

Mid-Suffolk District Council Five-Year Housing Land Supply Position Statement 2024

Mid Suffolk District Council

11 December 2024

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Executive Summary

Purpose of this position statement

This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared by Lichfields on behalf of Mid Suffolk District Council ('the Council'). Babergh and Mid Suffolk District Councils adopted a new 'Joint Local Plan – Part 1' in November 2023. This plan outlines the district's housing need and supply over a plan period from 2018 to 2037. This plan was adopted in the past five-years and it was implicit from the trajectory included (as shown at MM91 in the Inspectors report on the examination) that a sufficient land supply was in place at adoption. In this context, Mid Suffolk District Council arguably does not need to identify and annually update a 5YHLS in accordance Paragraph 76 of the NPPF (Dec 2023).

Notwithstanding:

- The Council acknowledges that the Inspectors did not specifically refer to there being a sufficient 5YHLS in their joint report on the examination. This is owing to modifications being made to the plan originally submitted that removed elements of the plan relating supply, allocations, and its spatial strategy: leaving these to a future Part 2 plan. The Council therefore acknowledges that it is arguable whether the Paragraph 76 applies in the circumstances of Mid Suffolk District as the plan was silent on 5YHLS. Therefore, for this report the Council has prepared its position on the basis that Paragraph 76 does not apply;
- Even if Paragraph 76 did apply, Paragraph 79 of the NPPF (Dec 2023) states that local planning authorities ('LPA') should still monitor progress in building out sites; and
- The Government published a draft NPPF (July 2024) that plans to remove the current Paragraph 76 protections. This is not currently policy, but were the draft NPPF to be adopted (expected shortly), the Council would need to update its 5YHLS position.

In this context, 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 April 2024 to the 31 March 2029 using the latest available evidence. This report has therefore been prepared in accordance with policy and guidance as if the Council was required to annually update its housing land supply.

The five-year requirement

For Mid Suffolk, its 5YHLS requirement is 2,675 homes between the 1 April 2024 to the 31 March 2029. This is derived from the annualised requirement of 535 dwellings per annum as set out in adopted Policy SP01.

The Council's deliverable supply

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

From this exercise, the Council considers it can demonstrate a 'deliverable' supply of 5,594 homes across the five-year period. This includes a windfall allowance of 70 dpa in years four and five.

The Council's five-year housing land supply position

The Council therefore considers it can demonstrate a 10.46 years supply.

Mid Suffolk District Council's 5YHLS Position between 1 April 2024 to 31 March 2029

Five-Year Requirement	2,675
Total Supply	5,594
Years Supply	10.46 Years
Surplus/Deficit	+2,919 Homes

Source: Mid Suffolk District Council/Lichfields Analysis

Compliance Sheet

Policy/Guidance	Compliance
National Planning Policy Framework (December 2023)	
Paragraph 76	<p>LPAs are not required to prepare and update annually a supply of specific deliverable sites that can provide a minimum of five years' worth of housing if: (a) their adopted local plan is less than five years old and (b) the adopted plan identified at least a 5YHLS of specific deliverable sites at the time its examination concluded.</p> <p>It is arguable whether this policy is triggered for Mid Suffolk. The Council has therefore prepared this statement assuming it does not apply.</p>
Paragraph 77 & Footnote 42	<p>Requires LPAs to which Paragraph 76 does not apply to prepare and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.</p> <p>The Council has prepared its land supply in the context that it does need to monitor its supply in accordance with Paragraph 77.</p>
Paragraph 79 & Footnote 43	<p>Requires that where the Housing Delivery Test indicates that delivery has fallen below 85% of the LPA's housing requirement over the previous three years, the supply of sites should, in addition, include a buffer of 20%.</p> <p>See Section 2.0 of this position statement.</p> <p>Were the Council required to demonstrate a sufficient land supply, it would in accordance with Paragraph 79 and Footnote 43, not need to apply a 20% buffer.</p>
Annex 2 - 'Deliverable'	<p>Annex 2 sets out the definition of a 'deliverable' site.</p> <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: 68-007	<p>What constitutes a 'deliverable' housing site in the context of plan-making and decision-taking?</p> <p>See Section 3.0 of this position statement.</p> <p>The Council has fully considered the type of evidence that can form 'clear evidence' detailed in 68-007 in preparing its proforma for 'Category B' sites.</p>

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Glossary

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.

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 (2023):

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

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

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

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

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

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

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

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

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

Five Year Housing Land Supply (5YHLS): Paragraph 77 of the National Planning Policy Framework (2023) 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 (2023) this is 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 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 (2023).

Local Plan: Defined in Annex 2 of the National Planning Policy Framework (2023) 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 December 2023.

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

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

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

Joint Local Plan – Part 1 (November 2023): Part 1 of the Joint Local Plan was adopted by Babergh and Mid Suffolk District Council's in November 2023. It consists of the Vision, Objectives and Strategic Policies (including setting a housing requirements for each district) as well as Non-Strategic Local Policies (Development Management Policies).

Joint Local Plan – Part 2: Part 2 of the Joint Local Plan will follow and is anticipated to be adopted in 2026. The Part 2 Plan, will focus on key matters including:

- An up-to-date settlement hierarchy;
- A spatial distribution of any housing allocations;
- Housing requirement figures for Neighbourhood Plan areas; and
- Site allocations.

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 (2023) as Sites not specifically identified in the development plan.

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

1.0 Introduction

Purpose

- 1.1 This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared on behalf of 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 April 2024 to the 31 March 2029. 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. Some LPAs in England are required by the NPPF (2023) at Paragraph 77 to assess this position annually. This must take account of relevant national policy, relevant 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 41 of the NPPF (2023), 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 does not qualify under the provisions of Paragraph 76 and is unable to demonstrate a 5YHLS then Paragraph 11(d) of the NPPF (2023) is engaged. This means that local policies most important for determining the application are considered 'out-of-date' and the NPPF (2023) 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 (footnote 7 establishes the policies referred to in the NPPF); or
 - Any adverse impacts of doing so [granting permission] would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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

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

- 1.9 Yes. The Council’s previous 5YHLS position - published in December 2022 - covered the five-year period from the 1 April 2022 to the 31 March 2027. This concluded that the Council could demonstrate a 10.88-year supply.

