed the Council would be able to demonstrate 8.35 years supply as detailed below.

Table 6.6 Mid Suffolk District Council's 5YHLS: Stress Test Scenario 3

Five-Year Requirement (20% buffer)	3,078
Total Supply	5,15539
Years Supply	8.35 years
Surplus/Deficit	+2,061

Source: Mid Suffolk District Council / Lichfields Analysis

Scenario 4 – Small sites lapse

- 6.12 There is no explicit requirement in either policy or guidance to apply a lapse rate to small sites, however in some cases LPAs have considered it appropriate. In the case of Mid Suffolk the Council has not applied such a lapse rate to its 5YHLS in previous assessments because a detailed analysis of the supply has removed all sites which have any potential for non-delivery. Notwithstanding, the below sets out three scenarios whereby a lapse rate of either 5%, 10%, or 20% has been applied to all non-major small sites that have not commenced (which currently totals 1,012 units) plus the small sites already removed as per Stage 3 (see Paragraph 3.13 of this position statement) of calculating the Council's total Category A supply (which totals 105 units). These sites are added back in, otherwise the Council would be applying a double lapse rate as part of this exercise.
- 6.13 The below scenario is not advanced by the Council as the basis for its 5YHLS assessment, but the exercise serves as a demonstration of the Council's robust supply.

Table 6.7 Mid Suffolk District Council's 5YHLS: Stress Test Scenario 4

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement (5% buffer)	2,693	2,693	2,693
Total Supply (Applying SS Lapse)	5,088 units	5,038 units	4,937 units
Years Supply	9.45 years	9.35 years	9.16 years
Surplus/Deficit	+2,395 units	+2,345 units	+2,243 units

Source: Mid Suffolk District Council / Lichfields Analysis *figures rounded

- 6.14 As part of the previous position's consultation, some respondents advocated applying a lapse rate to the small site delivery. The Council has not applied a lapse rate historically and no Inspector has recommended for one to be applied. The test of deliverability is clear, that small sites with an extant permission are presumed deliverable and there is no requirement to apply a lapse rate to this supply.
- 6.15 Furthermore, the Council also stripped out small sites that had commenced with historical permissions (see Stage 3, Paragraph 3.13 of this position statement). These are sites that may have had a material start on site but may not have delivered a unit for a considerable period of time. Doing this, in effect applies a lapse rate given these sites would be treated as deliverable against the policy definition. Thus, the Council is not applying an additional lapse rate, partly to avoid double counting.

Appendix 1 Glossary of Terms

Consultation Draft

Annual Position Statement (APS): A document prepared by a Local Planning Authority with engagement with local developers/landowners/interested parties that is submitted to the Planning Inspectorate. This can 'confirm' a Local Planning Authority's Five-Year Housing Land Supply position for up to a year.

A Use Class: This was a former use-class of premises for shops, financial and professional services, restaurants and cafes, drinking establishments or hot food takeaways. Most of the former A Class uses are now Class E.

Build Rate: The annual build-out rate of new dwellings on a site.

B Use Class: Use of premises for business, general industrial or storage and distribution as described in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Condition Discharge Application: A type of application where a condition in a planning permission or a listed building consent requires details of a specified aspect of the development (which was not fully described in the original application) to be approved by the local planning authority before the development can begin. This is also commonly known as 'discharging' conditions.

Core Strategy: The Core Strategy is one of the development plan documents forming part of a local authority's Local Plan (formerly the Local Development Framework). It sets out the long-term vision for the area, the strategic objectives, and the strategic planning policies needed to deliver that vision.

Conditions (or 'planning condition'): A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

C3 Use Class: Use of premises as a 'dwelling house' by a single person or by people living together as a family; or by no more than six people living together as a single household, as described in Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Deliverable: As defined in Annex 2 of the National Planning Policy Framework (2019):

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

Detailed Planning Permission: A planning permission that can be implemented (i.e. a full planning permission or a site with both an outline permission and reserved matters approval).

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This

includes adopted Local Plans and neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

D Use Class: This was a former use class for use of premises including non-residential institution or for assembly and leisure. D class uses are now either E class, Sui Generis, and F.2 use.

Dwellings per Annum (dpa): The rate at which a site builds out per year.

E Use Class: A new use class covering a wider range of commercial, business and services uses. For example, shops and offices. Described in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

First Housing Completion: The date of the first housing completion on site.

Five Year Housing Land Supply (5YHLS): Paragraph 74 of the National Planning Policy Framework (2019) requires Local Planning Authorities to be able to demonstrate five years' worth of housing: known as a Five Year Housing Land Supply.

Housing Delivery Test (HDT): As defined in Annex 2 of the National Planning Policy Framework (2019) as a mechanism which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State should publish the Housing Delivery Test results for each local authority in England every November. The outcome of which determines whether a 5% or 20% buffer is applied to the five-year land supply requirement.

Lead-in Time: This measures the period up to the first housing completion on site from the submission date of the first planning application made for the scheme.

Local Housing Need (LHN): The number of homes identified as being needed through the application of the Standard Method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework) as defined in Annex 2 of the National Planning Policy Framework (2019).

Local Plan: Defined in Annex 2 of the National Planning Policy Framework (2019) as a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Plan Allocation: Sites identified within a Local Plan for housing, industry or other use that identifies a specific area of land to be developed within the time period of the Plan.

Local Planning Authority: The local authority that exercise planning powers (i.e. determines local planning applications and prepares planning policy).

Mixed Use Class: Use of premises which provides a mix of complementary uses, such a residential, community and leisure uses, on a site or within a particular area.

National Planning Policy Framework (NPPF): sets out government's planning policies for England and how these are expected to be applied. The most recent NPPF was published in July 2021.

National Planning Practice Guidance (Guidance): The National Planning Practice Guidance ('PPG') adds further context to the NPPF.

Net Completions: Measures the absolute increase in stock between one year and the next, including other losses and gains (such as conversions, changes of use and demolitions).

Outline Planning Permission: A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters.

Pre-Commencement Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order which must be discharged prior to commencement of development.

Reserved Matters Application (RM): The application for approval of reserved matters should be made after the grant of outline planning permission and should deal with some or all of the outstanding details of the outline application proposal, including appearance, means of access, landscaping, layout and scale.

Start on Site: The point at which site works commence.

Sui Generis: Uses of land and buildings which do not fall within a specified use class of Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Windfall Sites: Defined in Annex 2 of the National Planning Policy Framework (2019) as Sites not specifically identified in the development plan.

Windfall Allowance: An allowance made in the five-year land supply for windfall sites (as defined above).

Consultation Draft

Appendix 2 Standard Method Calculation for Mid Suffolk District Council (2021)

Consultation Draft

The below details the calculation of the Standard Method figure for Mid Suffolk district in accordance with the latest PPG (see ID: 2a-004).

Step 1 – Setting the baseline

The districts 2014-based housing projections²⁰ are:

- 40,096 households in 2021
- 43,108 households in 2031

Therefore, 4,012 new households are projected in the district during this period. This equates to an average of 401 new households per year.

Step 2 – An adjustment to take account of affordability

The districts median workplace-based affordability ratio (i.e. the ratio of workplace-based earnings to house prices) is 8.47. Given this is over 4, the following adjustment is required.

The adjustment factor is calculated using the following formula:

Figure 6.2 Adjustment Factor Formula - Standard Method

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

Source: National Planning Policy Guidance (ID: 2a-004)

Therefore, the adjustment factor for the district is 1.4075.

Step 3 – Capping the level of any increase

The level of increase of the adjustment factor is capped depending on whether or not the Council has adopted a local plan within the last five-years. Given the Mid Suffolk Core Strategy Review (2012) is more than five-years old, the potential cap is 40% above the higher of:

- a The average household growth for the district calculated in step 1: 401 dpa; or
- b The average housing requirement figure set out in the most recently adopted strategic policies (i.e. the Mid Suffolk Core Strategy Review 2012): 430 dpa.

In the case of Mid Suffolk, the housing requirement from the Mid Suffolk Core Strategy Review (2012) is the greater figure. Therefore, the potential cap is 430 dpa times 1.4 = 602.

The average baseline figure (calculated in Step 1) times the adjustment factor (calculated in Step 2) equals 513 dpa which is below the cap of 420 dpa.

The Standard Method figure for Mid Suffolk District Council with a 2021 base date is therefore 513 dpa.

²⁰ In calculating the standard method more recently published household projections are not used in accordance with the PPG (ref. 2a-005)

Appendix 3 Category A and B Proformas

Consultation Draft

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

Site Address: [INSERT]
Developer/Site Promoter: [INSERT]

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: [INSERT]
- Outline Planning Permission reference: [INSERT]
- Reserved Matters reference: [INSERT]
- Full Planning Permission reference: [INSERT]
- Brownfield Register reference: [INSERT]
- Permission in Principle reference: [INSERT]
- No Planning Status/Other (please explain): [INSERT]

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
XX	XX	XX	XX	XX	XX

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

[INSERT]

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

[INSERT]

Signed on behalf of [insert name of developer/site promoter]	
Name	
Position	
Date	

DRAFT

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY B SITES

Site Address: [INSERT]
Developer/Site Promoter: [INSERT]

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2019) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status (completed by the Council):

- Allocation reference: [INSERT]
- Outline Planning Permission reference: [INSERT]
- Reserved Matters reference: [INSERT]
- Full Planning Permission reference: [INSERT]
- Brownfield Register reference: [INSERT]
- Permission in Principle reference: [INSERT]
- No Planning Status/Other (please explain): [INSERT]

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

[INSERT]

(please include any pre-application references, anticipated dates of submission for future applications and justification for why the date anticipated is realistic)

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

[INSERT]

(please also provide details of relevant pre-commencement conditions that have been discharged – including references – and which pre-commencement conditions still need to be discharged)

4. Please provide details of any house builder(s) secured to develop the site:

[INSERT]

- a. What is their track record of building and selling in the local market?

[INSERT]

- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

[INSERT]

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
XX	XX	XX	XX	XX	XX

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

[INSERT]

- b. When is the first house anticipated to be completed?

[INSERT]

c. If relevant, is there a phasing plan for the site?

[INSERT]

(If there is please provide basic details including when each phase is likely to start/complete and how many homes in each phase)

d. How many outlets are likely to be delivering from the site and/or phase?

[INSERT]

e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

[INSERT]

f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

[INSERT]

g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

[INSERT]

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

[INSERT]

b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

[INSERT]

c. Is the site available for development now?

[INSERT]

d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

[INSERT]

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?

[INSERT]

(if the development is reliant on or has secured any grant funding for relevant supporting infrastructure please provide details of this here)

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

[INSERT]

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?

[INSERT]

Signed on behalf of [insert name of developer/site promoter]	
Name	
Position	
Date	

Appendix 4 Lead-in Time Analysis (Babergh & Mid-Suffolk)

Consultation Draft

Local Lead-in Time Analysis – 2021

The following provides a review of past lead-in times considering 53 sites (major development) in both Babergh and Mid-Suffolk districts. For this exercise, the developments have been split by the size of the sites (above and below 100 units) and have measured two lead-in times:

- **Lead-in Time (1):** From the date of validation of the first permission (i.e. outline or full planning permission) to the first completion; and
- **Lead-in Time (2):** From the date of approval of the detailed permission (i.e. reserved matters or full planning permission) to the first completion.

Local analysis: sites 100-499 units

Local Lead-in Time Analysis: Sites 100-499 units

PP Ref.	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
B/14/00804/FUL	Babergh	166	FULL	19/06/14	15/02/16	31/05/18	4.0	2.3
B/12/01198/OUT	Babergh	100	OUT	10/02/12	16/03/15	31/03/19	7.1	4.0
B/13/00113/OUT	Babergh	112	OUT	25/01/13	15/10/15	23/11/16	3.8	1.1
DC/19/04650/RES DC/17/04052/OUT	Babergh	130	OUT	04/08/17	13/06/18	05/03/20	2.6	1.7
M/2986/15/OUT	Mid Suffolk	130	OUT	21/08/15	14/07/17	18/02/19	3.5	1.6
M/0846/13/OUT	Mid Suffolk	190	OUT	26/03/13	02/06/16	12/01/17	3.8	0.6
M/3310/14/FUL*	Mid Suffolk	276	FULL	17/05/08	17/06/15	03/01/16	7.7	0.5
M/3153/14/FUL	Mid Suffolk	266	FULL	10/01/14	14/12/15	19/01/18	4.0	2.1
M/2722/13/FUL	Mid Suffolk	215	FULL	16/09/13	17/04/15	11/11/15	2.2	0.6
M/4455/16/FUL	Mid Suffolk	300	FULL	22/11/16	17/08/18	18/03/20	3.3	1.6
DC/18/03547/RES M/4963/16/OUT	Mid Suffolk	248	OUT	05/01/17	05/07/18	11/11/19	2.9	1.4
DC/18/01376/RES DC/5010/16/OUT	Mid Suffolk	175	OUT	17/12/16	01/11/17	14/02/20	3.2	2.3
DC/17/02232/FUL	Mid Suffolk	129	FULL	20/05/17	09/07/18	09/03/20	2.8	1.7
Average							3.9	1.7
Median							3.5	1.6

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis *Following the consultation, the lead-in time for this site was updated.

Local analysis: sites less than 100 units

Local Lead-in Time Analysis: Sites less than 100 units

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
B/14/00499	Babergh	55	FULL	16/04/14	22/02/16	26/10/17	3.5	1.7
B/15/01043/FUL	Babergh	44	FULL	08/06/15	23/03/16	11/09/17	2.3	1.5
B/13/00917	Babergh	43	OUT	08/05/13	18/12/17	31/01/19	5.7	1.1
B/2178/14/FUL	Babergh	34	FULL	07/08/14	24/03/15	23/03/16	1.6	1.0
B/14/01288/FUL	Babergh	78	FULL	10/03/13	28/07/15	15/09/17	4.5	2.1
DC/17/05332/FUL	Babergh	51	FULL	21/10/17	29/06/18	03/03/20	2.4	1.7
DC/19/02020/RES DC/18/00306/OUT	Babergh	10	OUT	19/01/18	17/05/18	29/01/20	2.0	1.7
DC/18/04309/RES DC/18/00200/OUT	Babergh	32	OUT	13/01/18	18/04/18	12/08/19	1.6	1.3
B/16/00760/FUL	Babergh	65	FULL	06/08/16	15/08/17	12/08/19	3.0	2.0
DC/18/04812/FUL	Babergh	21	FULL	05/11/18	15/11/19	23/03/20	1.4	0.4
DC/19/03185/RES DC/17/03100/OUT	Babergh	25	OUT	27/06/17	08/11/17	06/01/20	2.5	2.2
B /16/01038/FUL	Babergh	10	FULL	22/07/16	16/11/17	08/04/19	2.7	1.4
B /14/01375/FUL	Babergh	20	FULL	27/10/14	08/04/16	05/04/19	4.4	3.0
B /03/00074/FUL	Babergh	12	FULL	15/01/03	21/10/03	14/08/19	16.6	15.8
B /17/00950/FUL	Babergh	34	FULL	27/04/17	20/04/18	17/02/20	2.8	1.8
DC/18/02513/RES (B /17/01023/OUT)	Babergh	19	OUT	04/05/17	22/11/17	11/12/19	2.6	2.1
M /1492/15/FUL	Mid Suffolk	75	FULL	23/04/15	06/07/16	12/06/16	1.1	0.1
M /0210/15/FUL	Mid Suffolk	23	FULL	20/01/15	24/11/15	21/02/17	2.1	1.2
M/0669/08/OUT	Mid Suffolk	23	OUT	02/01/08	09/05/13	27/10/14	6.8	1.5
M /0254/15/OUT	Mid Suffolk	56	OUT	22/01/15	13/10/16	15/12/17	2.9	1.2
M/2910/11/FUL	Mid Suffolk	90	FULL	30/08/11	13/12/12	19/04/13	1.6	0.4
M /0958/16/FUL	Mid Suffolk	22	FULL	23/02/16	28/09/16	02/02/17	0.9	0.3
M/1662/14/FUL	Mid Suffolk	27	FULL	23/05/14	29/07/15	04/04/18	3.9	2.7
M/2742/14/FUL	Mid Suffolk	62	FULL	26/08/14	26/03/15	18/11/16	2.2	1.6
M/3112/15/OUT	Mid Suffolk	75	OUT	27/08/15	07/11/17	17/07/18	2.9	0.7
M/0683/15/FUL	Mid Suffolk	25	FULL	20/02/15	29/02/16	24/10/18	3.7	2.7
M/1850/13/FUL	Mid Suffolk	70	FULL	25/01/13	20/12/13	31/03/15	2.2	1.3

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
M/2279/13/FUL	Mid Suffolk	14	FULL	19/08/13	14/11/13	14/05/15	1.7	1.5
M/1008/11/FUL	Mid Suffolk	17	FULL	18/03/11	23/06/14	04/01/18	6.8	3.5
M/2792/13/FUL	Mid Suffolk	60	FULL	20/09/13	16/12/13	28/09/15	2.0	1.8
DC/19/01602/RES DC/5070/16/OUT	Mid Suffolk	87	OUT	23/12/16	16/10/19	21/10/19	2.8	0.0
M/2112/16/FUL	Mid Suffolk	49	FULL	25/05/16	11/09/17	03/12/19	3.5	2.2
DC/19/03729/RES DC/18/02050/OUT	Mid Suffolk	28	OUT	19/05/18	23/10/19	13/11/19	1.5	0.1
M/4714/16/FUL	Mid Suffolk	28	FULL	18/11/16	01/11/17	14/02/20	3.2	2.3
M/2982/15/FUL	Mid Suffolk	19	FULL	27/08/16	08/04/16	01/04/19	2.6	3.0
M/2028/15/FUL	Mid Suffolk	14	FULL	23/06/15	28/09/18	18/06/19	4.0	0.7
M/2452/14/FUL	Mid Suffolk	11	FULL	08/08/14	01/04/16	28/05/19	4.8	3.2
DC/19/04998/FUL	Mid Suffolk	11	FULL	01/11/19	18/05/20	10/11/20	1.0	0.5
M/0117/17/FUL	Mid Suffolk	10	FULL	12/05/17	19/12/17	30/03/21	3.9	3.3
M/0928/17/FUL	Mid Suffolk	10	FULL	08/03/17	29/03/18	15/03/21	4.0	3.0
Average							3.3	2.0
Median							2.8	1.7

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

Summary of Local Findings

Local Lead-in Time Analysis Summary

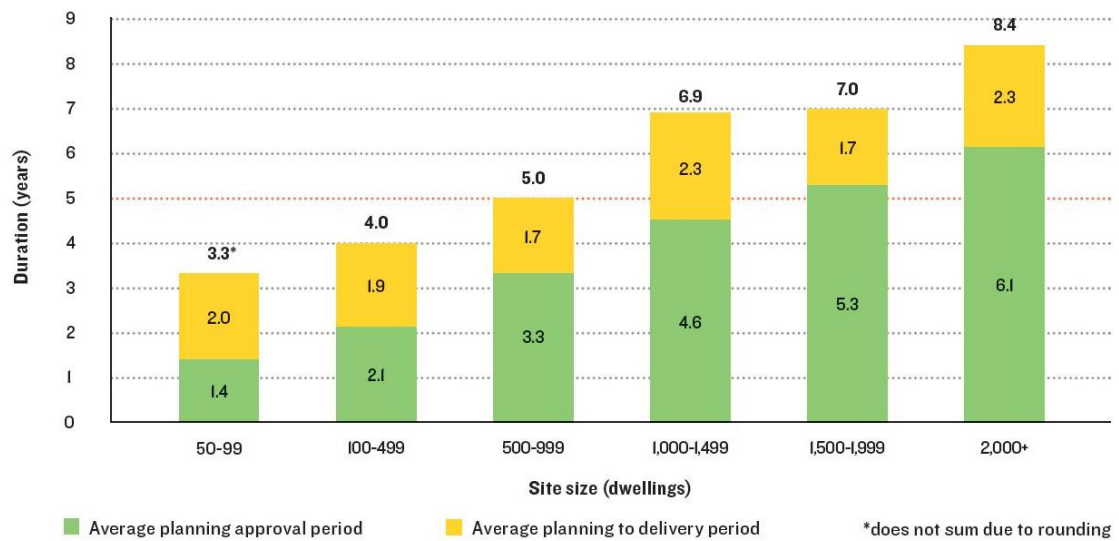
Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	3.3 years	2.8 years	2.0 years	1.7 years	40
100-499 dwellings	3.9 years	3.5 years	1.7 years	1.6 years	13

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

National Lead-in Time Evidence: Start to Finish (2nd Edition)

'Start to Finish' (2nd Edition) is a report published by Lichfields in February 2020. It reviews the factors affecting the build-out rates of large sites including the lead-in times. The below graph (extracted from Start to Finish) details the average lead-in times for both the period from validation of the first application to first completion and from approval of the first detailed permission to first completion.

