

Babergh District Council
Draft Five-Year Housing Land
Supply Position Statement
2022

Babergh District Council

December 2022

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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 Babergh 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 2022 to the 31st March 2027 using the latest available evidence. The position statement has been prepared in accordance with relevant policy and guidance.

Consultation on this position statement

A consultation on the report was held between 30th September to 31st October 2022. 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 this consultation have been fully considered in this report, primarily around delivery rates.

The five-year requirement

For Babergh, the 5YHLS requirement is 2,189 units between the 1st April 2022 to the 31st March 2027. This is based on the district's Local Housing Need figure (as calculated using the Standard Method, 417 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 3,124 units across the five-year period. This includes a windfall allowance of 50 dpa in years four and five

The Council's five-year housing land supply position

The Council therefore considers it can demonstrate a 7.13-year supply.

Babergh District Council's 5YHLS Position between 1st April 2022 to 31st March 2027

Five-Year Requirement	2,189 homes
Total Supply	3,124 homes
Years Supply	7.13 years
Surplus/Deficit	+935 homes

Source: Babergh 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 January 2022. 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 Babergh 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 Babergh 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 1 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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Glossary

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 (2021):

“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 (2021) 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 (2021) 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 61 of this Framework) as defined in Annex 2 of the National Planning Policy Framework (2021).

Local Plan: Defined in Annex 2 of the National Planning Policy Framework (2021) 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 (2021) 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).

1.0 Introduction

Purpose

1.1 This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared on behalf of Babergh 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 2022 to the 31st March 2027. 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 Babergh district, the methodology and local market considerations have been prepared jointly with Mid-Suffolk District Council.

What is a 5YHLS 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.

1.6 It should be noted that in accordance with footnote 38 of the NPPF (2021), the supply of sites for travellers will be assessed separately.

Why is the Council's 5YHLS position important?

1.7 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.

1.8 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 planning permission.

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

- 1.9 Yes. The Council's previous 5YHLS position – published in January 2022 – covered the five-year period from the 1st April 2021 to the 31st March 2026. This concluded that the Council could demonstrate a 6.86-year supply.

Consultation of this document

- 1.10 A consultation on the report was held between 30th September to 31st October 2022. 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

- 1.11 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** sets out the Council's concluded 5YHLS position.

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 With regards to 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 Babergh Core Strategy – which contains the Council's strategic policies – was adopted in 2014 and is therefore more than five years old. No review of the Core Strategy has been undertaken since 2014 that has found the housing requirement not to need updating. While the Council has prepared a Joint Local Plan with Mid-Suffolk District Council, this is currently being examined and it is not formally adopted. 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 Babergh district is detailed at Appendix 1. 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 Babergh.

2.6 This shows that the Standard Method figure for Babergh district – with a 2022 base date – is 417 dwellings per annum ('dpa'). The basic five-year requirement is therefore this figure multiplied by five years; which **equals 2,085 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 Babergh) '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 Babergh 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 Babergh district¹. 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 (2021) was published in January 2022. Since this was published, the Council have amended the delivery figure for 2020/21 (as reflected in the Council’s latest Annual Monitoring Report). Based on the updated delivery figure, Babergh district recorded a measurement of 128% as detailed in Table 2.1; therefore, a 5% buffer is appropriate for Babergh.

Table 2.1 Babergh District Council HDT 2021 Measurement

	2018/19	2019/20	2020/21	Total
Number of Homes Required	334	383	277	994
Number of Homes Delivered	579	293	402	1,274
2021 Measurement	128%			
2021 Consequence	None			

Source: MHCLG (published January 2022) (accounting for amended number of homes delivered in 2020/21)

The Council’s five-year housing requirement

2.13 Bringing the above together the Council’s 5YHLS requirement is **2,189 units** in the five-year period from 1st April 2022 to the 31st March 2027 as detailed in Table 2.2 below.

¹ 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, Babergh district is at present unable to submit an APS for examination.

Table 2.2 Assessment of Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	
Annual Requirement	417 dpa
Basic Five Year Requirement	2,085
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,189 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 2,189 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.

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 2,189 units between the 1st April 2022 and the 31st March 2027. 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 or indeed if the site is currently in another active use (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 deliverability² – 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.

² 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 with planning permission 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 size³).

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 their interpretation that the definition of ‘deliverable’ should not be taken as being a ‘closed list’⁴. 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*

³ As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 and NPPF Annex 2 Glossary

⁴ 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 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’ decision⁵, 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 site⁶.

2 While there is no minimum criterion for clear evidence⁷, 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 date⁸. 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’ decision⁹ 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

⁵ Appeal ref. 3216104 (IR 23)

⁶ Confirmed in both the ‘Popes Lane’ (ref. 3216104 (IR 23) and ‘Rectory Farm’ (ref. 3234204) (IR 32) decisions

⁷ Land to the South of Williamsfield Road (ref. 3207411) (IR 27)

⁸ 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)

⁹ 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' decision¹⁰ 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 date¹¹.
- 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 Secretary of State (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)¹². 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 units¹³) 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 guidance¹⁴. 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 where planning permission would have expired by 1st April 2022 have been removed. It is assumed these have now expired unless the Council has received evidence to the contrary. 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 in fact commenced. This step removes 7 units.

This figure is considerably lower than the previous 5YHLS position and reflects that officers have been able to visit more sites in person following the lifting of Covid-19 restrictions.

¹⁰ Appeal ref. 3207411 (IR 27)

¹¹ 'Land to the East of Newport Sands' (ref. 3169314) (Para 12)

¹² 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)

¹³ NPPF Annex 2: Glossary page 68

¹⁴ 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 2021) have been removed where no completions have yet been recorded (unless there is specific evidence to the contrary that they are deliverable – i.e. from a Council site visit that confirms commencement of development). 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 may have 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.

In addition, some other 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 92 units.

- 4 For the remaining major development sites that have 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 sites with a more recent permission 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 within and 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 2.
- 7 Finally, a wider consultation has been undertaken on this 5YHLS position statement to gather any 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. Therefore, the return of a proforma is not a prerequisite for a Category B site to be considered deliverable.
- 3.17 This is a reasonable approach 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 resources in them – if they were not then intent on developing the site out.

3.18 For all other Category B sites, the Council prepared a ‘Category B site proforma’; a copy of which can be seen at Appendix 2. 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 rates¹⁵; 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 impacts from rising material and labour costs.

3.19 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.

3.20 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.

3.21 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 etc.); 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 site’s delivery to the ‘deliverable’ supply. Furthermore, some sites may have been approved after the base date which are also not included.

¹⁵ As detailed in Lichfields research ‘Start to Finish’ (second edition) published in February 2020

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

3.22 The Council has undertaken local analysis of developments across both Babergh and Mid-Suffolk districts to benchmark lead-in times and build rates for differing site sizes. This local analysis has also been supplemented with national evidence detailed in Lichfields’ research ‘Start to Finish’ (second edition) published in February 2020.

3.23 Taken together, this analysis:

- Provide a realistic local benchmark to assess whether proforma returns are accurate 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. This is considered a robust approach for projecting future deliver rates and lead-in times based on what has recently occurred locally.

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

- Lead-in Time (1) = the time from validation of first application (including outline applications) to first completion; and
- Lead-in Time (2) = the time from approval of first detailed permission (this could be a full, hybrid or reserved matters application) 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	3.2 years	1.5 years	1.2 years	26
100-499 dwellings	3.9 years	3.8 years	1.1 years	1.2 years	11

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	30 dpa	28 dpa	19
50-99 dwellings	30 dpa	25 dpa	5
100-499 dwellings	56 dpa	53 dpa	8

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

3.25 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.

3.26 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.

3.27 It should be noted that our analysis has been updated from the two previous 5YHLS reports produced in 2020 and 2021.

3.28 It should be noted that our analysis has been updated from the two previous 5YHLS reports produced in 2020 and 2021. In the previous 5YHLS position statements the point of the first completion was used instead of the point of development. The analysis has therefore been updated in terms of the data points used. It has also been updated to use more recent planning permissions to ensure the analysis is as up to date as possible. This includes permissions that delivered in the Covid effected 2020/21 monitoring year.

Conclusions

3.29 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 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 in accordance with the methodology set out in Section 3.0. A separate detailed 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 5.

Proforma and consultation feedback

4.2 The Council issued Category A proformas and Category B proformas to relevant developers/landowners/agents. In total, five sites in Babergh have proforma returns which can be viewed at Appendix 5 (one of which is an email response).

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. For example, one respondent queried why a site at Stoke by Nayland was not included in the supply. The reason for this was that the site gained its full planning permission after the base date (1st April 2022) in May 2022. It will therefore be included in the next assessment of the Council’s supply.

Category A Sites

4.4 The below summarises the Category A supply that the Council has identified split into major/non major and commenced/ not commenced. 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 Babergh 5YHLS Trajectory (2022).

Major (Commenced)

4.5 In total, the Council has identified 27 major development permissions that have already commenced development and are considered to be deliverable. Across the five-year period these are expected to deliver 1,942 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2022/23	2023/24	2024/25	2025/26	2026/27	
Full PP	12	309	262	100	92	53	816
Reserved Matters	14	246	348	266	186	75	1,121
Permitted Development	1	5	0	0	0	0	5
Total	27	560	610	366	278	128	1,942

Source: Babergh District Council / Lichfields

Non-Major (Commenced)

4.6 In total, the Council has identified 170 non-major development permissions 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 331 units. Given these are non-major development

sites relating to development of nine or less units and they have already begun, it has been assumed that the majority will be built out in 2022/23.

- 4.7 All the sites identified have a full planning permission. There were very few non-major development sites with a permitted development or reserved matters permission that had commenced. Those that had were removed as per Paragraph 1.13, Step 3.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2022/23	2023/24	2024/25	2025/26	2026/27	Total
Full PP	130	244	0	0	0	0	244
Reserved Matters	31	76	0	0	0	0	76
Permitted Development	9	11	0	0	0	0	11
Total	170	331	0	0	0	0	331

Source: Babergh District Council / Lichfields

Major (Not-Commenced)

- 4.8 In total, the Council has identified 8 major development permissions 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 361 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2022/23	2023/24	2024/25	2025/26	2026/27	Total
Full PP	4	53	39	7	0	0	99
Reserved Matters	4	80	103	59	20	0	262
Permitted Development	0	0	0	0	0	0	0
Total	8	133	142	66	20	0	361

Source: Babergh District Council / Lichfields

Non-Major (Not-Commenced)

- 4.9 In total, the Council has identified 157 non-major development permissions 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 313 units.
- 4.10 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 (2023/24). Non-major permissions with outline permission are assumed to deliver in Year three (2024/25) to account for the need to gain reserved matters approval before commencement (broadly aligning with our lead-in time analysis for large sites).

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2022/23	2023/24	2024/25	2025/26	2026/27	
Full PP	106	0	199	0	0	0	199
Reserved Matters	16	0	44	0	0	0	44
Outline Permission	23	0	0	50	0	0	50
Permitted Development	12	0	20	0	0	0	20
Total	157	0	263	50	0	0	313

Source: Babergh District Council / Lichfields

Category B Sites

4.11 From the Council’s review, there are two deliverable Category B permissions based on the evidence available. The reasoning for each site is set out in the accompanying Babergh table of housing supply. Of these, the Council received a proforma for one site.

4.12 Finally, it should be noted that the Council reviewed a further five Category B sites (totalling 473 units). 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. These sites are shown in the accompanying trajectory.

Table 4.5 Category B Sites Expected Five-Year Delivery

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2022/23	2023/24	2024/25	2025/26	2026/27	
Outline Permission	2	0	18	23	4	32	77
S106	0	0	0	0	0	0	0
Total	2	0	18	23	4	32	77

Source: Babergh District Council / Lichfields

The Council’s supply from specific sites

4.13 Taking the above together, the Council has total deliverable supply of 3,024 units from 364 specific permissions. This comprises both Category A and B development from major and non-major sites and 75% 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 Babergh District Council Deliverable Supply

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2022/23	2023/24	2024/25	2025/26	2026/27	
Category A (Commenced)	197	891	610	366	278	128	2,273
Category A (Non-Comm)	165	133	405	116	20	0	674
Category B	2	0	18	23	4	32	77
Total	364	1,024	1,033	505	302	160	3,024

Source: Babergh 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 Babergh district in accordance with policy and guidance.

Policy and guidance

5.2 The NPPF (2021) permits Councils 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 district’s windfall allowance remains – in the main – consistent with that in the previous 5YHLS reports. This methodology was prepared by the Council and is considered robust for its local context. Previous windfall development over the past eight 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. draft local policies in the emerging Joint Local Plan); 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 97 dpa. This represents 27% of all completions.