Consultation of this document

- 1.10 The Council has opted not to consult on this report. While previous 5YHLS positions did undergo a consultation process, due to time constraints, a consultation has not been undertaken on this occasion. It should be noted there is no requirement in policy or guidance for the Council to undertake a consultation on their 5YHLS.

Draft NPPF

- 1.11 The new Government published draft revisions to the NPPF for consultation on 30th July 2024. Amongst other things, the revisions seek to change the calculation and operation of 5YHLS. The proposed revisions incorporate the removal of protections that certain Local Planning Authorities can benefit under Paragraph 76 of the NPPF: restoring the requirements for all LPAs to demonstrate a 5YHLS even when the adopted plan is less than five years old. The Government aims to adopt the new NPPF before the new year. In this report, we comment on relevant policies in the draft revisions to the NPPF where relevant.

Structure

- 1.12 The position statement is structured as follows with relevant policy discussed in each section:
- **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 feedback from developers on the delivery of specific sites;
 - **Section 5.0** details the Council’s assessment of its ‘windfall’ allowance; and
 - **Section 6.0** sets out the Council’s concluded 5YHLS position.

2.0 The Council’s Five-Year Housing Requirement

2.1 This section details the calculation of the Council’s 5YHLS requirement against relevant national policy and guidance. There are three parts to this calculation, 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 77 of the NPPF (2023) states the following:

“The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old”

2.3 Noting that the Council’s Joint Local Plan Part 1 (‘the Part 1 Plan’) was adopted in November 2023, the housing requirement set out in Policy SPO1 of Part 1 Plan would be the appropriate basis of the five-year requirement. Therefore, the five year requirement for Mid-Suffolk District is 2,675 homes (535 dpa).

Is there a backlog of supply? Or an oversupply?

2.4 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. In accordance with PPG (ID:68-031), this should be calculated from the base-date of the adopted Local Plan (in this case 2018) and added to the basic-five-year requirement.

2.5 Table 2.1 below demonstrates that there has been an oversupply of 2,271 homes in the plan period to 31 March 2024.

Table 2.1 Assessment determining housing delivery vs housing requirements in Mid Suffolk District, 2018-2023

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Number of Homes Required	535	535	535	535	535	535	2,675
Number of Homes Delivered	690	451	672	862	1,257	1,014	4,946 (+2,271)

Source: Babergh and Mid-Suffolk AMR Reports | Lichfields Analysis

2.6 In noting that there has been a surplus, the Government stated in its consultation response to the December 2023 NPPF¹ that it wanted to allow for past-oversupply to be accounted

¹ <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy/outcome/government-response-to-the-levelling-up-and-regeneration-bill-reforms-to-national-planning-policy-consultation>

for in the 5YHLS calculation²; albeit the methodology for including this would be set out in a future update to the PPG. As of writing, the adopted NPPF Paragraph 77 states PPG sets out where over-supply can be accounted for (noting that the former Government adopted this Framework wanting over-supply to be included). However, the PPG has not been updated and the only circumstance in which over-supply can be accounted for is in terms of offsetting past shortfalls (ID: 68-031). The new Government has also proposed amends to the NPPF and has specifically stated it does not wish over-supply to be accounted for³.

2.7 In the context of the above, the Council has not accounted for over-supply specifically in its 5YHLS calculation. But it reserves the right to review this position noting policy and guidance may change.

What is the appropriate buffer?

2.8 Paragraph 79(b) of the NPPF (2023) requires that an additional buffer should be added to the five-year requirement, in cases where delivery falls below 85% of the LPA’s housing requirement. In all other cases (i.e. HDT measurements of > 85%), no buffer is applicable.

2.9 The latest HDT (2022) was published in December 2023 with the Council recording a measurement of 144%. Therefore, no buffer is required.

Table 2.2 Mid Suffolk District Council HDT 2022 Measurement

	2019/20	2020/21	2021/22	Total
Number of Homes Required	509	356	513	1,913
Number of Homes Delivered	451	672	862	3,242
2022 Measurement	144%			
2022 Consequence	None			

Source: MHCLG (published January 2023)

2.10 It is of note that were the draft 2024 NPPF adopted, the Council would be required to add a 5% buffer.

The Council’s five-year housing requirement

2.11 Bringing the above together, the Council’s 5YHLS requirement is **2,675 homes** in the five-year period from 1 April 2024 to the 31 March 2029 as detailed in Table 2.3 below.

Table 2.3 Assessment of Mid Suffolk District Council 5YHLS Requirement

Mid Suffolk District Council 5YHLS Requirement	
Annual Requirement	535 dpa
Basic Five-Year Requirement	2,675
Shortfall	0
Buffer	0%
Total five-year requirement	2,675 homes

Source: Lichfields Analysis (rounded up)

² See response to Chapter 3 Question 3.

³ <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system> - see Para 20.

- 2.12 Therefore, for the Council to be able to demonstrate a 5YHLS it must have a deliverable supply equal to or greater than 2,675 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 2,675 homes between the 1 April 2024 and the 31 March 2029. 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 (2023) 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 deliverability⁴ - 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

⁴ As per the 'North Worcestershire Golf Club' planning appeal (ref. 3192918) (IR 14.39 to 14.41)

complete and ... sell the development over a certain period". In the context of 5YHLS the assessment of whether a site is 'achievable' depends on the size and planning status of the development in question.

3.5 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 size⁵).

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 (SoS) has confirmed their interpretation that the definition of 'deliverable' should not be taken as being a 'closed list'⁶. 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. The draft NPPF does not propose any revisions to how the test of deliverability will be conducted.

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 constitutes 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;*

⁵ As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 and NPPF Annex 2 Glossary

⁶ 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>

- *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*
- *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’ decision⁷, 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 site⁸.