Start to Finish (2nd Edition) – Average timeframes from validation of first application to completion of the first dwelling



Source: Lichfields 2020

Comparing the local data with the national data in ‘Start to Finish’ it would appear sites in the districts have lead-in times that are similar. In respect of sites under 100 dwellings (or in the case of Start to Finish 50-99) the average lead-in times are identical. For sites 100 to 499 in size, the local evidence suggests a lower lead-in time of 3.3 years compared to 4.0 years in ‘Start to Finish’. However, this is likely explained by the fact that the largest site reviewed locally is 300 dwellings.

In lieu of local data, ‘Start to Finish’ is considered to provide robust lead-in time assumptions for larger sites. This is considered robust on account of how well ‘Start to Finish’ aligns with data for smaller sites and given the research reviews 97 large sites (above 500 units) in size; while locally there is not sufficient data on such large sites to come to a robust conclusion.

Appendix 5 Build-Out Rate Analysis (Babergh & Mid-Suffolk)

Consultation Draft

Local Build Rate Analysis – 2021

As set out in the body of the position statement, the assessment of build rate analysis does not include completions recorded in the 2020/21 monitoring year. This is because it was a unique year affected by the COVID-19 pandemic, as illustrated by the below analysis which shows the completions on sites under construction in the 100-499 unit category from the previous October 2020 5YHLS report. It shows that in almost all instances completions fell significantly in 2020/21 and for some sites stopped altogether. As set out in the position statement, this phenomenon is not expected to be repeated at the local or national level with strong market expectations for future housing delivery. On that basis the analysis in this position statement has not updated build rates analysis from last year's 5YHLS reports to factor in completions, or lack thereof, during the Covid-19 pandemic as it is not anticipated to have an ongoing effect.

Local Build Rate Analysis: sites 100-499 units

PP Ref.	District	Units Permitted	Units Completed at 31/03/2020	Dwellings Per Annum (Average to 31/03/2020)	Units Completed at 31/03/2021	Dwellings Per Annum (Average to 31/03/2021)
M/3310/14/FUL	Mid Suffolk	437	433	50.8	435 (+2)	44.6
M/3153/14/FUL	Mid Suffolk	266	77	35.5	79 (+2)	19.1
DC/18/01679/RES	Mid Suffolk	240	30	22.8	123 (+93)	52.4
M/2722/13/FUL	Mid Suffolk	215	194	45.8	194 (+0)	32.3
M/3918/15/RES	Mid Suffolk	190	95	30.3	119 (+24)	28.7
B/14/00804/FUL	Babergh	166	134	26.9	134 (+0)	22.3
B/15/00993/FUL	Babergh	145	14	14.5	14 (+0)	7
M/0156/17/RES	Mid Suffolk	130	70	35.6	92 (+22)	32.3

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

Local Build Rate Analysis – 2020

As per the previous October 2020 5YHLS report, the following details a review of the past delivery rates using 32 sites (major development) in both Babergh and Mid-Suffolk districts. For this exercise, we have divided the developments by the size of the sites in to three categories (10-49 units, 50-99 units and 100-499 units) and only reviewed sites that are at least 50% complete for those of less than 100 units. This is to average out earlier years following commencement where delivery is likely to be less. The median build rates are also shown which accounts for extremes in the data set.

Local analysis: sites 100-499 units

Local Build Rate Analysis: sites 100-499 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
M/3310/14/FUL	Mid Suffolk	FULL	437	433	8.52	50.8	12%
M/3153/14/FUL*	Mid Suffolk	FULL	266	77	2.17	35.5	13%
DC/18/01679/RES	Mid Suffolk	FULL	240	30	1.31	22.8	10%
M/2722/13/FUL	Mid Suffolk	FULL	215	194	4.23	45.8	21%
M/3918/15/RES	Mid Suffolk	FULL	190	95	3.13	30.3	16%
B/14/00804/FUL	Babergh	FULL	166	134	4.99	26.9	16%
B/15/00993/FUL	Babergh	FULL	145	14	0.96	14.5	10%
M/0156/17/RES	Mid Suffolk	FULL	130	70	1.97	35.6	27%
Average						32.8	16%
Median						32.9	15%

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis *As part of the 2020 report's consultation, it was raised that this site in fact only delivered 77 units with a start date of 'February 2017'. We have assumed completions started on 01/02/17 for the data. This is 2.17 years from the base date of this 5YHLS position. This results in an average build rate of 35.5 dpa.

Local analysis: sites 50 – 99 units

Local Build Rate Analysis: sites 50-99 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
M /1709/16/FUL	Mid Suffolk	FULL	89	89	2.47	36.1	41%
B /14/01288/FUL	Babergh	FULL	78	78	2.22	35.1	45%
B /16/01581/RES	Babergh	FULL	77	38*	2.51	15.1	20%
M /1492/15/FUL	Mid Suffolk	FULL	75	67	3.34	20.1	27%
DC/17/02755/RES	Mid Suffolk	FULL	75	66	1.98	33.4	44%
DC/18/00097/RES	Mid Suffolk	FULL	66	44	1.43	30.8	47%
M /2211/16/RES	Mid Suffolk	FULL	56	56	2.54	22.1	39%
B /16/01192/FUL	Babergh	FULL	55	55	1.43	38.4	70%
Average						28.9	42%
Median						32.1	43%

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

- This does not quite represent 50% delivery at 49.3% but is included in the average due to limited examples

Local analysis: sites 10 – 49 units

Local Build Rate Analysis: sites 10-49 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
B /15/01043/FUL	Babergh	FULL	48	48	1.39	34.4	72%
B /16/01216/RES	Babergh	FULL	30	17	0.84	20.1	67%
B /13/01238/FUL	Babergh	FULL	29	29	2.44	11.9	41%
M /1662/14/FUL	Mid Suffolk	FULL	27	27	2.91	9.3	34%
M /0683/15/	Mid Suffolk	FULL	25	25	2.21	11.3	45%
B /14/01259/FUL	Babergh	FULL	25	25	2.00	12.5	50%
DC/17/06289/FUL	Babergh	FULL	24	18	1.76	10.2	43%
M /0210/15/FUL	Mid Suffolk	FULL	23	23	1.81	12.7	55%
M /0958/16/FUL	Mid Suffolk	FULL	22	22	1.12	19.6	89%
B /16/00817/RES	Babergh	FULL	22	22	1.00	22.0	100%
M /4195/15/FUL	Mid Suffolk	FULL	21	16	2.64	6.1	29%
M /2982/15/FUL	Mid Suffolk	FULL	19	19	1.00	19.0	100%
B /14/01600/FUL	Babergh	FULL	15	15	0.99	15.2	101%
DC/17/04375/FUL	Mid Suffolk	FULL	12	11	1.74	6.3	53%
B /15/00490/FUL	Babergh	FULL	12	12	0.87	13.8	115%
DC/17/06283/RES	Mid Suffolk	FULL	10	10	1.26	7.9	79%
Average						14.1	67%
Median						12.5	65%

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

Summary of Local Findings

Local Build Rate Analysis Summary

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	14.1 dpa	12.5 dpa	16
50-99 dwellings	28.9 dpa	32.1 dpa	8
100-499 dwellings	32.8 dpa	3.9 dpa	8

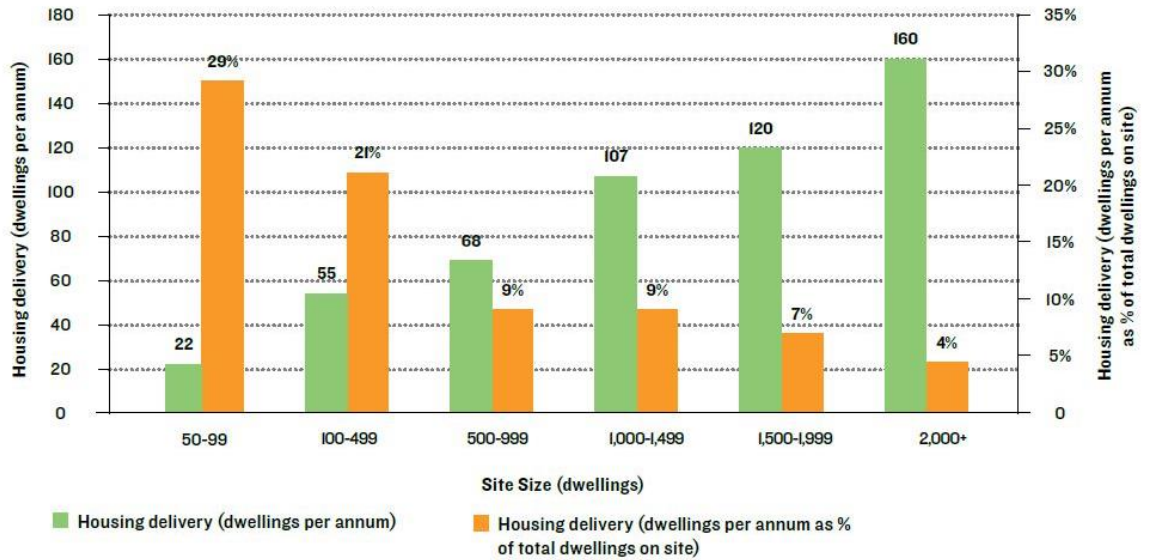
Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

National Lead-in Time Evidence: Start to Finish (2nd Edition)

'Start to Finish' (2nd Edition) is a report published by Lichfields in February 2020. It reviews the factors affecting the build-out rates of large sites including the lead-in times. Figure 6.3 below details the average build rates for varying site sizes. Figure 6.4 also shows the variation the

across the Start to Finish data; including the minimum, mean, median and maximum build rates by site size.

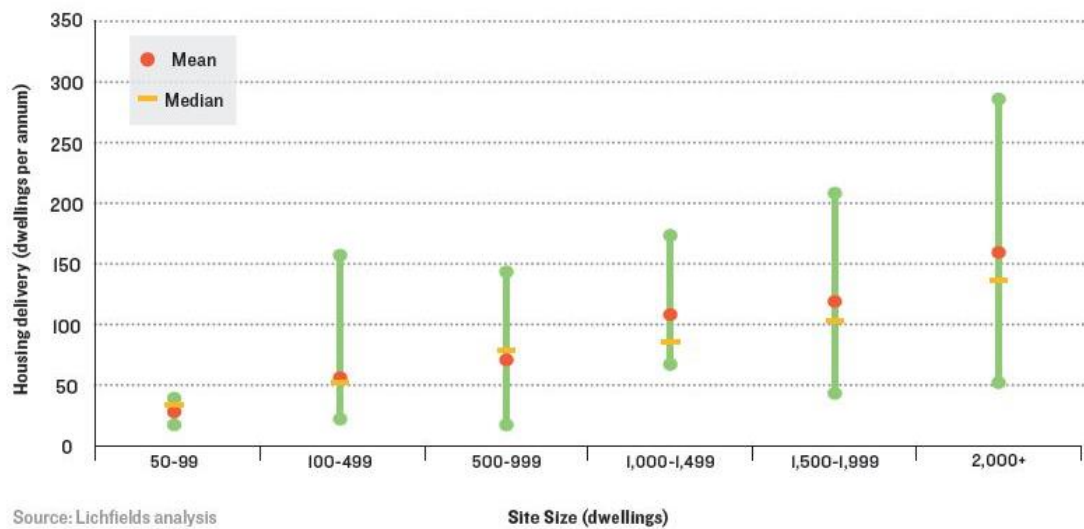
Figure 6.3 Start to Finish (2nd Edition) – Build our rate by size of site (dpa)



Source: Lichfields analysis

Source: Lichfields 2020

Figure 6.4 Start to Finish (2nd Edition) - National Build Rate Analysis: Data variation including minimum, mean, and maximum build-out rates by size of site (dpa)



Source: Lichfields analysis

Source: Lichfields 2020

Assessing the local data alongside the national data in ‘Start to Finish’ again it would appear sites in the districts deliver at comparable rates. In lieu of local data, ‘Start to Finish’ provides robust average build rates for larger sites. Also akin to ‘Start to Finish’ the Council’s median rates are generally below that of the arithmetic mean.

Appendix 6 Proforma Returns

Consultation Draft

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY B SITES

Site Address:

Land off Church Rd Access Via Garden of 'The Firs' Thurston

Developer/Site Promoter:

TBC: Land owner currently Alistair Thompson and Gill Sudderby

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2021) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status (completed by the Council):

- Allocation reference:
- Outline Planning Permission reference: DC/17/02782/OUT
- Reserved Matters reference:
- Full Planning Permission reference:
- Brownfield Register reference:
- Permission in Principle reference:
- No Planning Status/Other (please explain):

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

Currently in discussions with land owners

(please include any pre-application references, anticipated dates of submission for future applications and justification for why the date anticipated is realistic)

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

Client obtaining quotes for these

(please also provide details of relevant pre-commencement conditions that have been discharged – including references – and which pre-commencement conditions still need to be discharged)

4. Please provide details of any house builder(s) secured to develop the site:

N/A

- a. What is their track record of building and selling in the local market?

TBC

- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

Unknown

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
	15				

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

Feb 2022 - TBC

- b. When is the first house anticipated to be completed

TBC

- c. If relevant, is there a phasing plan for the site?

TBC

(If there is please provide basic details including when each phase is likely to start/complete and how many homes in each phase)

- d. How many outlets are likely to be delivering from the site and/or phase?

TBC

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

5:15 - No

- f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

TBC

- g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

N/A

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

- a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

Yes

- b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

Currently being assessed

- c. Is the site available for development now?

No

- d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

Currently being assessed

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?

TBC

(if the development is reliant on or has secured any grant funding for relevant supporting infrastructure please provide details of this here)

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

TBC

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?

TBC

Signed on behalf of	Patrick Allen & Associates
Name	S. Parkin
Position	Administrator
Date	06.09.2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

Site Address: <i>GREAT BRICETT BUSINESS PARK, THE STREET, GT. BRICETT</i>
Developer/Site Promoter: <i>DEVELOPER TO BE APPOINTED / NO SITE PROMOTER INVOLVED</i>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: *N/A*
- Outline Planning Permission reference: *DC/17/03568/OUT*
- Reserved Matters reference: *N/A*
- Full Planning Permission reference: *N/A*
- Brownfield Register reference: *Not known (if any)*
- Permission in Principle reference: *N/A*
- No Planning Status/Other (please explain): *N/A*

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
	25	26			51

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

NONE

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

INDICATIONS GIVEN BY POTENTIAL DEVELOPERS

Signed on behalf of the Owner	MR. JOHN COOPER
Name	RYAN JONES
Position	AGENT
Date	31 st JULY 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY B SITES

<p>Site Address:</p> <p><i>Land North of The Street, Woolpit</i></p>
<p>Developer/Site Promoter:</p> <p><i>Hopkins Homes</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2021) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status (completed by the Council):

- Allocation reference: [LA095]
- Outline Planning Permission reference: [DC/18/04247]
- Reserved Matters reference: [DC/21/01132]
- Full Planning Permission reference: [INSERT]
- Brownfield Register reference: [INSERT]
- Permission in Principle reference: [INSERT]
- No Planning Status/Other (please explain): [INSERT]

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

Following grant of outline planning permission for the southern portion of the site, an application for the approval of reserved matters (ref: DC/21/01132) was submitted in February 2021, alongside separate applications to discharge planning conditions required to be submitted concurrently with any reserved matters application. Whilst some conditions have been discharged, the approval of reserved matters is pending determination.

(please include any pre-application references, anticipated dates of submission for future applications and justification for why the date anticipated is realistic)

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

It is Hopkins Homes' intention to commence development in Autumn 2022, subject to approval of the pending reserved matters application. Pre-commencement conditions associated with the outline planning consent (ref: DC/18/04247) and any attached to any reserved matters consent, will be discharged prior to commencement of development.

(please also provide details of relevant pre-commencement conditions that have been discharged – including references – and which pre-commencement conditions still need to be discharged)

4. Please provide details of any house builder(s) secured to develop the site:

Hopkins Homes

- a. What is their track record of building and selling in the local market?

Hopkins Homes are a prominent local housebuilder with a proven track record of housing delivery in Mid-Suffolk and Babergh Districts

- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

N/A

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
XX	XX	31	50	50	131

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
50	50	50	19	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council's emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

Autumn 2022

- b. When is the first house anticipated to be completed?

End of 2023

- c. If relevant, is there a phasing plan for the site?

N/A

(If there is please provide basic details including when each phase is likely to start/complete and how many homes in each phase)

- d. How many outlets are likely to be delivering from the site and/or phase?

One

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

The viability assessment prepared to accompany planning application DC/18/04247 determined that the proposed development can be delivered, subject to an appropriate reduction in affordable housing to 20%, acknowledging the significant financial investment required to deliver the level of infrastructure associated with delivering the proposals outlined in application reference DC/18/04247. This means that 60no. affordable dwellings are secured as part of application reference DC/18/04247. Hopkins Homes will seek to provide further affordable homes through development of the remainder of the site.

- f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

There are no legal restrictions affecting development of the site. The site is not subject to any known abnormal costs that would affect viability.

- g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

N/A

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

- a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

A Section 106 agreement has been agreed in relation to the extant planning permission for the southern portion of the site.