Table 5.1 Small Site Windfall Delivery in Babergh

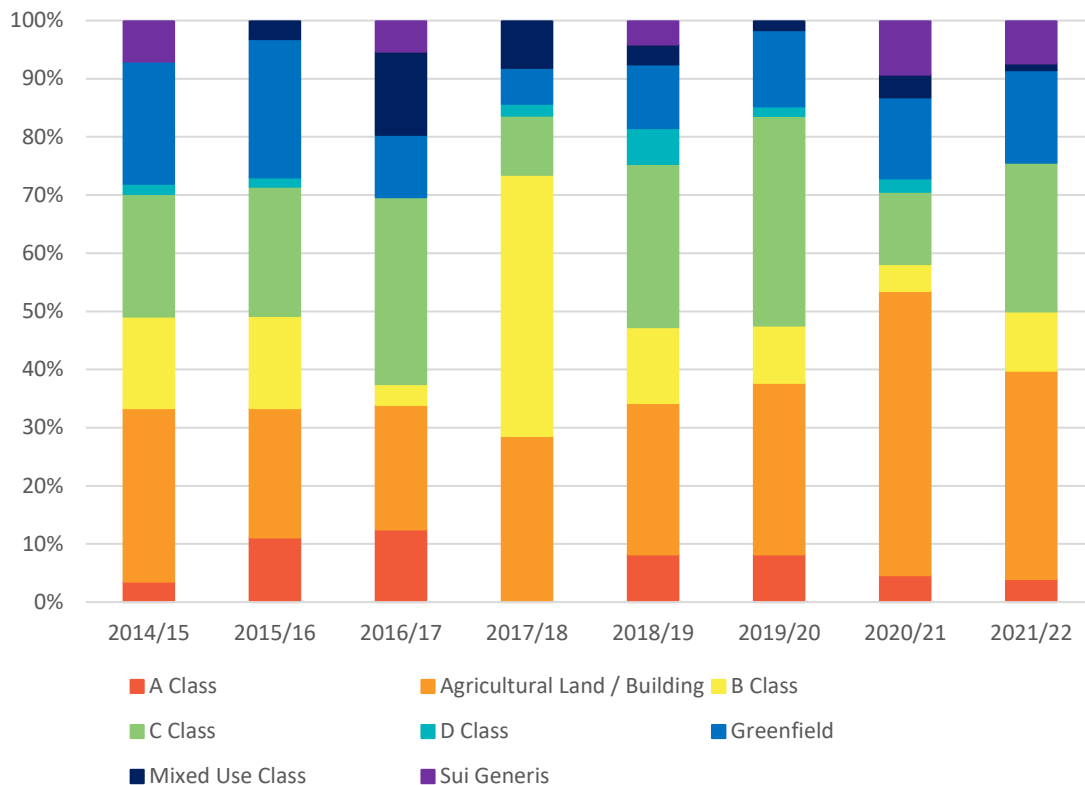
Monitoring Year	Net Completions	Small Site Windfall Completions (Not including Garden Land or major development)	% of Net Completions
2014/15	172	57	33%
2015/16	157	63	40%
2016/17	226	63	28%
2017/18	331	49	15%
2018/19	579	146	25%
2019/20	266	61	23%
2020/21	363	129	36%
2021/22	758	210	28%
Totals	2,852	778	27%
Average	357	97	

Source: Babergh 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 a lack of 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 eight 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: Babergh District Council / Lichfields Analysis *note this graph refers to the previous Use Classes.

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

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	46	6%
Agricultural Buildings / Land	239	32%
B Use Class	92	12%
C Use Class	173	23%
D Use Class	16	2%
Greenfields	106	14%
Mixed Use Class	106	4%
Sui Generis	38	5%

Source: Babergh 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.

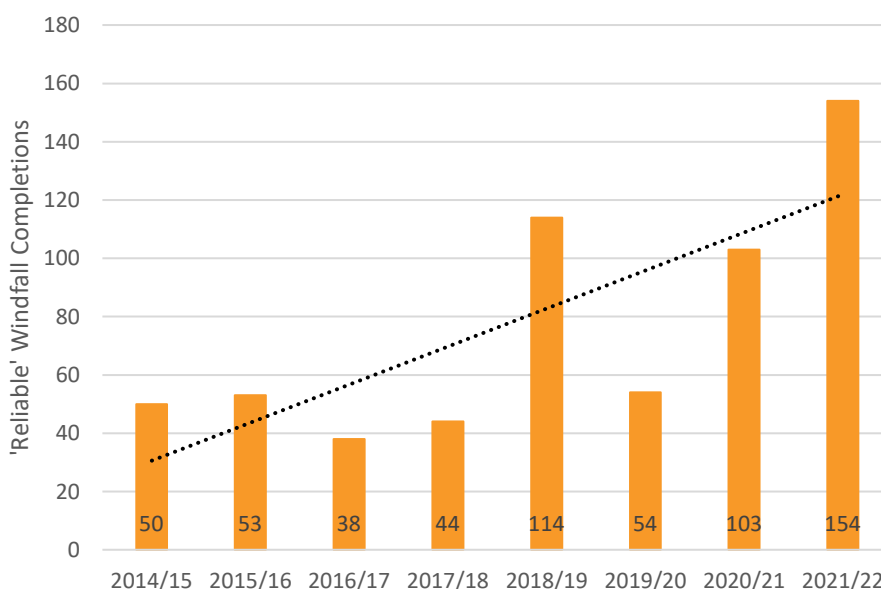
5.10 Based on historical trends, the following sources of windfall development have been deemed to be inconsistent on an annual basis or very minor in nature. As such they have been removed from the windfall calculation as they are not a reliable source of supply:

- 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 76 dpa from these sources of windfall; albeit with large peaks of development in 2018/19 and 2021/22.

Figure 5.2 ‘Reliable’ Windfall Development



Source: Babergh District Council / Lichfields Analysis

5.12 Consistent with the previous three 5YHLS position statements (September 2019, October 2020, and January 2022) 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. The average implied in Figure 5.2 is 76 dpa, but is skewed by a few years of high windfall delivery. For consistency with the previous 5YHLS report, and as a very conservative estimate, there is compelling evidence that a conservative windfall allowance of at least 50 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 is satisfied there is compelling evidence that a windfall allowance of at least **50 dpa** for years four and five.

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

6.1 The below summarises Babergh District Council’s concluded 5YHLS position for the five-year period from the 1st April 2022 to the 31st March 2027.

Summary

The Council’s five-year requirement

6.2 As detailed in Section 2.0, the five-year requirement is 2,189 dwellings across the five-year period. This is on the basis of the Standard Method annual requirement of 417 dpa plus a 5% buffer.

Table 6.1 Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	
Annual Requirement	417 dpa
Basic Five Year Requirement	2,085
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,189 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.
- 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.
- 3 Suggested build out rates and lead in times rates 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 3,024 units from specific sites. This position statement also provides compelling evidence that a windfall allowance of at least 50 units in years four and five is also justified. In total, the Council’s five-year supply is therefore 3,124 units as detailed in Table 6.2.

Table 6.2 Babergh District Council Deliverable Supply

Source of Supply	Supply (units)
Category A (Commenced)	2,273
Category A (Not Commenced)	674
Category B	77
Windfall Allowance	100
Total Supply	3,124

Source: Babergh District Council / Lichfields Analysis

- 6.6 In the consultation of this report, it was suggested that delays to the Joint Local Plan meant the evidence used to inform the Council’s deliverable supply was out of date. Given the cautious approach taken to assessing deliverability and noting that 75% of the supply from specific sites comes from sites that have already commenced, the figures set out above are considered to be an accurate reflection of the deliverable housing supply over the five-year period being assessed.

The Council’s concluded 5YHLS position

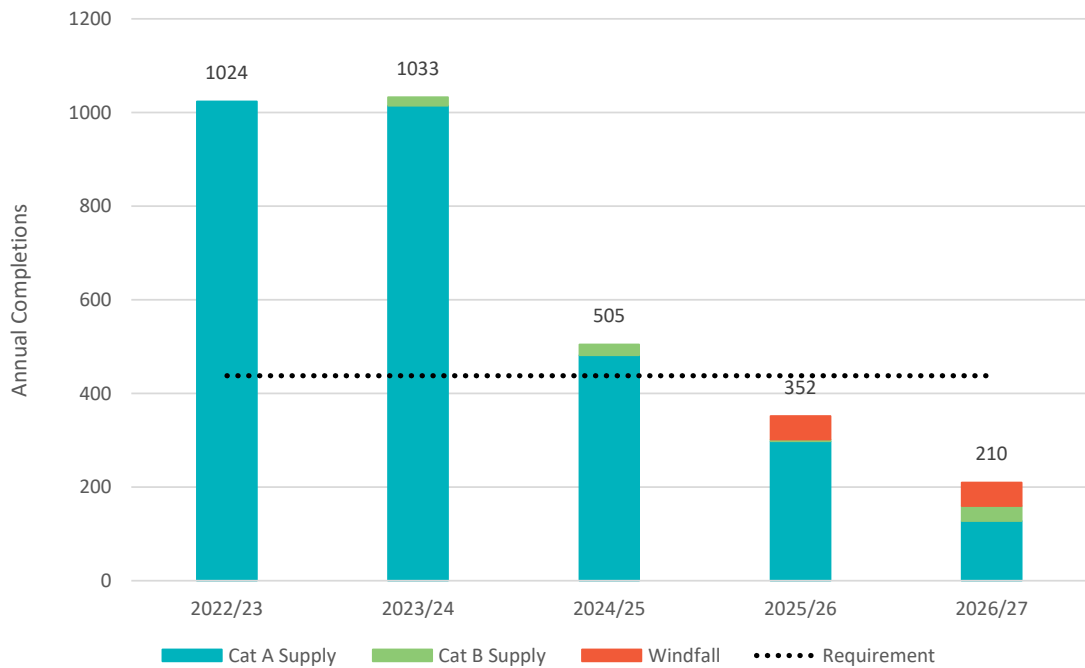
- 6.7 On the basis of the above, the Council can demonstrate 7.13 years supply between the 1st April 2022 to the 31st March 2027 as detailed in Table 6.3.

Table 6.3 Babergh District Council’s 5YHLS Position between 1st April 2022 to 31st March 2027

Five-Year Requirement	2,189
Total Supply	3,124
Years Supply	7.13 years
Surplus/Deficit	+935 units

Source: Babergh District Council / Lichfields Analysis

Figure 6.1 Babergh Five-Year Supply Projection



Source: Babergh District Council / Lichfields

6.8 The position is skewed towards the first years in part because of how we assume small sites will complete. In addition, supply from sites that may deliver later in the period may not yet be considered deliverable (i.e. outline permissions without clear evidence) and there are additional sites that may come through the local plan and development management processes to meet requirements in these later years (which again, we have not considered deliverable in this position).

Scenario testing

6.9 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 – 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 6.81 years supply as detailed below.

Table 6.4 Babergh District Council’s 5YHLS: Stress Test Scenario 2

Five-Year Requirement (10% buffer)	2,294 units
Total Supply	3,124 units
Years Supply	6.81 Years
Surplus/Deficit	+831 units

Source: Babergh District Council / Lichfields Analysis

Scenario 2 – 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 2022 HDT (due to be published in November 2022) measurement be less than 85%. The Council does not anticipate this will occur given recent completion levels. However, should for whatever reason a 20% buffer be imposed the Council would be able to demonstrate 6.24 years supply as detailed below.

Table 6.5 Babergh District Council’s 5YHLS: Stress Test Scenario 3

Five-Year Requirement (20% buffer)	2,502 units
Total Supply	3,124 units
Years Supply	6.24 Years
Surplus/Deficit	+622 units

Source: Babergh District Council / Lichfields Analysis

Scenario 3 – 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 Babergh 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 plus the small sites already removed as per Stage 3 (Paragraph 3.13 of this position statement – 99 units) of calculating the Council’s total Category A supply. 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 6.6 Babergh 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)	2,189 units	2,189 units	2,189 units
Total Supply (Applying SS Lapse)	3,202 units	3,182 units	3,141 units
Years Supply	7.31 years	7.27 years	7.17 years
Surplus/Deficit	+1,013 units	+993 units	+951 units

Source: Babergh District Council / Lichfields Analysis

- 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.

Scenario 4 – Applying former (lower) delivery rates

6.16 The Council has updated its delivery rates for this assessment. The latest analysis (see Appendix 4) shows that delivery rates for larger sites with more recent permissions deliver quicker than the previous analysis showed. As a test, we have applied the previous lower delivery rates to the supply. Applying these rates to the trajectory would output a supply position of 6.55 years.

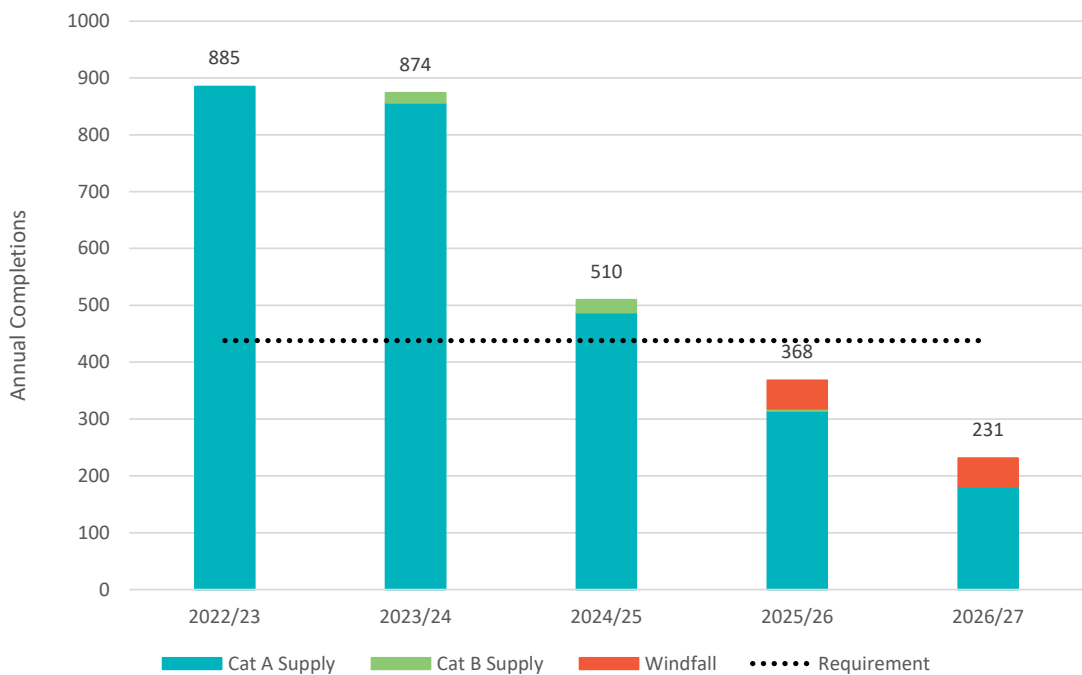
6.17 This exercise also serves to demonstrate that if lower delivery rates are achieved on sites in the five-year period – for example, as a result of the current economic headwinds – the Council can still demonstrate a robust 5YHLS.

Table 6.7 Babergh District Council’s 5YHLS: Stress Test Scenario 4

Five-Year Requirement	2,189 homes
Total Supply	2,868 homes
Years Supply	6.55 years
Surplus/Deficit	+679 homes

Source: Babergh District Council / Lichfields Analysis

Figure 6.2 Test Trajectory Using Former Delivery Rates



Source: Lichfields Analysis

Appendix 1 Standard Method Calculation for Babergh District Council (2022)

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

Step 1 – Setting the baseline

The districts 2014-based housing projections¹⁶ are:

- 40,851 households in 2022
- 43,652 households in 2031

Therefore, 2,801 new households are projected in the district during this period. This equates to an average of 280 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 11.84. Given this is over 4, the following adjustment is required.