2 While there is no minimum criterion for clear evidence⁹, 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 April 2024) as long as it is used to support sites identified as deliverable as of the base date¹⁰. However, to ensure consistency in the approach to assessing a five-year supply

⁷ Appeal ref. 3216104 (IR 23)

⁸ Confirmed in both the ‘Popes Lane’ (ref. 3216104 (IR 23) and ‘Rectory Farm’ (ref. 3234204) (IR 32) decisions

⁹ Land to the South of Williamsfield Road (ref. 3207411) (IR 27)

¹⁰ 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)

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’ decision¹¹ 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 to give additional weight to the Council’s findings. Another Inspector in the earlier ‘Land to the south of Williamsfield Road’ decision¹² 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 SoS recently confirmed that this is accepted given it supported sites identified as deliverable as of the base date¹³.

3.12 In reviewing the sites, the Council has first removed sites that have a net zero contribution to housing supply and then split up the trajectory between the two Categories of supply: A and B. Following the recent SoS confirmation that the definition of ‘deliverable’ should not be interpreted as a ‘closed list’ the Council considers any site not specifically listed in Category A (which are presumed to be deliverable) falls into Category B (requiring ‘clear evidence’ to be deliverable)¹⁴. 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 Divided developments (both major and non-major) into those that have commenced and not commenced.
- 2 Non-major development (less than 10 units¹⁵) has been divided 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 are deliverable in accordance with policy and guidance¹⁶. It is also anticipated that these sites will deliver within years one to three of the trajectory.

¹¹ Appeal ref. 3234204 (IR 32)

¹² Appeal ref. 3207411 (IR 27)

¹³ ‘Land to the East of Newport Sands’ (ref. 3169314) (Para 12)

¹⁴ 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)

¹⁵ NPPF Annex 2: Glossary page 69

¹⁶ Annex 2 (NPPF 2023) and PPG (ID: 68-007)

- 3 To ensure the robustness of the supply the Council has removed sites as follows:
 - a All sites not commenced where planning permission would have expired by 1 April 2024 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 89 homes.
 - b Commenced non-major sites with older permissions (i.e. would have expired pre-1 April 2024) 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 still be 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 70 homes.
- 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.

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 on 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 in site assessment work (as such work would have been undertaken for the submission); and provides detail of required infrastructure for the scheme, suggests viability etc. Moreover, these are sites that are suitable now and available now. Developers are unlikely to prepare and submit reserved matters applications - investing significant resources in them – if they were not then intent on developing the site out.
- 3.18 For all other Category B sites, the Council prepared a ‘Category B site proforma’; a copy of which can be seen at Appendix 2. This proforma was sent to the relevant developers, landowners, and agents of Category B sites. As can be seen, the proforma:
- Confirms to developers/landowners/agents that the Council, as a starting point, approach all Category B sites as not being deliverable;
 - Requires details of the progress being made towards the submission of detailed applications, the discharge of conditions and the progress of site assessment work;
 - Requires details of whether a house builder/s has been secured to develop the site and if not, what progress has been made to do so. This is to consider the capacity of a particular house builder/s and the likely lead-in times if one has not been secured;
 - Requires provision of 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 rates¹⁷; 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; the potential impacts of rising material and labour costs; and ability to partner with a Registered Provider.
- 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.
- 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

¹⁷ As detailed in Lichfields research ‘Start to Finish’ (third edition) published in March 2024 and updated in September 2024

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

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

3.22 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’ (third edition) published in March 2024 and updated in September 2024. Over the three editions of the research, the mean build-out rate has decreased marginally, whilst the median rate is also lower for sites under 999 dwellings but broadly static for sites of 1,000 dwellings or more. Overall, there is limited difference in the average build-out rates across all three editions which gives us confidence in the findings. However, it does show there a reduction in the presented build-out rates overall.

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 2 and 3; 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	3.6 years	3.8 years	1.5 years	1.2 years	51
100-499 dwellings	4.1 years	4.2 years	1.2 years	1.2 years	20

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	26	24	18
50-99 dwellings	31	26	7
100-499 dwellings	56	53	10

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 adopted a Joint Local Plan in November 2023 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 three previous 5YHLS reports produced in 2020, 2021 and 2022. Compared with the 2022 report, mean and median lead in times (1) have increased, while the average lead in times (2) have broadly stayed the same. Mean and median build out rates have decreased for sites of 10-49 dwellings; increased slightly for sites of 50-100 dwellings and stayed the same for sites of 100-499 dwellings. The previous 5YHLS position statement in 2022 the point of the first completion was used instead of the point of development.

Conflicts in stated completions/net supply remaining

- 3.28 The Council has calculated the number of homes remaining from sites on the basis of completions recorded from (1) building control records or (2) site visits (usually in early April). It is noted that proforma returns from developers (both Category A and Category B sites) have conflicting records as to the number of homes remaining to the Council's records. In particular, developer returns suggest more completions have already occurred with fewer to be built out in the five-year period.
- 3.29 While there is a conflict in the recorded data, the Council has for this 5YHLS position decided to use its completions data to inform the number of net homes remaining to be built out on sites (noting there are a number of conflicts). This is because:
- 1 The Council only records a completion as being a completion once there is a building control record or is it is confirmed on site via a site visit. Developers may take a different view as to when a home is 'completed'; and
 - 2 There is no double counting as the Council did not record any completions in the previous monitoring year that the developer did. Therefore, if the Council did not record those homes as homes to be built, those homes would be lost in the completions/supply records.

Conclusions

- 3.30 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 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 4.

Category A Sites

4.3 The below summarises the Category A supply that the Council has identified split into major/non-major and commenced/not-commenced sites. 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 (2024).