- b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

The development as proposed within the outline planning permission (ref: DC/18/04247) and pending reserved matters application (ref: DC/21/01132) is considered viable and no amendments are anticipated.

- c. Is the site available for development now?

Yes. Hopkins Homes own the land covered by outline planning application (ref DC/18/04247), with the remainder of the proposed allocation area under an option agreement between the landowner and Hopkins Homes.

- d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

No

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?

Contributions towards significant off-site improvements to the A14 Junction 47 have been secured through the Section 106 Agreement associated with the outline planning permission.

(if the development is reliant on or has secured any grant funding for relevant supporting infrastructure please provide details of this here)

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

None anticipated.

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?


N/A

Signed on behalf of <i>[insert name of developer/site promoter]</i>	Hopkins Homes c/o Bidwells
---------------------------------------------------------------------	----------------------------

Name	James Alflatt
Position	Partner
Date	10.09.2021

To: BMSDC Planning delivery
Subject: RE: Babergh and Mid Suffolk 5 year housing land supply evidence request -Land adj. The Principal's House, Stoke Road, Thorndon - our ref: 4292

M04

 **EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT**

Dear Bron

Apologies that I hadn't got back to you with your query regarding The Principal's House. I realise that I have missed your deadline of 20th August but I have only just got back from holiday.

If it is of help, the site is being actively marketed as present and I believe a client of ours may well be purchasing it. If they do, they will be looking to bring it forward with a Reserved Matters submission later this year or Spring next year and they will, I am sure, be expecting to get on site with it during 2022. I am not sure what the Affordable allocation will be finally as this will be down to a bit of negotiation, no doubt.

I hope that is helpful and apologies for not getting back to you.

If you have any queries please give me a call.

Best wishes

Paul Scarlett

BROWN & SCARLETT LTD

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Thurston Road
Pakenham
Suffolk
IP31 2NG

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Registered office address: Greenwood House, Greenwood Court, Skyliner Way, Bury St Edmunds, Suffolk, IP32 7GY

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY B SITES

<p>Site Address:</p> <p>Land at Beyton Road, Thurston</p>
<p>Developer/Site Promoter:</p> <p>Bloor Homes</p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2021) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status (completed by the Council):

- Allocation reference: LA087
- Outline Planning Permission reference: DC/19/03486 (Mid Suffolk) and DC/19/1519/OUT (West Suffolk)
- Reserved Matters reference: DC/20/05894 (Mid Suffolk) and DC/20/2262/RM (West Suffolk)
- Full Planning Permission reference: N/a
- Brownfield Register reference: N/a
- Permission in Principle reference: N/a
- No Planning Status/Other (please explain): N/a

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

Outline planning application approved for up to 210 homes and associated highway improvements by both Mid and West Suffolk Councils (highway improvements to Fishwick Corner located in West Suffolk). Reserved Matters for the highway improvements have been approved by West Suffolk on 11th August 2021. Reserved Matters for the majority of the scheme

were submitted to Mid Suffolk Council on 24th December 2020, with a decision pending and is due to be heard, with an Officers Recommendation for Approval, at Committee on 1st September 2021.

(please include any pre-application references, anticipated dates of submission for future applications and justification for why the date anticipated is realistic)

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

Applications to discharge all pre-commencement conditions have been submitted, as set out below.

Condition	Reference	Status
Mid Suffolk		
8	DC/21/02698	Pending
10	DC/21/00975	Pending
11, 12, 13	DC/21/00974	Pending
14	DC/21/00301	Pending
15	DC/21/00418	Pending
16	DC/21/02505	Discharged
21	DC/21/03228	Pending
22	DC/21/00302	Discharged
23	DC/21/00976	Pending
27	DC/21/02407	Pending
28	DC/21/02506	Discharged
West Suffolk		
9	DCON(F)/19/1519	Pending
10	DCON(C)/19/1519	Discharged
14	DCON(A)/19/1519	Discharged
15	DCON(B)/19/1519	Discharged
25	DCON(D)/19/1519	Discharged
28	DCON(E)/19/1519	Discharged

(please also provide details of relevant pre-commencement conditions that have been discharged – including references – and which pre-commencement conditions still need to be discharged)

4. Please provide details of any house builder(s) secured to develop the site:

Bloor Homes control the site and, as an established house builder, will be developing it.

- a. What is their track record of building and selling in the local market?

Bloor Homes has been operating the Eastern Regional Office for over thirty years, delivering new homes and communities within Suffolk, Essex, Norfolk and Cambridgeshire. Bloor Homes is currently delivering new homes at Haughley and Stowupland (comprising 3 phases) within Mid Suffolk. Across the border, Bloor Homes is delivering new homes at Acton (Babergh District Council) and Marham Park (West Suffolk Council).

- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

N/a

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
5	60	60	60	25	210

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
-	-	-	-	-	-	-	-	-

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

Late 2021.

- b. When is the first house anticipated to be completed?

Spring 2022.

- c. If relevant, is there a phasing plan for the site?

The Reserved Matters for the Site comprises 210 dwellings, in accordance with the Outline Permission. The Site is proposed to be delivered as a single phase by Bloor Homes, as the sole house builder.

(If there is please provide basic details including when each phase is likely to start/complete and how many homes in each phase)

d. How many outlets are likely to be delivering from the site and/or phase?

1.

e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

35% affordable housing in accordance with Local Planning Policy will be secured on site. The affordable housing will be delivered in accordance with the timetable and requirements of the S106 secured under the Outline Permission. Bloor Homes have a dedicated Housing Partnership Team who secures the Registered Provider and have an established track record of doing so within Mid Suffolk and the wider area of Suffolk.

f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

Delivery rate is realistic based on the previous experience of Bloor Homes on similar sized schemes within Mid Suffolk and the wider area of Suffolk.

g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

N/a

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

Yes, S106 was agreed under the Outline Permission.

b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

Yes, the development as submitted for Outline Permission and Reserved Matters Submission is viable.

c. Is the site available for development now?

Yes, as demonstrated by the approved and submitted applications.

d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

No

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?

All infrastructure required has been agreed within the approved Outline Planning Permission and funding mechanisms agreed.

(if the development is reliant on or has secured any grant funding for relevant supporting infrastructure please provide details of this here)

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

At the moment we are not anticipating there to be an impact on build but the progress of build will be led by market conditions which are closely monitored. The build rate will be adjusted accordingly.

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?

No.

Signed on behalf of Bloor Homes	E.Gladwin
Name	Emma Gladwin
Position	Agent, Strutt & Parker
Date	19/08/2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Old Norwich Road, Whitton</i></p>
<p>Developer/Site Promoter:</p> <p><i>Bellway Homes</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: *[INSERT]*
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
0	51	60	62	17	XX

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX


(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

Delays to materials being delivered and work force levels. Mitigate these as issues arise.

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

[INSERT]

Signed on behalf of [insert name of developer/site promoter]	
Name	Sarah Cornwell
Position	Senior Planner
Date	31.8.2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY B SITES

Site Address:

[Land adjacent Greenacres, Garden House Lane, Rickingham Superior]

Developer/Site Promoter:

[Ruby Homes]

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2021) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status (completed by the Council):

- Allocation reference: *[LA050]*
- Outline Planning Permission reference: *[3858/16/OUT]*
- Reserved Matters reference: *[TBC]*
- Full Planning Permission reference: *[INSERT]*
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

Ruby Homes have entered into an agreement to purchase the land subject to reserved matter approval, which obliges them to submit a reserved matters application prior to the date specific in the outline planning permission (19th November 2021); a reserved matters application is currently being prepared, and will be submitted imminently.

(please include any pre-application references, anticipated dates of submission for future applications and justification for why the date anticipated is realistic)

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

Ruby Homes will shortly be seeking to discharge pre-commencement planning conditions.

(please also provide details of relevant pre-commencement conditions that have been discharged – including references – and which pre-commencement conditions still need to be discharged)

4. Please provide details of any house builder(s) secured to develop the site:

Ruby Homes (East Anglia Ltd)

- a. What is their track record of building and selling in the local market?

They have built out a number of residential developments in the local area, particularly around Stowmarket and Ipswich.

- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

N/A

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
-	11	21	10	-	42

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

July 2022

b. When is the first house anticipated to be completed?

November 2022

c. If relevant, is there a phasing plan for the site?

N/A

(If there is please provide basic details including when each phase is likely to start/complete and how many homes in each phase)

d. How many outlets are likely to be delivering from the site and/or phase?

1

e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

15 – Within 2023/24

f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

A developer is under contract to submit a reserved matters application, and thereafter obliged to purchase the land. Their intention is then to progress development swiftly, in order to provide them with a return in their investment.

g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

N/A

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

Yes

b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

Viable as approved

c. Is the site available for development now?

Yes

- d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

No

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?

Only the provision of a footpath on highway land, which is easily achievable.


(if the development is reliant on or has secured any grant funding for relevant supporting infrastructure please provide details of this here)

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

None anticipated

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?

No

Signed on behalf of Mr E Harvey, land owner	
Name	Tim Waller
Position	Director, Waller Planning
Date	11 th August 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

Site Address: <i>Kingsbrook Place, Station Road, Elmswell (Former Bacon Factory)</i>
Developer/Site Promoter: <i>Taylor Wimpey</i>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: *[INSERT]*
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
38	00	00	00	00	00

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
00	00	00	00	00	00	00	00	00

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

Availability of Materials, Potential Labour shortages

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

There is a single Sales Outlet which is due to allow us to sell the remaining 38 houses (all private). The number of homes is consistent with current projections.

Signed on behalf of Taylor Wimpey	
Name	Andrew Wright
Position	Design and Planning Manager
Date	02 August 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

Site Address: <b style="color: red;">Land to the North and West of School Road, Elmswell
Developer/Site Promoter: <b style="color: red;">Christchurch Land & Estates (Elmswell South) Limited / Bloor Homes

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: **[INSERT]**
- Outline Planning Permission reference: **[INSERT]**
- Reserved Matters reference: **[INSERT]**
- Full Planning Permission reference: **[INSERT]**
- Brownfield Register reference: **[INSERT]**
- Permission in Principle reference: **[INSERT]**
- No Planning Status/Other (please explain): **[INSERT]**

The site is allocated in the emerging Local Plan currently at examination.

An outline planning application has been made for 86 dwellings (DC/18/02146). The site enjoys the benefit of the planning committee resolution to approve, earlier this year.

The reserved matters application has been prepared and is soon to be submitted.

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
XX	86	XX	XX	XX	XX

It is hoped that the reserved matters application will be submitted shortly, together with the discharge of planning conditions.

The developers (Bloor Homes), we understand, wish to commence on site “next year”.

The planning application is for 86 dwellings (including affordable).

We would be hopeful, as we have expressed in the trajectory, that the “build” period would be in the order of 12/24 months.

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council’s emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

We do not anticipate any impacts because of Covid.

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

This is a site with the benefit of a resolution to approve at planning committee for 86 dwellings.

This includes affordable housing.

As indicated, we believe the trajectory to “build” over a 12/24 month period to be an accurate estimate.

Signed on behalf of [insert name of developer/site promoter]	
Name	
Position	
Date	

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Site 3C and 3D Land South of Gun Cotton Way, Stowmarket</i></p>
<p>Developer/Site Promoter:</p> <p><i>Bellway Homes Ltd.</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: DC/20/04723
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
26	48	48	19	XX	XX

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

Shortage of materials may delay delivery.

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

On average we have assumed 36 private dwellings and 12 affordable dwellings per full year.

Signed on behalf of <i>Bellway Homes Ltd.</i>	
Name	Laura Dudley-Smith
Position	Associated Director – Strutt & Parker
Date	20 th August 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY B SITES

Site Address:

DC/19/02090 – Land To The East Of, Ixworth Road, Thurston, Suffolk

Developer/Site Promoter:

Gladman Developments Ltd

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2021) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status (completed by the Council):

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: *[INSERT]*
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

Section 106 document awaiting completion.

(please include any pre-application references, anticipated dates of submission for future applications and justification for why the date anticipated is realistic)

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

[INSERT]

(please also provide details of relevant pre-commencement conditions that have been discharged – including references – and which pre-commencement conditions still need to be discharged)

4. Please provide details of any house builder(s) secured to develop the site:

Site has been marketed, site awaiting completion of legal document

- a. What is their track record of building and selling in the local market?
- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

As above, site has been marketed. Sale will complete once permission is issued.

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
	40	40	40	40	160

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
50	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

Following completion of legal agreement and sale.

- b. When is the first house anticipated to be completed?

Following completion of legal agreement and sale. Will be able to complete in 21/22 should this happen.

- c. If relevant, is there a phasing plan for the site?

No.

(If there is please provide basic details including when each phase is likely to start/complete and how many homes in each phase)

- d. How many outlets are likely to be delivering from the site and/or phase?

1 assumed.

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

35%. No RP selected.

- f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

Likely to be a volume housebuilder undertaking construction.

- g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

n/a

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

- a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

Document able to complete imminently.

- b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

Viable as proposed.

- c. Is the site available for development now?

Yes

- d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

No

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?

n/a

(if the development is reliant on or has secured any grant funding for relevant supporting infrastructure please provide details of this here)

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

n/a

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?

No

Signed on behalf of [insert name of developer/site promoter]	Gladman Developments Ltd.
Name	Stuart Carvel
Position	Planning Director
Date	27/08/2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Former Needham Chalks, Ipswich Road, Needham Market</i></p>
<p>Developer/Site Promoter:</p> <p><i>Hopkins Homes Limited</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *3153/14*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: *[INSERT]*
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
42	36	36	36	9	159

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

[None]

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

[In depth previous sales and market knowledge – site now nearing completion]

Signed on behalf of <i>[insert name of developer/site promoter]</i>	
Name	Chris Smith
Position	Development Planner
Date	20 th August 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Land South of Union Road, Onehouse</i></p>
<p>Developer/Site Promoter:</p> <p><i>Hopkins Homes Limited</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *4455/16*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: *[INSERT]*
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
<i>58</i>	<i>46</i>	<i>36</i>	<i>36</i>	<i>36</i>	<i>212</i>

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
<i>36</i>	<i>36</i>	<i>6</i>	<i>XX</i>	<i>XX</i>	<i>XX</i>	<i>XX</i>	<i>XX</i>	<i>XX</i>

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

[None]

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

[In depth previous sales and market knowledge]

Signed on behalf of <i>[insert name of developer/site promoter]</i>	
Name	Chris Smith
Position	Development Planner
Date	20 th August 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Land at Highfield, Norton Road, Thurston</i></p>
<p>Developer/Site Promoter:</p> <p><i>Hopkins Homes Limited</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council’s respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible , we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference:
- Reserved Matters reference: DC/18/01376
- Full Planning Permission reference: *[INSERT]*
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
45	57	18	XX	XX	120

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council’s emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

[None]

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

[In depth previous sales and market knowledge – site now nearing completion]

Signed on behalf of <i>[insert name of developer/site promoter]</i>	
Name	Chris Smith
Position	Development Planner
Date	20 th August 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY B SITES

<p>Site Address:</p> <p><i>Land South Of The Street, Stoneham Aspal, IP14 6AN</i></p>
<p>Developer/Site Promoter:</p> <p><i>Capel Properties Ltd</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2021) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status (completed by the Council):

- Allocation reference:
- Outline Planning Permission reference:
- Reserved Matters reference:
- Full Planning Permission reference:
- Brownfield Register reference:
- Permission in Principle reference:
- No Planning Status/Other (please explain): *Resolution to grant DC/19/02299*

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

Currently in discussions with land owners

(please include any pre-application references, anticipated dates of submission for future applications and justification for why the date anticipated is realistic)

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

Client obtaining quotes for these

(please also provide details of relevant pre-commencement conditions that have been discharged – including references – and which pre-commencement conditions still need to be discharged)

4. Please provide details of any house builder(s) secured to develop the site:

TBC

- a. What is their track record of building and selling in the local market?

TBC

- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

TBC

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
XX	XX	XX	XX	XX	46 TBC

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

April 2022 TBC

- b. When is the first house anticipated to be completed?

TBC

- c. If relevant, is there a phasing plan for the site?

TBC

(If there is please provide basic details including when each phase is likely to start/complete and how many homes in each phase)

- d. How many outlets are likely to be delivering from the site and/or phase?

TBC

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

TBC

- f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

TBC

- g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

N/A

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

- a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

TBC

- b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

Currently being assessed

- c. Is the site available for development now?

No

- d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

Currently being assessed

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?

TBC

(if the development is reliant on or has secured any grant funding for relevant supporting infrastructure please provide details of this here)

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

TBC

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?

TBC

Signed on behalf of Capel Properties Ltd	
Name	Sarah Parkin
Position	Administrator for and on behalf of Patrick Allen & Associates
Date	30.09.2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Land off Ixworth Road, Thurston</i></p>
<p>Developer:</p> <p><i>Persimmon Homes</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to prepare the Council's respective five-year housing land supply positions. In accordance with policy and guidance major sites benefitting from a detailed permission (i.e. reserved matters or full permission) are presumed deliverable. Unless otherwise stated we will presume your site is indeed deliverable.

However, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

1. Site Planning Status (completed by the Council):

- Outline Planning Permission reference: 4963/16
- Reserved Matters reference: DC/18/03547

2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
80	70	-	-	-	248

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
-	-	-	-	-	-	-	-	-


(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

Apart from an initial site shut down in the first lockdown, the development has not been affected by the pandemic and construction is well under way with sales strong.

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with reference to factors such as the number of outlets, affordable housing, and market trends:

The site is owned and being developed by Persimmon Homes. One of our key strengths is delivery. 98 Units have been completed since commencing development in November 2019, and we are confident in delivering the units on this site within the timeframes outlined above.

Signed on behalf of Persimmon Homes	
Name	Stuart McAdam
Position	Planning Manager
Date	28.09.21

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY B SITES

Site Address: <i>Eye Airfield, Castleton Way, Eye</i>
Developer/Site Promoter: <i>Persimmon Homes</i>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2021) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status (completed by the Council):

- Allocation reference: *Policy 4 of the Eye Neighbourhood Plan*
- Outline Planning Permission reference: *3563/15*

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

A Reserved Matters application (Ref. DC/21/00609/RM) for Phase 1 comprising 138 dwellings was submitted on 5th February 2021. Following initial feedback from the District and Town Council, a series of meetings have been held between Persimmon and the District and Town Council. The meetings were positive with further helpful feedback and an amended layout has been agreed in principle. Amendments are currently being made to the elevations and a revised planning pack will be submitted to the Council in the week commencing 4th October 2021. The hope is that the application can be presented to the Planning Committee in November 2021.

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

The planning application is accompanied by a suite of supporting documents.

4. Please provide details of any house builder(s) secured to develop the site:

Persimmon Homes will develop this site.

- a. What is their track record of building and selling in the local market?

Excellent

- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

Persimmon Homes will build out the site.

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
0	50	50	38	-	138

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
-	-	-	-	-	-	-	-	-

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

January 2022.

- b. When is the first house anticipated to be completed?

July 2022

- c. If relevant, is there a phasing plan for the site?