The adjustment factor is calculated using the following formula:

Figure 6.3 Adjustment Factor Formula - Standard Method

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

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

Therefore, the adjustment factor for the district is 1.49.

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 Babergh Core Strategy (2014) 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: 280 dpa; or
- b The average housing requirement figure set out in the most recently adopted strategic policies (i.e. the Babergh Core Strategy 2014): 300 dpa.

In the case of Babergh, the housing requirement from the Babergh Core Strategy (2014) is the greater figure. Therefore, the potential cap is 300 dpa times 1.4 = 420.

The average baseline figure (calculated in Step 1) times the adjustment factor (calculated in Step 2) equals 417 dpa which is below the cap of 420 dpa.

The Standard Method figure for Babergh District Council with a 2022 base date is therefore 417 dpa.

¹⁶ In calculating the standard method more recently published household projections are not used in accordance with the PPG (ref. 2a-005)

Appendix 2 Category A and B Proformas

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2022) – 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):

22/23	23/24	24/25	25/26	26/27	5-year period delivery
XX	XX	XX	XX	XX	XX

27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2027 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2022 to the 31st March

2027? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand?

[INSERT]

4. In support of the above trajectory, please provide a brief justification for the assumed build rates with refence 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	

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2022) – 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 (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?

[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):

22/23	23/24	24/25	25/26	26/27	5-year period delivery
XX	XX	XX	XX	XX	XX

27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35+
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 2027 if known as well. This information may also inform a future 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 impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2022 to the 31st March 2027? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand?

[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 3 Lead-in Time Analysis (Babergh & Mid-Suffolk)

Local Lead-in Time Analysis – 2022

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 two lead-in times have been measured:

- **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, hybrid or full planning permission) to the first completion.

This analysis has been updated compared to the previous report to reflect an updated set of permissions and update how the previous lead-in time analysis was calculated. The lead-in time should measure to the point of first completion (as per our methodology detailed in the Lichfields ‘Start to Finish’, see Figure 1). However, previously used data measured lead-in times to the point of commencement. This would have resulted in shorter lead-in times. This has been updated in this analysis set out below which also uses more recent permissions to better reflect lead-in times now. Moreover, when comparing our previous analysis with our updated, the lead-in times are largely the same. This suggests that more recent permissions have begun to deliver homes slightly quicker than the previous set of permissions we reviewed.

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)
DC/20/01058/RES (B /15/00993/OUT)	Babergh	305	OUT	04/08/2015	10/07/2020	22/10/2020	5.2	0.3
M /4455/16/FUL	Mid Suffolk	300	FULL	22/11/2016	17/08/2018	22/01/2021	4.2	2.4
DC/18/03547/RES (M /4963/16/OUT)	Mid Suffolk	248	OUT	05/01/2017	18/06/2019	17/08/2020	3.6	1.2
DC/18/01376/RES (5010/16/OUT)	Mid Suffolk	175	OUT	17/12/2016	12/10/2018	16/10/2020	3.8	2.0
DC/17/03902/FUL	Babergh	170	FULL	23/01/2019	12/06/2020	07/12/2020	1.9	0.5
B /15/00993/FUL	Babergh	145	FULL	04/08/2015	29/08/2018	25/11/2019	4.3	1.2
DC/19/04650/RES (DC/17/04052/OUT)	Babergh	130	OUT	10/08/2017	19/12/2020	12/03/2021	3.6	0.2
DC/17/02232/FUL	Mid Suffolk	129	FULL	20/05/2017	05/07/2018	16/11/2020	3.5	2.4
DC/21/02564/RES (M /1636/16/OUT)	Mid Suffolk	120	OUT	02/04/2016	10/06/2021	13/08/2021	5.4	0.2
DC/19/05196/RES (M /1636/16/OUT)	Mid Suffolk	115	OUT	02/04/2016	16/04/2020	13/08/2021	5.4	1.3
DC/19/03126/FUL	Babergh	100	FULL	04/07/2019	30/07/2020	29/04/2021	1.8	0.7
Average							3.9	1.1
Median							3.8	1.2

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)
DC/19/05958/RES (DC/17/04113/OUT)	Mid Suffolk	98	OUT	09/08/2017	29/04/2020	01/04/2021	3.6	0.9
B /17/00122/FUL	Babergh	97	FULL	31/01/2017	30/10/2017	31/03/2019	2.2	1.4
DC/19/01602/RES (M /5070/16/OUT)	Mid Suffolk	87	OUT	23/12/2016	16/10/2019	17/12/2020	4.0	1.2
DC/21/00946/RES (DC/20/01435/OUT)	Mid Suffolk	80	OUT	08/04/2020	12/05/2021	10/03/2022	1.9	0.8
DC/17/02755/RES (M /3112/15/OUT)	Mid Suffolk	75	OUT	28/08/2015	07/11/2017	15/06/2018	2.8	0.6
B /16/00777/FUL	Babergh	71	FULL	09/06/2016	19/01/2018	31/03/2019	2.8	1.2
DC/18/00097/RES (M /3112/15/OUT)	Mid Suffolk	66	OUT	28/08/2015	10/04/2018	13/06/2019	3.8	1.2
DC/19/05627/RES (DC/18/04773/OUT)	Mid Suffolk	65	OUT	31/10/2018	04/03/2020	13/08/2021	2.8	1.4
B /16/00760/FUL	Babergh	64	FULL	06/08/2016	15/08/2017	12/08/2019	3.0	2.0
DC/18/04267/RES (M /3469/16/OUT)	Mid Suffolk	60	OUT	16/08/2016	26/06/2019	04/03/2022	5.6	2.7
DC/19/05316/RES (M /0195/16/OUT)	Mid Suffolk	58	OUT	06/02/2016	28/05/2020	06/08/2021	5.5	1.2
DC/18/02289/OFD	Babergh	47	FULL	22/05/2018	01/07/2018	31/03/2022	3.9	3.8
DC/17/04326/RES (B/13/00917/OUT)	Babergh	43	OUT	16/08/2013	18/12/2017	31/01/2019	5.5	1.1
DC/18/03114/FUL	Mid Suffolk	42	FULL	12/07/2018	22/04/2020	06/08/2021	3.1	1.3
DC/18/04811/FUL	Mid Suffolk	41	FULL	06/11/2018	10/11/2019	11/03/2022	3.3	2.3
DC/19/05152/RES (M /0460/17/OUT)	Mid Suffolk	40	OUT	23/02/2017	28/05/2020	31/12/2021	4.9	1.6
DC/19/03185/RES (DC/17/03100/OUT)	Babergh	25	OUT	27/06/2017	13/12/2019	22/10/2020	3.3	0.9
DC/17/06289/FUL	Babergh	24	FULL	23/12/2017	07/06/2018	31/03/2019	1.3	0.8
DC/18/04812/FUL	Babergh	21	FULL	05/11/2018	18/11/2019	12/08/2020	1.8	0.7
DC/19/01463/RES (B /16/01718/OUT)	Babergh	17	OUT	30/03/2017	17/07/2019	15/09/2021	4.5	2.2
DC/19/04128/FUL	Babergh	14	FULL	13/09/2019	11/03/2021	22/02/2022	2.4	0.9
M /2480/16/FUL	Mid Suffolk	12	FULL	01/07/2016	12/05/2017	22/06/2021	5.0	4.1
DC/19/04998/FUL	Mid Suffolk	11	FULL	01/11/2019	18/05/2020	24/03/2021	1.4	0.9
DC/17/06170/RES (B/16/01167/OUT)	Babergh	10	OUT	25/08/2016	20/03/2018	04/12/2019	3.3	1.7
DC/17/06283/RES (3642/16/OUT)	Mid Suffolk	10	OUT	17/10/2016	22/08/2018	31/03/2019	2.5	0.6
DC/17/04723/FUL	Mid Suffolk	10	FULL	25/09/2017	14/12/2017	31/03/2019	1.5	1.3
Average							3.3	1.5
Median							3.2	1.2

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

Summary of Local Findings

Local Lead-in Time Analysis Summary

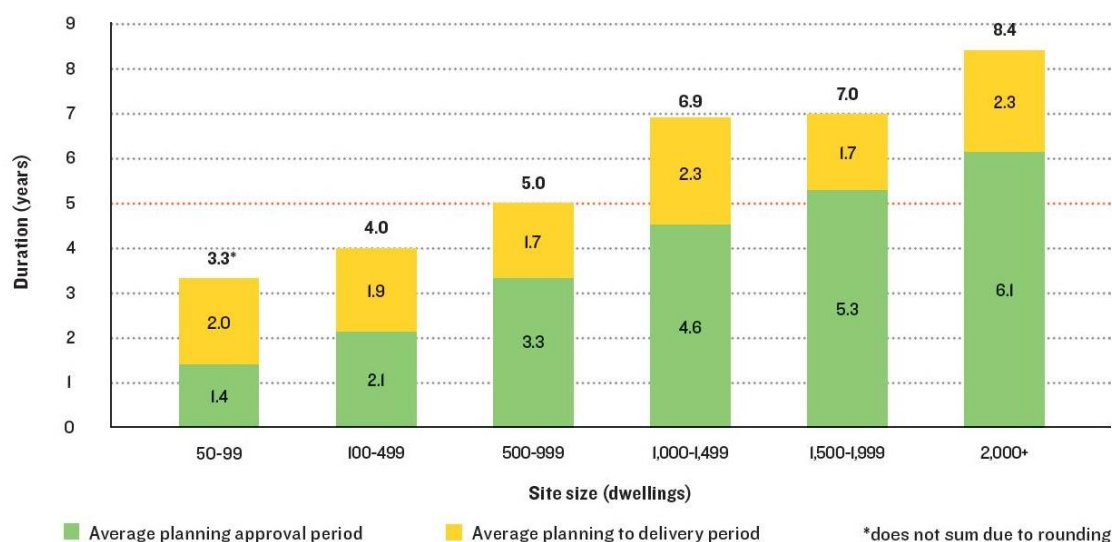
Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	3.3 years	3.2 years	1.5 years	1.2 years	26
100-499 dwellings	3.9 years	3.8 years	1.1 years	1.2 years	11

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 very slightly lower lead-in time of 3.9 years compared to 4.0 years in ‘Start to Finish’.

In lieu of local data, ‘Start to Finish’ is considered to provide robust lead-in time assumptions for any 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 4 Build-Out Rate Analysis (Babergh & Mid-Suffolk)

Local Build Rate Analysis – 2022

The previous analysis calculated build rates from the point of commencement to the date of the last known completion. Instead, the starting point should be the date of the first completion (as per our methodology detailed in the Lichfields ‘Start to Finish’, see Figure 1). In assessing local build rates using the date of commencement, the delivery rates of sites would have been suppressed (particularly for smaller sites where the time period assessed previously was relatively more impactful).

The data has been updated to measure the build rates from the point of first completion onwards. Consistent with our previous analysis 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.

It should be noted that new sites have been used to calculate the local build rates compared to previous reports.

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 /4455/16/FUL	Mid Suffolk	FUL	300	51	1.13	45.1	15%
DC/18/03547/RES	Mid Suffolk	RES	248	116	1.60	72.4	29%
DC/18/01679/RES	Mid Suffolk	RES	240	185	2.43	76.2	32%
DC/18/03111/RES	Mid Suffolk	RES	175	113	2.00	56.6	32%
DC/18/01376/RES	Mid Suffolk	RES	175	34	0.43	78.5	45%
DC/19/04650/RES	Babergh	RES	130	52	1.03	50.3	39%
DC/21/02564/RES	Mid Suffolk	RES	120	22	0.62	35.7	30%
DC/19/05196/RES	Mid Suffolk	RES	115	18	0.51	35.2	31%
Average						56.2	32%
Median						53.5	31%

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

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
DC/17/02755/RES	Mid Suffolk	RES	75	75	2.95	25.4	34%
B /16/00777/FUL	Babergh	FUL	71	71	3.00	23.7	33%
DC/18/00097/RES	Mid Suffolk	RES	66	66	1.36	48.7	74%
B /16/00760/FUL	Babergh	FUL	64	64	2.64	24.7	39%
DC/19/01947/FUL	Mid Suffolk	FUL	53	53	1.95	27.1	51%
Average						29.9	46%
Median						25.4	39%

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

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
DC/19/01708/FUL	Babergh	FUL	34	23	0.98	23.6	69%
DC/19/03729/RES	Mid Suffolk	RES	28	28	0.90	31.1	111%
M /4714/16/FUL	Mid Suffolk	FUL	28	28	1.02	27.5	98%
DC/19/03185/RES	Babergh	FUL	25	23	1.24	18.5	74%
DC/17/04024/FUL	Babergh	FUL	24	24	0.44	54.3	226%
DC/17/06289/FUL	Babergh	FUL	24	24	1.70	14.1	59%
DC/19/03840/RES	Mid Suffolk	FUL permissi on	22	16	0.36	44.7	203%
DC/19/01463/RES	Babergh	RES	17	17	0.33	51.4	303%
DC/19/04998/FUL	Mid Suffolk	FUL permissi on	11	10	1.01	9.9	90%
DC/17/06170/RES	Babergh	RES	10	10	0.35	28.3	283%
DC/19/02020/RES	Babergh	RES	10	10	0.24	41.9	419%
B /17/01014/RES	Babergh	RES	10	10	0.33	30.8	308%
Average						30.1	184%
Median						28.3	153%

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

Summary of Local Findings

Local Build Rate Analysis Summary

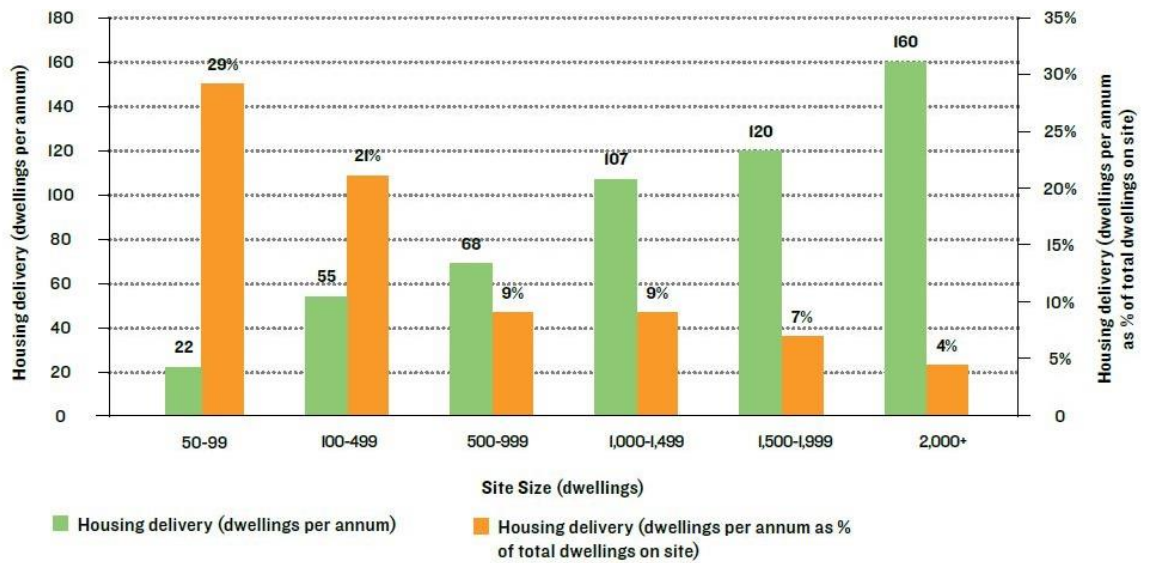
Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	30.1 dpa	28.3 dpa	19
50-99 dwellings	29.9 dpa	25.4 dpa	5
100-499 dwellings	56.2 dpa	53.5 dpa	8

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 6.4 below details the average build rates for varying site sizes. Figure 6.5 also shows the variation across the Start to Finish data; including the minimum, mean, median and maximum build rates by site size.