Major (Commenced)

4.4 In total, the Council has identified 66 major development permissions that have already commenced development and are considered to be deliverable. Across the five-year period these are expected to deliver 3,639 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2024/25	2025/26	2026/27	2027/28	2028/29	
Full PP	20	463	317	162	71	53	1,066
Reserved Matters	46	1,191	742	347	161	132	2,573
Permitted Development	0	0	0	0	0	0	0
Total	66	1,654	1,059	509	232	185	3,639

Source: Mid Suffolk District Council/Lichfields

Non-Major (Commenced)

4.5 In total, the Council has identified 189 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 380 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 2024/25.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2024/25	2025/26	2026/27	2027/28	2028/29	Total
Full PP	132	238	0	0	0	0	238
Reserved Matters	43	110	0	0	0	0	110
Permitted Development	14	32	0	0	0	0	32
Total	189	380	0	0	0	0	380

Source: Mid Suffolk District Council/Lichfields

Major (Not-Commenced)

4.6 In total, the Council has identified nine 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 536 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2024/25	2025/26	2026/27	2027/28	2028/29	Total
Full PP	3	10	70	66	31	0	177
Reserved Matters	6	78	138	65	53	25	359
Permitted Development	0	0	0	0	0	0	0
Total	9	88	208	131	84	25	536

Source: Mid Suffolk District Council / Lichfields

Non-Major (Not-Commenced)

4.7 In total, the Council has identified 189 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 380 units.

4.8 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 (2025/26). Non-major permissions with outline permission are assumed to deliver in Year three (2026/27) 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					
		2024/25	2025/26	2026/27	2027/28	2028/29	Total
Full PP	116	0	188	0	0	0	188
Reserved Matters	15	0	49	0	0	0	49
Outline Permission	28	0	0	82	0	0	82
Permitted Development	29	0	61	0	0	0	61
Total	188	0	298	82	0	0	380

Source: Mid Suffolk District Council/Lichfields

Category B Sites

4.9 From the Council’s review, there are seven 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 seven 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.

4.10 Finally, it should be noted that the Council reviewed a further five Category B sites (totalling 418 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					
		2024/25	2025/26	2026/27	2027/28	2028/29	Total
Outline Permission	7	0	11	161	213	134	519
S106	0	0	0	0	0	0	0
Total	7	0	11	161	213	134	519

Source: Mid Suffolk District Council / Lichfields

The Council’s supply from specific sites

4.11 Taking the above together, the Council has a total deliverable supply of 5,454 units from 459 permissions. This comprises both Category A and B development from major and non-major sites and 73.7% 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					
		2024/25	2025/26	2026/27	2027/28	2028/29	Total
Category A (Commenced)	255	2,034	1,059	509	232	185	4,019
Category A (Non-Comm)	197	88	506	213	84	25	916
Category B	7	0	11	161	213	134	519
Total	459	2,122	1,576	883	529	344	5,454

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 (2023) permits Councils to include an allowance for windfall (i.e. unplanned for) development. Paragraph 72 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:

- The Council does not hold complete records to allow identification of all windfall sites for fewer than ten dwellings granted on appeal; and
- The Council does not have windfall data occurring in the 2022/23 monitoring year. Therefore, we are unable to add these into our assessment of the allowance.

5.6 Reviewing small site windfall completions data from 2014/15 - stripping out garden land and major development - the Council has on average delivered 108 dpa (not including data from 2022/23).

Table 5.1 Small Site Windfall Delivery in Mid Suffolk

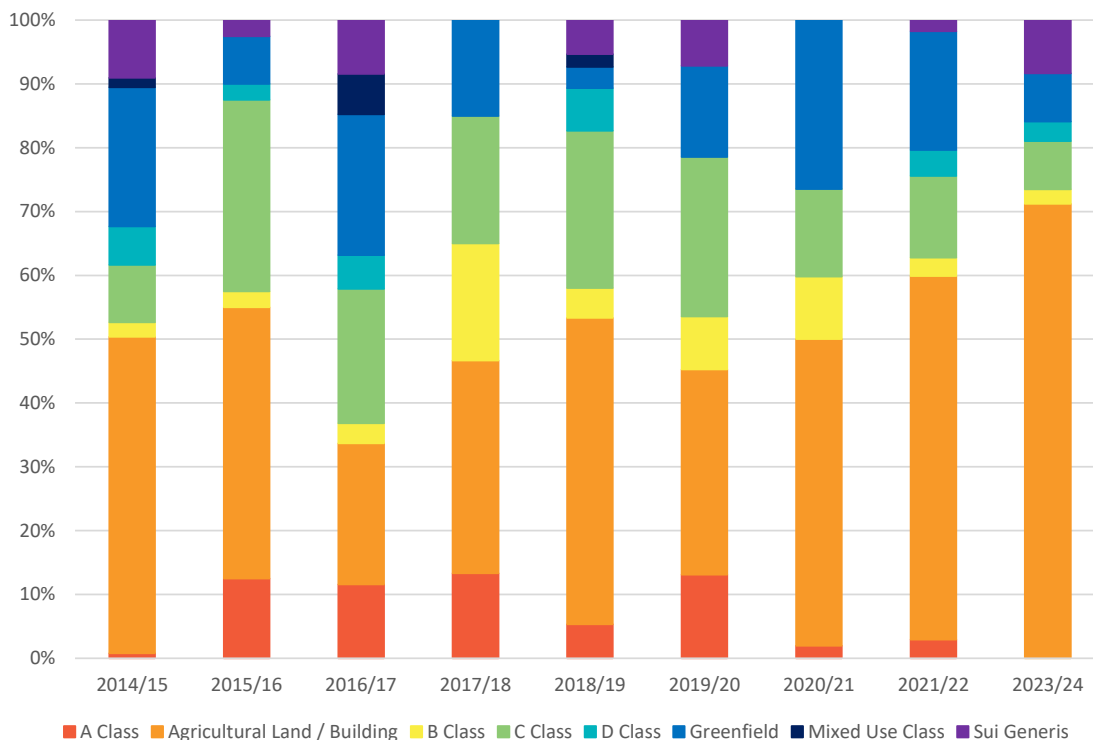
Monitoring Year	Net Completions	Small Site Windfall Completions (Not including Garden Land or major development)	% of Net Completions
2014/15	416	133	32%
2015/16	304	40	13%
2016/17	305	95	31%
2017/18	426	60	14%
2018/19	690	150	22%
2019/20	433	84	19%
2020/21	563	103	18%
2021/22	862	172	20%
2022/23	~	(no windfall data)	~
2023/24	1,014	132	13%
Totals*	5,013	969	19%
Average*	557	108	

Source: Mid Suffolk District Council/Lichfields Analysis *Totals and averages excluding 2022/23 data.