The development will be built out in two Phases. Phase 1 (the current phase) is for 138 dwellings and Phase 2 (127 dwellings) will be submitted in 2022/23.

- d. How many outlets are likely to be delivering from the site and/or phase?

One.

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

20% as stated in the s106. RP not yet assigned.

- f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

There are no viability issues with the site and no major constraints that would stall development. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years. The Covid-19 pandemic has not had a detrimental impact on sales thus far.

- g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

n/a

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

- a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

The s106 has been secured as part of the outline application.

- b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

There are no viability issues on this site. The s106 requirements have been established at the outline planning stage and 20% affordable housing is provided in line with the s106. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years.

- c. Is the site available for development now?

Yes - Pending achieving approval of the reserved matters and finalising contractual issues with the landowner.

- d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

No.

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?


There are no significant infrastructure requirements associated with this site.

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

Unless there is a significant change in the housing market as a result of the Covid-19 pandemic which results in a significant downturn in the economy this will not affect Persimmon's ability to deliver housing within 5 years. It is difficult to assess what impact may arise at this stage.

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?

No.

Signed on behalf of Persimmon Homes	
Name	Stuart McAdam
Position	Planning Manager
Date	28.09.21

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY B SITES

<p>Site Address:</p> <p><i>Land off Ellen Aldous Avenue, Hadleigh (Hadleigh Phase 2)</i></p>
<p>Developer:</p> <p><i>Persimmon Homes</i></p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2021) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

The information sought below is necessary for the Councils to make an effective judgement as to whether the site in question is deliverable. Therefore, please provide as much detail as possible when responding to the questions. Absent this, the Councils may not be able to conclude the site in question is deliverable. Not all of the questions will be relevant for your site – for example if development has already commenced – but please try to complete as fully as you can.

1. Site Planning Status:

Allocation reference: *Core Strategy CS6/Emerging Joint Local Plan LA028*

2. What progress is being made towards the submission of application(s) (i.e. Outline & RM or Full applications) required to be granted before development may lawfully commence?

A planning application (Ref DC/19/05419) was submitted in September 2019 for 250 dwellings and an amendment to increase to 273 dwellings in December 2020. The application remains outstanding.

There is officer support for the proposals but the s106 contributions are still the subject of discussion with the LPA and Suffolk County Council. This matter needs to be resolved before taking the report to the Planning Committee. Persimmon hope that all outstanding issues can be finalised in the coming weeks.

3. What progress is being made on site assessment work and the discharge of conditions required for an application submission and / or before development may lawfully commence?

The application is accompanied by a suite of supporting documents and an archaeological investigation has been carried out on the site.

4. Please provide details of any house builder(s) secured to develop the site:

Persimmon Homes will develop this site which will lead on from the Phase 1b (Weavers Meadow) development.

- a. What is their track record of building and selling in the local market?

Excellent.

- b. If no house builder is yet in place, what progress has been made and when will one be contracted to build out the site?

Persimmon Homes will develop the site.

5. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
11	80	80	80	22	273

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
-	-	-	-	-	-	-	-	-

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

In support of the above trajectory, please also provide the following information:

- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

Assuming a resolution to grant permission is given in November 2021, we would move swiftly to conclude the s106 (an initial draft has been prepared) with a view to commencing on site in early 2022.

- b. When is the first house anticipated to be completed?

Autumn 2022.

- c. If relevant, is there a phasing plan for the site?

The development would be built out in one phase.

- d. How many outlets are likely to be delivering from the site and/or phase?

Two – Charles Church in the north (89 homes) and Persimmon in the south (184 homes).

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

Policy compliant 35%.

- f. Please summarise why there is a realistic prospect of achieving the rate of build out assumed for the site.

There are no viability issues with the site and no major constraints that would stall development. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years. The Covid-19 pandemic has not had a detrimental impact on sales thus far.

- g. If the site is already under-construction and you estimate a higher build rate than has been achieved on the site in the most recent years, please explain why this increase is realistic.

n/a

6. What are the key risks to achieving the trajectory identified above and how are you mitigating against these risks? In particular:

- a. Has a S106 been agreed with the Council for this site? If not when do you anticipate one to be agreed?

The s106 is still under discussion.

- b. Is the development viable as approved / allocated, or do you anticipate amendments will need to be made?

There are no viability issues on this site. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years.

- c. Is the site available for development now?

Yes. Persimmon Homes own a large part of the site and will commence development as soon planning permission is granted and all the pre-commencement conditions are approved.

- d. Are there site ownership, access or other legal constraints that could affect the commencement of development? (i.e. ransom strips, land assembly issues etc).

No.

- e. What (if any) infrastructure provision is necessary to support / enable the development to commence and is there funding in place to deliver it?


There are no significant infrastructure requirements associated with this site.

- f. What could be the impact, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? How are you mitigating against any risks?

Unless there is a significant change in the housing market as a result of the Covid-19 pandemic which results in a significant downturn in the economy this will not affect Persimmon's ability to deliver housing within the next 5 years. It is difficult to assess what impact may arise at this stage

- g. Are there any other key risks to the delivery of this site not covered above and how will they be mitigated?

Only the final discussions in respect of the s106 where there is still some disagreement.

Signed on behalf of <i>Persimmon Homes</i>	
Name	Stuart McAdam
Position	Planning Manager
Date	28.09.21

M

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Mid-Suffolk District Council 5YHLS	
Calculation of Requirement	
Standard Method	513
Backlog	~
Buffer	5%
Five-Year Requirement	2,693
Supply	
Cat A (Commenced)	2,801
Cat A (Not Commenced)	1,326
Cat B	872
Windfall	140
Total Supply	5,139
Years Supply	9.54
Surplus / Deficit	2,446

Scenario Testing	
Scenario Test 1 Local Plan Figure	
Proposed Local Plan Req	535
Backlog	0
Buffer	5%
Five-Year Requirement	2,809
Total Supply	5,139
Years Supply	9.15
Surplus / Deficit	2,330

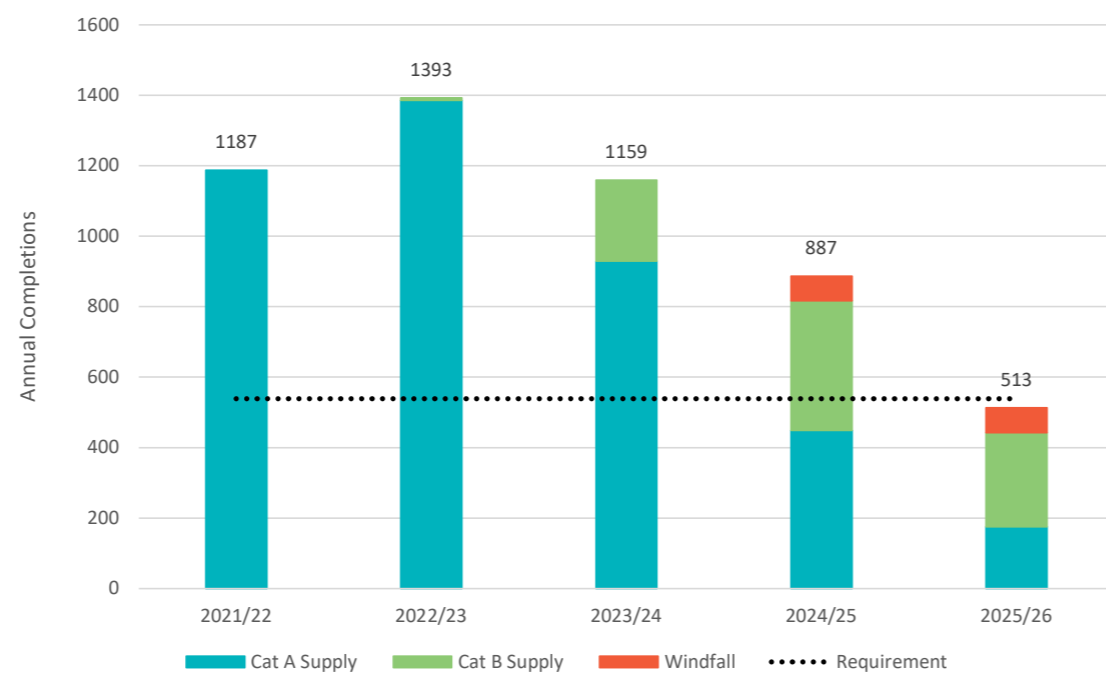
Scenario Test 2 (10% Buffer)	
Standard Method	513
Backlog	~
Buffer	10%
Five-Year Requirement	2,822
Total Supply	5,139
Years Supply	9.11
Surplus / Deficit	2,318

Scenario Test 3 (20% Buffer)	
Standard Method	513
Backlog	~
Buffer	20%
Five-Year Requirement	3,078
Total Supply	5,139
Years Supply	8.35
Surplus / Deficit	2,061

Scenario Test 4 (SS Lapse)	
5% SS Lapse (Supply)	5,088
Years Supply	9.45
Surplus/Shortfall	2,395
10% SS Lapse (Supply)	5,038
Years Supply	9.35
Surplus/Shortfall	2,345
20% SS Lapse (Supply)	4,937
Years Supply	9.16
Surplus/Shortfall	2,243

Supply Breakdown						
Category A Commenced						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Major: Full Planning permission	308	221	182	124	60	895
Major: Reserved Matters	377	467	383	238	65	1,530
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	243	0	0	0	0	243
Non-Major: Reserved Matters consent	104	0	0	0	0	104
Non-Major: Permitted Development	29	0	0	0	0	29
Total	1,061	688	565	362	125	2,801
376						
Category A Not Commenced						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Major: Full Planning permission	31	34	16	13	0	94
Major: Reserved Matters	95	198	178	74	51	596
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	0	331	0	0	0	331
Non-Major: Reserved Matters consent	0	57	0	0	0	57
Non-Major: Outline consent	0	0	170	0	0	170
Non-Major: Permitted Development	0	78	0	0	0	78
Total	126	698	364	87	51	1,326
Category B						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Outline	0	7	230	368	267	872
S106	0	0	0	0	0	0
Total	0	7	230	368	267	872
Windfall Allowance						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Total	0	0	0	70	70	140
Total Supply						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Total	1,187	1,393	1,159	887	513	5,139

Key	
Red figures in completions	Council have applied lead-in time and delivery rates.



Category A: Commenced

Local Plan Allocation Ref / EC Ref	PP Reference	Development Status	Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding Dwellings	Not Started	Commenced	2021/22	2022/23	2023/24	2024/25	2025/26	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Planning permission																		
~	M /3310/14/FUL	FUL permission	Great Blakenham	Former Masons Cement Wks, Land btwn Gipping and Bramford Rd	17/06/2015	437	2	0	2	2	0	0	0	0	2	The site is under construction and median build-rates have been applied. As development commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	Deliverable.	
LA036	M /4455/16/FUL	FUL permission	Onehouse	Land To The South Of Union Road Onehouse IP14 3EH	17/08/2018	300	286	0	286	33	33	33	33	33	165	The site is under construction and median build-rates have been applied. Proforma returned suggesting higher rates. Cautious approach applied.	Deliverable.	Yes - M13
~	M /3153/14/FUL	FUL permission	Needham Market	Needham Chalks Ltd, Ipswich Rd	14/12/2015	266	201	187	14	33	33	33	33	27	159	The site is under construction and median build-rates have been applied. We note the remaining completions figure for the council and developer differ (i.e. the lower figure). This aligns with the developers records to err on the side of caution.	Deliverable.	Yes - M12
~	M /2722/13/FUL	FUL permission	Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley	17/04/2015	215	21	0	21	21	0	0	0	0	21	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA090	DC/17/02232/FUL	FUL permission	Thurston	Land On The West Side Of Barton Road	05/07/2018	129	128	127	1	33	33	33	29	0	128	The site is under construction and median build-rates have been applied.	Deliverable.	
~	DC/18/05104/FUL	FUL permission	Needham Market	Former MSDC Offices & Associated Land 1	10/10/2019	94	94	75	19	25	32	32	5	0	94	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /1492/15/FUL	FUL permission	Combs	Land W of Farriers Rd, Edgecomb Park, Hybird App	06/07/2016	75	9	0	9	9	0	0	0	0	9	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA084	M /4942/16/FUL	FUL permission	Thurston	Land at Meadow Lane Thurston	08/01/2019	64	64	63	1	32	32	0	0	0	64	The site is under construction and median build-rates have been applied.	Deliverable.	
~	DC/19/01947/FUL	FUL permission	Stowupland	Land At Church Road And Gipping Road	21/02/2020	53	4	0	4	4	0	0	0	0	4	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /2112/16/FUL	FUL permission	Woolpit	Land on the East Side of Green Road,	28/09/2018	49	43	9	34	13	13	13	4	0	43	The site is under construction and median build-rates have been applied.	Deliverable.	
LS01. 72	DC/18/03114/FUL	FUL permission	Somersham	Land South West Of Main Road	22/04/2020	42	42	41	1	3	13	13	13	0	42	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA031	DC/18/04811/FUL	FUL permission	Needham Market	Site At Needham Market Middle School	10/12/2019	41	41	27	14	8	13	13	7	0	41	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /1795/16/FUL	FUL permission	Stowmarket	Wade House (former Care Home)	01/11/2016	38	38	37	1	13	13	12	0	0	38	The site is under construction and median build-rates have been applied.	Deliverable.	
~	M /4195/15/FUL	FUL permission	Palgrave	Land south east of Lion Road	18/11/2016	21	2	0	2	2	0	0	0	0	2	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /1008/11/FUL	FUL permission	Badwell Ash	Land adj to Donard Back Lane	16/12/2016	17	7	5	2	7	0	0	0	0	7	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /2028/15/FUL	FUL permission	Stowmarket	Land off Creeting Road West	04/03/2016	14	14	1	13	13	1	0	0	0	14	The site is under construction and median build-rates have been applied. Recent applications to discharge conditions.	Deliverable.	
~	M /4974/16/FUL	FUL permission	Tostock	Land east of Norton Road (south of Fiddlers Creek, north	17/07/2017	14	14	6	8	13	1	0	0	0	14	The site is under construction and median build-rates have been applied.	Deliverable.	
~	DC/17/04375/FUL	FUL permission	Laxfield	Land adjacent to Mill Road (south side of 13 Noyes	23/11/2017	12	1	0	1	1	0	0	0	0	1	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /2480/16/FUL	FUL permission	Wortham	Land south of Bury Road Wortham	12/05/2017	12	12	1	11	12	0	0	0	0	12	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	DC/19/04998/FUL	FUL permission	Laxfield	Land On West Side Of Bickers Hill Road	18/05/2020	11	6	5	1	2	4	0	0	0	6	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /2452/14/FUL	FUL permission	Onehouse	Land at Red Willows Ind' Estate, Finborough Rd	01/04/2016	11	9	0	9	9	0	0	0	0	9	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /0117/17/FUL	FUL permission	Stowupland	Land At Church Road Stowupland	19/12/2017	10	10	6	4	10	0	0	0	0	10	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /0928/17/FUL	FUL permission	Barham	Land Off Norwich Road	29/03/2018	10	10	9	1	10	0	0	0	0	10	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
Red Matters																		
LA088	DC/18/03547/RES	RES permission	Thurston	Land To The West Of Ixworth Road Thurston Suffolk	18/06/2019	248	197	0	197	33	33	33	33	33	165	The site is under construction and median build-rates and lead-in times (2) have been applied; these are more conservative than the developers proposed timeline.	Deliverable.	Yes - M16
~	DC/18/01679/RES	RES permission	Elmswell	Land adjacent to Wetherden Road	25/10/2018	240	117	0	117	33	33	33	18	0	117	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M /3918/15/RES	RES permission	Elmswell	Former Grampian/Harris Factory St. Edmund Drive	02/06/2016	190	71	55	16	33	5	0	0	0	38	The site is under construction and median build-rates and lead-in times (2) have been applied. We note the remaining completions figure for the council and developer differ (i.e. the lower figure). This aligns with the developers records to err on the side of caution. Discharge of conditions and S106a applications relating to outline discharged since approval (e.g. refs 20/01718, 20/05389).	Deliverable.	Yes - M8
~	DC/18/03111/RES	RES permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket	02/11/2018	175	161	152	9	34	34	34	34	25	161	Phase 2a of Chilton Leys. (Outline - ref. 5007/16). The site is overall 600 units. Previous proforma noted that there would only be one outlet operating from this phase. Therefore assumed 33 dpa (i.e. the median for sites 99 - 499 despite this being for smaller sized sites). Delivery expected to be in conjunction with Phase 2b (as per previous proforma) which is assumed to deliver from separate outlet. Combined would lead to an output of 66 dpa max; which is below average for a site of this size (600 units) in Start to Finish: 68 dpa.	Deliverable.	