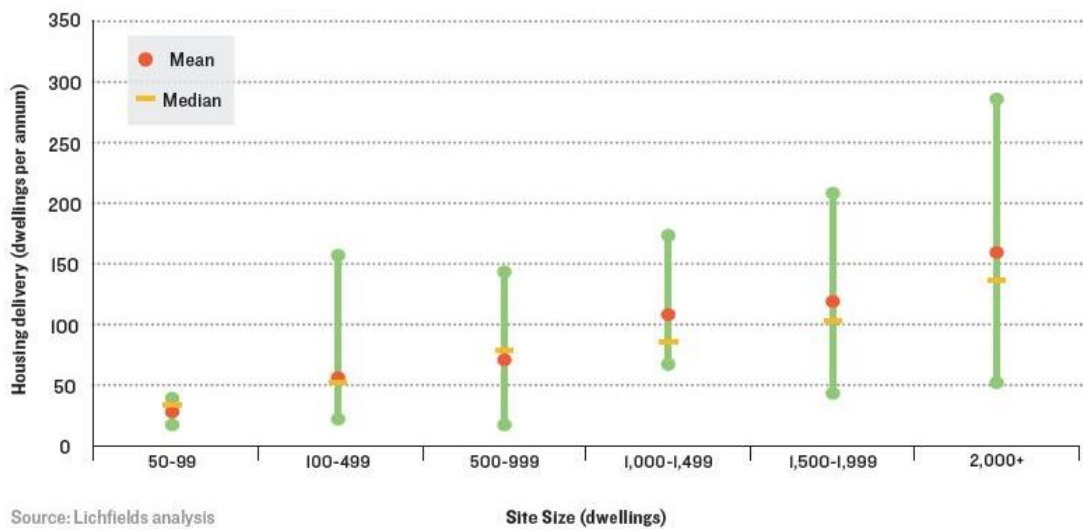
Figure 6.4 Start to Finish (2nd Edition) – Build out rate by size of site (dpa)



Source: Lichfields analysis

Source: Lichfields 2020

Figure 6.5 Start to Finish (2nd Edition) - National Build Rate Analysis: Data variation including minimum, mean, median, 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 roughly comparable rates, but slightly higher in sites 50-99. 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 5 Proforma Returns

B1

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2022) – CATEGORY A SITES

Site Address: Land north west of Moores Lane, East Bergholt
Developer/Site Promoter: David Wilson 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: *The site is allocated (LA060) within the new emerging joint Local Plan between Babergh and Mid Suffolk*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: *B/15/00673*
- 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):

22/23	23/24	24/25	25/26	26/27	5-year period delivery
15	45	45	39	XX	144

27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2027 if known. This information may also inform the Council’s emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2022 to the 31st March 2027? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand?

Increased materials/labour costs are applicable but have been factored into the viability.

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:

One outlet and delivery numbers are consistent with other DWH sites of similar size.

Signed on behalf of [insert name of developer/site promoter]	David Wilson Homes
Name	Kian Saedi
Position	Planning Manager
Date	26.07.2022

B2

Olivia Watts

From: Chris Wilkie <chris@reespryer.co.uk>
Sent: 19 July 2022 13:58
To: BMSDC Planning delivery
Subject: RE: Housing Land Supply 21-22 - Babergh and Mid Suffolk Councils

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 Liv

We can confirm that this development commenced on site in January 2020 and will be completed before the end of this year.

Regards

Chris Wilkie

For and on behalf of
Rees Pryer Architects

Rees Pryer Limited (trading as Rees Pryer Architects) is registered in England and Wales number 12015170. Registered office The Studio, Drinkstone Office Park, Kempson Way, Bury St Edmunds, Suffolk IP32 7AR. This communication contains information which may be confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please return it to the sender. No responsibility is accepted by Rees Pryer Limited for personal e-mails, or e-mails unconnected with the company's business. Please note that this message is checked for viruses. However, once an Email has been transmitted no warranty can be given that it is free from viruses and you must rely upon your own virus checker.

From: BMSDC Planning delivery <delivery@baberghmidsuffolk.gov.uk>
Sent: 19 July 2022 13:52
To: Chris Wilkie <chris@reespryer.co.uk>
Subject: Housing Land Supply 21-22 - Babergh and Mid Suffolk Councils

Dear colleague,

I am contacting you to seek your assistance in our work undertaking the current review of our 5 year land supply positions by asking you to provide information relating to the anticipated delivery of your housing development site(s) within Babergh / Mid Suffolk.

This will enable us to build a reliable evidence base for strategic planning of development across the districts and help to identify any barriers to delivery that we can work together to address.

We have prepared the attached landowner deliverability statement proformas. There are two different proformas for the two different stages of planning consent:

- *Category A sites including:*
 - o *Sites for major development of 10 or more dwellings sites with Full or Reserved Matters planning consent*
 - o *Sites for non-major development of 1-9 dwellings with any planning consent*
- *Category B sites including:*
 - o *Sites with Outline planning consent*
 - o *Sites allocated in council's local plans/core strategies*
 - o *Site with permission in principle*
 - o *Sites identified on the council's brownfield register*

The proformas attached set out a series of questions to gather the evidence we need.

I would like to ask you to complete a proforma for each of the site(s) listed below, and to return them to this address by 5pm on Friday 29th July 2022, so we have a consistent and robust record of current evidence.

Cat A sites:

- DC/17/05332/FUL Land To The North West Of Mackenzie Place, Cockfield, Suffolk

Thank you in advance for your help with this and please do let me know if you have any queries.

Kindest regards,

Liv Watts
Technical Support Officer - Development Management

Tel: 0300 1234000 For all Council services, option 5, option 3 for Planning
Email: planningyellow@baberghmidsuffolk.gov.uk
Websites: www.babergh.gov.uk & www.midsuffolk.gov.uk

For our latest Coronavirus response please visit click the following link-
<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



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Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.

For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

B3

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2022) – CATEGORY A SITES

Site Address:

DC/20/04663 – Land East Of The Constable Country Medical Centre, Heath Road

Developer/Site Promoter:

Hills Building Group

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: LA061 (Submission Draft JLP)
- Outline Planning Permission reference: B/16/01092
- Reserved Matters reference: DC/20/04663
- 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 (see above)

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

22/23	23/24	24/25	25/26	26/27	5-year period delivery
0	25	30	20	0	75

27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35+
0	0	0	0	0	0	0	0	0

(please also provide the expected delivery beyond 1st April 2027 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2022 to the 31st March 2027? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand?

[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]	Phase 2 Planning and Development on behalf of Hills Building Group
Name	Emma Walker
Position	Associate
Date	

B4

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2022) – CATEGORY A SITES

Site Address:

Land South Of Brooklands, Brantham, Suffolk

Developer/Site Promoter:

Taylor Wimpey

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: B/15/00263/FUL/SMC
- Reserved Matters reference: DC/19/00881
- 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):

22/23	23/24	24/25	25/26	26/27	5-year period delivery
40	45	45	45	45	220

27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35+
45	6							

(please also provide the expected delivery beyond 1st April 2027 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2022 to the 31st March

2027? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand?

Supply, Costs & Skills are holding back volume. More flexibility is required around materials to allow us to substitute materials in reaction to supply constraints. LPA's need to be more accepting of time efficient detailing such as dry verge.

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:

Build rates based on previous sites in BMSDC, including:

Northfield View Ph1, Stowmarket – 215 dwellings (100% Private)

2018 – 56 dwellings built

2019 – 38 dwellings built

Northfield View Ph2a, Stowmarket – 175 dwellings (140 Private / 35 affordable)

2020 – 54 Private / 4 affordable dwellings built

2021 – 54 Private / 4 affordable dwellings built

2022 - 28 Private / 2 affordable dwellings projected

Kingsbrook Grange, Elmswell – 190 dwellings (169 Private / 21 affordable)

2018 – 41 Private / 6 affordable dwellings built

2019 – 47 Private / 15 affordable dwellings built

2020 – 47 Private dwellings built

Wolsey Grange Ph1A, Ipswich – 145 dwellings (116 Private / 29 affordable)

2020 – 48 Private / 15 affordable dwellings built

2021 – 44 Private / 8 affordable dwellings built

Signed on behalf of Taylor Wimpey East Anglia	
Name: Donna Hassler	
Position: Assistant Planning Co-ordinator	
Date: 11.08.22	

B5

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2022) – CATEGORY B SITES

Site Address:

[Chilton Woods, Sudbury]

Developer/Site Promoter:

[Taylor Wimpey]

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):

- Outline Planning Permission reference: *[B/15/01718]*

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?

- RMA DC/21/02764 – Reserved matters approval granted in August 2021 for delivery of net. 200 residential dwellings.
- RMA DC/22/02336 - Reserved matters application submitted in April 2022 for delivery of net. 242 residential dwellings. This application is currently pending planning approval with target committee early Oct 2022.

(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?

[Currently working through discharging conditions. Work has already started on site]

(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:

[Taylor Wimpey]

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

[One of the largest volume housebuilders in the country]

- 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):

22/23	23/24	24/25	25/26	26/27	5-year period delivery
50	160	145	140	140	XX

27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35+
140	140	140	95	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 2027 if known as well. This information may also inform a future 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)?

[Already Started]

- 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?

[yes]

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

[not presently seeking amends]

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 impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2022 to the 31st March 2027? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand?

[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]	Sam Caslin
Name	Taylor Wimpey London
Position	Planning Manager
Date	2 nd August 2022

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk



Babergh District Council 5YHLS	
Calculation of Requirement	
Standard Method	417
Backlog	~
Buffer	5%
Five-Year Requirement	2,189
Supply	
Cat A (Commenced)	2,273
Cat A (Not Commenced)	674
Cat B	77
Windfall	100
Total Supply	3,124
Years Supply	7.13
Surplus / Deficit	935

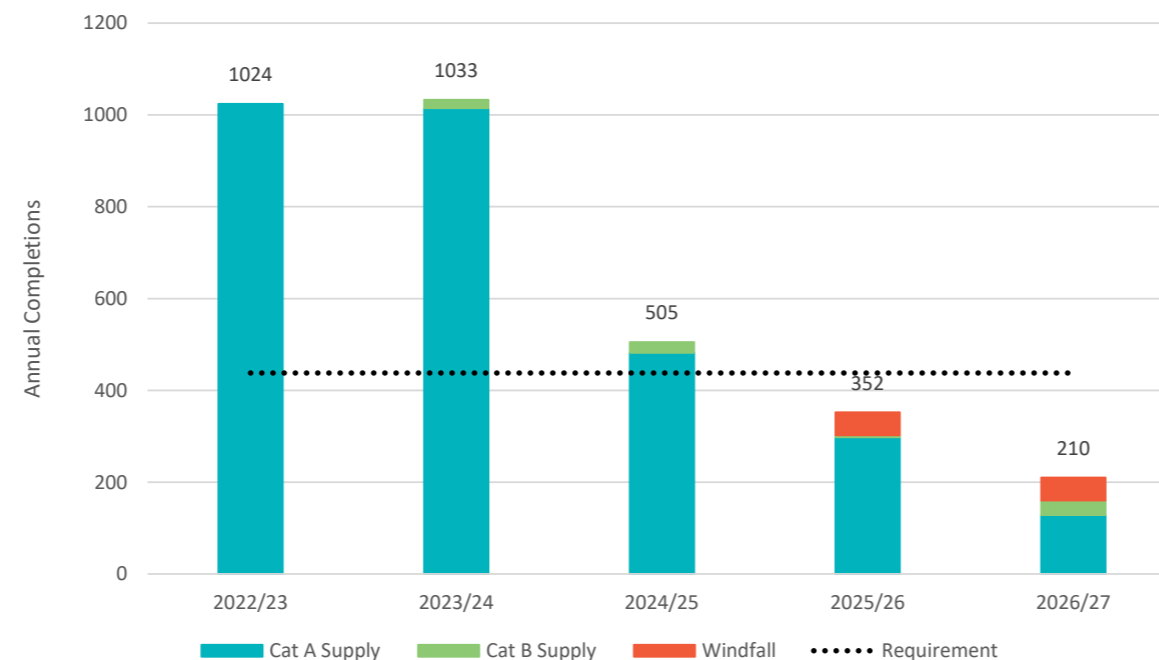
Scenario Testing	
Scenario Test 1 (10% Buffer)	
Standard Method	417
Backlog	~
Buffer	10%
Five-Year Requirement	2,294
Total Supply	3,124
Years Supply	6.81
Surplus / Deficit	831
Scenario Test 2 (20% Buffer)	
Standard Method	417
Backlog	~
Buffer	20%
Five-Year Requirement	2,502
Total Supply	3,124
Years Supply	6.24
Surplus / Deficit	622