Sources of windfall

- 5.7 Fundamental changes have been made to the Use Classes Order that came into effect on the 1 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 nine of the previous 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 (with no figures included in 2022/23)

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	51	5%
Agricultural Buildings/Land	464	48%
B Use Class	50	5%
C Use Class	160	17%
D Use Class	35	4%
Greenfields	148	15%
Mixed Use Class	11	1%
Sui Generis	49	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.

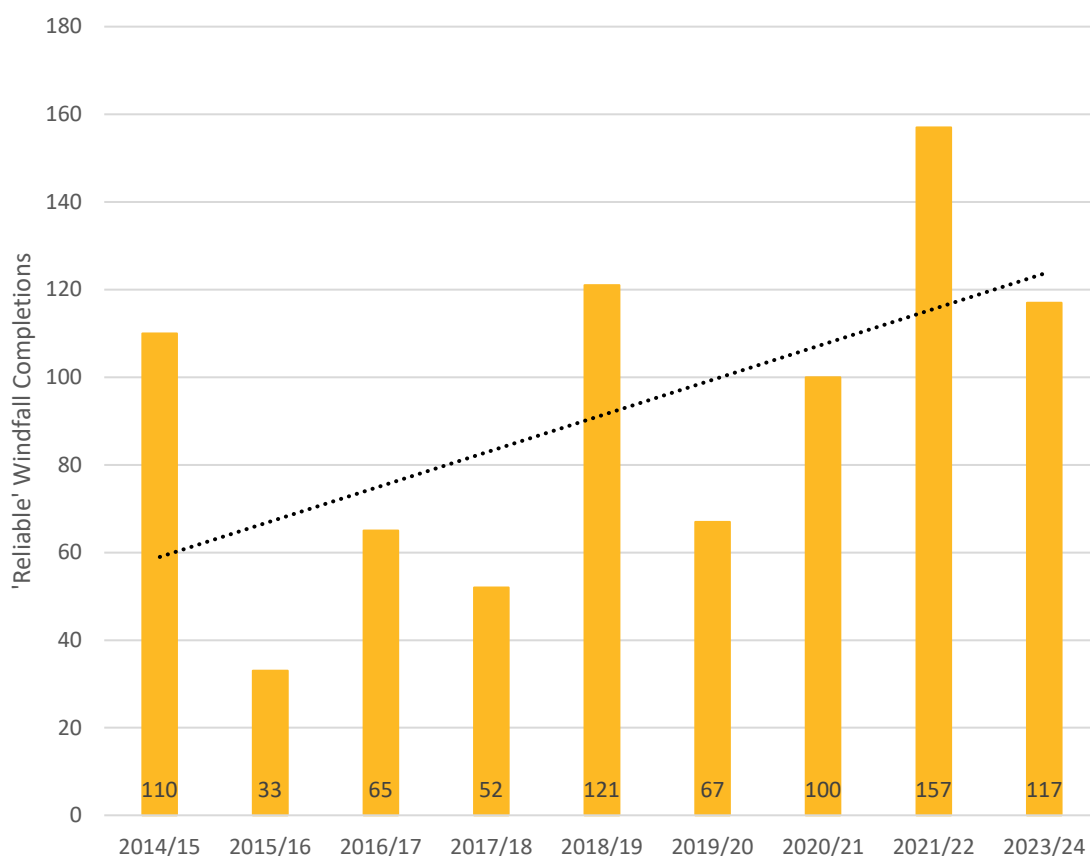
5.10 Based on historical trends, the following sources of windfall development have been deemed to be inconsistent on an annual basis or very minor in nature. As such they have been removed from the windfall calculation as they are not a reliable source of supply:

- 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 91 dpa from these sources of windfall; albeit with a peaks in 2014/15, 2018/19, 2021/22, and 2023/24.

Figure 5.2 ‘Reliable’ Windfall Development



Source: Mid Suffolk District Council/Lichfields Analysis

5.12 Consistent with the previous four 5YHLS position statements (September 2019, October 2020, January 2022, and December 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. It is recognised that the Council’s Part 1 local plan included a figure of 500 homes from windfall sites. For the purposes of the Council’s 5YHLS, we have used a 70 dpa figure and consider there to be compelling evidence that there will be a reliable source of windfall supply in the order of at least 70 dpa in this five-year period in years three and four (indeed, the actual figure will likely be higher).

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 April 2024 to the 31 March 2029.

Summary

The Council’s five-year requirement

6.2 As detailed in Section 2.0, the five-year requirement is 2,675 dwellings across the five-year period. This is on the basis of the Local Plan annual requirement of 535 dpa.

Table 6.1 Mid Suffolk District Council 5YHLS Requirement

Mid Suffolk District Council 5YHLS Requirement	
Annual Requirement	535 dpa
Basic Five Year Requirement	2,675
Shortfall	n/a
Buffer	n/a
Total five-year requirement	2,675 units

Source: Lichfields Analysis

The Council’s deliverable supply

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

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

- 1 As per the methodology at paragraph 3.13 of this position statement, non-major sites which have commenced development, but where there have been no recorded completions in over a year have been removed from the assessment; and
- 2 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 5,454 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 5,594 units as detailed in Table 6.2.

