

# **Mid Suffolk District Council Five-Year Housing Land Supply Position Statement 2022**

Mid Suffolk District Council

December 2022

**LICHFIELDS**





# Executive Summary

## Purpose of this position statement

This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared by Lichfields on behalf of Mid Suffolk District Council ('the Council'). The purpose of this position statement is to set out the up-to-date 5YHLS position for the Council covering the five-year period from the 1<sup>st</sup> April 2022 to the 31<sup>st</sup> 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 30<sup>th</sup> September to 31<sup>st</sup> 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 Mid Suffolk, the 5YHLS requirement is 2,777 units between the 1<sup>st</sup> April 2022 to the 31<sup>st</sup> March 2027. This is based on the district's Local Housing Need figure (as calculated using the Standard Method, 529 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 6,043 units across the five-year period. This includes a windfall allowance of 70 dpa in years four and five

## The Council's 5YHLS position

The Council therefore considers it can demonstrate 10.88 years supply.

Mid Suffolk District Council's 5YHLS Position between 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2027

Five-Year Requirement	2,777 units
Total Supply	6,043 units
Years Supply	10.88 years
Surplus/Deficit	+3,266 units

Source: Mid Suffolk District Council / Lichfields Analysis

## Compliance Sheet

Policy / Guidance		Compliance
National Planning Policy Framework (2021)		
Paragraph 74	Requires LPAs to prepare and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.	The Council's previous assessment was published in 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 Mid Suffolk District Council, in accordance with Paragraph 74 and Footnote 39 of the NPPF (2021) the Council should use the Standard Method to calculate Local Housing Need.</p>
Paragraph 74 & Footnote 41	<p>Requires that the supply of sites should, in addition, include a buffer or either 5%, 10% or 20%.</p> <p>In accordance with Footnote 39 a 20% buffer is only appropriate where the Housing Delivery Test indicates delivery was below 85% of the housing requirement. A 10% buffer is only applicable where the Council wishes to demonstrate its position in an annual position statement or recently adopted plan.</p>	<p>See Section 2.0 of this position statement.</p> <p>In the case of Mid Suffolk District Council, in accordance with Paragraph 74 and Footnote 41, a 5% buffer is appropriate as determined by the Housing Delivery Test.</p>
Annex 2 – 'Deliverable'	Annex 2 sets out the definition of a 'deliverable' site.	<p>See Section 3.0 of this position statement.</p> <p>The Council has fully considered the meaning of 'deliverable' taking account of relevant guidance and appeal precedents.</p>
Planning Practice Guidance		
ID:2a-004	How is a minimum annual local housing need figure calculated using the standard method?	As explained at Appendix 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>



# Contents

<b>1.0</b>	<b>Introduction</b>	<b>4</b>
	Purpose	4
	What is a 5YHLS and how is it assessed?	4
	Why is the Council’s 5YHLS position important?	4
	Has the Council been able to demonstrate a 5YHLS previously?	5
	Consultation of this document	5
	Structure	5
<b>2.0</b>	<b>The Council’s Five-Year Housing Requirement</b>	<b>6</b>
	What is the ‘basic’ five-year requirement?	6
	Is there a backlog of supply?	6
	What is the appropriate buffer?	7
	The Council’s five-year housing requirement	7
<b>3.0</b>	<b>Housing Supply: The Council’s Approach to Demonstrating Deliverability</b>	<b>9</b>
	Policy and guidance	9
	The Council’s approach to demonstrating the deliverability of its housing supply	12
	Conclusions	16
<b>4.0</b>	<b>The Council’s Five-Year Housing Supply: Specific Sites</b>	<b>17</b>
	Proforma and consultation feedback	17
	Category A Sites	17
	Category B Sites	19
	The Council’s supply from specific sites	19
<b>5.0</b>	<b>The Council’s Five-Year Housing Supply: Windfall Allowance</b>	<b>20</b>
	Policy and guidance	20
	Windfalls: methodology and past rates	20
	Conclusion	23
<b>6.0</b>	<b>The Council’s Five-Year Housing Land Supply Position</b>	<b>24</b>
	Summary	24
	The Council’s deliverable supply	24
	The Council’s concluded 5YHLS position	25

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Scenario testing

26



## 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).

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**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.

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**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).

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## 1.0 Introduction

### Purpose

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

1.2 The purpose of this position statement is to set out an up-to-date 5YHLS position for the Council covering the five-year period from the 'base date' of 1<sup>st</sup> April 2022 to the 31<sup>st</sup> 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 Mid Suffolk district, the methodology and local market considerations have been prepared jointly with Babergh 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 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.

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## 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 1<sup>st</sup> April 2021 to the 31<sup>st</sup> March 2026. This concluded that the Council could demonstrate 9.54 years supply.

## Consultation of this document

- 1.10 A consultation on the report was held between 30<sup>th</sup> September to 31<sup>st</sup> 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.
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## 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 Mid Suffolk Core Strategy Review – which contains the Council's strategic policies – was adopted in 2012 and is therefore more than five years old. No further review of the Core Strategy Review has been undertaken since 2012 that has found the housing requirement not to need updating. While the Council has prepared a Joint Local Plan with Babergh 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 Mid Suffolk 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 Mid Suffolk.

2.6 This shows that the Standard Method figure for Mid Suffolk district – with a 2022 base date – is 529 dwellings per annum ('dpa'). The basic five-year requirement is therefore this figure multiplied by five years; which **equals 2,645 units.**

### Is there a backlog of supply?

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

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

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

## What is the appropriate buffer?

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

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

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

2.10 Firstly, this 5YHLS statement is not an 'Annual Position Statement' ('APS') and therefore a 10% buffer is not appropriate for Mid Suffolk district<sup>1</sup>. 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, Mid Suffolk district recorded a measurement of 125%. as detailed in Table 2.1; therefore, a 5% buffer is appropriate for Mid Suffolk.

Table 2.1 Mid Suffolk District Council HDT 2021 Measurement

	2018/19	2019/20	2020/21	Total
Number of Homes Required	585	509	356	1,450
Number of Homes Delivered	690	451	672	1,813
2021 Measurement	125%			
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 **2,777 units** in the five-year period from 1<sup>st</sup> April 2022 to the 31<sup>st</sup> March 2027 as detailed in Table 2.2 below.

<sup>1</sup> An APS is a report examined by the Planning Inspectorate that can 'confirm' (i.e. fix) an LPAs 5YHLS for a year. However, given policy restrictions, Mid Suffolk district is at present unable to submit an APS for examination.

Table 2.2 Assessment of Mid Suffolk District Council 5YHLS Requirement

Mid Suffolk District Council 5YHLS Requirement	
Annual Requirement	529 dpa
Basic Five Year Requirement	2,645
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,777 units

Source: Lichfields Analysis (rounded up)

2.14

Therefore, for the Council to be able to demonstrate a 5YHLS it must have a deliverable supply equal to or greater than 2,777 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 2,777 units between the 1<sup>st</sup> April 2022 and the 31<sup>st</sup> 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 deliverability<sup>2</sup> – 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.

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<sup>2</sup> 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 with planning permission and major development sites that have a detailed planning permission. These types of sites are inherently more certain of delivering within the five-year period given their planning status and/or size (non-major housing development is defined as a development less than 10 units or development on a site less than 0.5ha in size<sup>3</sup>).

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’<sup>4</sup>. 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*

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

<sup>4</sup> 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>

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- *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 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 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’ decision<sup>5</sup>, 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 site<sup>6</sup>.

**2 While there is no minimum criterion for clear evidence<sup>7</sup>, 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 1<sup>st</sup> April 2021) as long as it is used to support sites identified as deliverable as of the base date<sup>8</sup>. 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’ decision<sup>9</sup> 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

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<sup>5</sup> Appeal ref. 3216104 (IR 23)

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

<sup>7</sup> Land to the South of Williamsfield Road (ref. 3207411) (IR 27)

<sup>8</sup> 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)

<sup>9</sup> Appeal ref. 3234204 (IR 32)

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to give additional weight to the Council's findings. Another Inspector in the earlier 'Land to the south of Williamsfield Road' decision<sup>10</sup> 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 date<sup>11</sup>.
- 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 into Category B (requiring 'clear evidence' to be deliverable)<sup>12</sup>. 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 units<sup>13</sup>) 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 guidance<sup>14</sup>. 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 1<sup>st</sup> 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 35 units.

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

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<sup>10</sup> Appeal ref. 3207411 (IR 27)

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

<sup>12</sup> 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)

<sup>13</sup> NPPF Annex 2: Glossary page 68

<sup>14</sup> Annex 2 (NPPF 2021) and PPG (ID: 68-007)

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- b Commenced non-major sites with older permissions (i.e. would have expired pre-1<sup>st</sup> 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 has fallen away. As a conservative estimate, it has been assumed these sites will no longer come forward despite there being an extant permission that could be still built out.

In addition, some major sites with older permissions (akin to the definition above) have been removed where only part of the scheme have been delivered but there has been a continued delay in the remaining dwellings coming forward. This approach is considered more accurate than applying a blanket lapse rate.

This step removes 123 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
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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 rates<sup>15</sup>; 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 of 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.

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

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## 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 Mid Suffolk and Babergh 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 These together:

- Provide a realistic 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 Babergh. 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. 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-affected 2020/21 monitoring year.

## Conclusions

- 3.28 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. One proforma return can be viewed at Appendix 5.

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

### Category A Sites

4.4 The below summarises the Category A supply that the Council has identified 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 Mid Suffolk 5YHLS Trajectory (2022).

#### Major (Commenced)

4.5 In total, the Council has identified 58 major development permissions that have already commenced development and are considered to be deliverable. Across the five-year period these are expected to deliver 3,250 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	24	393	303	202	81	37	1,016
Reserved Matters	34	834	793	400	155	52	2,234
Permitted Development	0	0	0	0	0	0	0
<b>Total</b>	<b>58</b>	<b>1,227</b>	<b>1,096</b>	<b>602</b>	<b>236</b>	<b>89</b>	<b>3,250</b>

Source: Mid Suffolk District Council / Lichfields

#### Non-Major (Commenced)

4.6 In total, the Council has identified 235 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 418 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.

Table 4.2 Non-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	167	279	0	0	0	0	279
Reserved Matters	49	106	0	0	0	0	106
Permitted Development	19	33	0	0	0	0	33
<b>Total</b>	<b>235</b>	<b>418</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>418</b>

Source: Mid Suffolk District Council / Lichfields

### Major (Not-Commenced)

- 4.7 In total, the Council has identified 14 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 737 units.

Table 4.3 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	5	13	84	73	50	33	253
Reserved Matters	8	15	198	181	76	0	470
Permitted Development	1	11	3	0	0	0	14
<b>Total</b>	<b>14</b>	<b>39</b>	<b>285</b>	<b>254</b>	<b>126</b>	<b>33</b>	<b>737</b>

Source: Mid Suffolk District Council / Lichfields

### Non-Major (Not-Commenced)

- 4.8 In total, the Council has identified 248 non-major development sites that have not yet commenced development but are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 500 units.
- 4.9 For non-major development, the Council has assumed that non-implemented sites with full planning permission, reserved matters, or permitted development right prior approvals will deliver in Year two (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	130	0	227	0	0	0	227
Reserved Matters	23	0	51	0	0	0	51
Outline Permission	57	0	0	142	0	0	142
Permitted Development	38	0	80	0	0	0	80
<b>Total</b>	<b>248</b>	<b>0</b>	<b>358</b>	<b>142</b>	<b>0</b>	<b>0</b>	<b>500</b>

Source: Mid Suffolk District Council / Lichfields

## Category B Sites

- 4.10 From the Council's review, there are 13 deliverable Category B sites based on the evidence available. The reasoning for each site is set out in the accompanying Mid Suffolk table of housing supply. All 13 sites either had a reserved matters application submitted as of the base-date or form the remaining outline element of a scheme where part of the site already has a detailed permission.
- 4.11 Finally, it should be noted that the Council reviewed a further 19 Category B sites (totalling 856 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	13	0	125	261	324	288	998
S106	0	0	0	0	0	0	0
<b>Total</b>	<b>13</b>	<b>0</b>	<b>125</b>	<b>261</b>	<b>324</b>	<b>288</b>	<b>998</b>

Source: Mid Suffolk District Council / Lichfields

## The Council's supply from specific sites

- 4.12 Taking the above together, the Council has a total deliverable supply of 5,903 units from 565 permissions. This comprises both Category A and B development from major and non-major sites and 62% of the development is expected to be delivered in the five-year period are on sites that have already commenced as of the base date.

Table 4.6 Mid Suffolk District Council Deliverable Supply

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2022/23	2023/24	2024/25	2025/26	2026/27	
Category A (Commenced)	290	1,645	1,096	602	236	89	3,668
Category A (Non-Comm)	262	39	643	396	126	33	1,237
Category B	13	0	125	261	324	288	998
<b>Total</b>	<b>565</b>	<b>1,684</b>	<b>1,864</b>	<b>1,259</b>	<b>686</b>	<b>410</b>	<b>5,903</b>

Source: Mid Suffolk District Council / Lichfields Analysis

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

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

### **Policy and guidance**

5.2 The NPPF (2021) permits 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 105 dpa. This represents 21% of all completions.

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Table 5.1 Small Site Windfall Delivery in Mid Suffolk

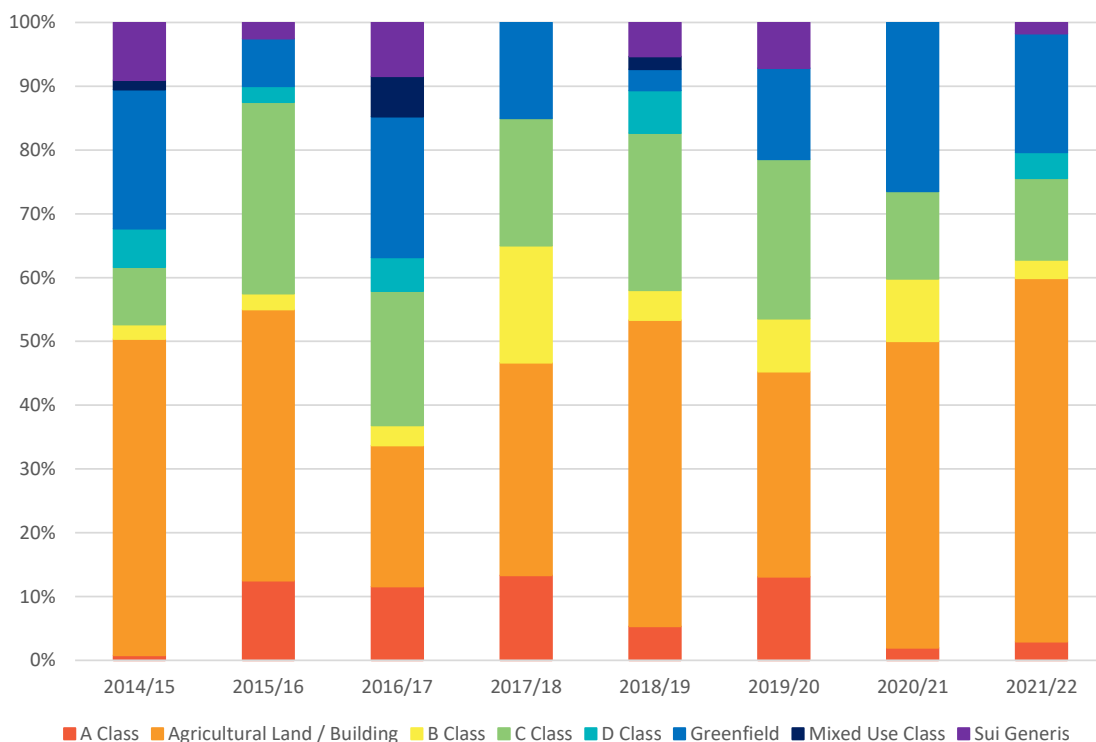
Monitoring Year	Net Completions	Small Site Windfall Completions (Not including Garden Land or major development)	% of Net Completions
2014/15	416	133	32%
2015/16	304	40	13%
2016/17	305	95	31%
2017/18	426	60	14%
2018/19	690	150	22%
2019/20	433	84	19%
2020/21	563	103	18%
2021/22	862	172	20%
Totals	3,137	655	21%
Average	500	105	

Source: Mid Suffolk District Council / Lichfields Analysis

### Sources of windfall

- 5.7 Fundamental changes have been made to the Use Classes Order that came into effect on the 1<sup>st</sup> 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: Mid Suffolk District Council / Lichfields Analysis \*note this graph refers to the previous Use Classes.