Scenario Test 3 (SS Lapse)	
5% SS Lapse (Supply)	3,202
Years Supply	7.31
Surplus/Shortfall	1,013
10% SS Lapse (Supply)	3,182
Years Supply	7.27
Surplus/Shortfall	993
20% SS Lapse (Supply)	3,141
Years Supply	7.17
Surplus/Shortfall	951

Scenario Test 4 (Former Delivery Rates)	
Standard Method	417
Backlog	~
Buffer	5%
Five-Year Requirement	2,189
Total Supply	2,868
Years Supply	6.55
Surplus / Deficit	679

Supply Breakdown							
Category A Commenced							
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total	
Major: Full Planning permission	309	262	100	92	53	816	
Major: Reserved Matters	246	348	266	186	75	1,121	
Major: Permitted Development	5	0	0	0	0	5	
Non-Major: Full Planning permission	244	0	0	0	0	244	
Non-Major: Reserved Matters consent	76	0	0	0	0	76	
Non-Major: Permitted Development	11	0	0	0	0	11	
Total	891	610	366	278	128	2,273	
Category A Not Commenced							
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total	
Major: Full Planning permission	53	39	7	0	0	99	
Major: Reserved Matters	80	103	59	20	0	262	
Major: Permitted Development	0	0	0	0	0	0	
Non-Major: Full Planning permission	0	199	0	0	0	199	
Non-Major: Reserved Matters consent	0	44	0	0	0	44	
Non-Major: Outline consent	0	0	50	0	0	50	
Non-Major: Permitted Development	0	20	0	0	0	20	
Total	133	405	116	20	0	674	
Category B							
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total	
Outline	0	18	23	4	32	77	
S106	0	0	0	0	0	0	
Total	0	18	23	4	32	77	
Windfall Allowance							
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total	
Total	0	0	0	50	50	100	
Total Supply							
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total	
Total	1,024	1,033	505	352	210	3,124	

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



Category A: Commenced

PP Reference	Development Status	Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding Dwellings	Not Started	Commenced	2022/23	2023/24	2024/25	2025/26	2026/27	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major: Full Planning permission																	
B/12/00500/FUL	FUL permission	Shotley	Former HMS Ganges Site, Shotley Gate	18/12/2015	285	285	284	1	53	53	53	53	53	265	The site is delivering homes and median build-rates have been applied.	Deliverable.	
B/15/00673/FUL	FUL permission	East Bergholt	Land North West Of Moores Lane East Bergholt	23/11/2017	144	144	143	1	15	45	45	39	0	144	Rates in accordance with proforma.	Deliverable.	Y - B1
DC/17/03902/FUL	FUL permission	Hadleigh	Land South Of Ipswich Road Hadleigh IP7 6BE	12/06/2020	170	108	104	4	53	53	2	0	0	108	The site is delivering homes and median build-rates have been applied.	Deliverable.	
B/15/00993/FUL	FUL permission	Sproughton	Land To The North And South Of Poplar Lane Sproughton Suffolk	29/08/2018	145	105	103	2	53	52	0	0	0	105	The site is delivering homes and median build-rates have been applied.	Deliverable.	
DC/19/03126/FUL	FUL permission	Acton	Land South Of Tamage Road Acton Suffolk	30/07/2020	100	57	56	1	53	4	0	0	0	57	The site is delivering homes and median build-rates have been applied.	Deliverable.	
B/17/00122/FUL	FUL permission	Capel St Mary	Land North And West Of Capel Community Church, Days Road	30/10/2017	97	37	37	0	25	12	0	0	0	37	The site is delivering homes and median build-rates have been applied.	Deliverable.	
DC/17/05332/FUL	FUL permission	Cockfield	Land To The North West Of Mackenzie Place Cockfield Suffolk	29/06/2018	51	32	23	9	25	7	0	0	0	32	The site is delivering homes and median build-rates have been applied. Email from developer states development to be completed in 2022/23. Cautious approach applied.	Deliverable.	Y - B2
DC/19/01708/FUL	FUL permission	Stutton	Land East Of Church Road Church Road Stutton Ipswich IP9 2SG	21/04/2020	34	11	10	1	11	0	0	0	0	11	The site is delivering homes and median build-rates have been applied.	Deliverable.	
DC/18/05177/FUL	FUL permission	Brantham	Brantham Place Church Lane Brantham Manningtree Suffolk CO11 1DA	03/09/2020	20	21	20	1	0	21	0	0	0	21	Based on lead-in time (2), site should have started delivering units. Site under construction. Assumed that completions will start from 2023/24 as a precaution, and median build rates applied.	Deliverable.	
B/16/00802/FUL	FUL permission	Copdock & Washbrook	Football Ground North East of Elm Lane, Copdock & Washbrook	10/08/2017	15	15	14	1	0	15	0	0	0	15	Site is under construction. Various discharge of conditions applications were submitted and approved in mid-2021. Median build rates applied. Assumed completions from April 2023 given clear delay in bringing site forward	Deliverable.	
DC/19/04128/FUL	FUL permission	Hadleigh	11 The Green Hadleigh Ipswich Suffolk IP7 6AF	11/03/2021	14	11	0	11	11	0	0	0	0	11	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable.	
B/15/01678/FUL	FUL permission	East Bergholt	Land South of Gatton House Hadleigh Road East Bergholt	10/11/2017	10	10	9	1	10	0	0	0	0	10	The site is under construction and median build-rates have been applied.	Deliverable.	
									309	262	100	92	53	816			
Major: Reserved Matters																	
DC/19/00881/RES	RES permission	Brantham	Land South Of Brooklands Road Brantham Suffolk	21/06/2019	288	268	268	0	40	45	45	45	45	220	Proforma has been submitted which suggests slightly lower delivery rates than the local median. The developers lower rates have been applied.	Deliverable.	Y - B4
DC/20/01058/RES	RES permission	Sproughton	Land North And South Of Poplar Lane Sproughton Suffolk	10/07/2020	305	221	207	14	53	53	53	53	9	221	The site is delivering homes and median build-rates have been applied.	Deliverable.	
DC/21/02764/RES	RES permission	Sudbury	Chilton Woods Mixed Development To North Of Woodhall Business Park Sudbury Suffolk	01/09/2021	200	200	199	1	20	53	53	53	21	200	1st Phase of Chilton Woods developemnt for 1,150 homes. Median lead-in times (2) and build-rates have been applied to apply a cautious approach. Arugbly rates could be higher given the size of the site and a proforma return from the developer. However, the proforma is limited in its contents. Once the site is delivering, on site completion levels and multiple phase delviery may justify higher rates.	Deliverable.	Y - B5
DC/21/02319/RES	RES permission	Long Melford	Land To The East Of Station Road Long Melford Sudbury CO10 9HP	16/11/2021	150	150	149	1	9	53	53	35	0	150	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable.	
DC/19/04650/RES	RES permission	Chilton	Land North Of Waldingfield Road Sudbury	19/12/2019	130	77	77	0	53	24	0	0	0	77	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	