Table 6.2 Mid Suffolk District Council Deliverable Supply

Source of Supply	Supply
Category A (Commenced)	4,019
Category A (Not Commenced)	916
Category B	519
Windfall Allowance	140
Total Supply	5,594

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 73.7% 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

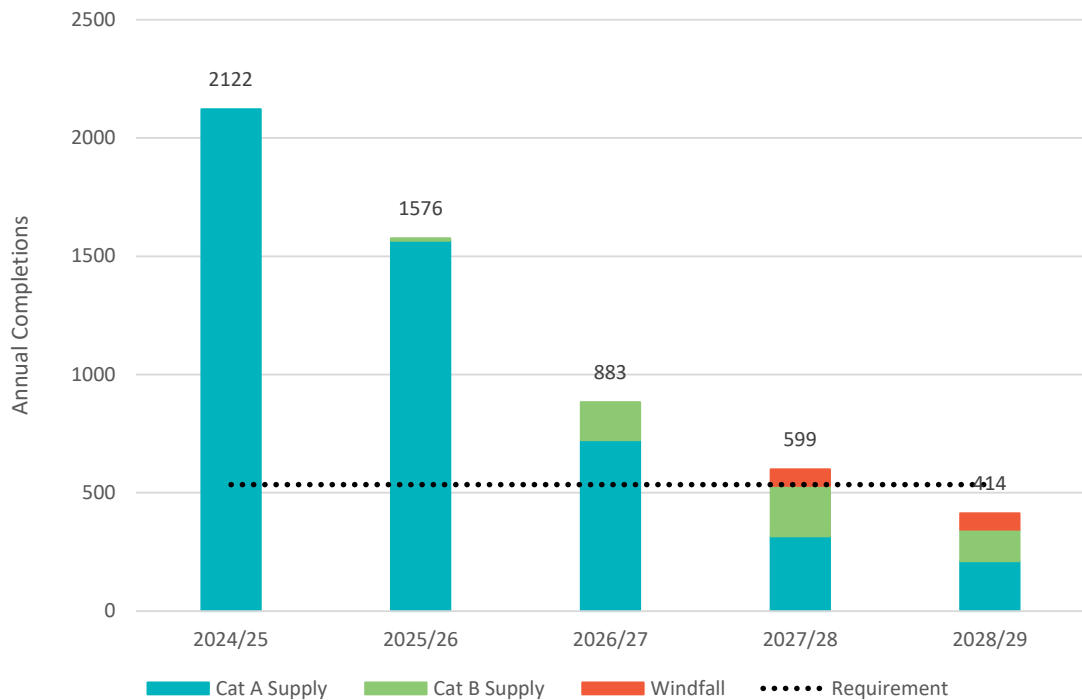
6.7 On the basis of the above, the Council can demonstrate 10.46 years supply between the 1 April 2024 to the 31 March 2029 as detailed in Table 6.3.

Table 6.3 Mid Suffolk District Council’s 5YHLS Position between 1 April 2024 to 31 March 2029

Five-Year Requirement	2,675
Total Supply	5,594
Years Supply	10.46 Years
Surplus/Deficit	+2,919 homes

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 - 5% buffer

6.10 As detailed in Section 2.0 of this position statement, a 5% buffer may apply should the draft policy in the 2024 draft NPPF be adopted. In this Scenario, the Council would be able to demonstrate a 9.96 years supply as detailed below.

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

Five-Year Requirement (5% buffer)	2,809
Total Supply	5,594
Years Supply	9.96 Years
Surplus/Deficit	+2,785 Homes

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 required if the Council’s HDT measurement fell below 85%. The Council does not anticipate this will occur given recent completion levels. However, should a 20% buffer be imposed, the Council would be able to demonstrate 8.71 years supply as detailed below.

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

Five-Year Requirement (20% buffer)	3,210
Total Supply	5,594
Years Supply	8.71 Years
Surplus/Deficit	+ 2,384 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 380 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 159 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 3

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement	2,675	2,675	2,675
Total Supply (Applying SS Lapse)	5,726	5,699	5,645
Years Supply	10.70 Years	10.65 Years	10.55 Years
Surplus/Deficit	+3,051 homes	+3,024 homes	+2,970 homes

Source: Mid Suffolk District Council/Lichfields Analysis

Scenario 4 – Oversupply

6.15

Finally, noting the former Government adopted the NPPF wanting over-supply to be included, the below sets out a 5YHLS measurement were the current over-supply (2,271 homes) averaged across the remaining plan period (13 years) and then multiplied by five-years worth (874); netted off the current five-year requirement (2,675 homes). In this scenario, the Council would be able to demonstrate a supply of 15.53 years.

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

Five-Year Requirement (accounting for oversupply)	1,801
Total Supply	5,594
Years Supply	15.53 Years
Surplus/Deficit	+3,793 homes

Source: Mid Suffolk District Council/Lichfields Analysis

Appendix 1 Category A and B Proformas

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

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

Purpose of this proforma:

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

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

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

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

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
XX	XX	XX	XX	XX	XX

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March

2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

[INSERT]

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

[INSERT]

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

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY B SITES

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

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2023) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

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

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

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

[INSERT]

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

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
XX	XX	XX	XX	XX	XX

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2029 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 and/or is securing funding from a Registered Provider likely to amend the rate of delivery?

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

- c. Is the site available for development now?

[INSERT]

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

[INSERT]

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

[INSERT]

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

- f. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

[INSERT]

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

[INSERT]

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

Appendix 2 Lead in Time Analysis (Babergh & Mid-Suffolk)

Local Lead-in Time Analysis - 2024

The following provides a review of past lead-in times considering 71 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.

Local analysis: sites 100-499 units

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

PP Ref.	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/20/03704/RES (1832/17/OUT)	Mid Suffolk	315	OUT	12/05/2017	19/02/2021	27/07/2022	5.2	1.4
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/20/04067/RES (M/3563/15/OUT)	Mid Suffolk	280	OUT	30/10/2015	12/04/2022	16/06/2023	7.6	1.2
DC/19/05419/FUL	Babergh	273	FULL	22/11/2019	16/11/2022	12/04/2023	3.4	0.4
DC/18/03547/RES (M /4963/16/OUT)	Mid Suffolk	250	OUT	05/01/2017	18/06/2019	17/08/2020	3.6	1.2
DC/21/01220/RES (DC/18/00233/OUT)	Mid Suffolk	190	OUT	18/01/2018	09/12/2021	17/05/2023	5.3	1.4
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
DC/21/02319/RES (DC/18/00606/OUT)	Babergh	150	OUT	12/02/2018	16/11/2021	02/09/2022	4.6	0.8
DC/21/06966/RES (DC/20/01110/OUT)	Mid Suffolk	146	OUT	09/07/2020	03/05/2022	06/07/2022	2.0	0.2
B /15/00993/FUL	Babergh	145	FULL	04/08/2015	29/08/2018	25/11/2019	4.3	1.2
DC/20/04723/FUL	Mid Suffolk	141	FULL	15/10/2020	04/08/2021	18/05/2022	1.6	0.8
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/19/05196/RES (M /1636/16/OUT)	Mid Suffolk	120	OUT	02/04/2016	16/04/2020	13/08/2021	5.4	1.3
DC/21/05669/RES (DC/19/01401/OUT)	Mid Suffolk	115	OUT	22/03/2019	26/05/2022	26/02/2024	4.9	1.8
DC/19/02495/RES (0210/17)	Mid Suffolk	106	OUT	08/02/2017	09/07/2020	01/06/2022	5.3	1.9
DC/19/02877/RES (DC/17/06318/OUT)	Babergh	100	OUT	23/12/2017	23/07/2020	10/08/2022	4.6	2.0
DC/19/03126/FUL	Babergh	100	FULL	04/07/2019	30/07/2020	29/04/2021	1.8	0.7
B /15/00993/FUL	Babergh	145	FULL	04/08/2015	29/08/2018	25/11/2019	4.3	1.2
DC/20/04723/FUL	Mid Suffolk	141	FULL	15/10/2020	04/08/2021	18/05/2022	1.6	0.8
Average							4.1	1.2
Median							4.2	1.2