~	DC/18/01376/RES	RES permission	Thurston	Land to the south of Norton Road Thurston	12/10/2018	175	141	0	141	33	33	33	21	0	120	The site is under construction and median build-rates and lead-in times (2) have been applied. We note the remaining completions figure for the council and developer differ (i.e. the lower figure of 120). This aligns with the developers records to err on the side of caution.	Deliverable.	Yes - M14
~	DC/18/01487/RES	RES permission	Great Blakenham	Land On The West Side Of Stowmarket Road	27/06/2018	130	110	108	2	33	33	33	11	0	110	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	M/19/0156/17/RES	RES permission	Bramford	Land adjacent to Bramford Playing Field,	14/07/2017	130	38	22	16	33	5	0	0	0	38	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA094	DC/19/05196/RES	RES permission	Woolpit	Land South Of Old Stowmarket Road	16/04/2020	115	115	114	1	12	33	33	33	4	115	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA062	DC/19/02495/RES	RES permission	Elmswell	Land To The East Of Ashfield Road	09/07/2020	106	106	105	1	4	33	33	33	3	106	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA067	DC/19/05958/RES	RES permission	Haughley	Land East Of King George's Field Green Road	29/04/2020	98	98	97	1	7	32	32	27	0	98	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	DC/19/01602/RES	RES permission	Thurston	Land On The North Side Of Norton Road Thurston	16/10/2019	87	77	76	1	24	32	21	0	0	77	Phase 1 Land on the North side of Norton Road (ref. M/5070/16/OUT). The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA100	DC/19/05317/RES	RES permission	Stowupland	Land To The West Of Thorney Green Road	28/05/2020	85	85	84	1	5	32	32	16	0	85	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	DC/17/02755/RES	RES permission	Stowupland	Land between Gipping Road and Church Road (Phase 1)	07/11/2017	75	11	4	7	11	0	0	0	0	11	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA104	DC/19/05627/RES	RES permission	Haughley	Land To The West Of Fishponds Way	04/03/2020	65	65	64	1	12	32	21	0	0	65	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	DC/18/04267/RES	RES permission	Elmswell	Land To The East Of Borley Crescent	26/06/2019	60	60	59	1	32	28	0	0	0	60	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA091	DC/19/04273/RES	RES permission	Walsham le Willows	Land West Of Wattisfield Road Walsham Le Willows	19/02/2020	60	60	46	14	13	32	15	0	0	60	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	DC/17/06092/RES	RES permission	Gislingham	Land On The South Side Of Thornham Road	01/06/2018	40	31	30	1	13	13	5	0	0	31	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LA049	DC/19/05152/RES	RES permission	Botesdale	Land At Back Hills Botesdale	28/05/2020	40	40	39	1	2	13	13	12	0	40	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	DC/19/03729/RES	RES permission	Needham Market	Land Off Luff Meadow	23/10/2019	28	11	0	11	10	1	0	0	0	11	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
LS01. 70	DC/19/03840/RES	RES permission	Rattlesden	Land To The East Of Rising Sun Hill	29/09/2020	22	22	21	1	0	10	12	0	0	22	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
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~	DC/19/02401/FUL	FUL permission	Baylham	Lower Barn Farm Lower Street	12/07/2019	9	9	8	1	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/04912/FUL	FUL permission	Great Finborough	Land Off Pear Tree Place Great Finborough	08/07/2020	9	9	2	7	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/3181/13/FUL	FUL permission	Thurston	Thurston Granary Station Hill Thurston	19/05/2015	9	9	1	8	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22. Recent applications to discharge conditions.	n/a	n/a
~	DC/17/03035/FUL	FUL permission	Badwell Ash	Land at Broadway Back Lane	14/09/2017	6	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02138/FUL	FUL permission	Rattlesden	Land Adjacent To 12 & 13 St Nicholas Close	19/06/2019	6	6	0	6	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02595/FUL	FUL permission	Buxhall	Land North Of Brettenham Road	10/09/2019	6	6	0	6	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05926/FUL	FUL permission	Mellis	Breccles Rectory Road	29/05/2018	6	4	0	4	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00549/FUL	FUL permission	Norton	Land On The South Side Of Halfboys	29/03/2019	5	5	4	1	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/03339/FUL	FUL permission	Hoxne	Corner Farm Green Street	08/11/2019	5	5	2	3	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/4962/16/FUL	FUL permission	Stowlangtoft	The Granary Kiln Farm Kiln Lane	04/07/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M/0615/17/FUL	FUL permission	Bedfield	Land adj Autumn Meadow Church Lane	20/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/0821/17/FUL	FUL permission	Hemingstone	Primrose Hill Farm (Threshing Barn)	20/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05440/FUL	FUL permission	Eye	Land Between Broad Street And Dove Lane	16/04/2018	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00684/FUL	FUL permission	Norton	Land At Stanton Street Ixworth Road	17/04/2018	4	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00782/FUL	FUL permission	Beyton	Land Adj Guerdon Cottage Drinkstone Road	08/04/2019	4	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/01232/FUL	FUL permission	Creeping St Mary	Poplar Farm All Saints Road	09/07/2020	4	4	2	2	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/03820/FUL	FUL permission	Wilby	Rookery Farm Barns Worlingworth Road	10/11/2020	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05075/FUL	FUL permission	Gislingham	Lodge Farm Back Street	01/12/2017	3	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05076/FUL	FUL permission	Botesdale	The Limes Diss Road	11/01/2018	4	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00367/FUL	FUL permission	Elmswell	St Johns House Church Road	25/04/2018	3	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01265/FUL	FUL permission	Stowupland	Elm House Stowmarket Road	23/11/2018	3	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01895/FUL	FUL permission	Worham	Dashes Farm Low Road	16/11/2018	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a

~	DC/18/03996/FUL	FUL permission	Norton	Land To The North Of Ashfield Road	01/02/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04782/FUL	FUL permission	Creeting St Mary	The Bungalow Flordon Road	24/12/2018	4	3	3	0	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00075/FUL	FUL permission	Creeting St Mary	Land South East Of All Saints Road	07/03/2019	3	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/03104/FUL	FUL permission	Fressingfield	Trie Cassyn Heath Road	10/10/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/03680/FUL	FUL permission	Thorndon	land north west of Rose Cottage,	15/11/2019	3	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/05810/FUL	FUL permission	Elmswell	Land At Kiln Farm Cottage Kiln Lane	06/02/2020	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M /1090/17/FUL	FUL permission	Worlingworth	Springfield House Shop Street	05/05/2017	3	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05227/FUL	FUL permission	Laxfield	Yew Tree Farm Station Road	13/03/2018	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01001/FUL	FUL permission	Creeting St Mary	3 All Saints Road Creeting St Mary,	10/07/2018	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04463/FUL	FUL permission	Thurston	Land Adjacent Rojulina Hollow Lane	30/11/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04542/FUL	FUL permission	Worlingworth	Swan Inn Swan Road	20/09/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00272/FUL	FUL permission	Worlingworth	Moss Farm Water Lane	23/04/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
LS01.45	DC/19/00338/FUL	FUL permission	Cotton	Willow House Mendlesham Road	24/04/2019	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/018590/FUL	FUL permission	Norton	9 Hardings Lane Norton	02/07/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02948/FUL	FUL permission	Bacton	Homelands Rectory Road	05/08/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/03345/FUL	FUL permission	Yaxley	Land Off Cherry Tree Close Yaxley	17/02/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
LS01.54	DC/19/04340/FUL	FUL permission	Hessett	Land Off Hubbards Lane Hessett	19/12/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/05789/FUL	FUL permission	Barham	Land At 1 Lower Farm Cottage Norwich Road	12/02/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/01568/FUL	FUL permission	Bedfield	Land Forming Part Of Edale	26/06/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M /0498/17/FUL	FUL permission	Stoke Ash	Land To The North Of Brookside	11/07/2017	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M /1630/17/FUL	FUL permission	Wetherden	The Old School Elmswell Road	06/12/2017	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	D/C/20/01714/FUL	FUL permission	Creeting St Mary	Shangri La Creeting Bottoms	01/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/02339/FUL	FUL permission	Creeting St Mary	Creeting House All Saints Road	21/08/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/02686/FUL	FUL permission	Onehouse	Land at Riverside Fisheries, Riverside Lake	16/08/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/02766/FUL	FUL permission	Mendlesham	Green Farm Lodge Mendlesham Green	12/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/03002/FUL	FUL permission	Botesdale	Land at Common Road Botesdale	22/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/03424/FUL	FUL permission	Brundish	Crown Inn Tannington Long Road	09/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/03479/FUL	FUL permission	Stonham Parva	Barns at Four Elms Farm Norwich Road	15/09/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/03697/FUL	FUL permission	Thrandeston	Barns at Abbey Farm Great Green	18/10/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/03868/FUL	FUL permission	Coddenham	Barn at Lime Kiln Farm Needham Road	16/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/04054/FUL	FUL permission	Wilby	Cowslip Barn (Unit 2) Message Farm	05/10/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/04083/FUL	FUL permission	Mellis	Breccles Rectory Road	17/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/04199/FUL	FUL permission	Great Finborough	The Cottage High Road	21/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/04292/FUL	FUL permission	Stonham Aspal	Angel Hill Farm Norwich Road	07/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/04343/FUL	FUL permission	Woolpit	Grassy Lane Farm Warren Lane	27/10/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/04398/FUL	FUL permission	Bacton	Land adjacent to Mills Cottage Broad Road	21/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/04639/FUL	FUL permission	Norton	Barn at Haydons Farm Ashfield Road	12/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05056/FUL	FUL permission	Badwell Ash	Street Farm The Street	05/01/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05198/FUL	FUL permission	Thorndon	Land opposite Clint Cottage Clint Road	07/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05731/FUL	FUL permission	Beyton	Plot 5 Land adjacent to Guerdon	05/02/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05854/FUL	FUL permission	Rickinghall	White Horse Cottage The Street	18/01/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/05894/FUL	FUL permission	Thorndon	Land at Stoke Road Thorndon	09/02/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/06024/FUL	FUL permission	Hessett	Five Bells Inn The Street	09/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/06097/FUL	FUL permission	Stowmarket	12 St. Edmunds Road Stowmarket	27/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/17/06200/FUL	FUL permission	Old Newton with Dagworth	Site adjacent to Applewhite House and 'Applewhite'	27/02/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a

~	DC/18/00077/FUL	FUL permission	Wetheringsett cum Brockford	Deerbolts Cottage Blacksmiths Green	11/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00341/FUL	FUL permission	Eye	Land adjacent Fairfields Langton Green	28/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00408/FUL	FUL permission	Eye	Highbanks 6 Victoria Hill	20/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00562/FUL	FUL permission	Wattisfield	Land Adjacent 'The Elms' Walsham Rd	10/04/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00602/FUL	FUL permission	Barham	Chelston Norwich Road	27/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00712/FUL	FUL permission	Thorndon	Barn Adjacent To Hestley Hall	13/04/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00786/FUL	FUL permission	Buxhall	Green Pastures Brettenham Road	31/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/00924/FUL	FUL permission	Little Blakenham	Inghams Farm Nettlesstead Road	30/04/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01302/FUL	FUL permission	Finningham	Meadowbank Farm Westhorpe Road	22/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01402/FUL	FUL permission	Ashfield cum Thorpe	Pear Tree Farm The Street	06/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01452/FUL	FUL permission	Metfield	Land On The South Side Of Christmas Lane	21/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01468/FUL	FUL permission	Badwell Ash	The Poplars Hunston Road	27/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01473/FUL	FUL permission	Great Blakenham	Ormesby House 25 Gipping Road Great Blakenham Ipswich	03/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/01797/FUL	FUL permission	Wattisfield	Land Adjacent To Pottery House	11/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/02040/FUL	FUL permission	Norton	Halls Farm Halls Lane	19/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/02051/FUL	FUL permission	Laxfield	Low Farm House Barn Mill Road	17/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/02621/FUL	FUL permission	Stradbroke	Hillcrest New Street	10/08/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/02933/FUL	FUL permission	Buxhall	Barns At Leffey Hall Brettenham Road	21/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/03107/FUL	FUL permission	Norton	Martindale Halls Lane	29/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/03154/FUL	FUL permission	Ashbocking	Land To The North Of The White House	07/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/03419/FUL	FUL permission	Needham Market	The Willow Hall The Causeway	21/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/03507/FUL	FUL permission	Metfield	Hattens Farm Nurseries Caravan	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/03643/FUL	FUL permission	Stradbroke	The Oaks Doctors Lane	15/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/03834/FUL	FUL permission	Syleham	Red Barn Syleham Road	16/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/03885/FUL	FUL permission	Elmswell	The Pastures Ashfield Road	03/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/03931/FUL	FUL permission	Bedfield	Land adjacent the rabbits School Road	26/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04113/FUL	FUL permission	Elmswell	Spinnakers, ashfield road, elmswell, Bury st edmunds,	31/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04362/FUL	FUL permission	Mendlesham	The Stackyard Nursery Old Station Road	18/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04444/FUL	FUL permission	Hinderclay	Plough Farm Thorpe Street	21/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04584/FUL	FUL permission	Felsham	Castle Farm Brettenham Road	13/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04834/FUL	FUL permission	Finningham	Caravan At Green Lane Farm Green Lane	17/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/04990/FUL	FUL permission	Wyverstone	Yew Tree House Potash Lane	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/05012/FUL	FUL permission	Stowmarket	1 Temple Road Stowmarket	08/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/05208/FUL	FUL permission	Great Finborough	Dutch Dressage High Road	25/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/05280/FUL	FUL permission	Finningham	Land Adjacent Gosford House Station Road	22/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/18/05600/FUL	FUL permission	Westhorpe	The Old Crown Finningham Road	29/05/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00139/FUL	FUL permission	Old Newton with Dagworth	Ivy Cottage Brown Street	01/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00197/FUL	FUL permission	Thurston	Land Adj Rojulina Hollow Lane	04/03/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00303/FUL	FUL permission	Woolpit	Grassy Lane Farm Warren Lane	15/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00394/FUL	FUL permission	Barham	Pond Farm Barn Barham Green	16/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00411/FUL	FUL permission	Bramford	Land Rear Of Aralia Hibbard Road	22/05/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00466/FUL	FUL permission	Great Ashfield	The Millstone Long Thurlow Road	05/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00690/FUL	FUL permission	Stonham Aspal	Land Adjacent To Highbank Mill Green	03/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00853/FUL	FUL permission	Stradbroke	Oak Cottage Laxfield Road	15/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/00942/FUL	FUL permission	Battisford	Plantation House Mill Road	24/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a

~	DC/19/00996/FUL	FUL permission	Elmswell	Annexe Kiln Farm Cottage	17/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/01082/FUL	FUL permission	Laxfield	Land At Chestnut Tree Farm Framlingham Road	16/05/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/01305/FUL	FUL permission	Debenham	14 Low Road Debenham	12/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/01484/FUL	FUL permission	Thorndon	Croft Cottage Clint Road	15/05/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/01532/FUL	FUL permission	Wattisfield	The Smallholdings Walsham Road	06/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/01550/FUL	FUL permission	Norton	The Cotswolds Ixworth Road	24/05/2019	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/01639/FUL	FUL permission	Baylham	Moat Farm Lower Street	29/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02033/FUL	FUL permission	Thurston	Corner Cottage Hollow Lane	18/06/2019	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02077/FUL	FUL permission	Combs	Fen Stables Combs Lane	28/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02106/FUL	FUL permission	Barham	Land At 1 Lower Farm Cottage Norwich Road	29/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02283/FUL	FUL permission	Mendlesham	Land Adjacent Riverside Cottages	02/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02643/FUL	FUL permission	Bedfield	Crown Farm Barn Church Lane	22/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/02892/FUL	FUL permission	Metfield	Land Adjacent To St Johns Cottage	10/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/03100/FUL	FUL permission	Cotton	Land At Scuffins Lane Cotton	14/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/03862/FUL	FUL permission	Stowlangtoft	Street Farm The Street Stowlangtoft	17/12/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/04118/FUL	FUL permission	Kenton	Oak Tree Farm Debenham Road	19/11/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/04740/FUL	FUL permission	Creeping St Mary	Land adjacent to 1 Red House,	25/11/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/05144/FUL	FUL permission	Hoxne	Barn At Home Farm Eye Road Hoxne Eye Suffolk IP21 5BA	18/12/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/05314/FUL	FUL permission	Barham	Land South Of Pesthouse Lane Barham	09/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/05315/FUL	FUL permission	Barham	Land South Of Pesthouse Lane Barham	09/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/05400/FUL	FUL permission	Stoke Ash	Cousins Barn At Land To The North Of Clay Lane	08/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/19/05919/FUL	FUL permission	Mendlesham	Land Adjacent To Jasmine Cottage	26/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/00065/FUL	FUL permission	Bacton	Land North Of Willow Cottage Earls Green Road	23/03/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/00242/FUL	FUL permission	Stowupland	Land South Of 2 Mill Street Mill Street	27/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/00355/FUL	FUL permission	Mendham	Chapel Farm Barn Withersdale Street	24/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/00471/FUL	FUL permission	Eye	Eye Theatre Broad Street	08/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/00573/FUL	FUL permission	Thurston	Land Adjacent To Highmead House	31/03/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/00722/FUL	FUL permission	Tostock	Land Adjoining Foresters New Road	29/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/01181/FUL	FUL permission	Needham Market	30 High Street Needham Market	05/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/01644/FUL	FUL permission	Rishangles	Land South West Of Eye Road	10/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/01714/FUL	FUL permission	Creeping St Mary	Shangri La Creeping Bottoms	01/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/01922/FUL	FUL permission	Elmswell	Land Adjacent To Marlborough	30/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/01937/FUL	FUL permission	Cotton	Land Adjacent Long Meadow Broad Road	04/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/02090/FUL	FUL permission	Badley	Getford Barn Badley Hill	14/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/02567/FUL	FUL permission	Syleham	Walnut Tree Farm Hoxne Road	19/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/02586/FUL	FUL permission	Ringshall	Broad View Farm Lower Farm Road	27/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/03193/FUL	FUL permission	Brome and Oakley	Brome Triangle Norwich Road	28/09/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/03363/FUL	FUL permission	Hoxne	The Old Chapel Cross Street	02/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/03722/FUL	FUL permission	Denham	Corner Cottage Denham Corner	13/11/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/03940/FUL	FUL permission	Redlingfield	Agricultural Building At Mill Farm	18/11/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/04265/FUL	FUL permission	Shelland	Rockylls Hall Shelland Green	24/11/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/04524/FUL	FUL permission	Combs	Land South Of Little London	08/12/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/05022/FUL	FUL permission	Thurston	Land South Of Barrells Road Thurston	04/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/05129/FUL	FUL permission	Harleston	Sweet Briars Haughley Road	11/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	DC/20/05547/FUL	FUL permission	Ringshall	Chestnuts Farm Charles Tye	12/03/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a

~	M/0118/17/FUL	FUL permission	Wetherden	Ye Old Smithy Elmswell Road	21/07/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/1000/17/FUL	FUL permission	Stradbroke	Neaves Cottage Laxfield Road	21/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/1122/17/FUL	FUL permission	Redlingfield	The Old School Low Road	13/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/1401/17/FUL	FUL permission	Barking	Land adjacent to Home Farm Hascot Hill	06/06/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/3196/15/FUL	FUL permission	Onehouse	Riverside Lake Wash Lane	10/01/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/4767/16/FUL	FUL permission	Elmswell	Land at Kiln Lane Elmswell	07/09/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
~	M/4789/16/FUL	FUL permission	Stonham Earl	Venns Farm Debenham Road	13/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume	n/a	n/a
Reserved Matters																		
~	DC/19/02987/RES	RES permission	Palgrave	Land To The East Of Priory Road Palgrave Suffolk	20/08/2019	9	4	0	4	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
LS01.61	DC/19/03463/RES	RES permission	Norton	Land To The North Of Ashfield Road Norton Suffolk	25/10/2019	8	8	7	1	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/01943/RES	RES permission	Debenham	Land Between The Butts And Little London Hill Debenham Suffolk	21/08/2020	8	8	7	1	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/00441/RES	RES permission	Brome and Oakley	Brome Triangle Norwich Road Brome And Oakley Suffolk	27/03/2019	7	6	2	4	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/03437/RES	RES permission	Finningham	Land South Side Of Westhorpe Road Finningham Stowmarket Suffolk IP14 4TW	05/09/2019	6	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/04095/RES	RES permission	Mendham	Land East Of Withersdale Road Mendham Suffolk	12/11/2020	6	6	4	2	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/02225/RES	RES permission	Palgrave	Land To The Rear Of Klyoe Priory Road Palgrave Diss Suffolk IP22 1AJ	25/06/2019	5	5	1	4	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/04165/RES	RES permission	Great Bricett	Land East Of Brambles The Street Great Bricett Suffolk	18/11/2019	5	5	0	5	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/05393/RES	RES permission	Barking	Land On The South Side Of Needham Road Barking Suffolk	03/01/2020	5	5	4	1	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/04166/RES	RES permission	Great Bricett	Land Adjoining The Brambles The Street Great Bricett Suffolk	18/11/2019	4	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/03371/REM	RES permission	Stonham Aspal	Land behind Lugano The Street Stonham Aspal IP14 6AH	29/08/2017	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/01993/RES	RES permission	Wortham	Land On The East Side Of Church Road Wortham Suffolk	19/07/2018	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/01487/RES	RES permission	Badwell Ash	Moat Farm House Long Thurlow Badwell Ash Bury St Edmunds Suffolk IP31 3JF	28/05/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/05948/RES	RES permission	Wortham	The Croft Mellis Road Wortham Diss Suffolk IP22 1PY	26/02/2020	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/02054/RES	RES permission	Gislingham	Land South Of Crocus Close Gislingham Suffolk	23/07/2020	3	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/05010/RES	RES permission	Cotton	Land to rear of Broadway Cottage Broad Road	10/01/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a