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

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	51	6%
Agricultural Buildings / Land	370	44%
B Use Class	47	6%
C Use Class	150	18%
D Use Class	31	4%
Greenfields	138	17%
Mixed Use Class	11	1%
Sui Generis	38	5%

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

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

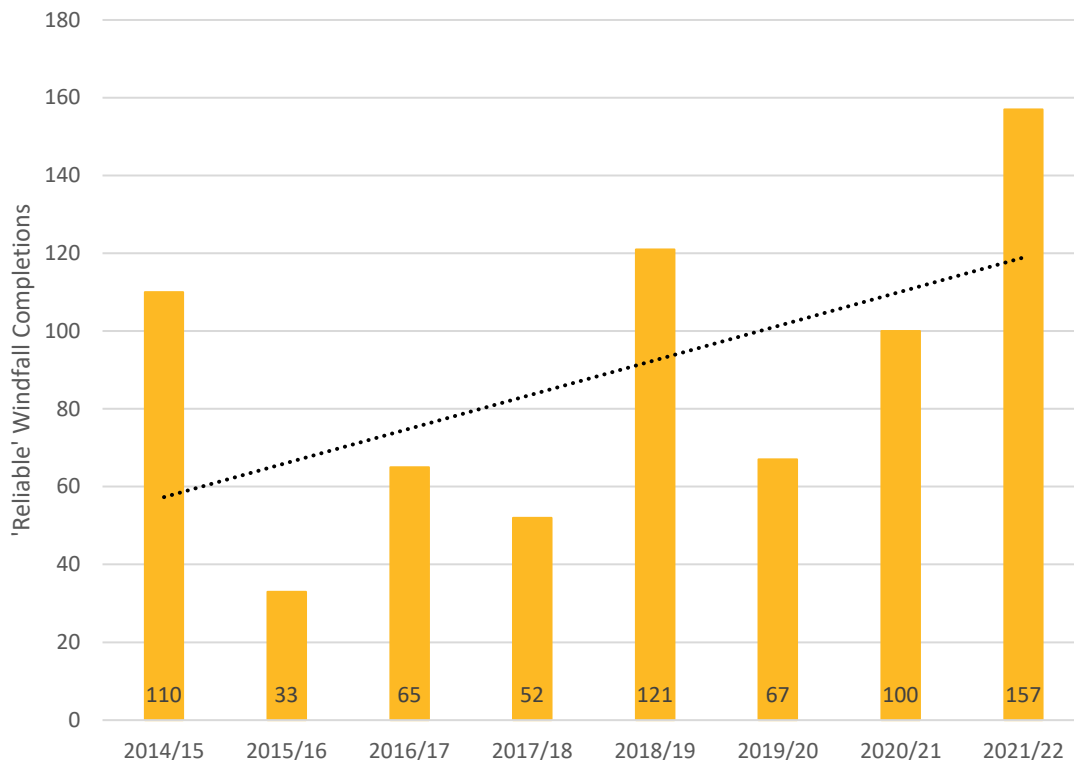
5.10 Based on historical trends, the following sources of windfall development have been deemed to be inconsistent on an annual basis or very minor in nature. As such they have been removed from the windfall calculation as they are not a reliable source of supply:

- A Use Classes (old use class definition);
- D Use Classes (old use class definition);

- Mixed Use Classes; and
- Sui Generis.

5.11 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers ‘reliable’ sources of windfall development. On average, the Council has delivered 88 dpa from these sources of windfall; albeit with large peaks of development in 2014/15, 2018/19 and 2021/22.

Figure 5.2 ‘Reliable’ Windfall Development



Source: Mid Suffolk District Council / Lichfields Analysis

5.12 Consistent with the previous three 5YHLS position statement (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. Based on the analysis above, it is concluded that there is compelling evidence that a conservative windfall allowance of at least 70 dpa in years four and five is justified and reasonable.

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

## Conclusion

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

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

6.1 The below summarises Mid Suffolk District Council's concluded 5YHLS position for the five-year period from the 1<sup>st</sup> April 2022 to the 31<sup>st</sup> March 2027.

### Summary

#### The Council's five-year requirement

6.2 As detailed in Section 2.0, the five-year requirement is 2,777 dwellings across the five-year period. This is on the basis of the Standard Method annual requirement of 529 dpa plus a 5% buffer.

Table 6.1 Mid Suffolk District Council 5YHLS Requirement

Mid Suffolk District Council 5YHLS Requirement	
Annual Requirement	529 dpa
Basic Five Year Requirement	2,645
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,777 homes

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 (i.e. the Needham Chalks Ltd site).
- 3 Suggested build out rates and lead in times from proforma returns were not uncritically applied. Instead, a review of the return was undertaken to consider whether the evidence justified higher than median rates.

6.5 From this exercise, the Council considers it can demonstrate a supply of 5,903 units from specific sites/permissions. This position statement also provides compelling evidence that a windfall allowance of at least 70 units in years four and five is also justified. In total, the Council's five-year supply is therefore 6,043 units as detailed in Table 6.2.



Table 6.2 Mid Suffolk District Council Deliverable Supply

Source of Supply	Supply
Category A (Commenced)	3,668 homes
Category A (Not Commenced)	1,237 homes
Category B	998 homes
Windfall Allowance	140 homes
<b>Total Supply</b>	<b>6,043 homes</b>

Source: Mid Suffolk 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 62% 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

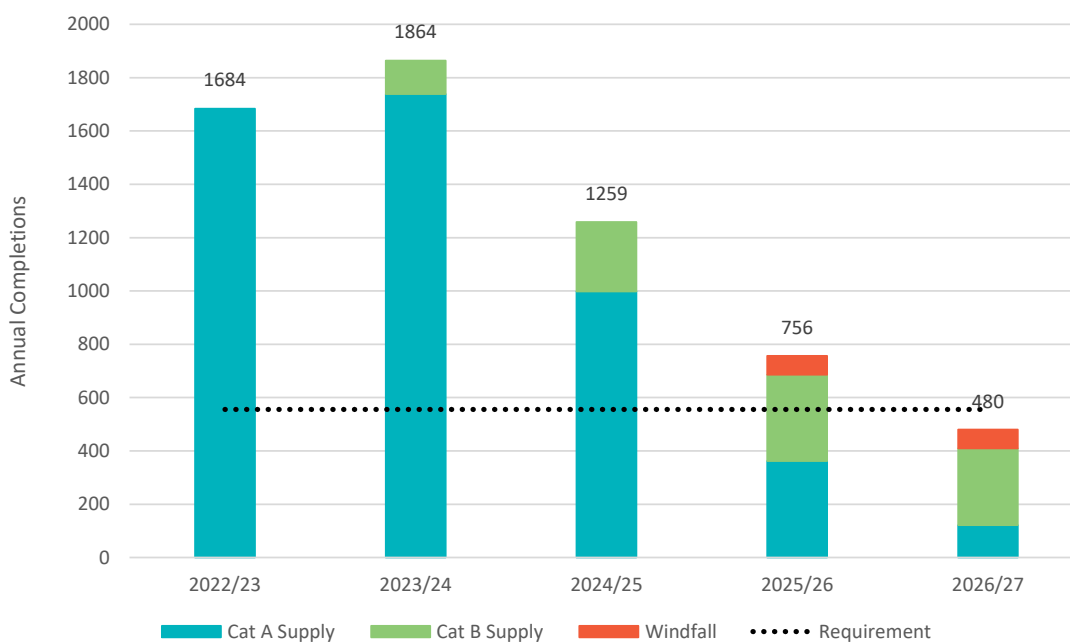
6.7 On the basis of the above, the Council can demonstrate 10.87 years supply between the 1<sup>st</sup> April 2022 to the 31<sup>st</sup> March 2027 as detailed in Table 6.3.

Table 6.3 Mid Suffolk District Council’s 5YHLS Position between 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2027

Five-Year Requirement	2,777 units
Total Supply	6,043 units
Years Supply	10.88 years
Surplus/Deficit	+3,266 units

Source: Mid Suffolk District Council / Lichfields Analysis

Figure 6.1 Mid Suffolk Five-Year Supply Projection



Source: Mid Suffolk 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 10.38 years supply as detailed below.

Table 6.4 Mid Suffolk District Council's 5YHLS: Stress Test Scenario 2

Five-Year Requirement (10% buffer)	2,910 homes
Total Supply	6,043 homes
Years Supply	10.38 years
Surplus/Deficit	+3,134 units

Source: Mid Suffolk 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 9.52 years supply as detailed below.

Table 6.5 Mid Suffolk District Council's 5YHLS: Stress Test Scenario 3

Five-Year Requirement (20% buffer)	3,174 homes
Total Supply	6,043 homes
Years Supply	9.52 years
Surplus/Deficit	+2,869 homes

Source: Mid Suffolk 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 Mid Suffolk the Council has not applied such a lapse rate to its 5YHLS in previous assessments because a detailed analysis of the supply has removed all sites which have any potential for non-delivery.
- 6.13 Notwithstanding, the below sets out three scenarios whereby a lapse rate of either 5%, 10%, or 20% has been applied to all non-major small sites that have not commenced (which currently totals 500 units) plus the small sites already removed as per Stage 3 (see Paragraph 3.13 of this

position statement) of calculating the Council’s total Category A supply (which totals 158 units). These sites are added back in, otherwise the Council would be applying a double lapse rate as part of this exercise.

- 6.14 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 Mid Suffolk District Council’s 5YHLS: Stress Test Scenario 4

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement (5% buffer)	2,777 homes	2,777 homes	2,777 homes
Total Supply (Applying SS Lapse)	6,168 homes	6,135 homes	5,069 homes
Years Supply	11.10 years	11.05 years	10.93 years
Surplus/Deficit	+3,391 homes	+3,358 homes	+3,292 homes

Source: Mid Suffolk District Council / Lichfields Analysis

### Scenario 4 – Applying former (lower) delivery rates

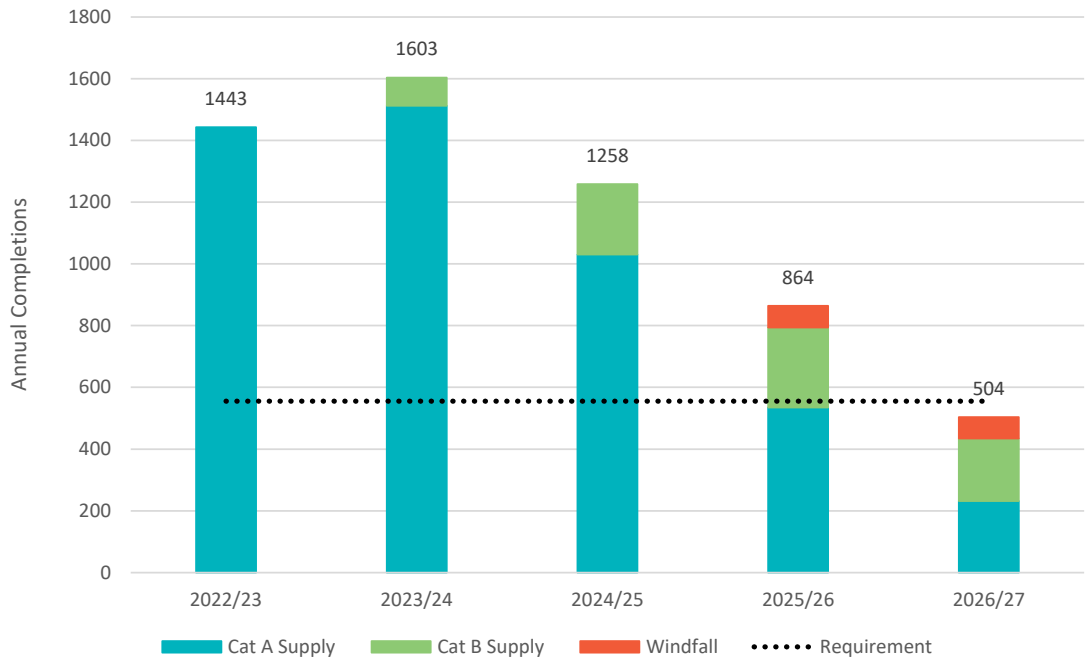
- 6.15 The Council has updated its delivery rates for this assessment. The latest analysis (see Appendix 4) shows that delivery rates for larger sites with more recent permissions deliver quicker than the previous analysis showed. As a test, we have applied the previous lower delivery rates to the supply. Applying these rates to the trajectory would output a supply position of 10.21 years.
- 6.16 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 Mid Suffolk District Council’s 5YHLS: Stress Test Scenario 4

Five-Year Requirement	2,777 homes
Total Supply	5,672 homes
Years Supply	10.21 years
Surplus/Deficit	+2,895 homes

Source: Mid Suffolk District Council / Lichfields Analysis

Figure 6.2 Test Trajectory Using Former Delivery Rates



Source: Lichfields Analysis

# **Appendix 1 Standard Method Calculation for Mid Suffolk District Council (2022)**

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

### **Step 1 – Setting the baseline**

The district's 2014-based housing projections<sup>16</sup> are:

- 45,546 households in 2022
- 49,463 households in 2032

Therefore, 3,917 new households are projected in the district during this period. This equates to an average of 392 new households per year (rounded).

### **Step 2 – An adjustment to take account of affordability**

The district's median workplace-based affordability ratio (i.e. the ratio of workplace-based earnings to house prices) is 9.62. 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

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

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

Therefore, the adjustment factor for the district is 1.3513.

### **Step 3 – Capping the level of any increase**

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

- a The average household growth for the district calculated in step 1: 392 dpa; or
- b The average housing requirement figure set out in the most recently adopted strategic policies (i.e. the Mid Suffolk Core Strategy Review 2012): 430 dpa.

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

The average baseline figure (calculated in Step 1) times the adjustment factor (calculated in Step 2) equals 529 dpa which is below the cap of 602 dpa.