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

Local analysis: sites less than 100 units

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

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
B /17/00122/FUL	Babergh	97	FULL	31/01/2017	30/10/2017	31/03/2019	2.2	1.4

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/19/01602/RES (M /5070/16/OUT)	Mid Suffolk	87	OUT	23/12/2016	16/10/2019	24/04/2023	6.3	3.5
DC/22/01615/RES (DC/18/02146/OUT)	Mid Suffolk	86	OUT	12/05/2018	05/08/2022	13/04/2023	4.9	0.7
DC/19/05317/RES (5024/16/OUT)	Mid Suffolk	85	OUT	18/01/2017	28/05/2020	22/08/2022	5.6	2.2
DC/21/03292/FUL	Mid Suffolk	85	FULL	11/06/2021	31/03/2022	19/06/2023	2.0	1.2
DC/21/01930/RES (DC/17/05423/OUT)	Mid Suffolk	81	OUT	28/10/2017	20/08/2021	01/06/2022	4.6	0.8
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/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/20/00701/RES (DC/18/00706/OUT)	Babergh	75	OUT	27/02/2018	29/09/2020	10/12/2021	3.8	1.2
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/20/03098/RES (DC/17/02760/OUT)	Mid Suffolk	69	OUT	09/10/2017	25/11/2021	03/11/2023	6.1	1.9
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/21/04779/RES (DC/19/00646/OUT)	Mid Suffolk	65	OUT	15/02/2019	30/09/2022	07/12/2022	3.8	0.2
DC/21/04359/RES (DC/19/01973)	Babergh	65	OUT	24/04/2019	05/05/2022	15/09/2023	4.4	1.4
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/20/05917/RES (DC/19/00022/OUT)	Mid Suffolk	60	OUT	04/01/2019	19/07/2021	18/05/2023	4.4	1.8
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/21/02982/FUL	Mid Suffolk	54	FULL	21/05/2021	15/11/2022	16/01/2024	2.7	1.2
DC/21/02617/RES (DC/19/02312/OUT)	Mid Suffolk	49	OUT	14/05/2019	13/12/2021	18/11/2022	3.5	0.9
DC/18/02289/OFD	Babergh	47	FULL	22/05/2018	01/07/2018	31/03/2022	3.9	3.8
DC/19/02299/FUL	Mid Suffolk	46	FULL	17/04/2019	24/03/2022	04/03/2024	4.9	1.9
DC/22/01754/FUL	Babergh	44	FULL	02/04/2022	28/10/2022	13/10/2023	1.5	1.0
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/22/02924/RES (DC/18/05621/OUT)	Mid Suffolk	43	OUT	13/02/2019	23/12/2022	13/03/2023	4.1	0.2
DC/18/03114/FUL	Mid Suffolk	42	FULL	12/07/2018	22/04/2020	06/08/2021	3.1	1.3

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
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/19/01708/FUL	Babergh	34	FULL	11/04/2019	21/04/2020	01/04/2021	2.0	0.9
DC/20/04785/RES (DC/18/02577/OUT)	Mid Suffolk	33	OUT	06/06/2018	09/07/2021	24/08/2022	4.2	1.1
DC/21/02296/RES (DC/19/04755/OUT)	Babergh	28	OUT	27/11/2019	09/11/2021	18/01/2024	4.1	2.2
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/19/03840/RES (DC/18/00229/OUT)	Mid Suffolk	22	OUT	23/01/2018	29/09/2020	28/10/2021	3.8	1.1
DC/18/04812/FUL	Babergh	21	FULL	05/11/2018	18/11/2019	12/08/2020	1.8	0.7
DC/20/02614/RES (DC/19/01356/OUT)	Mid Suffolk	21	OUT	19/03/2019	10/12/2020	16/05/2022	3.2	1.4
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/18/05177/FUL	Babergh	15	FULL	03/12/2018	03/09/2020	22/09/2023	4.8	3.1
DC/18/05613/FUL	Babergh	14	FULL	27/12/2018	25/09/2020	24/09/2023	4.7	3.0
DC/21/01000/RES (DC/17/02111/OUT)	Babergh	14	OUT	05/09/2017	16/07/2021	30/09/2022	5.1	1.2
DC/19/04128/FUL	Mid Suffolk	14	FULL	13/09/2019	11/03/2021	22/02/2022	2.4	1.0
DC/20/01820/FUL	Mid Suffolk	12	FULL	12/06/2020	14/09/2021	11/04/2023	2.8	1.6
M /2480/16/FUL	Mid Suffolk	12	FULL	01/07/2016	12/05/2017	22/06/2021	5.0	4.1
DC/21/04039/RES (DC/19/04439/OUT)	Mid Suffolk	11	OUT	24/09/2019	15/12/2021	29/08/2023	3.9	1.7
Average							3.6	1.5
Median							3.8	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	3.6 years	3.8 years	1.5 years	1.2 years	20
100-499 dwellings	4.1 years	4.2 years	1.2 years	1.2 years	51