DC/19/02877/RES	RES permission	Capel St Mary	Land East Of Longfield Road And Little Tufts Capel St Mary IP9 2UD	23/07/2020	100	100	99	1	0	53	47	0	0	100	Based on lead-in time (2), site should have started delivering units in October 2021. Site under construction. Assumed that completions will start from 2023/24 as a precaution.	Deliverable.	
B/16/01581/RES	RES permission	Long Melford	Land North Of Ropers Lane Rodbridge Hill Long Melford	02/03/2017	77	12	7	5	12	0	0	0	0	12	The site is delivering homes and median build-rates have been applied.	Deliverable.	
DC/20/00701/RES	RES permission	Wherstead	Klondyke Field West Of Bourne Hill Wherstead Suffolk	29/09/2020	75	65	64	1	25	25	15	0	0	65	The site is delivering homes and median build-rates have been applied.	Deliverable.	
DC/18/04309/RES	RES permission	Great Waldingfield	Land Off Bantocks Road, Great Waldingfield Sudbury CO10 0RL	02/07/2018	32	14	0	14	14	0	0	0	0	14	The site is delivering homes and median build-rates have been applied.	Deliverable.	
B/16/01216/RES	RES permission	Sproughton	Land south of Sproughton VC Primary School Church Lane	26/04/2017	30	5	0	5	5	0	0	0	0	5	The site is delivering homes and median build-rates have been applied.	Deliverable.	
DC/18/03615/RES	RES permission	Lavenham	Land North West And South West Of Norman Way Lavenham Suffolk	19/12/2018	25	25	8	17	0	25	0	0	0	25	Based on lead-in time (2) the site should have started delivering in March 2020 - Potentially initially delayed due to Covid. Site had not yet commenced in previous 5yhs position, therefore cautiously assumed delivery from 2023/24. Median rates applied.	Deliverable.	
DC/19/03185/RES	RES permission	Lavenham	Land South Of Howlett Of Lavenham Melford Road Lavenham Suffolk CO10 9SG	13/12/2019	25	2	2	0	2	0	0	0	0	2	The site is delivering homes and median build-rates have been applied.	Deliverable.	
DC/18/03636/RES	RES permission	Sproughton	Russetts Hadleigh Road	30/11/2018	15	16	15	1	0	16	0	0	0	16	Based on lead-in time (2) the site should have started delivering in Feb 2020 - Potentially initially delayed due to Covid. Site had not yet commenced in previous 5yhs position, therefore cautiously assumed delivery from 2023/24. Median rates applied.	Deliverable.	
DC/21/01000/RES	RES permission	Stutton	Land North Of The Village Hall Manningtree Road Stutton	16/07/2021	14	14	13	1	13	1	0	0	0	14	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable.	
									246	348	266	186	75	1121			
Major: Permitted Development Rights																	
B/14/00636/PRN	Prior approval (Office)	Sproughton	Sproughton House High Street	27/06/2014	12	5	5	0	5	0	0	0	0	5	The site is delivering homes and median build-rates have been applied.	Deliverable.	
									5	0	0	0	0	5			
Non-major: Full Planning permission																	
DC/19/03063/FUL	FUL permission	Cockfield	The Garage Great Green Cockfield Bury St Edmunds Suffolk IP20 0HL	12/11/2019	9	9	8	1	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
B/16/01279/FUL	FUL permission	Great Cornard	Land East Of Cats Lane Great Cornard Sudbury Suffolk CO10 2SQ	20/12/2018	9	9	8	1	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03179/FUL	FUL permission	Nedging-with-Naughton	Land Adjoining Sunnybank Crowcroft Road Nedging Tye Suffolk IP7 7HR	01/11/2019	9	9	8	1	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/01700/FUL	FUL permission	Shotley	Grassy Knoll King Edward VII Drive Shotley Marina Shotley IP9 1OL	09/11/2021	9	9	0	9	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/00170/FUL	FUL permission	Great Cornard	The Limes 7 Mill Tye Great Cornard Sudbury Suffolk CO10 0LA	30/07/2018	8	6	6	0	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03787/FUL	FUL permission	Bentley	1 Grove Road Bentley Ipswich Suffolk IP9 2DN	13/12/2019	7	8	2	6	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/18/00190/FUL	FUL permission	Newton	Site Adjacent Red House Farm Newton Sudbury CO10 0QH	18/06/2020	7	7	6	1	7	0	0	0	0	7	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/00526/FUL	FUL permission	Sproughton	Larchwood Larchwood Close Sproughton Ipswich Suffolk IP2 0DA	25/04/2019	6	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/03276/FUL	FUL permission	Stanstead	Highbank Nursery The Hill Stanstead Sudbury Suffolk CO10 9AP	07/10/2020	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/00292/FUL	FUL permission	Stutton	Land South Of Holbrook Road Stutton Suffolk	06/12/2019	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02503/FUL	FUL permission	Raydon	2, 4, 5 And 6 The Gardens Raydon IP7 5LU	18/07/2019	5	5	4	1	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02221/FUL	FUL permission	Woolverstone	White House Farm Barns Harkstead Lane Woolverstone IP9 1BD	17/10/2019	5	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/01654/FUL	FUL permission	Preston St Mary	Land South West Of The Street Preston St Mary Suffolk	11/06/2021	5	5	0	5	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/01570/FUL	FUL permission	Assington	Land South Of 10 The Gurdons 10 The Gurdons The Street Assington CO10 5LW	24/06/2019	4	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03372/FUL	FUL permission	Copdock & Washbrook	Copdock House Old London Road Copdock And Washbrook Ipswich IP8 3JW	10/09/2019	4	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/01147/FUL	FUL permission	Hitcham	Mizpah The Causeway Hitcham Ipswich Suffolk IP7 7NFQ	06/06/2018	4	4	0	4	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/05767/FUL	FUL permission	Lawshall	Land South Of Appleberry House Folly Lane Lawshall Suffolk	23/03/2020	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/01849/FUL	FUL permission	Leavenheath	The Lion Honey Tye Leavenheath Colchester Suffolk CO6 4NX	05/06/2020	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/00844/FUL	FUL permission	Newton	Land East Of Alston Close Newton Suffolk	09/05/2019	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/05169/FUL	FUL permission	Great Waldingfield	Brandeston Hall Farm Lavenham Road Great Waldingfield Suffolk CO10 0TG	09/02/2022	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/04198/FUL	FUL permission	Bentley	Woodview Nurseries Hazel Shrub Bentley IP9 2DG	30/11/2018	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02981/FUL	FUL permission	Brettenham	Former Breakers Yard And Premises Old School Corner Brettenham Ipswich Suffolk IP7 7PA	09/08/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/19/03000/FUL	FUL permission	Copdock & Washbrook	oak cottage , old london road, copdock and washbrook ipswich	26/09/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02696/FUL	FUL permission	Glemsford	Land To The Rear Of The Martins Wind Mill Row Glemsford CO10 7DD	05/11/2019	3	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/00786/FUL	FUL permission	Great Cornard	4 And 6 The Pot Kilns Great Cornard Sudbury Suffolk CO10 0DY	31/05/2019	3	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/17/03712/FUL	FUL permission	Harkstead	Harkstead Barn Brick Kiln Road Harkstead IP9 1BH	18/05/2018	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/00697/FUL	FUL permission	Lavenham	The Black Barn Hall Road Lavenham Sudbury Suffolk CO10 9DY	22/05/2020	3	2	2	0	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/02736/FUL	FUL permission	Hadleigh	Land North Of The Courtyard Coram Street Hadleigh Ipswich Suffolk IP7 5NR	17/06/2021	3	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/02585/FUL	FUL permission	East Bergholt	Home Farm Straight Road East Bergholt Suffolk CO7 6UU	28/07/2021	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/03392/FUL	FUL permission	Assington	Land North Of 25 The Street Assington Sudbury Suffolk CO10 5LJ	19/10/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/04077/FUL	FUL permission	Assington	Hill Farm The Street Assington Sudbury Suffolk CO10 5LH	30/01/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/00141/FUL	FUL permission	Capel St Mary	Stoneland House London Road Capel St Mary Ipswich Suffolk IP9 2LR	17/03/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/03944/FUL	FUL permission	Edwardstone	Land Adjacent Well House Round Maple Edwardstone CO10 5PR	04/12/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04231/FUL	FUL permission	Elmsett	Mill Farm Hadleigh Road Elmsett Ipswich Suffolk IP7 6ND	04/12/2020	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/01084/FUL	FUL permission	Erwarton	Land Adjacent To Postiche The Street Erwarton IP9 1LN	22/05/2018	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/02197/FUL	FUL permission	Great Cornard	Land Adjacent To 247 Bures Road Great Cornard Suffolk	07/02/2019	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01862/FUL	FUL permission	Kersey	Kersey Mill Hadleigh Road Kersey Ipswich Suffolk IP7 6DP	01/07/2020	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/01283/FUL	FUL permission	Little Waldingfield	The Swan The Street Little Waldingfield Sudbury Suffolk CO10 0SQ	30/08/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/21/00056/FUL	FUL permission	Long Melford	Land (Part Garden) 16 Martyns Rise Long Melford Suffolk CO10 9HR	25/02/2021	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/01906/FUL	FUL permission	Nedging-with-Naughton	Barn Opposite Tye Farm (Jail Farm Barn) Crowcroft Road Nedging With Naughton Suffolk	18/06/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05416/FUL	FUL permission	Nedging-with-Naughton	Tye Farm Nedging Road Nedging With Naughton Ipswich Suffolk IP7 7HP	22/01/2021	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/03814/FUL	FUL permission	Sudbury	Land At Bulmer Road Sudbury Suffolk CO10 2DA	25/01/2019	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/05471/FUL	FUL permission	Sudbury	Sudbury Post Office 101 East Street Sudbury Suffolk CO10 1JT	29/01/2019	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02422/FUL	FUL permission	Sudbury	Shaddock And Co Ltd Middleton Road Sudbury Suffolk CO10 7LJ	04/10/2019	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02190/FUL	FUL permission	Woolverstone	White House Farm Barns Harkstead Lane Woolverstone Ipswich Suffolk IP9 1BD	30/08/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/02689/FUL	FUL permission	Copdock & Washbrook	Former Football Ground North East Of Elm Lane Copdock And Washbrook Suffolk	19/07/2021	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01698/FUL	FUL permission	Woolverstone	Home Farm Main Road Woolverstone Suffolk	02/07/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01307/FUL	FUL permission	Assington	Shamrock Farm Marshalls Green Assington Sudbury Suffolk CO10 5LS	05/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/04196/FUL	FUL permission	Bentley	Woodview Nurseries Hazel Shrub Bentley IP9 2DG	30/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01122/FUL	FUL permission	Bentley	Land To The Rear Of 4-6 Grove Road Bentley Ipswich Suffolk IP9 2DD	10/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/02182/FUL	FUL permission	Bildeston	Land To Rear Of Verandah House 150-152 High Street Bildeston IP7 7EE	21/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03791/FUL	FUL permission	Boxford	Land Adj The Pippins Calais Street Boxford Sudbury Suffolk CO10 5LN	08/10/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/05495/FUL	FUL permission	Brantham	The Old School Church Lane Brantham Manningtree Suffolk CO11 1DA	21/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/00898/FUL	FUL permission	Brent Eleigh	Land Rear Of Millstone Brent Mill Drive Brent Eleigh	11/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/20/01001/FUL	FUL permission	Brent Eleigh	Barn B Bridge Farm Lavenham Road Brent Eleigh Sudbury Suffolk CO10 9PB	20/04/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/00838/FUL	FUL permission	Brettenham	Land West Of Church Farm Buxhall Road Brettenham Suffolk IP27 7PE	16/04/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03239/FUL	FUL permission	Capel St Mary	Land At Dell Croft London Road Capel St Mary Ipswich Suffolk IP9 2U	03/09/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/04219/FUL	FUL permission	Chelsworth	Parsonage Barn Parsonage Lane Chelsworth Suffolk	10/12/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03328/FUL	FUL permission	Chilton	Plot 2 Chilton Grove Waldingfield Road Chilton Sudbury Suffolk CO10 0PR	11/10/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03329/FUL	FUL permission	Chilton	Plot 3 Chilton Grove Waldingfield Road Chilton Sudbury Suffolk CO10 0PR	11/10/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03330/FUL	FUL permission	Chilton	Plot 4 Chilton Grove Waldingfield Road Chilton Sudbury Suffolk CO10 0PR	11/10/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04475/FUL	FUL permission	Chilton	Plot 4 Land At 1 Chilton Grove Bungalows Chilton Grove Waldingfield Road	29/01/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04505/FUL	FUL permission	Chilton	Plot 3 Land At 1 Chilton Grove Bungalows Chilton Grove Waldingfield Road	29/01/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02382/FUL	FUL permission	Cockfield	Land At Reed Lodge Chapel Road Cockfield Bury St Edmunds Suffolk IP20 0HE	11/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/03315/FUL	FUL permission	Cockfield	Earls Hall Farm Earls Hall Road Cockfield Bury St Edmunds Suffolk IP20 0JD	02/10/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04006/FUL	FUL permission	Cockfield	Roundwood House Windsor Green Cockfield Bury St Edmunds Suffolk IP20 0LY	12/11/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05381/FUL	FUL permission	Cockfield	Colchester Green Farm Colchester Green Cockfield Bury St Edmunds Suffolk IP20 0HG	08/02/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05555/FUL	FUL permission	East Bergholt	Doric Hadleigh Road East Bergholt	21/01/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/03997/FUL	FUL permission	Elmsett	Little Wings Whatfield Road Elmsett IP27 6LS	27/11/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/19/05395/FUL	FUL permission	Glemsford	11 Spring Meadow Glemsford Sudbury Suffolk CO10 7PN	24/12/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01758/FUL	FUL permission	Glemsford	17 Brices Way Glemsford Sudbury Suffolk CO10 7LP	14/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04782/FUL	FUL permission	Glemsford	6 Spring Meadow Glemsford Sudbury Suffolk CO10 7PN	21/12/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01052/FUL	FUL permission	Great Cornard	69 Bures Road Great Cornard Sudbury Suffolk CO10 0HU	04/05/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/04361/FUL	FUL permission	Great Waldingfield	91 Folly Road Great Waldingfield Sudbury Suffolk CO10 0BX	12/11/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01467/FUL	FUL permission	Hadleigh	Land South East Of The White Horse Stone Street Hadleigh IP7 6DN	13/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/02044/FUL	FUL permission	Hartest	Barn At Land At Peartree Farm Brockley Road Hartest IP29 4EQ	24/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/03523/FUL	FUL permission	Hartest	The Surgery The Row Hartest Bury St Edmunds Suffolk IP29 4DQ	29/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02524/FUL	FUL permission	Hintlesham	Land Adjacent To Sandy Knoll Chattisham Lane Hintlesham Ipswich Suffolk IP8 3PU	29/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/05320/FUL	FUL permission	Hintlesham	Land South Of 2 Victoria Cottages Duke Street Hintlesham Suffolk	06/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/02313/FUL	FUL permission	Hintlesham	Linden Cottages Duke Street Hintlesham Suffolk	31/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05874/FUL	FUL permission	Hintlesham	Court House, Duke Street, Hintlesham, Ipswich, Suffolk, IP8 3QP	09/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/00657/FUL	FUL permission	Hitcham	Hillcrest The Causeway Hitcham Ipswich Suffolk IP7 7NF	11/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05474/FUL	FUL permission	Hitcham	Eastwood Farm Battisford Road Hitcham Ipswich Suffolk IP7 7LY	11/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/03633/FUL	FUL permission	Holton St Mary	Holton Place Sandpits Lane Holton St Mary Colchester Suffolk CO7 6NH	19/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/20/04377/FUL	FUL permission	Kersey	Trickers Farm Boxford Road Kersey Ipswich Suffolk IP7 6EW	02/12/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/04659/FUL	FUL permission	Lawshall	Plot 4 Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PF	21/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/04662/FUL	FUL permission	Lawshall	Plot 2 Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PF	21/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/05618/FUL	FUL permission	Lawshall	Green Farm Barn The Green Lawshall Bury St Edmunds Suffolk IP29 4QJ	06/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/03606/FUL	FUL permission	Lawshall	Land To The East Of Woodhouse Hanningfield Green Lawshall Bury St Edmunds Suffolk IP29 4QD	21/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04506/FUL	FUL permission	Lawshall	Leathean House Bury Road Lawshall Bury St Edmunds Suffolk IP29 4PL	04/12/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/01012/FUL	FUL permission	Layham	Dovecote Cottage Upper Street Layham Ipswich Suffolk IP7 5JX	08/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/00310/FUL	FUL permission	Layham	Acer View Potts Lane Layham Ipswich Suffolk IP7 5PB	12/03/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/01412/FUL	FUL permission	Lindsey	Thatched Barn Rose Farm Rose Green Lindsey Ipswich IP7 6PX	13/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/00899/FUL	FUL permission	Little Waldingfield	Land Adjacent The Grange The Street Little Waldingfield CO10 0SG	14/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01613/FUL	FUL permission	Long Melford	Ford House Hall Street Long Melford Sudbury Suffolk CO10 9JJ	18/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/02004/FUL	FUL permission	Long Melford	78 Melford Road Sudbury Suffolk CO10 1JX	21/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/00197/FUL	FUL permission	Long Melford	Parsonage Farm Barn Cranmore Green Lane Long Melford Suffolk CO10 9AG	29/03/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01300/FUL	FUL permission	Monks Eleigh	Former Rushbrooks Nursery Site The Street Monks Eleigh Suffolk	04/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02425/FUL	FUL permission	Nayland-with-Wissington	41 Bear Street Nayland With Wissington Colchester Suffolk CO6 4HX	04/10/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/20/05209/FUL	FUL permission	Nayland-with-Wissington	31 Heycroft Way Nayland With Wissington Suffolk CO6 4LN	02/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01357/FUL	FUL permission	Nedging-with-Naughton	Land North West Of Nedging Road Nedging With Naughton Suffolk	05/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/00483/FUL	FUL permission	Newton	Site Of Former Red House Farm Sudbury Road Newton Sudbury Suffolk CO10 0QH	26/03/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05556/FUL	FUL permission	Preston St Mary	Land South West Of The Street Preston St Mary	26/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05557/FUL	FUL permission	Preston St Mary	Land South West Of GTD The Street Preston St Mary	26/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05558/FUL	FUL permission	Preston St Mary	Land South West Of The Street Preston St Mary	26/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/02648/FUL	FUL permission	Shimpling	Barn At Midway Farm Bury Road Shimpling IP30 0JL	27/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02229/FUL	FUL permission	Shotley	Innisfree Estuary Crescent Shotley Ipswich Suffolk IP9 1QA	20/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/04956/FUL	FUL permission	Stanstead	Land Adjacent To The Bungalow Lower Street Stanstead CO10 9AH	07/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04811/FUL	FUL permission	Stoke-by-Nayland	1 Butt Road Stoke By Nayland Colchester	29/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/04522/FUL	FUL permission	Stutton	Stutton Methodist Church Manningtree Road Stutton Suffolk IP9 2RY	07/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/02220/FUL	FUL permission	Stutton	The Hillarys Manningtree Road Stutton IP9 2SW	27/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/05542/FUL	FUL permission	Sudbury	Land South East Of Queens Close Sudbury Suffolk	08/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/02165/FUL	FUL permission	Sudbury	Colwyn Acton Lane Sudbury Suffolk CO10 1QW	05/03/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05380/FUL	FUL permission	Sudbury	23 Woodhall Close Sudbury Suffolk CO10 1PD	03/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/00761/FUL	FUL permission	Chilton	Chilton Grove Waldingfield Road Chilton Sudbury Suffolk CO10 0PP	04/06/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04575/FUL	FUL permission	Copdock & Washbrook	Land On The North Side Of Back Lane Copdock And Washbrook Suffolk	07/05/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/05415/FUL	FUL permission	East Bergholt	Old Woodyard South Of East End Road East Bergholt Suffolk	09/12/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/03146/FUL	FUL permission	Elmsett	Mill Farm Hadleigh Road Elmsett Suffolk IP7 6ND	28/07/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/21/02114/FUL	FUL permission	Glemsford	Plot 10 Land South East Of Scossels Glemsford Suffolk	08/06/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/00905/FUL	FUL permission	Hadleigh	Land At Coram Park Coram Street Hadleigh Ipswich Suffolk IP7 5NR	12/04/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/02860/FUL	FUL permission	Hadleigh	Barn At Lafham Hall Estate Pond Hall Road Hadleigh IP7 5PP	09/07/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/06127/FUL	FUL permission	Hitcham	Araucaria The Causeway Hitcham Suffolk IP7 7NF	20/12/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/00321/FUL	FUL permission	Lawshall	Plot 5 Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PF	20/05/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/01531/FUL	FUL permission	Lindsey	Land Opposite Monks The Street Lindsey Suffolk	14/05/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/03615/FUL	FUL permission	Nayland-with-Wissington	White Hart 11 High Street Nayland With Wissington Suffolk CO6 4JF	20/08/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/03237/FUL	FUL permission	Shelley	Ivy Tree Farm Polstead Road Shelley Suffolk IP7 5RF	03/08/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/01667/FUL	FUL permission	Sproughton	Woodfield Burstall Lane Sproughton Ipswich Suffolk IP8 3DU	11/05/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/04135/FUL	FUL permission	Sudbury	Colwyn Acton Lane Sudbury Suffolk CO10 1QW	17/09/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/21/04284/FUL	FUL permission	Sudbury	6 New Street Sudbury Suffolk CO10 1JB	21/09/2021	1	2	0	2	2	0	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/20/03418/FUL	FUL permission	Lawshall	1-2 Waldegrave Cottages Hartest Lane Lawshall Bury St Edmunds Suffolk IP29 4FA	05/10/2020	-1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
															244	0	0	0	0	244	n/a	n/a
Non-Major: Reserved Matters																						
DC/18/00339/RES	RES permission	Belstead	Land South Of Grove Hill Belstead Suffolk	25/04/2018	9	1	1	0	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/19/02881/RES	RES permission	Nayland-with-Wissington	New Farm Harpers Hill Nayland With Wissington Suffolk CO6 4NT	20/02/2020	9	9	8	1	9	0	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/19/00293/RES	RES permission	Copdock & Washbrook	Land To The East Of Lane Farm Folly Lane Copdock And Washbrook Suffolk	31/05/2019	7	4	0	4	4	0	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				
DC/20/01979/RES	RES permission	Hintlesham	The Pony Paddock Duke Street Hintlesham Suffolk	30/07/2020	6	6	5	1	6	0	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a				