**The Standard Method figure for Mid Suffolk District Council with a 2022 base date is therefore 529 dpa.**

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

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## **Appendix 2 Category A and B Proformas**

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

<b>Site Address:</b>  <span style="background-color: yellow;">[INSERT]</span>
<b>Developer/Site Promoter:</b>  <span style="background-color: yellow;">[INSERT]</span>

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 1<sup>st</sup> April to 31<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> April 2022 to the 31<sup>st</sup> 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]**

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

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

<b>Site Address:</b>  [INSERT]
<b>Developer/Site Promoter:</b>  [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 1<sup>st</sup> April to 31<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> April 2022 to the 31<sup>st</sup> 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]**

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



## **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 <sup>st</sup> App	Approval of 1 <sup>st</sup> 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 <sup>st</sup> App	Approval of 1 <sup>st</sup> 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

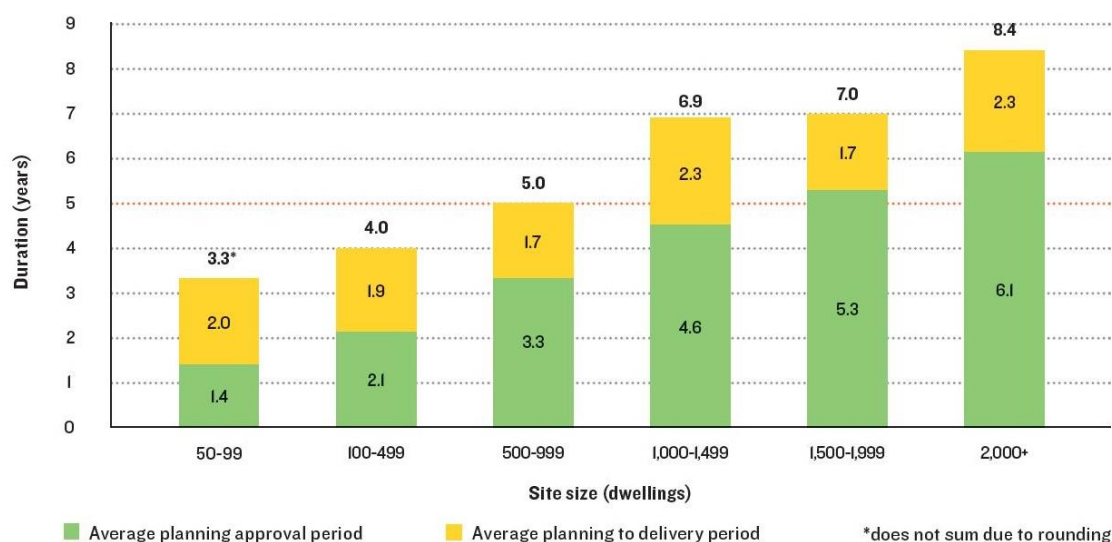
Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	3.3 years	3.2 years	1.5 years	1.2 years	26
100-499 dwellings	3.9 years	3.8 years	1.1 years	1.2 years	11

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

## National Lead-in Time Evidence: Start to Finish (2<sup>nd</sup> Edition)

‘Start to Finish’ (2<sup>nd</sup> 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

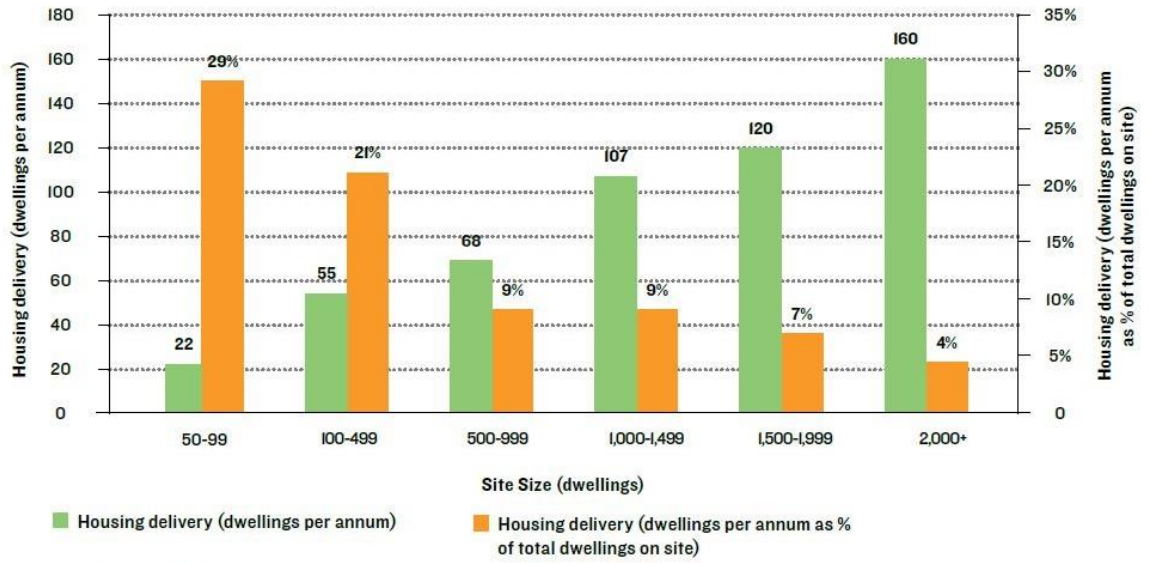
## National Lead-in Time Evidence: Start to Finish (2<sup>nd</sup> Edition)

'Start to Finish' (2<sup>nd</sup> 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. **Error!**

**Reference source not found.** below details the average build rates for varying site sizes.

**Error! Reference source not found.** also shows the variation the across the Start to Finish data; including the minimum, mean, median and maximum build rates by site size.

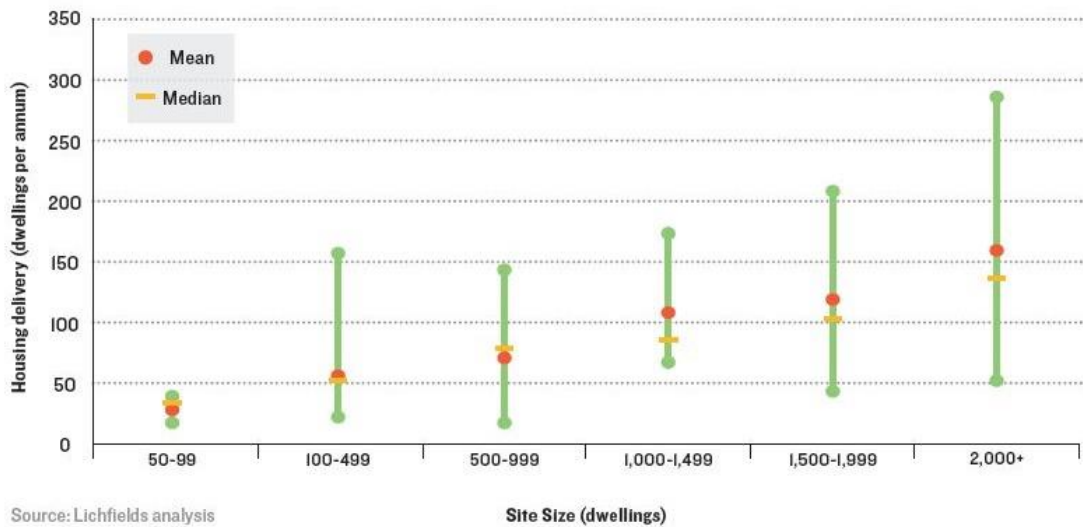
Figure 6.4 Start to Finish (2nd Edition) – Build out rate by size of site (dpa)



Source: Lichfields analysis

Source: Lichfields 2020

Figure 6.5 Start to Finish (2nd Edition) - National Build Rate Analysis: Data variation including minimum, mean, 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



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

<b>Site Address:</b>
<i>Land To The South Of Gipping Road, Stowupland, Stowmarket</i>
<b>Developer/Site Promoter:</b>
<i>Bloor Homes</i>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to 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: **[DC/21/00946]**
- 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 1<sup>st</sup> April to 31<sup>st</sup> March of each year):**

22/23	23/24	24/25	25/26	26/27	5-year period delivery
65	15	0	0	0	80

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 1<sup>st</sup> 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 1<sup>st</sup> April 2022 to the 31<sup>st</sup> March 2027? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand?

*None identified.*

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

*The developer is on-site and is building out the planning permission having completed the adjoining phase at trinity meadows. The developer is completely aware of the market conditions and has a mobilised workforce on site.*

<b>Signed on behalf of Bloor Homes</b>	<i>Nicky Parsons</i>
<b>Name</b>	Nicky Parsons
<b>Position</b>	Executive Director for Pegasus Group
<b>Date</b>	21/7/22





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Mid-Suffolk District Council 5YHLS	
<b>Calculation of Requirement</b>	
Standard Method	529
Backlog	~
Buffer	5%
Five-Year Requirement	2,777
<b>Supply</b>	
Cat A (Commenced)	3,668
Cat A (Not Commenced)	1,237
Cat B	998
Windfall	140
Total Supply	6,043
Years Supply	10.88
Surplus / Deficit	3,266

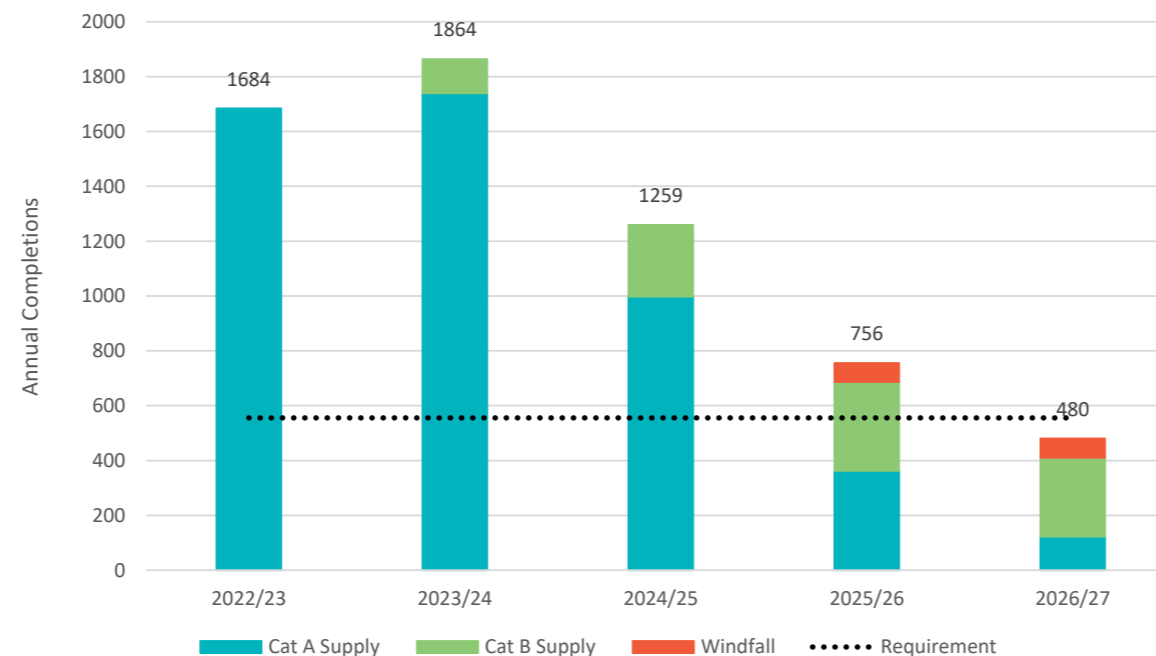
Scenario Testing	
<b>Scenario Test 1 (10% Buffer)</b>	
Standard Method	529
Backlog	~
Buffer	10%
Five-Year Requirement	2,910
Total Supply	6,043
Years Supply	10.38
Surplus / Deficit	3,134
<b>Scenario Test 2 (20% Buffer)</b>	
Standard Method	529
Backlog	~
Buffer	20%
Five-Year Requirement	3,174
Total Supply	6,043
Years Supply	9.52
Surplus / Deficit	2,869

Scenario Test 3 (SS Lapse)	
5% SS Lapse (Supply)	6,168
Years Supply	11.10
Surplus/Shortfall	3,391
10% SS Lapse (Supply)	6,135
Years Supply	11.05
Surplus/Shortfall	3,358
20% SS Lapse (Supply)	6,069
Years Supply	10.93
Surplus/Shortfall	3,292

Scenario Test 4 (Former Delivery Rates)	
Standard Method	529
Backlog	~
Buffer	5%
Five-Year Requirement	2,777
Total Supply	5,672
Years Supply	10.21
Surplus / Deficit	2,895

Supply Breakdown						
<b>Category A Commenced</b>						
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Major: Full Planning permission	393	303	202	81	37	1,016
Major: Reserved Matters	834	793	400	155	52	2,234
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	279	0	0	0	0	279
Non-Major: Reserved Matters consent	106	0	0	0	0	106
Non-Major: Permitted Development	33	0	0	0	0	33
Total	1,645	1,096	602	236	89	3,668
<b>Category A Not Commenced</b>						
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Major: Full Planning permission	13	84	73	50	33	253
Major: Reserved Matters	15	198	181	76	0	470
Major: Permitted Development	11	3	0	0	0	14
Non-Major: Full Planning permission	0	227	0	0	0	227
Non-Major: Reserved Matters consent	0	51	0	0	0	51
Non-Major: Outline consent	0	0	142	0	0	142
Non-Major: Permitted Development	0	80	0	0	0	80
Total	39	643	396	126	33	1,237
<b>Category B</b>						
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Outline	0	125	261	324	288	998
S106	0	0	0	0	0	0
Total	0	125	261	324	288	998
<b>Windfall Allowance</b>						
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Total	0	0	0	70	70	140
<b>Total Supply</b>						
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Total	1,684	1,864	1,259	756	480	6,043

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																	
M /3310/14/FUL	FUL permission	Great Blakenham	Former Masons Cement Wks, Land btwn Gipping and	17/06/2015	437	2	2	0	2	0	0	0	0	2	The site is delivering homes and median build-rates have been applied.	Deliverable	
M /4455/16/FUL	FUL permission	Onehouse	Land To The South Of Union Road	17/08/2018	300	249	247	2	53	53	53	53	37	249	The site is delivering homes and median build-rates have been applied.	Deliverable	
M /3153/14/FUL	FUL permission	Needham Market	Needham Chalks Ltd, Ipswich Rd	14/12/2015	264	127	121	6	53	53	21	0	0	127	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/20/04723/FUL	FUL permission	Stowmarket	Site 3C And 3D Land South Of Gun Cotton Way	04/08/2021	141	141	140	1	26	53	53	9	0	141	Applied lead-in time (2). Assumes completions from November 2022.	Deliverable	
DC/17/02232/FUL	FUL permission	Thurston	Land On The West Side Of Barton Road	05/07/2018	129	121	120	1	53	53	15	0	0	121	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/18/05104/FUL	FUL permission	Needham Market	Former MSDC Offices & Associated Land 1 31 High Street Needham Market IP6 8DL	10/10/2019	94	80	61	19	25	25	25	5	0	80	The site is delivering homes. Bloor Homes have returned a Cat A proforma. This shows that the site is expected to complete in 2023/24. Taking a cautious approach, we have applied the lower median build rates	Deliverable	Y
M /1492/15/FUL	FUL permission	Combs	Land W of Farriers Rd, Edgecomb Park, Hybrid App (Phase 1)	06/07/2016	75	9	0	9	9	0	0	0	0	9	The site is delivering homes and median build-rates have been applied.	Deliverable	
M /4942/16/FUL	FUL permission	Thurston	Land at Meadow Lane Thurston IP31 3QG	08/01/2019	64	64	63	1	0	25	25	14	0	64	No completions in 2021/22 but is under construction. Discharge of conditions most recently granted Sep 2021 (CEMP) - assumed that completions will start from 2023/24 as a precaution.	Deliverable	
M /2112/16/FUL	FUL permission	Woolpit	Land on the East Side of Green Road,	28/09/2018	49	21	0	21	21	0	0	0	0	21	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/18/03114/FUL	FUL permission	Somersham	Land South West Of Main Road	22/04/2020	42	24	19	5	24	0	0	0	0	24	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/18/04811/FUL	FUL permission	Needham Market	Site At Needham Market Middle School	10/12/2019	41	40	2	38	28	12	0	0	0	40	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/19/02484/FUL	FUL permission	Stowmarket	Stowmarket Middle School Walnut Tree Walk Stowmarket IP14 1JP	26/08/2020	38	38	37	1	0	28	10	0	0	38	Delivery delayed. Based on lead-in time (2) the site should have started delivering in Nov 21. Potentially delayed due to Covid. Applications to discharge conditions made (most recently granted March 2022). Cautiously assumed delivery from 2023/24. Median rates applied	Deliverable	
M /4195/15/FUL	FUL permission	Palgrave	Land south east of Lion Road	18/11/2016	21	2	0	2	2	0	0	0	0	2	The site is delivering homes and median build-rates have been applied.	Deliverable	
M /1008/11/FUL	FUL permission	Badwell Ash	Land adj to Donard Back Lane	16/12/2016	17	6	0	6	6	0	0	0	0	6	The site is delivering homes and median build-rates have been applied.	Deliverable	
M /2028/15/FUL	FUL permission	Stowmarket	Land off Creeting Road West	04/03/2016	14	14	0	14	14	0	0	0	0	14	The site is under construction and median build-rates have been applied.	Deliverable	
M /4974/16/FUL	FUL permission	Tostock	Land east of Norton Road (south of Fiddlers Creek, north	17/07/2017	14	13	6	7	13	0	0	0	0	13	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/17/04849/FUL	FUL permission	Badwell Ash	Land At The Broadway Back Lane	25/05/2018	13	13	12	1	13	0	0	0	0	13	The site is under construction and median build-rates have been applied.	Deliverable	
M /3756/12/FUL	FUL permission	Stowmarket	19-21 Violet Hill Road Stowmarket	14/01/2014	13	13	0	13	13	0	0	0	0	13	The site is under construction and median build-rates have been applied.	Deliverable	
DC/17/04375/FUL	FUL permission	Laxfield	Land adjacent to Mill Road (south side of 13 Noyes	23/11/2017	12	1	1	0	1	0	0	0	0	1	The site is delivering homes and median build-rates have been applied.	Deliverable	
M /2480/16/FUL	FUL permission	Wortham	Land south of Bury Road Wortham	12/05/2017	12	7	1	6	7	0	0	0	0	7	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/20/01820/FUL	FUL permission	Fressingfield	Land South West Of School Lane	14/09/2021	12	12	11	1	11	1	0	0	0	12	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/19/04998/FUL	FUL permission	Laxfield	Land On West Side Of Bickers Hill Road	18/05/2020	11	1	0	1	1	0	0	0	0	1	The site is under construction and median build-rates have been applied.	Deliverable	
M /0117/17/FUL	FUL permission	Stowupland	Land At Church Road Stowupland	19/12/2017	10	10	0	10	10	0	0	0	0	10	The site is under construction and median build-rates have been applied.	Deliverable	
M /0928/17/FUL	FUL permission	Barham	Land Off Norwich Road	29/03/2018	10	10	0	10	10	0	0	0	0	10	The site is under construction and median build-rates have been applied.	Deliverable	
									393	303	202	81	37	1016			
Major: Reserved Matters																	
DC/18/03547/RES	RES permission	Thurston	Land To The West Of Ixworth Road Thurston	18/06/2019	248	132	132	0	53	53	26	0	0	132	The site is delivering homes and median build-rates have been applied. Site delivered 65 homes in 2021/22.	Deliverable	
DC/18/01679/RES	RES permission	Elmswell	Land adjacent to Wetherden Road	25/10/2018	240	53	50	3	53	0	0	0	0	53	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/20/03704/RES	RES permission	Whitton	Land West Of Old Norwich Road	19/02/2021	190	190	189	1	49	53	53	35	0	190	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/21/01220/RES	RES permission	Bramford	Land East Of The Street And Loraine Way	09/12/2021	190	190	175	15	4	53	53	53	27	190	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
M /3918/15/RES	RES permission	Elmswell	Former Grampian/Harris Factory	02/06/2016	184	47	35	12	47	0	0	0	0	47	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/18/01376/RES	RES permission	Thurston	Land to the south of Norton Road	12/10/2018	175	141	109	32	53	53	35	0	0	141	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/18/03111/RES	RES permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket PHASE 2A	02/11/2018	175	62	62	0	53	9	0	0	0	62	Forms part of wider site (600 homes). Applied median rates with delivery from next phases assumed to follow.	Deliverable	