~	DC/19/03135/RES	RES permission	Old Newton with Dagworth	Land South East Of Applewhite House Finningham Road Old Newton Stowmarket Suffolk IP14 4EU	29/08/2019	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/04954/RES	RES permission	Ringshall	Land On The South Side Of Lower Farm Road Ringshall Suffolk	19/12/2019	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M/4773/16/REM	RES permission	Thorndon	Land South Of Whistle Thwaite Road Thorndon Eye Suffolk IP23 7JJ	26/01/2017	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/02813/RES	RES permission	Thorndon	Land at Thwaite Road Thorndon	04/08/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/04244/RES	RES permission	Elmswell	Land adjacent to The Barn Grove Lane	11/10/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/05519/REM	RES permission	Buxhall	Oaklands Rattlesden Road	20/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/01303/RES	RES permission	Redgrave	Charters Towers Gallows Hill Redgrave Diss Suffolk IP22 1RZ	30/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/02368/RES	RES permission	Stowupland	Land north of Gipping Road	30/08/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/02811/RES	RES permission	Horham	Barnacre Worlingworth Road Horham IP21 5ER	15/08/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/04389/RES	RES permission	Wingfield	Land Adjacent To Jafeica House Earsham Street Wingfield Eye IP21 5RH	12/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/04993/RES	RES permission	Stonham Aspal	High Elm Bungalow Crowfield Road Stonham Aspal Stowmarket Suffolk IP14 6AW	04/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/05257/RES	RES permission	Finningham	Gosford House Station Road Finningham Stowmarket Suffolk IP14 4TH	30/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/01202/RES	RES permission	Redgrave	Reed House The Knoll Churchway Redgrave Diss Suffolk IP22 1RW	07/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/02613/RES	RES permission	Old Newton with Dagworth	(Phase 2b Only) Land South East Of Chapel Road Old Newton Stowmarket Suffolk IP14 4PP	12/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/02852/RES	RES permission	Rickinghall	Land Rear Of Broland Garden House Lane Rickinghall Superior Suffolk	06/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/03667/RES	RES permission	Beyton	Balmedie House 2 Bear Meadow Beyton Bury St Edmunds Suffolk IP30 9HS	19/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/03731/RES	RES permission	Woolpit	Land To The East Of Sharpes Row Woolpit Suffolk	02/10/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a

~	DC/19/03971/RES	RES permission	Woolpit	Land At Grange Farm Green Road Woolpit IP30 9RG	24/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/01708/RES	RES permission	Stowmarket	3 Danescourt Avenue Stowmarket Suffolk IP14 1QL	10/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/01802/RES	RES permission	Thurston	Land South Of Barrells Road Thurston Suffolk	31/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/01803/RES	RES permission	Thurston	Land South Of Barrells Road Thurston Suffolk	31/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/02236/RES	RES permission	Thurston	Land South Of Barrells Road Thurston Suffolk	03/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/02237/RES	RES permission	Thurston	Land South Of Barrells Road Thurston Suffolk	03/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/03517/RES	RES permission	Creeting St Mary	Land Adjacent 1 Stone Cottages Creeting Hills Creeting St Mary Ipswich Suffolk IP6 8PZ	13/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/03966/RES	RES permission	Thorndon	Land Adj 13 Kerrison Cottages Stoke Road Thorndon Eye Suffolk IP23 7JG	23/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/04532/RES	RES permission	Thurston	Land South Of Barrells Road Thurston Suffolk	08/12/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/05105/RES	RES permission	Thurston	Land South Of GTD Barrells Road Thurston Suffolk	07/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/05229/RES	RES permission	Norton	Land East Of Moss Chase Ashfield Road Norton Suffolk	05/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/05937/RES	RES permission	Haughley	Land South Of Ashdown Haughley Green Haughley Stowmarket Suffolk IP14 3RR	24/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M /0434/17/REM	RES permission	Ringshall	Land at Lower Farm Road Lower Farm Road Ringshall IP14 2JE	06/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M /1109/17/REM	RES permission	Cotton	Site north of Trowel & Hammer Inn Mill Road	11/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M /2843/16/REM	RES permission	Mellis	White House Farm The Common	13/10/2016	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M /4617/16/REM	RES permission	Creeting St Mary	The Laurels Flordon Road	26/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
ermitted Development																		
~	DC/17/04304/PRN	Prior Approval (Office)	Bramford	Rushbrook House Paper Mill Lane Bramford IP8 4DE	19/10/2017	6	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/00647/AGDW	Prior Approval (Agri)	Hemingstone	Agricultural Building At Leedes Farm Bulls Road Hemingstone Ipswich Suffolk IP6 9RF	30/03/2020	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/01420/ADGW	Prior Approval (Agri)	Elmswell	Bridge House Barns Ling Road Palgrave Suffolk	14/05/2019	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a

~	DC/20/01832/AGDW	Prior Approval (Agri)	Stowmarket	Ashes Farm Newton Road Stowmarket Suffolk IP14 5AD	07/07/2020	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M/1648/16/PRN	Prior Approval (Agri)	Rattlesden	High Town Farm, Rear of The Balance High Town Green	11/08/2016	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/02241/PRN	Prior Approval (Agri)	Mendlesham	Elms Farm Old Station Road	14/07/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/02845/PRN	Prior Approval (Agri)	Botesdale	The Barn Lodge Farm Mill Road IP22 1LG	03/08/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/04774/PRN	Prior Approval (Agri)	Laxfield	Chestnut Tree Farm Framlingham Road	13/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/05739/PRN	Prior Approval (Agri)	Gosbeck	The Granary Fellows Farm Kings Lane	26/01/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/17/06020/PRN	Prior Approval (Agri)	Wyverstone	Home Farm Barns Mill Road	06/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/00901/AGDW	Prior Approval (Agri)	Fressingfield	Barn At Storeys Lane Fressingfield Suffolk IP21 5SY	01/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/02339/AGDW	Prior Approval (Agri)	Gosbeck	Fellows Farm Kings Lane Gosbeck Ipswich Suffolk IP6 9TS	26/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/04364/AGDW	Prior Approval (Agri)	Worlingworth	Grove Farm Shop Street Worlingworth IP13 7HX	30/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/18/04417/AGDW	Prior Approval (Agri)	Walsham le Willows	West Street Farm Ixworth Road Walsham Le Willows IP31 3AP	28/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/00425/AGDW	Prior Approval (Agri)	Hoxne	Home Farm Eye Road Hoxne Eye Suffolk IP21 5BA	21/03/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/01054/AGDW	Prior Approval (Agri)	Botesdale	Nissen Hut Two Lodge Farm The Common Botesdale Suffolk IP22 1LG	07/10/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/19/05134/ADGW	Prior Approval (Agri)	Palgrave	Barn 1 - Bridge House Barn Denmark Bridge Palgrave Suffolk IP22 1AA	02/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/00599/AGDW	Prior Approval (Agri)	Stoke Ash	Huggins Farm Huggins Lane Stoke Ash Eye Suffolk IP23 7ER	06/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	DC/20/00691/AGDW	Prior Approval (Agri)	Debenham	The Dutch Barn Bakers Lane Debenham Suffolk IP14 6BS	25/03/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M/0393/17/PRN	Prior Approval (Agri)	Henley	White House Farm Ashbocking Road	09/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M/0447/15/PRN	Prior Approval (Agri)	Creeting St Mary	The Barn Osier Farm The Lords Highway	07/04/2015	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M/2671/16/PRN	Prior Approval (Agri)	Debenham	Debenham Hall Gracechurch Street	20/09/2016	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a
~	M/4968/16/PRN	Prior Approval (Agri)	Creeting St Mary	Land to the rear of 1 Red Houses All Saints Road	04/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	n/a	n/a

Category B: Deliverable

Local Plan Allocation Ref / EC Ref	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2021/22	2022/23	2023/24	2024/25	2025/26	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
~	M/5007/16/OUT	OUT permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket	05/07/2018	325	325	0	0	0	0	25	25	Site had a proforma in the previous assessment, but to date one has not been submitted. This is part of a wider development that has already commenced (175 units [Phase 2a] ref. DC/18/03111). Clearly there has been some delay in bringing the wider site forward comparing plot starts with the previous position. Notwithstanding, reserved matters for Phase 2b (100 units) have recently been approved - ref. DC/20/05912. Timing of remaining RM's for next phases assumed to come forward following Phases 2a and 2b. Combined delivery of these phases totals 68 dpa (i.e. the Start to Finish average for a site of this size). Delivery in 2025/26 assumed to be 25 units. Combined with delivery of Phase 2a and 2b in year 5 totals the 68 dpa average assumed.	Deliverable	No
~	DC/18/04247/OUT	OUT permission	Woolpit	Land Off Bury Road The Street Woolpit IP30 9SA	21/08/2020	300	300	0	0	17	33	33	83	RM application for all 300 units was submitted prior to the base date (ref. 21/01132). This is awaiting determination. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this. This delivery schedule aligns with developers expectations. However, they assume 50dpa from a single outlet. To be conservative, median rates applied.	Deliverable	Yes - M3
LA109	M/3563/15/OUT	OUT permission	Eye	Land South of Eye Airfield Castleton Way	27/03/2018	280	280	0	0	17	33	33	83	Proforma received. RM application for all 138 units was submitted prior to the base date (ref. 21/00609). This is awaiting determination. As per the proforma a revised set of drawings is being submitted with an aim to be taken to committee in November 2021. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this; more conservative than the developers proposed timeline.	Deliverable	Yes - M17
~	DC/19/03486/OUT	OUT permission	Thurston	Land South West Of Beyton Road Thurston Suffolk	23/12/2020	210	210	0	0	17	33	33	83	RM application for all 210 units was submitted prior to the base date (ref. 20/05894). This is awaiting determination and was reliant on highways upgrades to be approved by West Suffolk (which has now occurred, after the base date). Various applications to discharge planning conditions were submitted and some approved at the base date. Taking a very conservative assumption that a formal permission is granted in the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	Yes - M5
~	DC/18/00233/OUT	OUT permission	Bramford	Land East Of The Street And Lorraine Way Bramford Ipswich IP8 4NS	09/07/2019	190	190	0	0	17	33	33	83	No proforma has been submitted. However, an RM application for all 190 units was submitted prior to the base date (ref. 21/01220). This is awaiting determination. Application being taken to September committee. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
~	M/5070/16/OUT	OUT permission	Thurston	Land on the North side of Norton Road	29/03/2018	113	113	0	0	12	33	33	78	No proforma has been submitted. However, phase 1 has RM (ref. DC/19/01602) which has commenced. There are 113 units outstanding with outline permission. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this, but take into consideration the maximum build rate for this application and the commenced RM when combined (i.e. only 12 can be delivered in 2023/24 as 21 would be delivered under the commenced RM).	Deliverable	No
~	DC/17/05423/OUT	OUT permission	Bacton	Land To The North Of Church Road Bacton Suffolk	30/07/2019	81	81	0	0	29	32	20	81	No proforma has been submitted. However, an RM application for all 81 units was submitted prior to the base date (ref. 21/01930) (albeit validated after the base date). These detailed have since been approved on 20/08/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	DC/20/01435/OUT	OUT permission	Stowupland	Gipping Road Stowupland Stowmarket Suffolk	09/10/2020	80	80	0	6	32	32	10	80	No proforma has been submitted. However, an RM application for all 80 units was submitted prior to the base date (ref. 21/00946). These detailed have since been approved on 12/05/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	DC/17/02760/OUT	OUT permission	Botesdale	Land South of Diss Road Street Botesdale IP22 1DA	03/07/2018	69	69	0	0	10	32	27	69	No proforma has been submitted. However, an RM application for all 69 units was submitted prior to the base date (ref. 20/03098). This is awaiting determination. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
~	DC/19/00022/OUT	OUT permission	Stradbroke	Land To The South Of New Street Stradbroke Suffolk	16/08/2019	60	60	0	0	32	28	0	60	No proforma has been submitted. However, an RM application for all 60 units was submitted prior to the base date (ref. 20/05917). These detailed have since been approved on 19/07/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	DC/18/00723/OUT	OUT permission	Bacton	Land To The East Of Turkeyhall Lane And To The North Of North Close Bacton	03/07/2018	51	51	0	0	10	32	9	51	No proforma has been submitted. However, an RM application for all 51 units was submitted prior to the base date (ref. 21/00641). This is awaiting determination. Officers assuming October committee. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No

~	DC/18/02577/OUT	OUT permission	Badwell Ash	Land North Of The Broadway The Broadway Badwell Ash Suffolk IP31 3DR	07/08/2019	33	33	0	0	12	13	8	33	No proforma has been submitted. However, an RM application for all 33 units was submitted prior to the base date (ref. 20/04785). These detailed have since been approved on 09/08/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	DC/17/04689/OUT	OUT permission	Worlingworth	Land to South of shop street, WORLINGWORTH . IP13 7HX	02/07/2018	26	26	0	1	13	12	0	26	No proforma has been submitted. However, an RM application for all 26 units was submitted prior to the base date (ref. 21/00755). These detailed have since been approved on 16/06/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	0085/17/OUT	OUT permission	Barham	Land North Of Pesthouse Lane Barham Suffolk	29/11/2019	20	20	0	0	4	13	3	20	No proforma has been submitted. However, an RM application for all 20 units was submitted prior to the base date (ref. 21/01457). This is awaiting determination. Planning officers assuming October committee. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
~	DC/19/00870/OUT	OUT permission	Bramford	Land Adjacent To Clarice House Leisure Club Bramford Road Bramford	02/10/2019	14	14	0	0	4	3	0	7	No proforma has been submitted. However, an RM application for the first 7 units was submitted prior to the base date (ref. 21/01564). This is awaiting determination. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
~	DC/19/01650/OUT	OUT permission	Mellis	Land At Bullocks Farm Earlsford Road Mellis Suffolk	20/06/2019	10	10	0	0	4	6	0	10	No proforma has been submitted. However, an RM application for all 10 units was submitted prior to the base date (ref. 20/05508). This is awaiting determination. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
		N/A											0			
Plan Allocations		N/A											0			