DC/20/05777/RES	RES permission	Hitcham	Land North Of Lower Farm Barn The Causeway Hitcham Suffolk	17/03/2021	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/00418/RES	RES permission	Nayland-with-Wissington	The Bungalow Harpers Hill Nayland With Wissington Colchester Suffolk CO6 4NT	06/07/2020	5	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/05039/RES	RES permission	Raydon	Land West Of Pipers Went The Street Raydon Suffolk IP7 5LJ	27/02/2020	5	5	0	5	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/02911/RES	RES permission	Cockfield	Hope House Cross Green Cockfield Bury St Edmunds Suffolk IP30 0LG	28/08/2018	4	2	2	0	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/00748/RES	RES permission	Sudbury	Priory Bungalow Priory Walk Sudbury Suffolk CO10 2AP	07/04/2021	4	5	0	5	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/03637/RES	RES permission	Tattingstone	Land South Of The Rose House The Heath Tattingstone Suffolk	23/09/2021	4	4	0	4	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/00851/RES	RES permission	Cockfield	Land At Bury Road Cross Green Cockfield IP30 0LG	11/06/2021	3	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/01949/RES	RES permission	Glemsford	64 Tye Green Glemsford Suffolk CO10 7RG	04/02/2022	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/00060/RES	RES permission	Acton	Land East Of Appleshaw Newmans Green Acton Suffolk	17/02/2020	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04739/RES	RES permission	Bentley	Holly Oak Hazel Shrub Bentley Ipswich Suffolk IP9 2DG	22/12/2020	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01825/RES	RES permission	East Bergholt	Clare House Heath Road East Bergholt Suffolk CO7 6RL	08/07/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01664/RES	RES permission	Shimpling	Land South Of The Street Shimpling Suffolk	01/07/2020	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/03151/RES	RES permission	Assington	Land North Of Assington Barn The Street Assington Suffolk	07/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/05149/RES	RES permission	Bentley	Rowan Acres Capel Road Bentley Ipswich Suffolk IP9 2DJ	21/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05690/RES	RES permission	Boxford	Green Lawns Bonsai Nursery Hadleigh Road Boxford Sudbury Suffolk CO10 5JH	11/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/00361/RES	RES permission	Boxford	Site Of Former Green Lawns Bonsai Nursery Hadleigh Road Boxford Suffolk	17/03/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/19/05739/RES	RES permission	Copdock & Washbrook	Plot 2 Holly Cottage Old London Road Copdock And Washbrook Suffolk	05/02/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/03575/RES	RES permission	Glemsford	Land Adjacent To Belle Vue Skates Hill Glemsford CO10 7SH	21/10/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/02733/RES	RES permission	Great Cornard	Land West Of Bures Road Great Cornard CO10 010	02/09/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/03467/RES	RES permission	Hintlesham	Glenhaven Silver Hill Hintlesham Ipswich Suffolk IP8 3NU	20/09/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/19/00717/RES	RES permission	Layham	Stows Cottage Upper Street Layham Ipswich Suffolk IP7 5JZ	14/06/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/02363/RES	RES permission	Preston St Mary	Model Farm Whelp Street Preston St Mary Sudbury Suffolk CO10 9NU	10/08/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/03069/RES	RES permission	Shimpling	Land Adjacent The Bush The Street Shimpling Bury St Edmunds Suffolk IP29 4HU	18/09/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/03492/RES	RES permission	Tattingstone	Land South West Of Mill Cottage White Horse Hill Tattingstone Suffolk	04/10/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/04240/RES	RES permission	Boxford	Land At Orchard House Roylands Lane Boxford Suffolk CO10 5HZ	06/10/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/03230/RES	RES permission	Glemsford	Land To The Rer Of 6 And 8 Angel Lane Glemsford Suffolk	09/08/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/02323/RES	RES permission	Layham	Walnuts Upper Street Layham Suffolk IP7 5JX	18/06/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
										76	0	0	0	0	76	n/a	n/a	
Non-Major: Permitted Development																		
DC/19/04509/FDW	Prior approval (Office)	Sudbury	M J Bryant Electrical Limited Chilton Grove Waldingfield Road Sudbury Suffolk CO10 0PR	14/11/2019	3	1	1	0	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/00018/AGD	Prior approval (Agri)	Harkstead	Rence Park Farm Grove Lane Harkstead Ipswich Suffolk IP9 1HB	17/02/2021	2	2	0	2	2	0	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/21/01241/OFD	Prior approval (Office)	Sudbury	37 - 39 The Granary First Floor Walnut Tree Lane Sudbury Suffolk CO10 1BD	20/04/2021	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/05475/AGD	Prior approval (Agri)	Assington	Shamrock Farm Marshalls Green Assington Sudbury Suffolk CO10 5LS	26/01/2021	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a

DC/19/03690/AGD	Prior approval (Agri)	Edwardstone	Quicks Barn Priory Green Edwardstone Sudbury Suffolk CO10 5PP	02/10/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/04308/LID	Prior approval (Light Ind)	Glemsford	Building South Of Station House Lower Road Glemsford Sudbury Suffolk CO10 7QP	30/11/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/18/05617/AGD	Prior approval (Agri)	Groton	Cider Barn Site To The West Of Castlings Heath Cottage Castlings Heath Groton, Sudbury Suffolk CO10 5ES	06/03/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/01264/AGD	Prior approval (Agri)	Groton	Mannings Farm Barn Castlings Heath Groton Suffolk	11/05/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
DC/20/03191/AGD	Prior approval (Agri)	Stutton	The Top Sow Yard Stutton Vale Farm Vale Lane Stutton Ipswich IP9 2PA	23/09/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume completion in 2022/23.	n/a	n/a
									11	0	0	0	0	11		n/a	n/a	

Category A: Not Commenced

PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2022/23	2023/24	2024/25	2025/26	2026/27	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major: Full Planning permission															
DC/18/04966/FUL	FUL permission	Hadleigh	The Former Babergh District Council Offices	09/03/2021	57	57	25	25	7	0	0	57	Median lead-in times (2) and build-rates have been applied. Discharge of conditions applications (refs DC/22/02860 and	Deliverable	
DC/19/04247/FUL	FUL permission	Hadleigh	Land On The South Side Of The A1071 Gallows Hill	15/07/2020	14	14	0	14	0	0	0	14	Based on lead-in time (2), site should have commenced and started delivering units in 2021/22. S73 application to change mix, design	Deliverable	
DC/19/05962/FUL	FUL permission	Hadleigh	60 High Street Hadleigh Ipswich	09/07/2020	14	14	14	0	0	0	0	14	Median lead-in times (2) and build-rates have been applied. Based on lead-in time (2), site should have commenced and started delivering	Deliverable	
DC/18/05613/FUL	FUL permission	Hintlesham	Land To The East Of Duke Street Hintlesham Suffolk	25/09/2020	14	14	14	0	0	0	0	14	Median lead-in times (2) and build-rates have been applied. Based on lead-in time (2), site should have commenced and started delivering units in 2021/22. DoC applications were approved in May/June 2021 and a S73 application (ref	Deliverable	
							53	39	7	0	0	99			
Major: Reserved Matters															
DC/19/01666/RES	RES permission	Pinewood	Belstead House Sprites Lane Pinewood	06/11/2020	135	135	53	53	29	0	0	135	Median lead-in times (2) and build-rates have been applied. Based on lead-in time (2), site should have commenced and started delivering	Deliverable	
DC/20/04663/RES	RES permission	East Bergholt	Land East Of The Constable Country Medical	08/12/2021	75	75	0	25	30	20	0	75	Proforma rates applied.	Deliverable	Y - B3
DC/21/02296/RES	RES permission	Cockfield	Land To The Rear Of Plough And Fleece Inn Great Green Cockfield Bury St Edmunds Suffolk	22/02/2021	28	28	7	21	0	0	0	28	Median lead-in times (2) and build-rates have been applied. Discharge of conditions application (ref DC/21/03660) was approved 09/11/2021. [S73 relating to the outline permission was also approved on 30/09/2021].	Deliverable	
DC/21/00350/RES	RES permission	Chelmondiston	Land Adjacent To Woodlands Chelmondiston	26/04/2021	24	24	20	4	0	0	0	24	Median lead-in times (2) and build-rates have been applied. Various discharge of condition applications on the outline consent were granted	Deliverable	
							80	103	59	20	0	262			
Major: Permitted Development															
~	~	~	~	~	~	~	0	0	0	0	0	0			
							0	0	0	0	0	0			
Non-Major: Full Planning permission															
DC/20/04906/FUL	FUL permission	Long Melford	Downs Garage Southgate Street Long Melford	03/06/2021	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01946/FUL	FUL permission	Sudbury	20 Gainsborough Street Sudbury	08/07/2021	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
B /15/01196/FUL	FUL permission	Kersey	Land To The Rear Of 1 - 6 The Street	30/07/2020	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/00999/FUL	FUL permission	Sproughton	Geest House Hadleigh Road Sproughton	16/07/2019	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a

DC/19/04892/FUL	FUL permission	Sudbury	Victoria Hall/Conservative Club/New Hall	18/03/2021	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/03155/FUL	FUL permission	Hadleigh	40 High Street Hadleigh Ipswich	15/12/2020	6	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/00783/FUL	FUL permission	Sudbury	12 North Street Sudbury Suffolk	08/04/2021	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/00351/FUL	FUL permission	Hintlesham	Land between Belfry & Pear Tree Cottage	17/03/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/05806/FUL	FUL permission	Lawshall	Land To The South Of Beechwood House	29/04/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/02315/FUL	FUL permission	Sudbury	Land South Of High Bank Melford Road	06/11/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/05776/FUL	FUL permission	Lavenham	Howlett Of Lavenham Sudbury Road	07/05/2021	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02426/FUL	FUL permission	Raydon	Land East Of Wayside Woodlands Road	13/07/2021	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01216/FUL	FUL permission	Thorpe Morieux	Manor Farm Lavenham Road Thorpe Morieux	28/04/2021	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/00816/FUL	FUL permission	Lavenham	Land To Rear Of No's. 42 To 45 High Street	27/06/2019	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/06303/FUL	FUL permission	Acton	Land Off Clay Hall Lane Acton	08/02/2022	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/22/00570/FUL	FUL permission	Brettenham	Former Breakers Yard And Premises Old School Corner	30/03/2022	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02500/FUL	FUL permission	Great Cornard	Five Bells Inn 63 Bures Road Great Cornard	14/10/2021	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01002/FUL	FUL permission	Brent Eleigh	Barn C Bridge Farm Lavenham Road	20/04/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01371/FUL	FUL permission	Lavenham	Drury House Frogs Hall Road Lavenham	10/07/2020	3	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/00895/FUL	FUL permission	Sudbury	17 Market Hill Sudbury Suffolk	30/05/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/05212/FUL	FUL permission	Chelmondiston	Former The Foresters Arms Main Road	12/05/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/05748/FUL	FUL permission	Glemsford	8 Fair Green Glemsford Sudbury	29/04/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/05038/FUL	FUL permission	Little Cornard	Glovers Slough Lane Little Cornard	08/01/2021	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/03154/FUL	FUL permission	Milden	Land At Powney Street Milden	11/12/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/00560/FUL	FUL permission	Sudbury	53 Ballingdon Street Sudbury	03/06/2019	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/02975/FUL	FUL permission	Sudbury	Kings Head 53 Ballingdon Street	15/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a

DC/19/05097/FUL	FUL permission	Sudbury	Land Between 12 And 18 Rochester Way	09/01/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04342/FUL	FUL permission	Chilton	Land South Of Chilton Grove Waldingfield Road	31/08/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02294/FUL	FUL permission	Chilton	The Stables North Of Chilton Grove	03/06/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/00124/FUL	Appeal allowed	Cockfield	Three Horseshoes Stows Hill Cockfield	14/02/2022	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02723/FUL	FUL permission	East Bergholt	Oak Meadow Moores Lane East Bergholt	08/07/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02708/FUL	FUL permission	Elmsett	Aldham End Hadleigh Road Elmsett	30/06/2021	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02019/FUL	FUL permission	Hadleigh	40 High Street Hadleigh Suffolk	28/06/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/00111/FUL	FUL permission	Lawshall	Land West Of Sydena Lambs Lane	06/04/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01497/FUL	FUL permission	Raydon	Village Hall Hadleigh Road Raydon	20/07/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/05883/FUL	FUL permission	Sudbury	21 Friars Street Sudbury Suffolk	16/12/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/06669/FUL	FUL permission	Sudbury	Land Between 12 And 18 Rochester Way	02/02/2022	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/03591/FUL	FUL permission	Wherstead	1 Valley Lane Wherstead Suffolk	19/08/2021	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04278/FUL	FUL permission	Belstead	Holly House Holly Lane Belstead	21/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/00127/FUL	FUL permission	Brent Eleigh	Historic Barns Bridge Farm Lavenham Road	20/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01000/FUL	FUL permission	Brent Eleigh	Barn A Bridge Farm Lavenham Road	16/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04764/FUL	FUL permission	Brettenham	Crownings Buxhall Road Brettenham	07/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/00933/FUL	FUL permission	Chelsworth	Parsonage Barn Parsonage Lane Chelsworth	02/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04474/FUL	FUL permission	Chilton	Plot 1 Land At 1 Chilton Grove Bungalows	29/01/2021	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04504/FUL	FUL permission	Chilton	Plot 2 Land At 1 Chilton Grove Bungalows	29/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/00128/FUL	FUL permission	Cockfield	Windsor Green Farmhouse Windsor Green	27/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/02670/FUL	FUL permission	Cockfield	Lane End Colchester Green Cockfield	27/08/2020	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/00304/FUL	FUL permission	Cockfield	Plot 5, Land Adj Hope House Cross Green	15/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a