DC/18/01487/RES	RES permission	Great Blakenham	Land On The West Side Of Stowmarket Road	27/06/2018	130	110	108	2	53	53	4	0	0	110	The site is delivering homes and median build-rates have been applied.	Deliverable	
M /0156/17/RES	RES permission	Bramford	Land adjacent to Bramford Playing Field,	14/07/2017	130	25	9	16	25	0	0	0	0	25	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/21/02564/RES	RES permission	Woolpit	Land South Of Old Stowmarket Road	10/06/2021	120	98	98	0	53	45	0	0	0	98	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/19/05196/RES	RES permission	Woolpit	Land South Of Old Stowmarket Road	10/06/2021	115	97	93	4	53	44	0	0	0	97	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/19/02495/RES	RES permission	Elmswell	Land To The East Of Ashfield Road Elmswell IP30 9HG	09/07/2020	106	106	0	106	0	53	53	0	0	106	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.	Deliverable	
DC/19/05958/RES	RES permission	Haughley	Land East Of King George's Field	29/04/2020	98	43	41	2	25	18	0	0	0	43	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/19/01602/RES	RES permission	Thurston	Land On The North Side Of Norton Road Thurston Suffolk	16/10/2019	87	77	76	1	25	25	25	2	0	77	Forms part of wider site (200 homes). Applied median rates with delivery from next phases assumed to follow.	Deliverable	
DC/19/05317/RES	RES permission	Stowupland	Land To The West Of Thorney Green Road Stowupland	28/05/2020	87	85	84	1	0	7	25	25	25	82	Part of wider site which is already delivering (19/05316). Assumed delivery would follow after that phase completes.	Deliverable	
DC/21/01930/RES	RES permission	Bacton	Land To The North Of Church Road	20/08/2021	81	81	80	1	12	25	25	19	0	81	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/21/00946/RES	RES permission	Stowupland	Land To The South Of Gipping Road	09/10/2021	80	79	78	1	8	25	25	21	0	79	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	Y - MS1
DC/19/05627/RES	RES permission	Haughley	Land To The West Of Fishponds Way	04/03/2020	65	46	44	2	25	21	0	0	0	46	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/19/02542/RES	RES permission	Bacton	Land Off Wyverstone Road Bacton	10/02/2020	64	64	48	16	23	25	16	0	0	64	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/18/04267/RES	RES permission	Elmswell	Land To The East Of Borley Crescent Elmswell Suffolk	26/06/2019	60	57	0	57	25	25	7	0	0	57	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/19/04273/RES	RES permission	Walsham le Willows	Land West Of Wattisfield Road Walsham Le Willows	19/02/2020	60	35	2	33	25	10	0	0	0	35	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/20/05917/RES	RES permission	Stradbroke	Land To The South Of New Street	19/07/2021	60	60	59	1	12	25	23	0	0	60	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/19/05316/RES	RES permission	Stowupland	Land To The West Of Thorney Green Road Stowupland	28/05/2020	58	43	42	1	25	18	0	0	0	43	Forms part of wider site. Assumed this phase will complete with the later phases (ref. 19/05317) will follow.	Deliverable	
DC/18/05612/RES	RES permission	Creting St Mary	J Breherly Contractors Ltd Flordon Road	08/08/2019	52	52	28	24	25	25	2	0	0	52	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/21/02617/RES	RES permission	Laxfield	Land On The South Side Of Framlingham Road	09/12/2021	49	49	48	1	2	28	19	0	0	49	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/19/05152/RES	RES permission	Botesdale	Land At Back Hills Botesdale	28/05/2020	40	34	25	9	28	6	0	0	0	34	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/17/06092/RES	RES permission	Gislingham	Land On The South Side Of Thornham Road	01/06/2018	40	19	0	19	19	0	0	0	0	19	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/19/02363/RES	RES permission	Needham Market	Land Hill House Lane	08/11/2019	37	37	0	37	0	28	9	0	0	37	Based on Lead-in time (2), site should have started delivering units. Site now under construction (had not	Deliverable	
DC/20/04785/RES	RES permission	Badwell Ash	Land North Of The Broadway The Broadway	09/07/2021	33	33	0	33	14	19	0	0	0	33	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/19/05949/RES	RES permission	Mendlesham	Land To North West Of Mason Court (Known As Old	21/10/2020	28	28	27	1	0	28	0	0	0	28	Based on Lead-in time (2), site should have started delivering units. Site under construction. Assumed	Deliverable	
DC/21/00755/RES	RES permission	Worlingworth	Land To The South Of Shop Street	16/06/2021	26	26	25	1	16	10	0	0	0	26	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/19/03840/RES	RES permission	Rattlesden	Land To The East Of Rising Sun Hill	29/09/2020	22	6	6	0	6	0	0	0	0	6	The site is delivering homes and median build-rates have been applied.	Deliverable	
DC/20/02614/RES	RES permission	Badwell Ash	Land At Warren Farm The Street	10/12/2020	21	21	0	21	21	0	0	0	0	21	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
DC/21/04039/RES	RES permission	Henley	Land On The South Side Of Ashbocking Road	15/12/2021	11	11	10	1	2	9	0	0	0	11	The site is under construction and median build-rates have been applied. Lead-in time (2) applied.	Deliverable	
									834	793	400	155	52	2234			
Major: Permitted Development Rights																	
~	~	~	~	~	~	~	~	~	0	0	0	0	0	0	n/a		
									0	0	0	0	0	0			
Non-major: Full Planning permission																	
DC/20/00674/FUL	FUL permission	Claydon	Land North East Of Exeter Road	05/11/2020	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	n/a	n/a
DC/19/02401/FUL	FUL permission	Baylham	Lower Barn Farm Lower Street	12/07/2019	9	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	n/a	n/a
DC/20/00324/FUL	FUL permission	Wetheringsett cum Brockford	Land Norwich Road	06/10/2020	9	9	3	6	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/17/04520/FUL	FUL permission	Wattisfield	Land Adjacent To The Old School The Street Wattisfield	05/07/2018	8	8	7	1	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/02258/FUL	FUL permission	Rattlesden	Land To The West Of 10 Top Road	19/12/2018	8	8	7	1	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/05934/FUL	FUL permission	Worlingworth	Land Adjacent To Pipers Meadow	03/08/2021	8	8	7	1	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a

DC/17/03035/FUL	FUL permission	Badwell Ash	Land at Broadway Back Lane	14/09/2017	6	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	n/a	n/a
DC/17/05926/FUL	FUL permission	Mellis	Breccles Rectory Road	29/05/2018	5	5	1	4	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/00549/FUL	FUL permission	Norton	Land On The South Side Of Halfboys	29/03/2019	5	5	4	1	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/03339/FUL	FUL permission	Hoxne	Corner Farm Green Street	08/11/2019	5	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	n/a	n/a
DC/20/04786/FUL	FUL permission	Gislingham	Lodge Farm Back Street	12/07/2021	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	n/a	n/a
DC/19/00782/FUL	FUL permission	Beyton	Land Adj Guerdon Cottage Drinkstone Road	08/04/2019	4	4	1	3	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/05896/FUL	FUL permission	Stonham Aspal	Ubbeston Hall Stowmarket Road	10/02/2020	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	n/a	n/a
DC/19/05213/FUL	FUL permission	Stowmarket	Stowmarket Community Education Centre	27/05/2020	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	n/a	n/a
DC/20/01232/FUL	FUL permission	Creeping St Mary	Poplar Farm All Saints Road	09/07/2020	4	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	n/a	n/a
DC/20/03820/FUL	FUL permission	Wilby	Rookery Farm Barns Worlingworth Road	10/11/2020	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/21/01520/FUL	FUL permission	Needham Market	Land North East Of Gipping View	16/07/2021	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	n/a	n/a
DC/21/03051/FUL	FUL permission	Laxfield	Corner Farm Banyards Green	21/07/2021	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	n/a	n/a
DC/18/00684/FUL	FUL permission	Norton	Land At Stanton Street Ixworth Road	17/04/2018	4	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	n/a	n/a
DC/18/00367/FUL	FUL permission	Elmswell	St Johns House Church Road	25/04/2018	3	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03173/FUL	FUL permission	Bramford	Rose Cottage Bullen Lane	26/10/2018	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	n/a	n/a
DC/18/01895/FUL	FUL permission	Wortham	Dashes Farm Low Road	16/11/2018	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/05378/FUL	FUL permission	Hoxne	Nine Oaks Poultry Farm And 1 And 2 Elm House Cottages	11/02/2019	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	n/a	n/a
DC/19/05810/FUL	FUL permission	Elmswell	Land At Kiln Farm Cottage Kiln Lane	06/02/2020	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/05754/FUL	FUL permission	Norton	The Old Forge Ixworth Road	11/03/2020	3	4	1	3	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/02270/FUL	FUL permission	Stuston	Land At Alverstone Old Bury Road	22/07/2020	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	n/a	n/a
DC/20/04534/FUL	FUL permission	Stowmarket	6 Danescourt Avenue Stowmarket	02/12/2020	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	n/a	n/a
DC/20/04497/FUL	FUL permission	Brundish	Newtons Farm Stradbroke Road	14/12/2020	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	n/a	n/a
DC/21/02361/FUL	FUL permission	Buxhall	Land North Of Copperfields Brettenham Road	25/06/2021	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	n/a	n/a
DC/17/04154/FUL	FUL permission	Thorndon	Thorndon Hill Farm Rishangles Road	16/01/2018	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	n/a	n/a
DC/18/02097/FUL	FUL permission	Eye	Eye Library Buckshorn Lane	02/08/2018	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	n/a	n/a
DC/18/02826/FUL	FUL permission	Elmswell	Orchard House And Woodstock Ashfield Road	15/08/2018	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	n/a	n/a
DC/19/00091/FUL	FUL permission	Eye	Cookley Farm Hoxne Road	11/04/2019	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	n/a	n/a
DC/19/00272/FUL	FUL permission	Worlingworth	Moss Farm Water Lane	23/04/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/00338/FUL	FUL permission	Cotton	Willow House Mendlesham Road	24/04/2019	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	n/a	n/a
DC/19/01859/FUL	FUL permission	Norton	9 Hardings Lane Norton	02/07/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/04542/FUL	FUL permission	Worlingworth	Swan Inn Swan Road	20/09/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/03564/FUL	FUL permission	Yaxley	Conifers Mellis Road	30/10/2019	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	n/a	n/a
DC/19/05377/FUL	FUL permission	Thurston	Plots 1 And 2 Cedars Close	10/02/2020	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	n/a	n/a
DC/19/05789/FUL	FUL permission	Barham	Land At 1 Lower Farm Cottage Norwich Road	12/02/2020	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	n/a	n/a
DC/19/03345/FUL	FUL permission	Yaxley	Land Off Cherry Tree Close Yaxley	17/02/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/00167/FUL	FUL permission	Wickham Skeith	Land East Of Grange Road	06/03/2020	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	n/a	n/a
DC/20/01182/FUL	FUL permission	Thurston	Grove Farm Barrells Road	22/05/2020	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	n/a	n/a
DC/20/03295/FUL	FUL permission	Wyverstone	Land North Of College Road	12/10/2020	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	n/a	n/a
DC/20/04166/FUL	FUL permission	Weybread	Building At Watermill Lane Weybread	20/11/2020	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	n/a	n/a
DC/21/01252/FUL	FUL permission	Needham Market	Agricultural Building And Land Hill House Lane	27/05/2021	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	n/a	n/a
DC/21/03107/FUL	FUL permission	Combs	Land Adjacent To 2 Oak Thatch Park Road	30/07/2021	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	n/a	n/a
DC/18/00924/FUL	FUL permission	Little Blakenham	Inghams Farm Nettlestead Road	30/04/2018	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	n/a	n/a
DC/18/01302/FUL	FUL permission	Finningham	Meadowbank Farm Westhorpe Road	22/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/01402/FUL	FUL permission	Ashfield cum Thorpe	Pear Tree Farm The Street	06/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a