Category A: Not Commenced

Local Plan Allocation Ref / EC Ref	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2021/22	2022/23	2023/24	2024/25	2025/26	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Planning permission																
LA037	DC/19/02484/FUL	FUL permission	Stowmarket	Stowmarket Middle School Walnut Tree Walk Stowmarket IP14 1JP	26/08/2020	38	38	0	12	13	13	0	38	Median lead-in times (2) and build-rates have been applied. No further applications have been made in relation to the site.	Deliverable	No
LA021	DC/20/01537/FUL	FUL permission	Eye	Former Paddock House Care Home	30/07/2020	16	16	0	13	3	0	0	16	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
LS01.48	DC/17/06190/FUL	FUL permission	Framsden	Green Farm Wickham Road	11/12/2019	14	14	8	6	0	0	0	14	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
LS01.35	DC/17/04849/FUL	FUL permission	Badwell Ash	Land At The Broadway	25/05/2018	13	13	13	0	0	0	0	13	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
LS01.57	DC/19/00156/FUL	FUL permission	Laxfield	Land To The East Of	18/10/2019	13	13	10	3	0	0	0	13	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
Reserved Matters																
LA102	DC/20/03704/RES	RES permission	Whitton	Land West Of Old Norwich Road Whitton Ipswich IP1 6LQ	19/02/2021	190	190	0	17	33	33	33	116	Median lead-in times (2) and build-rates have been applied. A proforma was received from Bellway, but the build rates assumed were higher than the local averages without specific justification. As such no changes have been made.	Deliverable	Yes - M6
~	DC/20/05912/RES	RES permission	Stowmarket	Northfield View Phase 2B Fuller Way Stowmarket Suffolk	31/03/2021	100	100	0	14	34	34	18	100	Phase 2b of Chilton Leys. (Outline - ref. 5007/16). DOC application relating to the outline permission granted April 2021 (Archaeology). Assumed to deliver in conjunction with Phase 2a. Combined would lead to an output of 68 dpa max; i.e. average for a site of this size (600 units) in Start to Finish.	Deliverable	No
~	DC/18/05397/RES	RES permission	Combs	Land West Of Farriers Road	13/06/2019	90	90	32	32	26	0	0	90	Median lead-in times (2) and build-rates have been applied. Application for confirmation of	Deliverable	No
~	DC/19/02542/RES	RES permission	Bacton	Wyverstone Road Bacton	10/02/2020	64	64	14	32	18	0	0	64	Median lead-in times (2) and build-rates have been applied. Number of conditions relating to	Deliverable	No
~	DC/19/05316/RES	RES permission	Stowupland	Of Thorney Green	28/05/2020	58	58	5	32	21	0	0	58	Median lead-in times (2) and build-rates have been applied. Various applications to discharge	Deliverable	No
~	DC/18/05612/RES	RES permission	Creeting St Mary	J Breheny Contractors Ltd	08/08/2019	52	52	30	22	0	0	0	52	Median lead-in times (2) and build-rates have been applied. Some outline conditions have been	Deliverable	No
~	DC/19/02363/RES	RES permission	Needham Market	Land Hill House Lane	08/11/2019	37	37	9	13	13	2	0	37	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
~	DC/19/05949/RES	RES permission	Mendlesham	Land To North West Of	21/10/2020	28	28	0	10	13	5	0	28	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
LS01.36	DC/20/02614/RES	RES permission	Badwell Ash	Land At Warren Farm	10/12/2020	21	21	0	8	13	0	0	21	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
~	DC/18/04695/RES	RES permission	Bramford	By-pass Nurseries Bramford Road	19/02/2020	20	20	5	13	2	0	0	20	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
~	DC/20/05751	RES permission	Rickinghall	Land to the rear of Willowmere	12/03/2021	10	10	0	5	5	0	0	10	Median lead-in times (2) and build-rates have been applied.	Deliverable	No
Planned Development																
~	~	~	~	~	~	~	~	~	~	~	~	~	0	~	~	~
Full Planning permission																
~	DC/18/02259/FUL	FUL permission	Elmswell	Railway Tavern School Road	17/01/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
LS01.71	DC/18/05289/FUL	FUL permission	Redgrave	Land West Of Hall Lane,	25/09/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02829/FUL	FUL permission	Beyton	Beyton Nurseries Tostock Road	07/08/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
LS01.83	DC/20/00324/FUL	FUL permission	Wetheringsett cum Brockford	Land Norwich Road	06/10/2020	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00674/FUL	FUL permission	Claydon	Land North East Of Exeter Road	05/11/2020	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05106/FUL	FUL permission	Norton	Land At Common Corner	20/01/2021	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
LS01.81	DC/17/04520/FUL	FUL permission	Wattisfield	Land Adjacent To The Old School	05/07/2018	8	8	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in	n/a	n/a
LS01.69	DC/18/02258/FUL	FUL permission	Rattlesden	Land To The West Of 10	19/12/2018	8	8	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/20/03453/FUL	FUL permission	Redgrave	The Grange Hinderclay Road	28/10/2020	8	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03787/FUL	FUL permission	Battisford	Battisford Hall Barns	30/03/2021	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/05128/FUL	FUL permission	Battisford	Manor Farm Church Road	19/02/2019	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03955/FUL	FUL permission	Offton	Tollemache Business Park	29/04/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01206/FUL	FUL permission	Stonham Earl	Upper Langdales Farmhouse	10/01/2019	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01239/FUL	FUL permission	Norton	Land West Of Ixworth Road	26/06/2018	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03760/FUL	FUL permission	Old Newton with Dagworth	27 Church Road Old Newton	13/01/2020	5	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
LS01.75	DC/19/03807/FUL	FUL permission	Stonham Parva	Land On The East Side Of	24/03/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05213/FUL	FUL permission	Stowmarket	Stowmarket Community	27/05/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05657/FUL	FUL permission	Stuston	Place Farm Old Bury Road	28/01/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05896/FUL	FUL permission	Stonham Aspal	Ubbeston Hall Stowmarket Road	10/02/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05234/FUL	FUL permission	Great Blakenham	241 Stowmarket Road	18/01/2021	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03173/FUL	FUL permission	Bramford	Rose Cottage Bullen Lane	26/10/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04725/FUL	FUL permission	Hinderclay	Holiday Farm House	08/11/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/05378/FUL	FUL permission	Hoxne	Nine Oaks Poultry Farm And 1 And 2	11/02/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00301/FUL	FUL permission	Creting St Mary	Land North East Of Flordon Road	07/05/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01133/FUL	FUL permission	Stowupland	Grain Store Rendall Lane	13/05/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03130/FUL	FUL permission	Stowmarket	9-11 Bond Street Stowmarket	27/09/2019	4	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03809/FUL	FUL permission	Wetherden	Barns At Progress Farm,	04/11/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01476/FUL	FUL permission	Needham Market	Agricultural Building And Land	28/05/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01534/FUL	FUL permission	Yaxley	Yaxley Manor House	02/07/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01892/FUL	FUL permission	Wattisfield	Land West Of Walsham Road	09/07/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02270/FUL	FUL permission	Stuston	Land At Alverstone Old Bury Road	22/07/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03615/FUL	FUL permission	Buxhall	Land To The North Of Copperfields	11/01/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04004/FUL	FUL permission	Nettlestead	Watering Farm Main Road	15/01/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04497/FUL	FUL permission	Brundish	Newtons Farm Stradbroke Road	14/12/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04534/FUL	FUL permission	Stowmarket	6 Danescourt Avenue	02/12/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/17/05702/FUL	FUL permission	Debenham	Cherry Tree Inn 1 Cherry Tree Lane	14/12/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/00312/FUL	FUL permission	Redgrave	Land Adjacent To The Cottage	11/04/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01957/FUL	FUL permission	Creting St Mary	All Saints Barn Low Lane	09/08/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02097/FUL	FUL permission	Eye	Eye Library Buckshorn Lane	02/08/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02826/FUL	FUL permission	Elmswell	Orchard House And Woodstock	15/08/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00091/FUL	FUL permission	Eye	Cookley Farm Hoxne Road	11/04/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00127/FUL	FUL permission	Kenton	Old Kenton Station Eye Road	28/05/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02270/FUL	FUL permission	Eye	The Barn Langton Grove	14/05/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/19/03564/FUL	FUL permission	Yaxley	Conifers Mellis Road	30/10/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03660/FUW	FUL permission	Westhorpe	Land Adjacent To Kells House	24/10/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03930/FUL	FUL permission	Stonham Aspal	Grove Farm Debenham Road	13/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04978/FUL	FUL permission	Stowmarket	land adjacent. 116 bridge street,	26/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05102/FUL	FUL permission	Wetheringsett cum Brockford	Land Adjacent The Laurels White	19/12/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05193/FUL	FUL permission	Bacton	Land To The Rear Of Mizpah Broad	20/12/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05377/FUL	FUL permission	Thurston	Plots 1 And 2 Cedars Close	10/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00167/FUL	FUL permission	Wickham Skeith	Land East Of Grange Road	06/03/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01055/FUL	FUL permission	Stowmarket	43A Beech Terrace Stowmarket	30/04/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01182/FUL	FUL permission	Thurston	Grove Farm Barrells Road	22/05/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01479/FUL	FUL permission	Wetheringsett cum Brockford	Wetheringsett House	08/06/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01499/FUL	FUL permission	Thornham Parva	Barns At Chandos Farm	09/06/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01822/FUL	FUL permission	Combs	The Gardeners Arms	19/06/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02163/FUL	FUL permission	Mendham	Agricultural Buildings	29/07/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02277/FUL	FUL permission	Brome and Oakley	Rose Farm Upper Street	04/11/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03295/FUL	FUL permission	Wyverstone	Land North Of College Road	12/10/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04166/FUL	FUL permission	Weybread	Building At Watermill Lane	20/11/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04616/FUL	FUL permission	Norton	Little Haugh Hall Ixworth Road	18/12/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04727/FUL	FUL permission	Bedfield	Home Farm Earl Soham Road	16/12/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04729/FUL	FUL permission	Wortham	Land On The East Side Of Church	25/01/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05631/FUL	FUL permission	Needham Market	Land Rear Of 68-70 High Street	01/02/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/17/05608/FUL	FUL permission	Mendlesham	Poplar Farm Mendlesham	18/04/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/17/06257/FUL	FUL permission	Thurston	Thurston Place Beyton Road	17/04/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/00091/FUL	FUL permission	Norton	Little Green Cottage	17/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/00760/FUL	FUL permission	Gosbeck	Building Next To Street Farm	10/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01000/FUL	FUL permission	Norton	Willow Brook Cottage	04/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01578/FUL	FUL permission	Eye	6 Cross Street Eye	21/06/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01668/FUW	FUL permission	Wetherden	Lynside Base Green	12/06/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02163/FUL	FUL permission	Stowmarket	38 Regent Street Stowmarket	11/10/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02171/FUL	FUL permission	Eye	Southfields Cranley Road	17/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02329/FUW	FUL permission	Fressingfield	Annexe At Tithe Farm	17/07/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02532/FUL	FUL permission	Stowlangtoft	Glebe Farm The Street	14/11/2018	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03049/FUL	FUL permission	Battisford	Gibbons Farm Hascot Hill	30/11/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03390/FUL	FUL permission	Wetherden	White House Farm Upper Town	18/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03445/FUL	FUL permission	Stowmarket	35 Stowupland Street	25/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/18/03616/FUL	FUL permission	Laxfield	Sandale Banyards Green	29/10/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03846/FUL	FUL permission	Claydon	Land At Church Lane	13/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03950/FUL	FUL permission	Redgrave	The Mill House The Street	19/11/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04393/FUL	FUL permission	Debenham	The Bullock Barn Off Stony Lane	28/11/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04643/FUL	FUL permission	Botesdale	Sunnyholme The Street	12/12/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04805/FUL	FUL permission	Stowupland	8 Trinity Walk Stowupland	24/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/05300/FUL	FUL permission	Felsham	The Old Barn Cockfield Road	29/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/05335/FUL	FUL permission	Hoxne	Land North East Of Cross Street	22/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00434/FUL	FUL permission	Wetherden	Land Adjacent To Dragonfly Barn	26/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00570/FUL	FUL permission	Fressingfield	fressingfield baptist chapel,	11/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00698/FUL	FUL permission	Beyton	Land Adj Grange Cottage	21/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00801/FUL	FUL permission	Bedfield	Land Rear Of 1 Lodge Cottages	17/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01101/FUL	FUL permission	Willisham	The Stock Barn Strawberries Lane	14/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01234/FUL	FUL permission	Finningham	Green Lane Farm Green Lane	07/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01245/FUL	FUL permission	Wetheringsett cum Brockford	Field View Wetherup Street	14/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
LS01.45	DC/19/01572/FUL	FUL permission	Cotton	Land Adjacent To Brookside	06/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01596/FUL	FUL permission	Elmswell	The Old Granary Adj Ten Ten	31/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01717/FUL	FUL permission	Mellis	Barn East Of Manor Farm	29/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01954/FUL	FUL permission	Stowmarket	12 Chandlers Walk Stowmarket	17/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02088/FUL	FUL permission	Tostock	1 And 2 The Lodge Norton Road	24/06/2019	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02577/FUL	FUL permission	Creeting St Mary	Creeting House All Saints Road	30/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02872/FUL	FUL permission	Coddenham	Valley Farm Blacksmiths Lane	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03434/FUL	FUL permission	Worlingworth	agricultural building,	15/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03555/FUL	FUL permission	Stradbroke	Home Farm Neaves Lane	30/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03632/FUL	FUL permission	Henley	barn, damerons farm,	22/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03728/FUL	FUL permission	Eye	Land To The Rear Of	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03856/FUL	FUL permission	Laxfield	The Timbers Banyards Green	15/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03961/FUL	FUL permission	Debenham	52 High Street Debenham	29/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04020/FUL	FUL permission	Badwell Ash	Land South of Hill House and	07/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04378/FUL	FUL permission	Combs	Moats Tye Hall Moats Tye	13/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04494/FUL	FUL permission	Great Ashfield	Ashfield Hall Wetherden Road	23/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04515/FUL	FUL permission	Wetheringsett cum Brockford	Maple Bungalow Park	20/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04888/FUL	FUL permission	Great Blakenham	241 Stowmarket Road	09/01/2020	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04982/FUL	FUL permission	Claydon	18 - 20 Old Paper Mill Lane Claydon	19/12/2019	3	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05050/FUL	FUL permission	Beyton	Nursery House Tostock Road	22/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/19/05053/FUL	FUL permission	Baylham	Land Adjacent Astraea Lower	17/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05121/FUL	FUL permission	Buxhall	Buxhall Mill Mill Road	17/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05352/FUL	FUL permission	Fressingfield	South View New Street	10/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05371/FUL	FUL permission	Redgrave	Ivy House Farm The Street	13/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05386/FUL	FUL permission	Thurston	Plot 8 Land Off Cedars	27/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05733/FUL	FUL permission	Hoxne	Land Adjacent Waveney Farm	28/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05834/FUL	FUL permission	Hinderclay	Walnut Tree Cottage	10/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00771/FUL	FUL permission	Stowupland	Land Adjacent Oak View	28/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00940/FUL	FUL permission	Stowmarket	11 Tavern Street Stowmarket	29/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00957/FUL	FUL permission	Wyverstone	Ashdale Badwell Road	21/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00964/FUL	FUL permission	Stonham Earl	Fen Barn Fen Lane	09/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01022/FUL	FUL permission	Stowmarket	5 Chestnut Grove Stowmarket	12/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01031/FUL	FUL permission	Stonham Aspal	Land East Of Kennylands	23/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01072/FUL	FUL permission	Willisham	1 Hall Cottages Main Road	13/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01118/FUL	FUL permission	Haughley	Old Bells Farm Wassicks Lane	20/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01226/FUL	FUL permission	Rattlesden	Land Adjacent BT Exchange	10/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01480/FUL	FUL permission	Stonham Earl	Yew Tree Farm Broad Green Road	03/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01964/FUL	FUL permission	Mendham	Panorama Foxes Lane	27/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01999/FUL	FUL permission	Elmswell	Land North Of Dagwood Farm	21/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02021/FUL	FUL permission	Debenham	55 Gracechurch Street	25/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02022/FUL	FUL permission	Wyverstone	Land South Of Fox Hollow	02/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02099/FUL	FUL permission	Wyverstone	Land At Mill Road Wyverstone	28/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02124/FUL	FUL permission	Hoxne	Land At Wittons Lane	29/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02197/FUL	FUL permission	Combs	Pole Barn Church Road	13/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02217/FUL	FUL permission	Kenton	Camp Green Farm Kenton Road	06/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02271/FUL	FUL permission	Helmingham	Helmingham Church Hall	27/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02460/FUL	FUL permission	Coddenham	Dukes Head Inn High Street	23/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02587/FUL	FUL permission	Laxfield	Land To Rear Of Underlimes And St	23/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02718/FUL	FUL permission	Gedding	Grange Farm Drinkstone Road	28/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02918/FUL	FUL permission	Stradbroke	Chestnut House Wilby Road	23/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02961/FUL	FUL permission	Stonham Aspal	Grove Farm Debenham Road	11/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03150/FUL	FUL permission	Little Blakenham	Barn Adjacent To Elm Farmhouse	22/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03263/FUL	FUL permission	Kenton	Oak Tree Farm Debenham Road	30/10/2020	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03344/FUL	FUL permission	Creting St Mary	Eric's Field Flordon Road	03/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03364/FUL	FUL permission	Tostock	The Barn North Of Old	26/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/20/03389/FUL	FUL permission	Wortham	Wolsey House Motors	01/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03668/FUL	FUL permission	Wattisfield	Royal Oak House The Street	26/02/2021	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03775/FUL	FUL permission	Woolpit	Swan Inn The Street	05/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03981/FUL	FUL permission	Drinkstone	Rattlesden Road Drinkstone	09/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04104/FUL	FUL permission	Wetheringsett cum Brockford	Hill House Norwich Road	16/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04251/FUL	FUL permission	Shelland	Shelland Hall Barn South West Of	02/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04570/FUL	FUL permission	Stradbroke	Havensfield Farm Fressingfield Road	24/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04778/FUL	FUL permission	Norton	Land At The Cotswolds	29/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04838/FUL	FUL permission	Mendham	Barn At Mendham Priory	12/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04849/FUL	FUL permission	Badwell Ash	Land North of Woodside Cottage	18/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04893/FUL	FUL permission	Wyverstone	Plot 2 Land Adjacent	21/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05447/FUL	FUL permission	Thornham Parva	Barn Land Off Chapel Farm Lane	29/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05450/FUL	FUL permission	Hoxne	Bridge Farm Low Street	18/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05543/FUL	FUL permission	Stradbroke	Land To The Rear Of Windrush	28/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05665/FUL	FUL permission	Laxfield	Meadows Farm Banyards Green	17/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05686/FUL	FUL permission	Elmswell	Kiln Farm Guest House	11/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05715/FUL	FUL permission	Stradbroke	Barley Green Farm Laxfield Road	25/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00113/FUL	FUL permission	Badwell Ash	Sheltered Accommodation	18/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00122/FUL	FUL permission	Wattisfield	Common Room At Victoria Gardens	18/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00181/FUL	FUL permission	Norton	Pine Trees Ashfield Road	11/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00317/FUL	FUL permission	Gosbeck	Ryes Farm Pettaugh Lane	16/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01209/FUL	FUL permission	Claydon	Caretakers Bungalow	12/06/2018	0	-1	0	-1	0	0	0	-1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
Reserved Matters																
~	DC/20/03255/RES	RES permission	Norton	Land South West Of Rose Cottage	02/11/2020	8	8	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02328/RES	RES permission	Ashbocking	Red House Barns Access Road From	05/08/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04290/RES	RES permission	Woolpit	Land On The South Side Of	15/12/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04968/RES	RES permission	Stonham Aspal	Green Farm Crowfield Road	17/12/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03152/RES	RES permission	Gislingham	Land South Of Crocus Close	18/09/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00848/RES	RES permission	Wickham Skeith	Land West Of Grange Road	22/04/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00849/RES	RES permission	Wickham Skeith	Land Adjacent To Bumbledown	23/04/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01525/RES	RES permission	Mendlesham	Land Adjacent To 17 Brockford Road	01/06/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04319/RES	RES permission	Worlingworth	The Grove Shop Street	22/02/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04808/RES	RES permission	Stonham Aspal	Kennylands Thornbush Lane	15/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01533/RES	RES permission	Stonham Earl	Fen Barn Fen Lane	13/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03892/RES	RES permission	Wattisfield	High Bank Diss Road	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/20/00179/RES	RES permission	Wingfield	Orchard House Top Road	15/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00412/RES	RES permission	Norton	Land Adjacent To Manor Lodge	25/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01828/RES	RES permission	Battisford	Land Adjacent The Barn Nordor	09/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01880/RES	RES permission	Woolpit	Green Farm, green road,	19/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01981/RES	RES permission	Thurston	Land South Of Barrells Road	03/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02656/RES	RES permission	Bacton	Land To The South West Of Nutwood	03/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02834/RES	RES permission	Haughley	Fieldwood House Haughley Green	11/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03204/RES	RES permission	Willisham	Building Plot Adjacent Antler	28/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03221/RES	RES permission	Norton	The Old Forge Ixworth Road	21/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03371/RES	RES permission	Brome and Oakley	The Chestnuts Rectory Road	05/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03436/RES	RES permission	Walsham le Willows	Rookery Barn Rookery Lane	07/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03506/RES	RES permission	Stonham Earl	Resthaven Thornbush Lane Earl Stonham Stowmarket Suffolk IP14 5DX	23/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2022/23.	n/a	n/a
~	DC/20/03719/RES	RES permission	Little Blakenham	Land Adjacent To Arden House	23/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04531/RES	RES permission	Thurston	Land South Of Barrells Road	24/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04953/RES	RES permission	Wortham	White House Rectory Road	19/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05760/RES	RES permission	Great Finborough	Willowmere Combs Lane	10/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05790/RES	RES permission	Drinkstone	Land West Of The Street	28/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05931/RES	RES permission	Thornham Magna	The Old Post Office	12/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00579/RES	RES permission	Little Finborough	Land Adjacent To Four Winds	22/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
Outline permission																
LS01.44	DC/20/03619/OUT	OUT permission	Combs	Land North Of Bildeston Road	20/10/2020	9	9	0	0	9	0	0	9	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/05053/OUT	OUT permission	Elmswell	Land To The East Of Oak Lane	29/01/2021	9	9	0	0	9	0	0	9	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	M /4238/16/OUT	OUT permission	Tostock	Land At Perkins Way	05/02/2019	9	9	0	0	9	0	0	9	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/01174/OUT	OUT permission	Combs	Land West Of Tannery Road	24/11/2020	8	8	0	0	8	0	0	8	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
LA010	DC/20/01927/OUT	OUT permission	Great Blakenham	Land South Of Chalk Hill Lane	21/12/2020	8	8	0	0	8	0	0	8	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/01701/OUT	OUT permission	Battisford	Manor Farm Church Road	14/08/2020	7	7	0	0	7	0	0	7	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/04264/OUT	OUT permission	Elmswell	Land South Of Field View	13/03/2019	6	6	0	0	6	0	0	6	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04375/OUT	OUT permission	Elmswell	White House Barns	06/01/2021	6	6	0	0	6	0	0	6	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01662/OUT	OUT permission	Wortham	Honey Pot Farm Caravan Park	03/04/2019	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/03965/OUT	OUT permission	Stowmarket	The Uplands Stowupland Road	05/11/2020	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/04191/OUT	OUT permission	Stonham Aspal	Land To The Rear Of The Leas	07/02/2019	5	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/05064/OUT	OUT permission	Wortham	Green Farmhouse (formerly	15/01/2019	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/00160/OUT	OUT permission	Creeting St Mary	Red House Farm All Saints Road	16/05/2019	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a