DC/20/00658/FUL	FUL permission	Copdock & Washbrook	Grange Farm Wenham Road Copdock And	06/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01719/FUL	FUL permission	East Bergholt	Manor Farm East End Lane East Bergholt	01/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01470/FUL	FUL permission	Elmsett	Pump House The Street Elmsett	01/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01080/FUL	FUL permission	Freston	The Forge Freston Hill Freston	28/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01082/FUL	FUL permission	Freston	Workshop At The Forge Freston Hill	28/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/01410/FUL	FUL permission	Hadleigh	1 Pykenham Way Hadleigh Ipswich IP7 5EP	25/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/02042/FUL	FUL permission	Hadleigh	Kings Arms Public House 115 Benton Street	28/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/00346/FUL	FUL permission	Hadleigh	Land To The Rear Of 82 High Street	22/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/05460/FUL	FUL permission	Hartest	6 Green View Hartest Bury St Edmunds	08/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/17/05819/FUL	FUL permission	Holbrook	Foxgloves Harkstead Road Lower Holbrook	23/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/02739/FUL	FUL permission	Lavenham	The Old Piggery Slough Farm Bridge Street 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 2023/24.	n/a	n/a
DC/19/04663/FUL	FUL permission	Lawshall	Plot 1 Lambs Lane Lawshall	21/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/05966/FUL	FUL permission	Layham	Uplands House Upper Street Layham	23/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/04354/FUL	FUL permission	Long Melford	Angelas Boutique Little St Marys Long Melford	09/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/00677/FUL	FUL permission	Long Melford	Melford House Hall Street Long Melford	12/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01619/FUL	FUL permission	Nayland-with-Wissington	Old Maltings Farmhouse Bures Road	26/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/02439/FUL	FUL permission	Newton	Saracens Cottage The Green Newton	13/08/2020	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/00756/FUL	FUL permission	Polstead	Land South Of Wood Hall Farm Stackwood 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 2023/24.	n/a	n/a
DC/20/02445/FUL	FUL permission	Raydon	10 Sulleys Hill Raydon Ipswich	26/08/2020	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/02907/FUL	FUL permission	Shelley	Shelley Priory Barn Stoke Road Shelley	02/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/05017/FUL	FUL permission	Shimpling	Malting Farm The Street Shimpling	07/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/00529/FUL	FUL permission	Shotley	6 Great Harlings Shotley Ipswich	03/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a

DC/20/05567/FUL	FUL permission	Shotley	Woodland Lodge Link Road Shotley	11/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/03736/FUL	FUL permission	Wattisham	Brick Kiln Cottage, Hitcham Road, Wattisham.	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01408/FUL	FUL permission	Wenham Magna	Land East Of Wenham Lane Wenham Magna	10/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/05998/FUL	FUL permission	Boxford	Old School House School Hill Boxford	03/02/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04266/FUL	FUL permission	Brettenham	The Forge 26 The Street Brettenham	15/11/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01126/FUL	FUL permission	Chelmondiston	Land North Of 5 Richardsons Lane	05/10/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04375/FUL	FUL permission	Cockfield	Earls Hall Farmhouse Earls Hall Road	21/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/03766/FUL	FUL permission	East Bergholt	Old Woodyard South Of Straight Road	27/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04115/FUL	FUL permission	East Bergholt	Willow Farm East End Road East Bergholt	17/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01333/FUL	FUL permission	Hadleigh	Land And Barn At Wolves Farm Lane Hadleigh	28/05/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02473/FUL	FUL permission	Hadleigh	The White Horse Stone Street Hadleigh	23/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02985/FUL	FUL permission	Hadleigh	Omega House 133 High Street Hadleigh	09/07/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/03003/FUL	FUL permission	Hadleigh	Land Adjacent 13 Meadows Way Hadleigh	10/08/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04927/FUL	FUL permission	Hadleigh	15A Ramsey Road Hadleigh Suffolk	02/11/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/05351/FUL	FUL permission	Hadleigh	Tohatchie Lady Lane Hadleigh	30/11/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02244/FUL	FUL permission	Hartest	Hartest Garage The Green Hartest	13/07/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/03710/FUL	FUL permission	Hintlesham	Side Garden Of The Cottage Duke Street	19/08/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/00621/FUL	FUL permission	Hitcham	Assembly Room Cross Green Hitcham	19/11/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/06355/FUL	FUL permission	Holton St Mary	El Camino Hadleigh Road Holton St Mary	11/01/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04750/FUL	FUL permission	Kettlebaston	Old Rectory Rectory Lane Kettlebaston	02/08/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/06797/FUL	FUL permission	Lavenham	Land Adjacent 45 High Street Lavenham	17/03/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01110/FUL	FUL permission	Leavenheath	Barn At Heathlands Leavenheath	22/04/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a

DC/21/03835/FUL	FUL permission	Nedging-with-Naughton	Vine Farm Granary Nedging Road Nedging With	15/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/03999/FUL	FUL permission	Nedging-with-Naughton	Barn North Of Coopers Farmhouse	04/10/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04874/FUL	FUL permission	Newton	Hurrells Farm Boxford Lane Newton	10/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02694/FUL	FUL permission	Newton	Fairways The Green Newton	15/12/2021	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/06150/FUL	FUL permission	Shotley	Farmside Main Road Shotley	03/02/2022	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01475/FUL	FUL permission	Stratford St Mary	Willow House Lower Street Stratford St Mary	10/05/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/05830/FUL	FUL permission	Sudbury	92 North Street Sudbury Suffolk	13/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/00940/FUL	FUL permission	Sudbury	Valley Farm Valley Road Newton	23/07/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01922/FUL	FUL permission	Sudbury	Upper School Bungalows Tudor Road	21/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/03063/FUL	FUL permission	Sudbury	Ballingdon Hall Ballingdon Hill Sudbury	15/07/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04096/FUL	FUL permission	Thorpe Morieux	Wheelwrights Bury Road Thorpe Morieux	03/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/22/00535/FUL	FUL permission	Thorpe Morieux	Chapel Farm Barn The Green Thorpe Morieux	31/03/2022	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04118/FUL	FUL permission	Wenham Magna	Land East Of Wenham Lane Wenham Magna	21/10/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04604/FUL	FUL permission	Wenham Magna	Orchard House Raydon Road Wenham Magna	28/10/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
							0	199	0	0	0	199	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
Non-Major: Reserved Matters															
DC/21/01655/RES	RES permission	Raydon	Oak Lodge The Street Raydon	26/04/2021	8	8	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/03082/RES	RES permission	Aldham	Land At Hadleigh Road Elmsett	11/10/2021	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/02885/RES	RES permission	Lawshall	Harrow Green Site Harrow Green Lawshall	24/12/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04182/RES	RES permission	Long Melford	Land To The East Of Meadow View High Street	02/12/2021	5	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/03820/RES	RES permission	Edwardstone	Land West Of Mill Green Edwardstone	17/12/2021	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/02556/RES	RES permission	Assington	Land North Of Assington Barn The Street	09/07/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04246/RES	RES permission	Little Cornard	The Paddocks Blackhouse Lane Little Cornard	21/09/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a

DC/21/05417/RES	RES permission	Hadleigh	Land North Of Coram Street Hadleigh	10/03/2022	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/03391/RES	RES permission	Boxford	30 Stone Street Boxford Sudbury	15/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04471/RES	RES permission	Edwardstone	Land East Of Mill Green Edwardstone	11/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/03914/RES	RES permission	Newton	Marks Meadow Rectory Road Newton	06/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/04369/RES	RES permission	Edwardstone	Tudor Cottage Mill Green Edwardstone	29/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/05077/RES	RES permission	Elmsett	Aldham End Hadleigh Road Elmsett	28/01/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/06834/RES	RES permission	Great Cornard	25 Kings Hill Great Cornard Suffolk	24/03/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/01410/RES	RES permission	Hadleigh	5 Station Road Hadleigh Ipswich	05/05/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/05004/RES	RES permission	Lavenham	Brett Farm Clay Hill Lane Lavenham	03/11/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
							0	44	0	0	0	44		n/a	n/a
Non-Major: Outline permission															
DC/19/04308/OUT	OUT permission	Copdock & Washbrook	Cameo Hotel Old London Road Copdock And	27/12/2019	9	9	0	0	9	0	0	9	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/20/01794/OUT	OUT permission	Hitcham	Land North Of Lower Farm Barn The Causeway	03/08/2020	6	6	0	0	6	0	0	6	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/18/03048/OUT	OUT permission	Cockfield	Plough And Fleece Inn Great Green	18/06/2019	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/20/04410/OUT	OUT permission	Milden	Land To The West Of Pownev Street	07/12/2020	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/21/02510/OUT	OUT permission	Copdock & Washbrook	Land To The Rear Of Brooke House Old London Road	27/09/2021	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/20/04236/OUT	OUT permission	Aldham	Chapel House The Street Aldham	02/12/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/18/04967/OUT	OUT permission	Boxford	Green Lawns Bonsai Nursery Hadleigh Road	11/03/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/19/00627/OUT	OUT permission	Great Cornard	Land West Of Bures Road Great Cornard	11/07/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/20/00859/OUT	OUT permission	Newton	Marks Meadow Rectory Road Newton	21/04/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/19/01886/OUT	OUT permission	Chilton	The Oaks Chilton Grove Chilton	12/06/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/19/04620/OUT	OUT permission	East Bergholt	Camellia The Drift East Bergholt	04/12/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/19/04809/OUT	OUT permission	Glemsford	Land South Of 1 3 And East Of 15 Whitlands	20/11/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a

DC/20/02223/OUT	OUT permission	Glemsford	Coleridge House Churchgate Glemsford	28/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/20/02405/OUT	OUT permission	Nedging-with-Naughton	The Lilacs Nedging Road Nedging With	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 2024/25.	n/a	n/a
DC/20/04260/OUT	OUT permission	Nedging-with-Naughton	The Lilacs Nedging Road Nedging With	18/11/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/19/00958/OUT	OUT permission	Raydon	Land Off Noaks Road Raydon	06/08/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/20/02808/OUT	OUT permission	Sudbury	Land At The Junction Of Church Street And	23/10/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/20/01039/OUT	OUT permission	Wherstead	Bournehaven Bourne Hill Wherstead	19/06/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/21/02648/OUT	OUT permission	Cockfield	8 Mackenzie Place Cockfield Suffolk	14/10/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/21/03511/OUT	OUT permission	Great Waldingfield	The Hives Lavenham Road The Heath	17/08/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/21/03584/OUT	OUT permission	Hitcham	Araucaria The Causeway Hitcham	19/08/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/21/00088/OUT	OUT permission	Sudbury	Grove Thatch Middleton Road Sudbury	22/04/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
DC/21/03942/OUT	OUT permission	Woolverstone	Land West Of The Chippings Cat House Lane	08/09/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with completions following in 2024/25.	n/a	n/a
							0	0	50	0	0	50		n/a	n/a
Non-Major: Permitted Development															
DC/19/04552/AGD	Prior approval (Agri)	Hintlesham	Red House Farm Duke Street Hintlesham	08/01/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01597/AGD	Prior approval (Agri)	Hintlesham	Red House Farm Duke Street Hintlesham	10/06/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/06051/AGD	Prior approval (Agri)	Layham	Rands Farm Rands Lane Layham	23/12/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/19/04182/AGD	Prior approval (Agri)	Boxford	Farm Building At Siam Hall Siam Hall Lane	23/10/2019	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/00028/AGD	Prior approval (Agri)	Burstall	The Barn Burstall Hill Burstall	11/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/01542/AGD	Prior approval (Agri)	East Bergholt	Manor Farm East End Lane East Bergholt	10/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04682/AGD	Prior approval (Agri)	Glemsford	Hill House Farm Lower Road Glemsford	16/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/02207/AGD	Prior approval (Agri)	Lindsey	Modern Barn At Rose Farm Rose Green Road	30/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/00315/AGD	Prior approval (Agri)	Milden	Barn 2 Pound Farm Barns Boxford Road	17/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/20/04564/OFD	Prior approval (Office)	Thorpe Morieux	Old Hamlet Wine & Spice Company Maltings Farm	02/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a

DC/21/01323/AGD	Prior approval (Agri)	Bentley	Bentley Plants Ltd Bergholt Road Bentley	22/04/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
DC/21/06064/AGD	Prior approval (Agri)	Layham	Cherry Orchard Farm Stoke Road	23/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2023/24.	n/a	n/a
							0	20	0	0	0	20		n/a	n/a

Category B: Not Deliverable

PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	Council's Assessment of Deliverability	Proforma Return?	Conclusion
Major - Outline permission									
DC/20/00330/OUT	OUT permission	Boxford	Land To The East Of Sand Hill Boxford CO10 5AD	11/12/2020	64	64	Outline was granted, but this permission was then quashed on 26/03/2021 following a successful JR. The original PP therefore no longer stands. The application has been returned for redetermination but this is still awaiting a decision.	N	Not deliverable.
DC/20/05361/OUT	OUT permission	Acton	Land South East Of Barrow Hill Acton CO10 0AS	01/06/2021	100	100	No CE and no proforma returned.	N	Not deliverable. Needed CE.
DC/18/04329/OUT	OUT permission	Belstead	Land East Of Holly Lane Belstead Suffolk	22/05/2019	14	14	No CE and no proforma returned.	N	Not deliverable. Needed CE.
Major - S106									
DC/19/05419/FUL	FUL permission	Hadleigh	Land north-east of Frog Hall Lane (housing phase only)	n/a	273	273	No CE and no proforma returned.	N	Not deliverable. Needed CE.
DC/20/03247/FUL	FUL permission	Woolverstone	Land south of Main Road, Woolverstone	n/a	22	22	No CE and no proforma returned.	N	Not deliverable. Needed CE.