DC/18/00077/FUL	FUL permission	Wetheringsett cum Brockford	Deerbolts Cottage Blacksmiths Green	11/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/01452/FUL	FUL permission	Metfield	Land On The South Side Of Christmas Lane	21/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/01468/FUL	FUL permission	Badwell Ash	The Poplars Hunston Road	27/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03154/FUL	FUL permission	Ashbocking	Land To The North Of The White House	07/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/02040/FUL	FUL permission	Norton	Halls Farm Halls Lane	19/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/02933/FUL	FUL permission	Buxhall	Barns At Leffey Hall Brettenham Road	21/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03419/FUL	FUL permission	Needham Market	The Willow Hall The Causeway	21/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03643/FUL	FUL permission	Stradbroke	The Oaks Doctors Lane	15/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03834/FUL	FUL permission	Syleham	Red Barn Syleham Road	16/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03931/FUL	FUL permission	Bedfield	Land adjacent the rabbits School Road	26/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03107/FUL	FUL permission	Norton	Martindale Halls Lane	29/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03049/FUL	FUL permission	Battisford	Gibbons Farm Hascot Hill	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	n/a	n/a
DC/18/04643/FUL	FUL permission	Botesdale	Sunnyholme The Street	12/12/2018	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	n/a	n/a
DC/18/04584/FUL	FUL permission	Felsham	Castle Farm Brettenham Road	13/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/04834/FUL	FUL permission	Finningham	Caravan At Green Lane Farm Green Lane	17/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/03507/FUL	FUL permission	Metfield	Hattens Farm Nurseries Caravan	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/04990/FUL	FUL permission	Wyverstone	Yew Tree House Potash Lane	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/04444/FUL	FUL permission	Hinderclay	Plough Farm Thorpe Street	21/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/05335/FUL	FUL permission	Hoxne	Land North East Of Cross Street	22/01/2019	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	n/a	n/a
DC/18/04805/FUL	FUL permission	Stowupland	8 Trinity Walk Stowupland	24/01/2019	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	n/a	n/a
DC/18/05208/FUL	FUL permission	Great Finborough	Dutch Dressage High Road	25/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/18/04362/FUL	FUL permission	Mendlesham	The Stackyard Nursery Old Station Road	18/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/00139/FUL	FUL permission	Old Newton with Dagworth	Ivy Cottage Brown Street	01/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/00853/FUL	FUL permission	Stradbroke	Oak Cottage Laxfield Road	15/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/01550/FUL	FUL permission	Norton	The Cotswolds Ixworth Road	24/05/2019	1	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	n/a	n/a
DC/19/01532/FUL	FUL permission	Wattisfield	The Smallholdings Walsham Road	06/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/01572/FUL	FUL permission	Cotton	Land Adjacent To Brookside Mendlesham Road	06/06/2019	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	n/a	n/a
DC/18/02171/FUL	FUL permission	Eye	Southfields Cranley Road	17/06/2019	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	n/a	n/a
DC/19/00996/FUL	FUL permission	Elmswell	Annexe Kiln Farm Cottage	17/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/01954/FUL	FUL permission	Stowmarket	12 Chandlers Walk Stowmarket	17/06/2019	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	n/a	n/a
DC/20/04849/FUL	FUL permission	Badwell Ash	Land North of Woodside Cottage	18/06/2019	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	n/a	n/a
DC/19/02283/FUL	FUL permission	Mendlesham	Land Adjacent Riverside Cottages	02/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/00394/FUL	FUL permission	Barham	Pond Farm Barn Barham Green	16/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/03434/FUL	FUL permission	Worlingworth	agricultural building, land west of new road,	15/11/2019	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	n/a	n/a
DC/19/02643/FUL	FUL permission	Bedfield	Crown Farm Barn Church Lane	22/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/01639/FUL	FUL permission	Baylham	Moat Farm Lower Street	29/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/03100/FUL	FUL permission	Cotton	Land At Scuffins Lane Cotton	14/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/02892/FUL	FUL permission	Metfield	Land Adjacent To St Johns Cottage	10/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/02872/FUL	FUL permission	Coddenham	Valley Farm Blacksmiths Lane	24/09/2019	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	n/a	n/a
DC/19/03728/FUL	FUL permission	Eye	Land To The Rear Of 27-29 Magdalen Street	24/09/2019	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	n/a	n/a
DC/19/04020/FUL	FUL permission	Badwell Ash	Land South of Hill House and	07/11/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/04118/FUL	FUL permission	Kenton	Oak Tree Farm Debenham Road	19/11/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/03632/FUL	FUL permission	Henley	barn, damerons farm,	22/11/2019	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	n/a	n/a

DC/19/04740/FUL	FUL permission	Creeting St Mary	Land adjacent to 1 Red House	25/11/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/05144/FUL	FUL permission	Hoxne	Barn At Home Farm Eye Road Hoxne Eye Suffolk IP21 5BA	18/12/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/05400/FUL	FUL permission	Stoke Ash	Cousins Barn At Land To The North Of Clay Lane	08/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/05314/FUL	FUL permission	Barham	Land South Of Pesthouse Lane Barham	09/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/05315/FUL	FUL permission	Barham	Land South Of Pesthouse Lane Barham	09/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/05371/FUL	FUL permission	Redgrave	Ivy House Farm The Street	13/01/2020	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	n/a	n/a
DC/19/05919/FUL	FUL permission	Mendlesham	Land Adjacent To Jasmine Cottage	26/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/00242/FUL	FUL permission	Stowupland	Land South Of 2 Mill Street Mill Street	27/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/00573/FUL	FUL permission	Thurston	Land Adjacent To Highmead House	31/03/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/00471/FUL	FUL permission	Eye	Eye Theatre Broad Street	08/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/01031/FUL	FUL permission	Stonham Aspal	Land East Of Kennylands Thornbush Lane	23/04/2020	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	n/a	n/a
DC/20/01181/FUL	FUL permission	Needham Market	30 High Street Needham Market	05/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/00355/FUL	FUL permission	Mendham	Chapel Farm Barn Withersdale Street	24/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/02021/FUL	FUL permission	Debenham	55 Gracechurch Street Debenham	25/06/2020	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	n/a	n/a
DC/20/02022/FUL	FUL permission	Wyverstone	Land South Of Fox Hollow The Street	02/07/2020	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	n/a	n/a
DC/20/01226/FUL	FUL permission	Rattlesden	Land Adjacent BT Exchange Rising Sun Hill	10/07/2020	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	n/a	n/a
DC/19/00303/FUL	FUL permission	Woolpit	Grassy Lane Farm Warren Lane	15/07/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/01999/FUL	FUL permission	Elmswell	Land North Of Dagwood Farm Ashfield Road	21/07/2020	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	n/a	n/a
DC/20/01964/FUL	FUL permission	Mendham	Panorama Foxes Lane	27/07/2020	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	n/a	n/a
DC/20/02124/FUL	FUL permission	Hoxne	Land At Wittons Lane	29/07/2020	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	n/a	n/a
DC/20/01937/FUL	FUL permission	Cotton	Land Adjacent Long Meadow Broad Road	04/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/02090/FUL	FUL permission	Badley	Getford Barn Badley Hill	14/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/02961/FUL	FUL permission	Stonham Aspal	Grove Farm Debenham Road	11/09/2020	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	n/a	n/a
DC/20/03150/FUL	FUL permission	Little Blakenham	Barn Adjacent To Elm Farmhouse	22/09/2020	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	n/a	n/a
DC/20/02587/FUL	FUL permission	Laxfield	Land To Rear Of Underlimes And St Helens	23/09/2020	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	n/a	n/a
DC/20/02918/FUL	FUL permission	Stradbroke	Chestnut House Wilby Road	23/09/2020	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	n/a	n/a
DC/20/03363/FUL	FUL permission	Hoxne	The Old Chapel Cross Street	02/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/02217/FUL	FUL permission	Kenton	Camp Green Farm Kenton Road	06/10/2020	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	n/a	n/a
DC/20/03318/FUL	FUL permission	Norton	Rookery Farm Ashfield Road	07/10/2020	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	n/a	n/a
DC/20/02197/FUL	FUL permission	Combs	Pole Barn Church Road	13/10/2020	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	n/a	n/a
DC/20/03364/FUL	FUL permission	Tostock	The Barn North Of Old Rectory Lodge	26/10/2020	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	n/a	n/a
DC/20/03344/FUL	FUL permission	Creeting St Mary	Eric's Field Flordon Road	03/11/2020	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	n/a	n/a
DC/20/03981/FUL	FUL permission	Drinkstone	Rattlesden Road Drinkstone	09/11/2020	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	n/a	n/a
DC/20/03940/FUL	FUL permission	Redlingfield	Agricultural Building At Mill Farm	18/11/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/04265/FUL	FUL permission	Shelland	Rockylls Hall Shelland Green	24/11/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/04251/FUL	FUL permission	Shelland	Shelland Hall Barn South West Of Shelland Hall	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	n/a	n/a
DC/20/00722/FUL	FUL permission	Tostock	Land Adjoining Foresters New Road	29/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/05447/FUL	FUL permission	Thornham Parva	Barn Land Off Chapel Farm Lane	29/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/20/04216/FUL	FUL permission	Old Newton with Dagworth	Old Newton Village Shop 18 Finningham Road	10/02/2021	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	n/a	n/a
DC/20/05450/FUL	FUL permission	Hoxne	Bridge Farm Low Street	18/02/2021	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	n/a	n/a
DC/21/00181/FUL	FUL permission	Norton	Pine Trees Ashfield Road	11/03/2021	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	n/a	n/a
DC/20/05547/FUL	FUL permission	Ringshall	Chestnuts Farm Charles Tye	12/03/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/21/00317/FUL	FUL permission	Gosbeck	Ryes Farm Pettaugh Lane	16/03/2021	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	n/a	n/a

DC/21/01115/FUL	FUL permission	Eye	Reed Cottage Church Lane	13/04/2021	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	n/a	n/a
DC/21/01026/FUL	FUL permission	Stowmarket	7A Station Road West Stowmarket	15/04/2021	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	n/a	n/a
DC/21/01192/FUL	FUL permission	Brome and Oakley	Ivy House Farm The Street	23/04/2021	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	n/a	n/a
DC/21/01134/FUL	FUL permission	Debenham	Hogs Kiss Priory Lane	23/04/2021	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	n/a	n/a
DC/21/01178/FUL	FUL permission	Creting St Mary	Land To Rear Of 9, 11 & 13 All Saints Road	14/05/2021	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	n/a	n/a
DC/21/02195/FUL	FUL permission	Syleham	Land South Of Quiet Waters Hoxne Road	11/06/2021	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	n/a	n/a
DC/21/01081/FUL	FUL permission	Wyverstone	Barn North Of Sudbourne Farmhouse	11/06/2021	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	n/a	n/a
DC/21/01416/FUL	FUL permission	Hessett	Plot 2 Land South Of	16/06/2021	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	n/a	n/a
DC/21/02413/FUL	FUL permission	Palgrave	The Nook Priory Road	18/06/2021	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	n/a	n/a
DC/21/02368/FUL	FUL permission	Stowupland	Land Adjacent Oak View Saxham Street	18/06/2021	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	n/a	n/a
DC/21/02839/FUL	FUL permission	Stradbroke	Land Adjacent To West Winds Doctors Lane	15/07/2021	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	n/a	n/a
DC/21/02880/FUL	FUL permission	Stradbroke	Home Farm Neaves Lane	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	n/a	n/a
DC/21/03203/FUL	FUL permission	Debenham	10 Ipswich Road Debenham	04/08/2021	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	n/a	n/a
DC/21/02953/FUL	FUL permission	Barham	Jacks Barn Pesthouse Lane	17/08/2021	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	n/a	n/a
DC/21/03549/FUL	FUL permission	Great Blakenham	241and 243 Stowmarket Road Great Blakenham	19/08/2021	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	n/a	n/a
DC/21/03031/FUL	FUL permission	Hoxne	Blackthorn Farm Syleham Road	20/08/2021	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	n/a	n/a
DC/21/03641/FUL	FUL permission	Debenham	76 High Street Debenham	23/08/2021	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	n/a	n/a
DC/21/03330/FUL	FUL permission	Laxfield	Elm Farm Wells Corner	27/08/2021	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	n/a	n/a
DC/21/03750/FUL	FUL permission	Syleham	Walnut Tree Farm Hoxne Road	27/08/2021	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	n/a	n/a
DC/20/05180/FUL	FUL permission	Thurston	Poplar Farm Great Green	27/09/2021	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	n/a	n/a
DC/21/03103/FUL	FUL permission	Winston	Caravan At The Dutch Barn Bakers Lane	28/09/2021	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	n/a	n/a
DC/21/00584/FUL	FUL permission	Rickinghall	Land Between Red House And Honeysuckle Cottage	01/10/2021	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	n/a	n/a
DC/21/04470/FUL	FUL permission	Elmswell	Silver Birches Church Road	05/10/2021	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	n/a	n/a
DC/21/03562/FUL	FUL permission	Fressingfield	Fressingfield Baptist Chapel Cratfield Road	15/10/2021	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	n/a	n/a
DC/21/04679/FUL	FUL permission	Rattlesden	Plot 1 Land On The West Side Of	28/10/2021	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	n/a	n/a
DC/21/05459/FUL	FUL permission	Old Newton with Dagworth	27 Church Road Old Newton	06/12/2021	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	n/a	n/a
DC/21/04888/FUL	FUL permission	Wetherden	Land Adjacent To Dragonfly Barn	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	n/a	n/a
DC/21/05590/FUL	FUL permission	Needham Market	Plot 2 Hill House Lane	13/12/2021	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	n/a	n/a
DC/21/06407/FUL	FUL permission	Finningham	Patcham House Station Road	21/01/2022	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	n/a	n/a
DC/21/05529/FUL	FUL permission	Stowmarket	Meadow View Farm Stowmarket Road	16/02/2022	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	n/a	n/a
DC/22/00079/FUL	FUL permission	Creting St Mary	Land Rear Of The Laurels Flordon Road	01/03/2022	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	n/a	n/a
										279	0	0	0	0	279	n/a	n/a
Non-Major: Reserved Matters																	
DC/18/03965/RES	RES permission	Needham Market	Land Adjacent To 96 Stowmarket Road	07/12/2018	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	n/a	n/a
DC/19/03463/RES	RES permission	Norton	Land To The North Of	25/10/2019	8	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	n/a	n/a
DC/20/01943/RES	RES permission	Debenham	Land Between The Butts And Little London Hill	21/08/2020	8	8	7	1	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/21/01133/RES	RES permission	Laxfield	Land East Of Bickers Hill Road	02/06/2021	8	7	0	7	7	0	0	0	0	7	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/19/00441/RES	RES permission	Brome and Oakley	Brome Triangle Norwich Road	27/03/2019	7	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	n/a	n/a
DC/19/03437/RES	RES permission	Finningham	Land South Side Of Westhorpe Road	05/09/2019	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	n/a	n/a
DC/21/05727/RES	RES permission	Elmswell	Land South Of Field View Ashfield Road	13/12/2021	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	n/a	n/a
DC/19/02225/RES	RES permission	Palgrave	Land To The Rear Of Kyoel Priory Road	25/06/2019	5	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	n/a	n/a
DC/19/05393/RES	RES permission	Barking	Land On The South Side Of Needham Road	03/01/2020	5	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	n/a	n/a
DC/20/04290/RES	RES permission	Woolpit	Land On The South Side Of Rags Lane	15/12/2020	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	n/a	n/a
DC/20/04968/RES	RES permission	Stonham Aspal	Green Farm Crowfield Road	17/12/2020	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	n/a	n/a