~	DC/19/02021/OUT	OUT permission	Norton	Land West Of Ixworth Road	09/01/2020	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/03712/OUT	OUT permission	Wortham	Land At Howards Close	02/01/2020	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/00851/OUT	OUT permission	Bacton	The Bungalow Church Road	16/04/2019	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/00865/OUT	OUT permission	Barham	Land Adjacent Thornley	04/11/2019	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/01441/OUT	OUT permission	Laxfield	Land To The Rear Of Suffolk House	21/05/2019	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/02698/OUT	OUT permission	Wortham	Land On The East Side Of	09/04/2020	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/02739/OUT	OUT permission	Combs	Jockeys Hall Jockeys Lane	29/05/2020	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/04317/OUT	OUT permission	Elmswell	holly lodge, cross street.	08/11/2019	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01268/OUT	OUT permission	Drinkstone	Land On The North Side Of Shortgate	20/06/2018	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/02553/OUT	OUT permission	Elmswell	Hedgerows Grove Lane	20/08/2018	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/02761/OUT	OUT permission	Barham	Green Farm Barham Green	02/08/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/04102/OUT	OUT permission	Creeting St Mary	Kenzel Creeting Bottoms	30/11/2018	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/04801/OUT	OUT permission	Horham	Land Opposite Wheatcrofts	05/12/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/01699/OUT	OUT permission	Stonham Aspal	Mill Cottage Mill Green	29/05/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/01839/OUT	OUT permission	Mendlesham	Park House Brockford Road	12/06/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/01876/OUT	OUT permission	Elmswell	Hedgerows Grove Lane	15/10/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/02224/OUT	OUT permission	Thurston	Land At Navarac Great Green	20/06/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/04868/OUT	OUT permission	Creeting St Mary	Orchard Haven All Saints Road	31/01/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/05572/OUT	OUT permission	Combs	Land Adjacent To 2 Oak Thatch	06/02/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/05860/OUT	OUT permission	Norton	Land West Of Ixworth Road	10/03/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/00801/OUT	OUT permission	Haughley	Land At White Rigg Haughley Green	05/05/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02923/OUT	OUT permission	Thorndon	Land Off The Street	22/10/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02990/OUT	OUT permission	Norton	Land West Of Ixworth Road	11/09/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/03721/OUT	OUT permission	Creeting St Mary	Land At Grange Farm	08/12/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/05205/OUT	OUT permission	Great Blakenham	3 Chalk Hill Lane Great Blakenham	14/01/2021	3	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/21/00447/OUT	OUT permission	Great Bricett	Land Adjacent To Base Garage	24/03/2021	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/17/04197/OUT	OUT permission	Thurston	Poplar Farm, Great Green,	13/09/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/00545/OUT	OUT permission	Mendlesham	56 Ducksen Road Mendlesham	03/04/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01293/OUT	OUT permission	Stowupland	Land On The North Side Of	29/05/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01493/OUT	OUT permission	Creeting St Mary	Land Adjacent To 2 St Marys Road	06/06/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01910/OUT	OUT permission	Barham	The Sorrel Horse Norwich Road	28/06/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01925/OUT	OUT permission	Needham Market	Land North East Of Gipping View	25/06/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/05409/OUT	OUT permission	Drinkstone	Abbots Lodge The Street	04/02/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/00317/OUT	OUT permission	Finningham	Meadowbank Farm	12/03/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/01291/OUT	OUT permission	Stowmarket	8 Newton Road Stowmarket	08/05/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a

~	DC/19/01369/OUT	OUT permission	Mellis	Land West Of Manor Farm	13/05/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/01566/OUT	OUT permission	Creting St Mary	Land Adjacent To Whiston	13/11/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/01604/OUT	OUT permission	Rattlesden	Land Adjacent BT Exchange	11/07/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/02226/OUT	OUT permission	Fressingfield	The cottage, church street,	28/11/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/03681/OUT	OUT permission	Thurston	Land Adjacent To Navarac	23/09/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/04441/OUT	OUT permission	Creting St Mary	Highfield All Saints Road	28/10/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/05114/OUT	OUT permission	Thurston	Land South Of Barrells Road	16/04/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/05155/OUT	OUT permission	Thurston	Land At Navarac Great Green	20/12/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/05357/OUT	OUT permission	Stowlangtoft	Land South Of Glebe Farm	10/01/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/05446/OUT	OUT permission	Wetherden	Cedar Lodge Kates Lane	15/01/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/05663/OUT	OUT permission	Barham	3 Lower Crescent Barham	13/01/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/00948/OUT	OUT permission	Stowmarket	24 Gainsborough Road	28/04/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/01866/OUT	OUT permission	Wingfield	Caravan Royalty Hall	15/07/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02334/OUT	OUT permission	Yaxley	Land North Of Mellis Road Yaxley	13/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02346/OUT	OUT permission	Combs	Land At Moats Tye Combs	10/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/03037/OUT	OUT permission	Barham	63 Norwich Road Barham	11/09/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/03229/OUT	OUT permission	Cotton	Southfield 3 Stonham Road	22/09/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/03975/OUT	OUT permission	Cotton	Land Adjacent To Broad View	08/12/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04045/OUT	OUT permission	Yaxley	Land South Of Mill House	09/11/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04274/OUT	OUT permission	Creting St Mary	Land Rear Of 13 All Saints Road	10/12/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04430/OUT	OUT permission	Hinderclay	Land Adjacent To Redvers	18/01/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04710/OUT	OUT permission	Stonham Earl	Land South Of Fieldfare	14/12/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/2318/OUT	OUT permission	Debenham	Land Adjoining 8 Gracechurch Street Debenham Suffolk	14/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2023/24.	n/a	n/a
~	DC/20/02523/OUT	OUT permission	Laxfield	Land East Of Bickers Hill Road	28/10/2020	0	-8	0	0	-8	0	0	-8	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
Permitted Development																
~	DC/20/00045/AGDW	Prior Approval (Agri)	Gislingham	Former Pig Barn At Lodge Farm	02/03/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03170/AGDW	Prior Approval (Agri)	Little Blakenham	Elm Farm Somersham Road	23/09/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04724/AGDW	Prior Approval (Agri)	Laxfield	Corner Farm Banyards Green	10/12/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02876/AGDW	Prior Approval (Agri)	Mendlesham	Ashes Farm Oak Farm Lane	07/09/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03990/AGDW	Prior Approval (Agri)	Wetheringsett cum Brockford	Green Farm Pages Green	10/11/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05796/AGDW	Prior Approval (Agri)	Stradbroke	Buildings At Lime Tree Farm	17/02/2021	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01817/AGDW	Prior Approval (Agri)	Stonham Aspal	Mill Green Farm Debenham Road	11/07/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02783/AGDW	Prior Approval (Agri)	Debenham	2 Fields Farm Debenham	13/08/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02781/AGDW	Prior Approval (Agri)	Laxfield	Buildings At The Packhouse	09/11/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/20/05364/AGDW	Prior Approval (Agri)	Wetherden	Progress Farm Base Green	07/01/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03163/AGDW	Prior Approval (Agri)	Weybread	Mattins Barn Pear Tree Farm	05/09/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00883/AGDW	Prior Approval (Agri)	Denham	Hedgerows Hoxne Road	24/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05392/AGW	Prior Approval (Agri)	Thurston	Harveys Garden Plants	14/01/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05594/AGDW	Prior Approval (Agri)	Mendham	Barn At Buena Vista	08/09/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05927/OFDW	Prior Approval (Office)	Flowton	Flowton Hall Barns Flowton Hall	23/03/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00266/AGDW	Prior Approval (Agri)	Rishangles	Rishangles Hall Eye Road	04/05/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02093/AGDW	Prior Approval (Agri)	Crowfield	Barn A Buildings And Yard	18/09/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02879/AGDW	Prior Approval (Agri)	Cotton	Barns 1 And 2 Hempnalls Farm	07/09/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01234/AGDW	Prior Approval (Agri)	Drinkstone	Joli Farm Hill Farm Lane	23/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01451/LCE	Prior Approval (Lawful De	Weybread	Brick Kiln Cottage Mill Lane	13/06/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01914/AGDW	Prior Approval (Agri)	Hessett	Mixing House Malting Farm	04/07/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02991/LCE	Prior Approval (Lawful De	Fressingfield	Charro Lodge Storeys Lane	31/07/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01837/AGDW	Prior Approval (Agri)	Combs	The Barn Holy Oak Farm	10/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01936/AGDW	Prior Approval (Agri)	Botesdale	Barn Lodge Farm	07/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02139/AGDW	Prior Approval (Agri)	Battisford	Stoke Farm Battisford	17/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02381/AGD	Prior Approval (Agri)	Rickinghall	The Barn Briar Lane	01/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02723/AGDW	Prior Approval (Agri)	Athelington	Land East Of Horham Road	18/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03109/AGD	Prior Approval (Agri)	Drinkstone	Cambourne Farm Rattlesden Road	22/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04079/AGDW	Prior Approval (Agri)	Cotton	Cotton Hall Cotton Hall Lane	09/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04932/AGDW	Prior Approval (Agri)	Stonham Earl	Agricultural Outbuilding	03/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05084/AGDW	Prior Approval (Agri)	Stowupland	Pooles Farm Thorney Green	03/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05338/AGD	Prior Approval (Agri)	Ringshall	Chestnuts Farm Bildeston Road	15/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01498/AGDW	Prior Approval (Agri)	Thornham Parva	Big Barn, Chandos Farm	29/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02265/AGDW	Prior Approval (Agri)	Botesdale	Grove View Workshop	29/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04066/AGDW	Prior Approval (Agri)	Laxfield	Elm Farm Dennington Road	11/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04567/AGDW	Prior Approval (Agri)	Creeping St Mary	Barn At Maltings Farm	07/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04824/AGDW	Prior Approval (Agri)	Hoxne	Oakhill House Goldbrook	17/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05456/AGDW	Prior Approval (Agri)	Haughley	Bridge Farm Green Road	12/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05504/AGDW	Prior Approval (Agri)	Brundish	Agricultural Building At	09/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05643/AGDW	Prior Approval (Agri)	Mendlesham	Barn 4 Ashes Farm	10/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05757/AGDW	Prior Approval (Agri)	Thrandeston	Rectory Farm Great Green	09/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

Category B: Deliverable

Local Plan Allocation Ref / EC Ref	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2021/22	2022/23	2023/24	2024/25	2025/26	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
~	M/5007/16/OUT	OUT permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket	05/07/2018	325	325	0	0	0	0	25	25	Site had a proforma in the previous assessment, but to date one has not been submitted. This is part of a wider development that has already commenced (175 units [Phase 2a] ref. DC/18/03111). Clearly there has been some delay in bringing the wider site forward comparing plot starts with the previous position. Notwithstanding, reserved matters for Phase 2b (100 units) have recently been approved - ref. DC/20/05912. Timing of remaining RM's for next phases assumed to come forward following Phases 2a and 2b. Combined delivery of these phases totals 68 dpa (i.e. the Start to Finish average for a site of this size). Delivery in 2025/26 assumed to be 25 units. Combined with delivery of Phase 2a and 2b in year 5 totals the 68 dpa average assumed.	Deliverable	No
~	DC/18/04247/OUT	OUT permission	Woolpit	Land Off Bury Road The Street Woolpit IP30 9SA	21/08/2020	300	300	0	0	17	33	33	83	RM application for all 300 units was submitted prior to the base date (ref. 21/01132). This is awaiting determination. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this. This delivery schedule aligns with developers expectations. However, they assume 50dpa from a single outlet. To be conservative, median rates applied.	Deliverable	Yes - M3
LA109	M/3563/15/OUT	OUT permission	Eye	Land South of Eye Airfield Castleton Way	27/03/2018	280	280	0	0	17	33	33	83	Proforma received. RM application for all 138 units was submitted prior to the base date (ref. 21/00609). This is awaiting determination. As per the proforma a revised set of drawings is being submitted with an aim to be taken to committee in November 2021. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this; more conservative than the developers proposed timeline.	Deliverable	Yes - M17
~	DC/19/03486/OUT	OUT permission	Thurston	Land South West Of Beyton Road Thurston Suffolk	23/12/2020	210	210	0	0	17	33	33	83	RM application for all 210 units was submitted prior to the base date (ref. 20/05894). This is awaiting determination and was reliant on highways upgrades to be approved by West Suffolk (which has now occurred, after the base date). Various applications to discharge planning conditions were submitted and some approved at the base date. Taking a very conservative assumption that a formal permission is granted in the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	Yes - M5
~	DC/18/00233/OUT	OUT permission	Bramford	Land East Of The Street And Lorraine Way Bramford Ipswich IP8 4NS	09/07/2019	190	190	0	0	17	33	33	83	No proforma has been submitted. However, an RM application for all 190 units was submitted prior to the base date (ref. 21/01220). This is awaiting determination. Application being taken to September committee. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
~	M/5070/16/OUT	OUT permission	Thurston	Land on the North side of Norton Road	29/03/2018	113	113	0	0	12	33	33	78	No proforma has been submitted. However, phase 1 has RM (ref. DC/19/01602) which has commenced. There are 113 units outstanding with outline permission. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this, but take into consideration the maximum build rate for this application and the commenced RM when combined (i.e. only 12 can be delivered in 2023/24 as 21 would be delivered under the commenced RM).	Deliverable	No
~	DC/17/05423/OUT	OUT permission	Bacton	Land To The North Of Church Road Bacton Suffolk	30/07/2019	81	81	0	0	29	32	20	81	No proforma has been submitted. However, an RM application for all 81 units was submitted prior to the base date (ref. 21/01930) (albeit validated after the base date). These detailed have since been approved on 20/08/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	DC/20/01435/OUT	OUT permission	Stowupland	Gipping Road Stowupland Stowmarket Suffolk	09/10/2020	80	80	0	6	32	32	10	80	No proforma has been submitted. However, an RM application for all 80 units was submitted prior to the base date (ref. 21/00946). These detailed have since been approved on 12/05/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	DC/17/02760/OUT	OUT permission	Botesdale	Land South of Diss Road Street Botesdale IP22 1DA	03/07/2018	69	69	0	0	10	32	27	69	No proforma has been submitted. However, an RM application for all 69 units was submitted prior to the base date (ref. 20/03098). This is awaiting determination. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
~	DC/19/00022/OUT	OUT permission	Stradbroke	Land To The South Of New Street Stradbroke Suffolk	16/08/2019	60	60	0	0	32	28	0	60	No proforma has been submitted. However, an RM application for all 60 units was submitted prior to the base date (ref. 20/05917). These detailed have since been approved on 19/07/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	DC/18/00723/OUT	OUT permission	Bacton	Land To The East Of Turkeyhall Lane And To The North Of North Close Bacton	03/07/2018	51	51	0	0	10	32	9	51	No proforma has been submitted. However, an RM application for all 51 units was submitted prior to the base date (ref. 21/00641). This is awaiting determination. Officers assuming October committee. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No

~	DC/18/02577/OUT	OUT permission	Badwell Ash	Land North Of The Broadway The Broadway Badwell Ash Suffolk IP31 3DR	07/08/2019	33	33	0	0	12	13	8	33	No proforma has been submitted. However, an RM application for all 33 units was submitted prior to the base date (ref. 20/04785). These detailed have since been approved on 09/08/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	DC/17/04689/OUT	OUT permission	Worlingworth	Land to South of shop street, WORLINGWORTH . IP13 7HX	02/07/2018	26	26	0	1	13	12	0	26	No proforma has been submitted. However, an RM application for all 26 units was submitted prior to the base date (ref. 21/00755). These detailed have since been approved on 16/06/21 - median-lead in times (2) and median build rates have been applied from this.	Deliverable	No
~	0085/17/OUT	OUT permission	Barham	Land North Of Pesthouse Lane Barham Suffolk	29/11/2019	20	20	0	0	4	13	3	20	No proforma has been submitted. However, an RM application for all 20 units was submitted prior to the base date (ref. 21/01457). This is awaiting determination. Planning officers assuming October committee. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
~	DC/19/00870/OUT	OUT permission	Bramford	Land Adjacent To Clarice House Leisure Club Bramford Road Bramford	02/10/2019	14	14	0	0	4	3	0	7	No proforma has been submitted. However, an RM application for the first 7 units was submitted prior to the base date (ref. 21/01564). This is awaiting determination. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
~	DC/19/01650/OUT	OUT permission	Mellis	Land At Bullocks Farm Earlsford Road Mellis Suffolk	20/06/2019	10	10	0	0	4	6	0	10	No proforma has been submitted. However, an RM application for all 10 units was submitted prior to the base date (ref. 20/05508). This is awaiting determination. Taking a conservative assumption that permission is granted at the next financial year (01/04/2022), median-lead in times (2) have been applied from this.	Deliverable	No
		N/A											0			
Plan Allocations		N/A											0			

Category B: Not Deliverable

Local Plan Allocation Ref / EC Ref	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	Council's Assessment of Deliverability	Conclusion
~	DC/17/02751/OUT	OUT permission	Acton	Land South East Of Barrow Hill, Acton, CO10 0AS	22/12/2017	100	100	Lack of CE - Revised scheme coming forward.	Not Deliverable
~	DC/20/00330/OUT	OUT permission	Boxford	Land To The East Of Sand Hill	11/12/2020	64	64	Lack of CE	Not Deliverable
~	DC/18/02469/OUT	OUT permission	Great Cornard	182A Bures Road And Land Rear Of 158 To 188	01/10/2019	46	45	Lack of CE	Not Deliverable
LS01.10	B /17/01009/OUT	OUT permission	Elmsett	Land East Of Hadleigh Road Elmsett Suffolk	27/06/2018	41	41	Lack of CE	Not Deliverable
~	B /17/00912/OUT	OUT permission	Hadleigh	Home Farm The Green Hadleigh Ipswich IP7 6AE	17/04/2018	15	14	Lack of CE	Not Deliverable
~	DC/17/05204/OUT	OUT permission	Elmsett	Land At Shrubland Nursery Whatfield Road	25/01/2019	18	18	Lack of CE	Not Deliverable
~	DC/18/04329/OUT	OUT permission	Belstead	Land East Of Holly Lane Belstead	22/05/2019	14	14	Lack of CE	Not Deliverable
Major - S106									
~	DC/19/00567	S106	TBC	Land North Of, Burstall Lane, Sproughton, Ipswich, Suffolk, IP8	n/a	105	105	Lack of CE	Not Deliverable
~	B/17/00037	S106	TBC	(Also Known As Elton Park Works), Hadleigh Road, Ipswich	n/a	14	14	Lack of CE	Not Deliverable