DC/20/03152/RES	RES permission	Gislingham	Land South Of Crocus Close	18/09/2020	4	4	1	3	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2022, it is reasonable to assume	n/a	n/a
DC/21/05419/RES	RES permission	Creeping St Mary	Land Adjacent Red House Farm All Saints Road	07/12/2021	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	n/a	n/a
DC/19/05948/RES	RES permission	Wortham	The Croft Mellis Road	26/02/2020	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	n/a	n/a
DC/20/02054/RES	RES permission	Gislingham	Land South Of Crocus Close	23/07/2020	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	n/a	n/a
DC/21/01955/RES	RES permission	Wortham	Land On The East Side Of Church Road	25/06/2021	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	n/a	n/a
DC/18/05010/RES	RES permission	Cotton	Land to rear of Broadway Cottage	10/01/2019	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	n/a	n/a
DC/20/04319/RES	RES permission	Worlingworth	The Grove Shop Street	22/02/2021	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	n/a	n/a
DC/21/01296/RES	RES permission	Mendlesham	Park House Brockford Road	15/06/2021	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	n/a	n/a
DC/21/03054/RES	RES permission	Haughley	Land At White Rigg Haughley Green	20/07/2021	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	n/a	n/a
DC/21/03080/RES	RES permission	Great Bricett	Land Adjacent To Base Garage Lower Farm Road	30/07/2021	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	n/a	n/a
DC/18/02811/RES	RES permission	Horham	Barnacre Worlingworth Road	15/08/2018	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	n/a	n/a
DC/18/04389/RES	RES permission	Wingfield	Land Adjacent To Jafeica House Earsham Street	12/12/2018	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	n/a	n/a
DC/18/05257/RES	RES permission	Finningham	Gosford House Station Road	30/01/2019	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	n/a	n/a
DC/19/01533/RES	RES permission	Stonham Earl	Fen Barn Fen Lane	13/05/2019	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	n/a	n/a
DC/19/02613/RES	RES permission	Old Newton with Dagworth	(Phase 2b Only) Land South East Of	12/07/2019	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	n/a	n/a
DC/19/02852/RES	RES permission	Rickingham	Land Rear Of Broland Garden House Lane	06/08/2019	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	n/a	n/a
DC/19/01202/RES	RES permission	Redgrave	Reed House The Knoll	07/08/2019	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	n/a	n/a
DC/19/03667/RES	RES permission	Beyton	Balmedie House 2 Bear Meadow	19/09/2019	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	n/a	n/a
DC/19/03971/RES	RES permission	Woolpit	Land At Grange Farm Green Road	24/09/2019	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	n/a	n/a
DC/19/03731/RES	RES permission	Woolpit	Land To The East Of	02/10/2019	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	n/a	n/a
DC/20/05105/RES	RES permission	Thurston	Land South Of GTD Barrells Road	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	n/a	n/a
DC/20/00412/RES	RES permission	Norton	Land Adjacent To Manor Lodge Ashfield Road	25/03/2020	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	n/a	n/a
DC/20/01828/RES	RES permission	Battisford	Land Adjacent The Barn Nordor Straight Road	09/07/2020	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	n/a	n/a
DC/20/01981/RES	RES permission	Thurston	Land South Of Barrells Road	03/08/2020	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	n/a	n/a
DC/20/03371/RES	RES permission	Brome and Oakley	The Chestnuts Rectory Road	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	n/a	n/a
DC/20/03436/RES	RES permission	Walsham le Willows	Rookery Barn Rookery Lane	07/10/2020	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	n/a	n/a
DC/20/03506/RES	RES permission	Stonham Earl	Resthaven Thornbush Lane	23/10/2020	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	n/a	n/a
DC/20/03966/RES	RES permission	Thorndon	Land Adj 13 Kerrison Cottages Stoke Road	23/10/2020	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	n/a	n/a
DC/20/04532/RES	RES permission	Thurston	Land South Of Barrells Road	08/12/2020	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	n/a	n/a
DC/20/05931/RES	RES permission	Thornham Magna	The Old Post Office The Street	12/02/2021	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	n/a	n/a
DC/20/05937/RES	RES permission	Haughley	Land South Of Ashdown Haughley Green	24/02/2021	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	n/a	n/a
DC/21/00579/RES	RES permission	Little Finborough	Land Adjacent To Four Winds Bildeston Road	22/03/2021	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	n/a	n/a
DC/21/01096/RES	RES permission	Cotton	Land Adjacent To Broad View Broad Road	21/04/2021	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	n/a	n/a
DC/21/00731/RES	RES permission	Woolpit	Green Farm Green Road	04/05/2021	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	n/a	n/a
DC/21/02372/RES	RES permission	Thurston	Ashdown Poplar Farm Lane	16/06/2021	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	n/a	n/a
DC/21/02059/RES	RES permission	Ashbocking	Land Adjacent To El Olivar The Green	30/06/2021	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	n/a	n/a
DC/21/03647/RES	RES permission	Thurston	Land South of Barrells Road Thurston	29/10/2021	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	n/a	n/a
DC/21/05878/RES	RES permission	Bacton	Land Adjacent Greenacres The Street	23/12/2021	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	n/a	n/a
									106	0	0	0	0	106			
Non-Major: Permitted Development																	
DC/22/00153/LCE	Prior approval (Lawful)	Badley	Land On The North Side Of Stowmarket Road	09/03/2022	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	n/a	n/a
DC/19/02486/AGDW	Prior approval (Agri)	Mickfield	Greenwood Farm Wetheringsett Road	04/12/2019	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	n/a	n/a

DC/20/00647/AGDW	Prior approval (Agri)	Hemingstone	Agricultural Building At Leedes Farm	30/03/2020	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	n/a	n/a
DC/20/05364/AGDW	Prior approval (Agri)	Wetherden	Progress Farm Base Green	07/01/2021	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	n/a	n/a
DC/19/01420/ADGW	Prior approval (Agri)	Palgrave	Bridge House Barns Ling Road	14/05/2019	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	n/a	n/a
DC/20/01832/AGDW	Prior approval (Agri)	Stowmarket	Ashes Farm Newton Road	07/07/2020	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	n/a	n/a
DC/18/02339/AGDW	Prior approval (Agri)	Gosbeck	Fellowes Farm Kings Lane	26/07/2018	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	n/a	n/a
DC/18/04336/AGW	Prior approval (Agri)	Mendlesham	Mendlesham Manor Brockford Road	20/11/2018	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	n/a	n/a
DC/18/04364/AGDW	Prior approval (Agri)	Worlingworth	Grove Farm Shop Street	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	n/a	n/a
DC/19/00425/AGDW	Prior approval (Agri)	Hoxne	Home Farm Eye Road	21/03/2019	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	n/a	n/a
DC/19/02381/AGD	Prior approval (Agri)	Rickinghall	The Barn Briar Lane	01/08/2019	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	n/a	n/a
DC/19/03109/AGD	Prior approval (Agri)	Drinkstone	Cambourne Farm Rattlesden Road	22/08/2019	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	n/a	n/a
DC/19/01054/AGDW	Prior approval (Agri)	Botesdale	Nissen Hut Two Lodge Farm	07/10/2019	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	n/a	n/a
DC/19/05134/ADGW	Prior approval (Agri)	Palgrave	Barn 1 - Bridge House Barn Denmark Bridge	02/01/2020	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	n/a	n/a
DC/20/00599/AGDW	Prior approval (Agri)	Stoke Ash	Huggins Farm Huggins Lane	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	n/a	n/a
DC/21/00028/AGDW	Prior approval (Agri)	Flowton	The Barn Burstall Hill	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	n/a	n/a
DC/21/01372/OFDW	Prior approval (Office)	Wilby	The Business Centre Messuage Farm	05/05/2021	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	n/a	n/a
DC/21/01912/AGDW	Prior approval (Agri)	Haughley	Bridge Farm Green Road	25/05/2021	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	n/a	n/a
DC/21/02746/AGDW	Prior approval (Agri)	Wingfield	Fosters Agricultural Services Top Road	28/06/2021	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	n/a	n/a
									33	0	0	0	0	33		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/19/01482/FUL	FUL permission	Stowmarket	Land to the East and West Of	25/09/2020	93	93	0	25	25	25	18	93	Based on lead-in time (2), site should have commenced and started delivering units by Jan	Deliverable.	
DC/21/03292/FUL	FUL permission	Bacton	Land South Of Birch Avenue	31/03/2022	85	85	0	20	25	25	15	85	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
DC/19/02299/FUL	FUL permission	Stonham Aspal	Land South Of The Street	24/03/2022	46	46	0	23	23	0	0	46	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
DC/20/01537/FUL	FUL permission	Eye	Former Paddock House Care Home	30/07/2020	16	16	0	16	0	0	0	16	Based on lead-in time (2), site should have commenced and started delivering units by late	Deliverable.	
DC/19/00156/FUL	FUL permission	Laxfield	Land To The East Of	18/10/2019	13	13	13	0	0	0	0	13	Based on lead-in time (2), site should have commenced and started delivering units by late	Deliverable.	
							13	84	73	50	33	253			
Major: Reserved Matters															
DC/21/01132/RES	RES permission	Woolpit	Land Off Bury Road	21/01/2022	300	300	0	53	53	53	53	212	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
DC/21/00609/RES	RES permission	Eye	Land To The South Of Eye Airfield	10/03/2022	138	138	0	45	53	40	0	138	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
DC/20/05912/RES	RES permission	Stowmarket	Northfield View Phase 2B Fuller Way Stowmarket Suffolk	31/03/2021	100	100	0	44	53	3	0	100	Forms part of wider site (600 homes). Applied median rates with delivery following from phase already delivering.	Deliverable.	
DC/20/03098/RES	RES permission	Botesdale	Land South of Diss Road Street	25/11/2021	69	69	3	25	25	16	0	69	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
DC/21/02927/RES	RES permission	Needham Market	Land North West Of Hill House Lane	13/01/2022	64	64	0	25	25	14	0	64	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
DC/21/00641/RES	RES permission	Bacton	Land To The East Of Turkeyhall Lane	09/02/2022	51	51	0	23	25	3	0	51	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
DC/20/03457/RES	RES permission	Fressingfield	Land And Buildings At Red House	02/08/2021	28	28	12	16	0	0	0	28	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
DC/18/04695/RES	RES permission	Bramford	By-pass Nurseries Bramford Road	19/02/2020	20	20	0	20	0	0	0	20	Based on lead-in time (2), site should have commenced and started delivering units in mid-	Deliverable.	
							15	198	181	76	0	470			
Major: Permitted Development															
DC/21/03333/LCE	Prior Approval (Lawful)	Stowmarket	Land Off Creeting Road	18/08/2021	14	14	11	3	0	0	0	14	Median lead-in times (2) and build-rates have been applied.		
							11	3	0	0	0	14			
Non-Major: Full Planning permission															
DC/18/05289/FUL	FUL permission	Redgrave	Land West Of Hall Lane,	25/09/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05106/FUL	FUL permission	Norton	Land At Common Corner	20/01/2021	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03606/FUL	FUL permission	Bedfield	Home Farm Earl Soham Road	20/08/2021	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03639/FUL	FUL permission	Battisford	Manor Farm Church Road	21/12/2021	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02582/FUL	FUL permission	Wickham Skeith	Land West Of Grange Road	21/03/2022	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/03955/FUL	FUL permission	Offton	Tollemache Business Park	29/04/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/18/03787/FUL	FUL permission	Battisford	Battisford Hall Barns	30/03/2021	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05821/FUL	FUL permission	Ashbocking	Red House Barns Access Road From	17/12/2021	5	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/03130/FUL	FUL permission	Stowmarket	9-11 Bond Street Stowmarket	27/09/2019	4	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05657/FUL	FUL permission	Stuston	Place Farm Old Bury Road	28/01/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/03807/FUL	FUL permission	Stonham Parva	Land On The East Side Of	24/03/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a

DC/21/02820/FUL	FUL permission	Great Bricett	Land North Of Pound Hill	19/08/2021	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06729/FUL	FUL permission	Stowupland	Rosemary Church Road	08/02/2022	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06464/FUL	FUL permission	Worlingworth	Land West Of New Road	10/02/2022	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/18/04725/FUL	FUL permission	Hinderclay	Holiday Farm House	08/11/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/00301/FUL	FUL permission	Creeting St Mary	Land North East Of Flordon Road	07/05/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01534/FUL	FUL permission	Yaxley	Yaxley Manor House	02/07/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01892/FUL	FUL permission	Wattisfield	Land West Of Walsham Road	09/07/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04004/FUL	FUL permission	Nettlestead	Watering Farm Main Road	15/01/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05512/FUL	FUL permission	Bedingfield	Old Station Yard Eye Road	15/04/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05953/FUL	FUL permission	Laxfield	Land At Pump Lane	25/05/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04780/FUL	FUL permission	Creeting St Mary	Land To The North Of	27/10/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05976/FUL	FUL permission	Elmswell	Hedgerows Grove Lane	06/01/2022	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04078/FUL	FUL permission	Kenton	Old Kenton Station Eye Road	20/01/2022	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02618/FUL	FUL permission	Creeting St Mary	Plot Adjoining The Oaklands	28/01/2022	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/03660/FUW	FUL permission	Westhorpe	Land Adjacent To Kells House	24/10/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/03930/FUL	FUL permission	Stonham Aspal	Grove Farm Debenham Road	13/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/04978/FUL	FUL permission	Stowmarket	land adjacent. 116 bridge street,	26/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05102/FUL	FUL permission	Wetheringsett cum Brockford	Land Adjacent The Laurels White	19/12/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05193/FUL	FUL permission	Bacton	Land To The Rear Of Mizpah Broad	20/12/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/04888/FUL	FUL permission	Great Blakenham	241 Stowmarket Road	09/01/2020	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01055/FUL	FUL permission	Stowmarket	43A Beech Terrace Stowmarket	30/04/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/02270/FUL	FUL permission	Eye	The Barn Langton Grove	14/05/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01479/FUL	FUL permission	Wetheringsett cum Brockford	Wetheringsett House	08/06/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01499/FUL	FUL permission	Thornham Parva	Barns At Chandos Farm	09/06/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01822/FUL	FUL permission	Combs	The Gardeners Arms	19/06/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02163/FUL	FUL permission	Mendham	Agricultural Buildings	29/07/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/03263/FUL	FUL permission	Kenton	Oak Tree Farm Debenham Road	30/10/2020	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02277/FUL	FUL permission	Brome and Oakley	Rose Farm Upper Street	04/11/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04727/FUL	FUL permission	Bedfield	Home Farm Earl Soham Road	16/12/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04616/FUL	FUL permission	Norton	Little Haugh Hall Ixworth Road	18/12/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04729/FUL	FUL permission	Wortham	Land On The East Side Of Church	25/01/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05631/FUL	FUL permission	Needham Market	Land Rear Of 68-70 High Street	01/02/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/03668/FUL	FUL permission	Wattisfield	Royal Oak House The Street	26/02/2021	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04979/FUL	FUL permission	Thornham Magna	The Bungalow The Street	10/08/2021	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

DC/21/04184/FUL	FUL permission	Weybread	Pear Tree Farm The Street	21/01/2022	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06593/FUL	FUL permission	Great Finborough	Maricks Valley Lane	27/01/2022	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06611/FUL	FUL permission	Elmswell	Land To The Rear Of Woodstock And	01/02/2022	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06866/FUL	FUL permission	Wetheringsett cum Brockford	Green Farm Pages Green	15/02/2022	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06384/FUL	FUL permission	Laxfield	Land At The Packhouse	16/03/2022	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/01596/FUL	FUL permission	Elmswell	The Old Granary Adi Ten Ten	31/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/01717/FUL	FUL permission	Mellis	Barn East Of Manor Farm	29/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/02790/FUL	FUL permission	Brundish	Valley Farm The Street	13/09/2019	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/03856/FUL	FUL permission	Laxfield	The Timbers Banyards Green	15/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/04515/FUL	FUL permission	Wetheringsett cum Brockford	Maple Bungalow Park	20/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05050/FUL	FUL permission	Beyton	Nursery House Tostock Road	22/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05834/FUL	FUL permission	Hinderclay	Walnut Tree Cottage	10/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05352/FUL	FUL permission	Fressingfield	South View New Street	10/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05386/FUL	FUL permission	Thurston	Plot 8 Land Off Cedars	27/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/00964/FUL	FUL permission	Stonham Earl	Fen Barn Fen Lane	09/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05121/FUL	FUL permission	Buxhall	Buxhall Mill Mill Road	17/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/00957/FUL	FUL permission	Wyverstone	Ashdale Badwell Road	21/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01022/FUL	FUL permission	Stowmarket	5 Chestnut Grove Stowmarket	12/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01118/FUL	FUL permission	Haughley	Old Bells Farm Wassicks Lane	20/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01480/FUL	FUL permission	Stonham Earl	Yew Tree Farm Broad Green Road	03/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02099/FUL	FUL permission	Wyverstone	Land At Mill Road Wyverstone	28/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/00940/FUL	FUL permission	Stowmarket	11 Tavern Street Stowmarket	29/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01072/FUL	FUL permission	Willisham	1 Hall Cottages Main Road	13/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02271/FUL	FUL permission	Helmingham	Helmingham Church Hall	27/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02718/FUL	FUL permission	Gedding	Grange Farm Drinkstone Road	28/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02460/FUL	FUL permission	Coddenham	Dukes Head Inn High Street	23/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/03775/FUL	FUL permission	Woolpit	Swan Inn The Street	05/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04104/FUL	FUL permission	Wetheringsett cum Brockford	Hill House Norwich Road	16/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/03389/FUL	FUL permission	Wortham	Wolsey House Motors	01/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04570/FUL	FUL permission	Stradbroke	Havensfield Farm Fressingfield Road	24/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05543/FUL	FUL permission	Stradbroke	Land To The Rear Of Windrush	28/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05686/FUL	FUL permission	Elmswell	Kiln Farm Guest House	11/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04838/FUL	FUL permission	Mendham	Barn At Mendham Priory	12/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/00113/FUL	FUL permission	Badwell Ash	Sheltered Accommodation	18/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a



DC/21/00122/FUL	FUL permission	Wattisfield	Common Room At Victoria Gardens	18/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05715/FUL	FUL permission	Stradbroke	Barley Green Farm Laxfield Road	25/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/00188/FUL	FUL permission	Cotton	The Hayshed Cotton Hall	06/04/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/00932/FUL	FUL permission	Stowmarket	96 Poplar Hill Stowmarket	14/04/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01030/FUL	FUL permission	Creeting St Mary	Barn At Maltings Farm	19/04/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01201/FUL	FUL permission	Stowmarket	4 Creeting Road West	30/04/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01592/FUL	FUL permission	Needham Market	2 High Street Needham Market	11/05/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01560/FUL	FUL permission	Somersham	Land Adjoining Shiralee	12/05/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01258/FUL	FUL permission	Stowmarket	Land North Of Wicks Lane	21/05/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02030/FUL	FUL permission	Needham Market	Storage Building The Pightle	28/05/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02257/FUL	FUL permission	Norton	Little Green Cottage	07/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02157/FUL	FUL permission	Debenham	The Bullock Barn Off Stony Lane	08/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01896/FUL	FUL permission	Cotton	Barn 2 Hempnalls Farm	14/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02260/FUL	FUL permission	Stowmarket	Land At Edinburgh Close	15/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04027/FUL	FUL permission	Rishangles	Rishangles Hall Eye Road	18/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/00717/FUL	FUL permission	Old Newton with Dagworth	Barn North Of Hill Farm	29/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01019/FUL	FUL permission	Barham	Land At 1 Lower Farm	26/07/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05572/FUL	FUL permission	Bacton	The Bungalow Church Road	12/08/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03505/FUL	FUL permission	Norton	Three Bridges Ashfield Gardens	18/08/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02140/FUL	FUL permission	Stonham Aspal	Grove Farm Debenham Road	20/08/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03014/FUL	FUL permission	Creeting St Mary	Land Adjacent To Highfields	24/08/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03915/FUL	FUL permission	Rishangles	Edge House Dublin Road	06/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01752/FUL	FUL permission	Badwell Ash	Broadway Bungalow	08/09/2021	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02359/FUL	FUL permission	Athelington	Land East Of Horham Road	14/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04285/FUL	FUL permission	Southolt	Southolt Hall Southolt	28/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03030/FUL	FUL permission	Creeting St Mary	Land Near Highfield	30/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04538/FUL	FUL permission	Stradbroke	Land Rear Of The Beeches	07/10/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04640/FUL	FUL permission	Thurston	Barn At Former Mill Farm	07/10/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03470/FUL	FUL permission	Stonham Earl	The Laurels Forward Green	14/10/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/00393/FUL	FUL permission	Laxfield	Boundary Lodge Farm	25/11/2021	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05499/FUL	FUL permission	Somersham	Gunns Farm Hadleigh Road	01/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02493/FUL	FUL permission	Hoxne	Noahs Barn Green Street	03/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01926/FUL	FUL permission	Hoxne	Pit Barn Pit Lane	03/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04036/FUL	FUL permission	Bramford	Carlton 1 Bullen Lane	10/12/2021	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in	n/a	n/a

DC/21/05897/FUL	FUL permission	Cotton	Southfield 3 Stonham Road	21/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05954/FUL	FUL permission	Cotton	Barn 1 Hemphalls Farm	21/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05985/FUL	FUL permission	Norton	Three Bridges Ashfield Gardens	23/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06049/FUL	FUL permission	Thurston	The Fold Hollow Lane	05/01/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05042/FUL	FUL permission	Laxfield	Land At Sunnyside Barn	07/01/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04911/FUL	FUL permission	Bacton	South-West Side Garden Of The	10/01/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06243/FUL	FUL permission	Combs	Land At Moats Tye	28/01/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06247/FUL	FUL permission	Combs	Land At Moats Tye Combs	28/01/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05516/FUL	FUL permission	Great Bricett	Land Adjoining The Brambles	18/02/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05697/FUL	FUL permission	Mellis	Proposed Development Site	21/02/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06766/FUL	FUL permission	Bacton	North-East Side Garden Of The	22/02/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/22/00031/FUL	FUL permission	Combs	Land South Of Little London	04/03/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05808/FUL	FUL permission	Stradbroke	Marsh Farm Mill Lane	04/03/2022	1	0	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06648/FUL	FUL permission	Yaxley	White House Farm Old Norwich Road	07/03/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06950/FUL	FUL permission	Nettlestead	Watering Farm Main Road	10/03/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05586/FUL	FUL permission	Bramford	Cock Inn The Street	24/03/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/22/00494/FUL	FUL permission	Laxfield	Land Rear Of The Laurels	24/03/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
							0	227	0	0	0	227		n/a	n/a
Non-Major: Reserved Matters															
DC/21/00193/RES	RES permission	Barking	Land To The North Of	12/04/2021	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/013338/RES	RES permission	Horham	Land South East Of Dragon House	10/02/2022	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01170/RES	RES permission	Norton	Land at the rear of Salvation Army	23/04/2021	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02669/RES	RES permission	Combs	Jockeys Hall Jockeys Lane	29/05/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/03632/RES	RES permission	Hoxne	Land East Of Abbey Hill	25/05/2021	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/00848/RES	RES permission	Wickham Skeith	Land West Of Grange Road	22/04/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/00849/RES	RES permission	Wickham Skeith	Land Adjacent To Bumbledown	23/04/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01525/RES	RES permission	Mendlesham	Land Adjacent To 17 Brockford Road	01/06/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/00735/RES	RES permission	Drinkstone	Land On The North Side Of Shortgate	12/04/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05052/RES	RES permission	Elmswell	Hedgerows Grove Lane	14/04/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02945/RES	RES permission	Creeting St Mary	Kenzel Creeting Bottoms	14/07/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02656/RES	RES permission	Bacton	Land To The South West Of Nutwood	03/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02834/RES	RES permission	Haughley	Fieldwood House Haughley Green	11/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/03221/RES	RES permission	Norton	The Old Forge Ixworth Road	21/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/03719/RES	RES permission	Little Blakenham	Land Adjacent To Arden House	23/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

DC/20/05790/RES	RES permission	Drinkstone	Land West Of The Street	28/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04953/RES	RES permission	Wortham	White House Rectory Road	19/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01981/RES	RES permission	Palgrave	Land Off Lows Lane	03/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02353/RES	RES permission	Great Finborough	Willowmere Combs Lane	11/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02628/RES	RES permission	Creting St Mary	Land Adjacent Red House Farm	05/07/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04008/RES	RES permission	Drinkstone	Abbots Lodge The Street	22/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04550/RES	RES permission	Wingfield	Caravan Vicarage Road	08/10/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06813/RES	RES permission	Finningham	Meadowbank Farm	11/02/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
							0	51	0	0	0	51		n/a	n/a
Non-Major: Outline permission															
DC/20/03619/OUT	OUT permission	Combs	Land North Of Bildeston Road	20/10/2020	9	9	0	0	9	0	0	9	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/05053/OUT	OUT permission	Elmswell	Land To The East Of Oak Lane	29/01/2021	9	9	0	0	9	0	0	9	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/01174/OUT	OUT permission	Combs	Land West Of Tannery Road	24/11/2020	8	8	0	0	8	0	0	8	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/01927/OUT	OUT permission	Great Blakenham	Land South Of Chalk Hill Lane	21/12/2020	8	8	0	0	8	0	0	8	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/04375/OUT	OUT permission	Elmswell	White House Barns	06/01/2021	6	6	0	0	6	0	0	6	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/18/01662/OUT	OUT permission	Wortham	Honey Pot Farm Caravan Park	03/04/2019	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/03965/OUT	OUT permission	Stowmarket	The Uplands Stowupland Road	05/11/2020	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/03985/OUT	OUT permission	Woolpit	Land South Of Old Stowmarket	09/09/2021	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/06081/OUT	OUT permission	Old Newton with Dagworth	Land To The East Of	18/02/2022	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/03712/OUT	OUT permission	Wortham	Land At Howards Close	02/01/2020	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/02021/OUT	OUT permission	Norton	Land West Of Ixworth Road	09/01/2020	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/02077/OUT	OUT permission	Great Finborough	Land At Rear Of East House	01/06/2021	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/06244/OUT	OUT permission	Thorndon	Hope Barn Stoke Road	13/01/2022	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/01441/OUT	OUT permission	Laxfield	Land To The Rear Of Suffolk House	21/05/2019	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/00865/OUT	OUT permission	Barham	Land Adjacent Thornley	04/11/2019	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/04317/OUT	OUT permission	Elmswell	holly lodge, cross street.	08/11/2019	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/05205/OUT	OUT permission	Great Blakenham	3 Chalk Hill Lane Great Blakenham	14/01/2021	3	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/00851/OUT	OUT permission	Bacton	The Bungalow Church Road	16/04/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/01699/OUT	OUT permission	Stonham Aspal	Mill Cottage Mill Green	29/05/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/02224/OUT	OUT permission	Thurston	Land At Navarac Great Green	20/06/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/18/02761/OUT	OUT permission	Barham	Green Farm Barham Green	02/08/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/18/04801/OUT	OUT permission	Horham	Land Opposite Wheatcrofts	05/12/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/04868/OUT	OUT permission	Creting St Mary	Orchard Haven All Saints Road	31/01/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/05860/OUT	OUT permission	Norton	Land West Of Ixworth Road	10/03/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a

DC/20/02990/OUT	OUT permission	Norton	Land West Of Ixworth Road	11/09/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/01876/OUT	OUT permission	Elmswell	Hedgerows Grove Lane	15/10/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/02923/OUT	OUT permission	Thorndon	Land Off The Street	22/10/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/03721/OUT	OUT permission	Creeting St Mary	Land At Grange Farm	08/12/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/01180/OUT	OUT permission	Combs	Land East Of The Gardeners Arms	26/04/2021	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/04608/OUT	OUT permission	Stowupland	20 Saxham Street Stowupland	15/10/2021	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/05117/OUT	OUT permission	Yaxley	Land Adjacent To Chapel Cottage	10/11/2021	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/06725/OUT	OUT permission	Woolpit	Land South Of 1 Oak Lane	02/03/2022	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/01291/OUT	OUT permission	Stowmarket	8 Newton Road Stowmarket	08/05/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/01369/OUT	OUT permission	Mellis	Land West Of Manor Farm	13/05/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/01604/OUT	OUT permission	Rattlesden	Land Adjacent BT Exchange	11/07/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/03681/OUT	OUT permission	Thurston	Land Adjacent To Navarac	23/09/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/01566/OUT	OUT permission	Creeting St Mary	Land Adjacent To Whiston	13/11/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/02226/OUT	OUT permission	Fressingfield	The cottage, church street,	28/11/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/05155/OUT	OUT permission	Thurston	Land At Navarac Great Green	20/12/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/05357/OUT	OUT permission	Stowlangtoft	Land South Of Glebe Farm	10/01/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/05663/OUT	OUT permission	Barham	3 Lower Crescent Barham	13/01/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/19/05446/OUT	OUT permission	Wetherden	Cedar Lodge Kates Lane	15/01/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/00948/OUT	OUT permission	Stowmarket	24 Gainsborough Road	28/04/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/02346/OUT	OUT permission	Combs	Land At Moats Tye Combs	10/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/02334/OUT	OUT permission	Yaxley	Land North Of Mellis Road Yaxley	13/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/02318/OUT	OUT permission	Debenham	Land Adjoining 8 Gracechurch	14/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/03037/OUT	OUT permission	Barham	63 Norwich Road Barham	11/09/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/04045/OUT	OUT permission	Yaxley	Land South Of Mill House	09/11/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/04710/OUT	OUT permission	Stonham Earl	Land South Of Fieldfare	14/12/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/20/04430/OUT	OUT permission	Hinderclay	Land Adjacent To Redvers	18/01/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/02001/OUT	OUT permission	Badwell Ash	9 Back Lane Badwell Ash	25/05/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/02447/OUT	OUT permission	Stoke Ash	Brookside The Street	18/06/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/03634/OUT	OUT permission	Bacton	Land Adjacent Oak Tree House	08/10/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/06401/OUT	OUT permission	Elmswell	Beech Glade 106 Bennett	20/01/2022	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/06686/OUT	OUT permission	Bacton	Land Adjacent To 1 Cow Green	08/02/2022	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/21/06819/OUT	OUT permission	Stowmarket	20 Danescourt Avenue	10/02/2022	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
DC/22/00480/OUT	OUT permission	Hinderclay	Land East Of Rickinghall Road	28/03/2022	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
							0	0	142	0	0	142		n/a	n/a

Non-Major: Permitted Development															
DC/20/03170/AGDW	Prior approval (Agri)	Little Blakenham	Elm Farm Somersham Road	23/09/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04724/AGDW	Prior approval (Agri)	Laxfield	Corner Farm Banyards Green	10/12/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01579/AGDW	Prior approval (Agri)	Rattlesden	Barn At Clopton Dower House	21/05/2021	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03671/AGDW	Prior approval (Agri)	Haughley	Woodside Farm Shepherds Lane	20/08/2021	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06207/AGDW	Prior approval (Agri)	Hinderclay	Land On North Side Of	11/01/2022	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02876/AGDW	Prior approval (Agri)	Mendlesham	Ashes Farm Oak Farm Lane	07/09/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/03990/AGDW	Prior approval (Agri)	Wetheringsett cum Brockford	Green Farm Pages Green	10/11/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05796/AGDW	Prior approval (Agri)	Stradbroke	Buildings At Lime Tree Farm	17/02/2021	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02551/AGDW	Prior approval (Agri)	Elmswell	Willow Farm Ashfield Road	24/06/2021	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/00883/AGDW	Prior approval (Agri)	Denham	Hedgerows Hoxne Road	24/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05927/OFDW	Prior approval (Office)	Flowton	Flowton Hall Barns Flowton Hall	23/03/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/00266/AGDW	Prior approval (Agri)	Rishangles	Rishangles Hall Eye Road	04/05/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02879/AGDW	Prior approval (Agri)	Cotton	Barns 1 And 2 Hempnalls Farm	07/09/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05594/AGDW	Prior approval (Agri)	Mendham	Barn At Buena Vista	08/09/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02093/AGDW	Prior approval (Agri)	Crowfield	Barn A Buildings And Yard	18/09/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01018/AGDW	Prior approval (Agri)	Thurston	Barn At Moat Farm	19/04/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03090/ADGW	Prior approval (Agri)	Weybread	Pear Tree Farm The Street	09/07/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04047/AGDW	Prior approval (Agri)	Akenham	Barley Lodge Thurleston Lane	07/09/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/06252/AGDW	Prior approval (Agri)	Felsham	Brindlewood Dakings Lane	13/01/2022	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05084/AGDW	Prior approval (Agri)	Stowupland	Pooles Farm Thorney Green	03/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/19/05338/AGD	Prior approval (Agri)	Ringshall	Chestnuts Farm Bildeston Road	15/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/02265/AGDW	Prior approval (Agri)	Botesdale	Grove View Workshop	29/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/01498/AGDW	Prior approval (Agri)	Thornham Parva	Big Barn, Chandos Farm	29/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04066/AGDW	Prior approval (Agri)	Laxfield	Elm Farm Dennington Road	11/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/04824/AGDW	Prior approval (Agri)	Hoxne	Oakhill House Goldbrook	17/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05504/AGDW	Prior approval (Agri)	Brundish	Agricultural Building At	09/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05757/AGDW	Prior approval (Agri)	Thrandeston	Rectory Farm Great Green	09/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/20/05643/AGDW	Prior approval (Agri)	Mendlesham	Barn 4 Ashes Farm	10/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/02112/AGDW	Prior approval (Agri)	Thurston	Mill Farm Mill Lane	02/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/01769/AGDW	Prior approval (Agri)	Hinderclay	Pear Tree Farm Chapel Road	11/06/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03137/OFDW	Prior approval (Office)	Great Blakenham	51 Gipping Road Great Blakenham	09/07/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03553/AGDW	Prior approval (Agri)	Gosbeck	The Machinery Store	18/08/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/03981/AGDW	Prior approval (Agri)	Debenham	Land At Mill Farm Kenton Road	02/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

DC/21/03970/AGDW	Prior approval (Agri)	Stonham Earl	Meadow View Farm	02/09/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/04444/AGDW	Prior approval (Agri)	Harleston	Harleston Hall Barn	12/11/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05361/AGDW	Prior approval (Agri)	Hoxne	Corner Farm Green Street	10/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05938/AGDW	Prior approval (Agri)	Buxhall	Barn At Fasbourn Farm	22/12/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
DC/21/05785/AGDW	Prior approval (Agri)	Weybread	Land East Of Syleham Road	07/01/2022	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
							0	80	0	0	0	80		n/a	n/a

Category B: Deliverable

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 - Outline permission															
M /5007/16/OUT	OUT permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket RESIDUAL SITE FIGURE	05/07/2018	325	325	0	0	0	50	53	103	Remaining homes on 600 home site. 1st Phase (ref. 18/03111) is already delivering. 2nd Phase (2b) has permission (ref. 20/05912). 3rd Phase (2c) has RM pending for 234 homes. Assumed delivery would follow existing permissions.	Deliverable	N
M /3563/15/OUT	OUT permission	Eye	Land South of Eye Airfield Castleton Way	27/03/2018	280	280	0	0	0	13	53	66	Remaining homes on 280 home site. 1st Phase has permission (ref. 21/00609). Assumed delivery would follow that phase.	Deliverable	N
DC/19/03486/OUT	OUT permission	Thurston	Land South West Of Beyton Road Thurston Suffolk	23/12/2020	210	210	0	47	53	53	53	206	RM for all 210 units was submitted prior to the base date on 23/12/2020 (ref DC/20/05894) and validated the day after. This provides clear evidence.  This application is awaiting determination: it was considered at the September 2021 committee with an officer recommendation for approval but deferred on the applicant's request to amend the proposals. A duplicate RM (ref DC/21/06275) was subsequently submitted on 18/11/2021 (before the base date) and this is undetermined. A number of discharge of conditions applications have been submitted and granted before the base date (e.g. DC/21/02506 approved on 21/06/2021).	Deliverable	N
DC/20/01110/OUT	OUT permission	Onehouse	Land To The South Of Union Road Onehouse Suffolk	30/04/2021	146	146	0	32	53	53	8	146	RM for all 146 units was submitted before the base date on 23/12/2021 (ref DC/21/06966) and validated the day after. This provides clear evidence.  This was approved after the base date on 03/05/2022. Several conditions have been discharged, with applications submitted from 04/03/2022 to most recently 27/06/2022 (ref DC/22/03253).	Deliverable	N
DC/19/01401/OUT	OUT permission	Bramford	Land To The South Of Fitzgerald Road Bramford Suffolk	02/09/2021	115	115	0	32	53	30	0	115	RM was submitted before the base date on 14/10/2021 (ref DC/21/05669). This provides clear evidence.  This was approved after the base date on 26/05/2022. A discharge of conditions application (ref DC/22/02758) was submitted on 26/05/2022 and approved on 30/05/2022.  Applied lead-in time (2) and median rates.	Deliverable	N
M /5070/16/OUT	OUT permission	Thurston	Land on the North side of Norton Road RESIDUAL SITE FIGURE	29/03/2018	113	113	0	0	0	23	25	48	Remaining homes from 200 unit permission. Phase 1 (ref. 19/0602) is already delivering. Assumed that completions would follow.	Deliverable	N
DC/18/02146/OUT	OUT permission	Elmswell	Land To The North And West Of School Road Elmswell Suffolk	08/03/2022	86	86	0	0	16	25	24	65	RM was submitted before the base date on 25/03/2022, albeit this was validated on 01/04/2022 (ref DC/22/01615). This provides clear evidence.  This RM is awaiting a decision, although it received a committee resolution to grant on 22/06/2022 subject to conditions. Two conditions applications were submitted before the base date on 29/03/2022 and both have since been discharged (most recently application ref DC/22/01670 discharged on 05/07/2022).  Site delayed based on lead-in time (1) benchmark, with the outline permission having been validated in May 2018. Applied lead-in time (2) from April 2023 - a conservative assumption that permission is granted by this point - and	Deliverable	N

DC/18/00861/OUT	OUT permission	Claydon	Land To The East Of Ely Road Claydon Suffolk	23/04/2021	67	67	0	0	16	25	25	66	A RM was submitted before the base date on 08/03/2022 and validated 15/03/2022 (app ref DC/22/01274). This provides clear evidence.  This RM is awaiting determination. No applications to discharge conditions have been submitted.  Site delayed based on lead-in time (1) benchmark, with the outline permission having been validated in Feb 2018. Applied lead-in time (2) from April 2023 - a conservative assumption that permission is granted by this point - and median rates	Deliverable	N
DC/19/00646/OUT	OUT permission	Bacton	Land On The West Side Broad Road Bacton Suffolk	21/12/2020	65	65	0	0	16	25	24	65	RM was submitted before the base date on 27/08/2021 (reference DC/21/04779). This provides clear evidence.  This application, which also provided details to discharge a number of conditions, was considered at committee on 23/02/2022 and received resolution to grant subject to the satisfaction of outstanding issues in relation to ecology conditions. Further applications to discharge remaining conditions on the outline permission have been submitted before and after the base date and are awaiting determination (latest submitted on 03/05/2022).  Site delayed based on lead-in time (1) benchmark, with the outline permission having been validated in Feb 2019. Applied lead-in time (2) from April 2023 - a conservative assumption that permission is granted by this point - and median rates applied.	Deliverable	N
DC/19/02878/OUT	OUT permission	Old Newton with Dagworth	Land Off Church Road Church Road Old Newton IP14 4EF	12/02/2021	64	64	0	0	16	25	23	64	RM was submitted before the base date on 03/03/2022 (ref DC/22/01159, validated 04/03/2022). This provides clear evidence.  This RM is awaiting a decision. No applications to discharge conditions have yet been submitted.  Site likely delayed based on lead-in time (1) benchmark, with the outline permission having been validated in June 2019. Applied lead-in time (2) from April 2023 - a conservative assumption that permission is granted by this point - and	Deliverable	N
0085/17/OUT	OUT permission	Barham	Land North Of Pesthouse Lane Barham Suffolk	29/11/2019	20	20	0	0	18	2	0	20	RM for all 20 units was submitted before the base date on 11/03/2021 (ref DC/21/01457). This provides clear evidence.  This is still awaiting a decision; with a note/addendum on flood compensation design most recently uploaded on 29/06/2022. No discharge of conditions applications have been submitted.  Site likely delayed based on lead-in time (1) benchmark, with the outline permission having been validated in Jan 2017. Applied lead-in time (2) from April 2023 - a conservative assumption that permission is granted by this point - and median rates applied.	Deliverable	N
DC/19/01310/OUT	OUT permission	Thorndon	Land Adj To The Principal's House Stoke Road Thorndon Eye Suffolk IP23 7JG	11/12/2019	20	18	0	14	6	0	0	20	RM was submitted before the base date on 20/12/2021 and has since been granted on 25/07/22 (ref DC/21/06871). This provides clear evidence.  An application seeking discharge of several conditions was also validated before the base date on 19/01/2022 and is awaiting a decision.  Applied lead-in time (2) and median build rates	Deliverable	N
DC/19/00870/OUT	OUT permission	Bramford	Land Adjacent To Clarice House Leisure Club Bramford Road Bramford	02/10/2019	14	14	0	0	14	0	0	14	RM in part for 10 of the 14 units was submitted before the base date on 16/03/2021 (ref DC/21/01564), this was approved on 09/06/2022. This provides clear evidence.  Various discharge of condition applications have been	Deliverable	N
							0	125	261	324	288	998			



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												0			

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									
M /1856/17/OUT	OUT permission	Barham	Land North West Of Church Lane Barham Suffolk	07/01/2022	269	269	<p>No proforma has been returned for this site.</p> <p>However, an RM (ref DC/22/03231) for all 269 units was submitted after the base date on 24/06/2022 (and validated the next day). A NMA relating to access was also submitted on 05/07/2022 as well as an application to confirm S106 compliance.</p> <p>While there is evidence of the site coming forward now, this is only on the basis of information which has arisen since the base date. At the base date, the site's delivery had been delayed based on local benchmarks.</p> <p>In the Council's next position, this site would be considered deliverable.</p>	N	Not deliverable. Needed CE.
DC/17/06326/OUT	OUT permission	Weybread	Crown Farm The Street Weybread IP21 5TP	24/12/2020	80	80	<p>No RM has been submitted. A discharge of conditions application was submitted on 03/02/2021 and discharged on 20/04/2021 (ref DC/21/00653). No proforma return.</p> <p>Some evidence of the site coming forward, but not considered deliverable for this position.</p>	N	Not deliverable. Needed CE.
DC/20/01677/OUT	OUT permission	Elmswell	Land To The West Of The Former Bacon Factory Elmswell	21/01/2021	65	65	<p>No RM has been submitted. A S73 application (ref DC/22/02845) to amend highways details was submitted after the base date on 01/06/2022 and is awaiting a decision. A discharge of conditions application (ref DC/21/06616) was approved before the base date on 18/03/2022 and a further conditions application was submitted on 16/06/2022. No proforma return.</p> <p>Some evidence of the site coming forward, but not considered deliverable for this position.</p>	N	Not deliverable. Needed CE.
1866/17/OUT	OUT permission	Old Newton with Dagworth	Finningham Road Old Newton Suffolk	28/10/2019	56	56	<p>No RM or conditions applications have been submitted (also note the outline permission restricted the site to 47 units). A full application (ref DC/21/03874) on the same site for 47 units was submitted on 08/07/2021 and this is awaiting determination. The associated Planning Statement states that a full application - as opposed to a RM - is required instead due to layout changes.</p>	N	Not deliverable. Needed CE.
DC/19/01554/OUT	OUT permission	Badwell Ash	Land Off Hunston Road Badwell Ash	14/01/2020	52	52	<p>No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.</p>	N	Not deliverable. Needed CE.
DC/17/03799/OUT	OUT permission	Bacton	Former Bacton Community Middle School Wyverstone Road Bacton Stowmarket IP14 4LH	06/11/2020	50	50	<p>No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.</p>	N	Not deliverable. Needed CE.

DC/18/05621/OUT	OUT permission	Creeting St Mary	Land Off Jacks Green Road Creeting St Mary Suffolk	08/09/2020	43	43	A RM application for all 43 units was submitted and validated after the base date on 07/06/2022 (ref DC/22/02924). No discharge of conditions applications have been submitted.  While there is evidence of the site coming forward now, this is only on the basis of information which has arisen since the base date.  In the Council's next position, this site would be considered deliverable.	N	Not deliverable. Needed CE.
DC/19/03790/OUT	OUT permission	Haughley	Land On The North Side Of Station Road Haughley Suffolk	24/11/2021	29	29	No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.	N	Not deliverable. Needed CE.
DC/18/03147/OUT	OUT permission	Mendlesham	Land Off Station Road And Glebe Way Mendlesham Stowmarket IP14 5RT	03/08/2020	28	28	No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.	N	Not deliverable. Needed CE.
DC/19/01343/OUT	OUT permission	Stradbroke	Land North Of The Street Stradbroke Eye Suffolk IP21 5JY	13/07/2021	28	28	No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.	N	Not deliverable. Needed CE.
DC/19/05915/OUT	OUT permission	Mendlesham	Land North East Of Chapel Road Mendlesham Suffolk	13/10/2020	20	20	No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.	N	Not deliverable. Needed CE.
M/1884/16/OUT	OUT permission	Stowupland	Land On The South East Side Of Church Road Stowupland	24/12/2019	18	18	No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.	N	Not deliverable. Needed CE.
DC/17/02782/OUT	OUT permission	Thurston	Land Off Church Road Access Via Garden Of 'The Firs' Thurston	24/12/2020	15	15	No RM has been submitted. A discharge of conditions application (archaeology) was submitted after the base date on 20/06/2022 (ref DC/22/03136) and is awaiting a decision. No proforma return.  Some evidence of the site coming forward, but not considered deliverable for this position.	N	Not deliverable. Needed CE.
DC/20/02989/OUT	OUT permission	Badwell Ash	Land West Of Richer Road Badwell Ash Bury St Edmunds Suffolk IP31 3FL	11/02/2021	14	14	No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.	N	Not deliverable. Needed CE.
DC/20/02426/OUT	OUT permission	Willisham	Willisham Hall Willisham Hall Road Willisham Ipswich Suffolk IP8 4SL	01/04/2021	11	11	No RM or discharge of conditions applications have been submitted yet. No proforma return. Site not considered deliverable.	N	Not deliverable. Needed CE.

DC/19/01650/OUT	OUT permission	Mellis	Land At Bullocks Farm Earlsford Road Mellis Suffolk	20/06/2019	10	10	No RM or discharge of conditions applications have been submitted. The site appears to have progressed under a S73 application (ref 20/05510) which was submitted on 02/12/2020 after the approval of this outline application; a RM was submitted for this S73 application on 02/12/2020 and was approved on 27/08/2021, and a discharge of conditions application (ref DC/22/00024) for the CEMP was recently submitted on 04/01/2022 and approved on 02/03/2022. No proforma return.  Some evidence of the site coming forward, but not considered deliverable for this position.	N	Not deliverable. Needed CE.
Major - S106									
DC/20/02129/FUL	FUL permission	Debenham	Land south of Low Road, Debenham	n/a	18	18	At the base date, the site had a resolution to grant full permission subject to a S106 agreement. No proforma has been returned.  Since the base date, full permission has been granted. While there is evidence of the site coming forward now, this is only on the basis of information which has arisen since the base date.  In the Council's next position, this site would be considered deliverable.	N	Not deliverable. Needed CE.
DC/18/04859/OUT	OUT permission	Stonham Earl	Land north east of Haggars Mead, Earl Stonham	n/a	10	10	At the base date, the site had a resolution to grant outline permission subject to a S106 agreement. No proforma has been returned. The outline permission has still not been approved. The site is not considered deliverable.	N	Not deliverable. Needed CE.
DC/19/02656/OUT	OUT permission	Woolpit	Land South of Old Stowmarket Road, Woolpit	n/a	40	40	At the base date, the site had a resolution to grant outline permission subject to a S106 agreement. No proforma has been returned.  Since the base date, outline permission has been granted. This site still needs a detailed permission before it can be delivered. On this basis, the site is not considered deliverable.	N	Not deliverable. Needed CE.