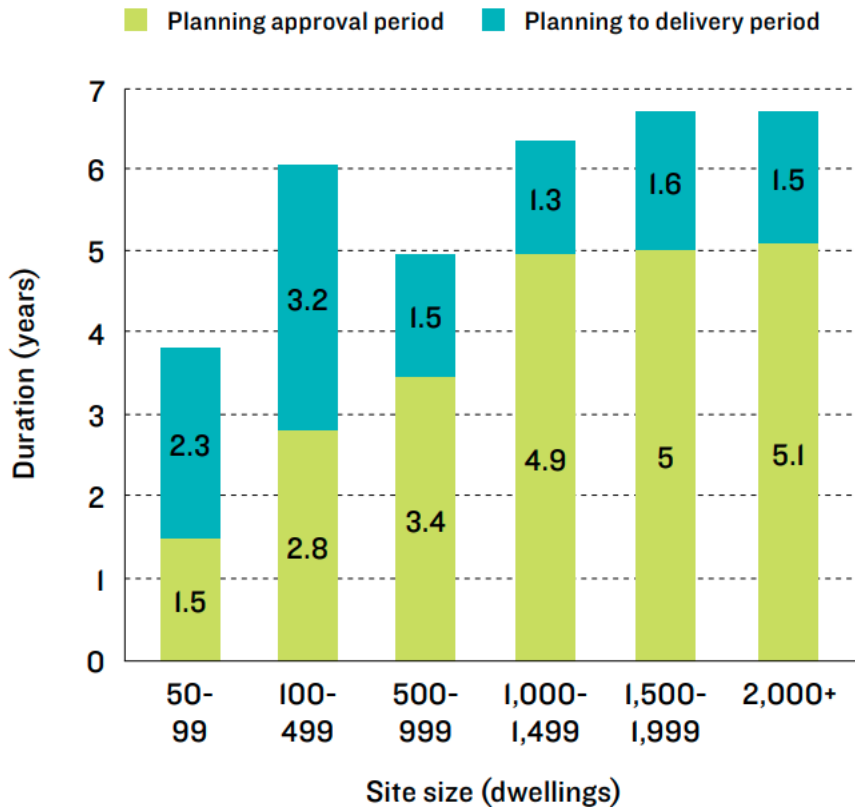
Source: Babergh District Council/Mid-Suffolk District Council/Lichfields Analysis

National Lead-in Time Evidence: Start to Finish (3rd Edition)

‘Start to Finish’ (3rd Edition) is a report published by Lichfields in March 2024 and updated in September 2024. 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 (3rd Edition) -Average (median) timeframes from validation of first application to completion of the first dwelling



Source: Lichfields 2024

Comparing the local data with the national data in ‘Start to Finish,’ it would appear that larger sites in the districts have lead-in times that are different; however, for smaller sites it is the same. In respect of sites under 100 dwellings (or in the case of Start to Finish 50-99) the median lead-in times are identical. For sites 100 to 499 in size, the local evidence suggests a shorter lead in time of 4.2 years compared to 6.0 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 179 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 3 Build-Out Rate Analysis (Babergh & Mid-Suffolk)

Local Build Rate Analysis - 2024

The previous analysis calculated build rates from the point of commencement to the date of the last known completion.

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 into 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	15%
DC/18/03547/RES	Mid Suffolk	RES	248	116	1.60	72	29%
DC/18/01679/RES	Mid Suffolk	RES	240	185	2.43	76	32%
DC/18/03111/RES	Mid Suffolk	RES	175	113	2.00	57	32%
DC/18/01376/RES	Mid Suffolk	RES	175	34	0.43	78	45%
DC/19/04650/RES	Babergh	RES	130	52	1.03	50	39%
DC/21/02564/RES	Mid Suffolk	RES	120	22	0.62	36	30%
DC/19/05196/RES	Mid Suffolk	RES	115	18	0.51	35	31%
Average						56	32%
Median						53	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	34%
B /16/00777/FUL	Babergh	FUL	71	71	3.00	24	33%
DC/18/00097/RES	Mid Suffolk	RES	66	66	1.36	49	74%
B /16/00760/FUL	Babergh	FUL	64	64	2.64	24	38%
B /16/01192/FUL	Babergh	FUL	55	55	1.43	38	70%
DC/19/01947/FUL	Mid Suffolk	FUL	53	53	1.95	27	51%
Average						31	50%
Median						26	45%

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/19/02020/RES	Babergh	RES	10	10	0.24	42	419%
B /17/01014/RES	Babergh	RES	10	10	0.33	31	308%
DC/17/06170/RES	Babergh	RES	10	10	0.35	28	283%
DC/17/06283/RES	Mid Suffolk	RES	10	10	0.65	15	153%
DC/17/06283/RES	Mid Suffolk	RES	10	10	0.65	15	153%
DC/19/04998/FUL	Mid Suffolk	FUL	11	10	1.01	10	90%
DC/19/04128/FUL	Babergh	FUL	14	14	1.42	10	70%
DC/19/01463/RES	Babergh	RES	17	17	0.33	51	303%
DC/18/04812/FUL	Babergh	FUL	21	21	1.00	21	100%
DC/20/02614/RES	Mid Suffolk	RES	21	21	1.73	12	58%
DC/19/03840/RES	Mid Suffolk	FUL	22	16	0.36	45	203%
DC/17/04024/FUL	Babergh	FUL	24	24	0.44	54	226%
DC/17/06289/FUL	Babergh	FUL	24	24	1.70	14	59%
DC/17/06289/FUL	Babergh	FUL	24	24	1.70	3	10%
DC/19/03185/RES	Babergh	FUL	25	23	1.24	18	74%
DC/19/03729/RES	Mid Suffolk	RES	28	28	0.90	31	111%
M /4714/16/FUL	Mid Suffolk	FUL	28	28	1.02	27	98%
DC/19/01708/FUL	Babergh	FUL	34	23	0.98	24	69%
Average						26	150%
Median						24	100%

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

Summary of Local Findings

Local Build Rate Analysis Summary

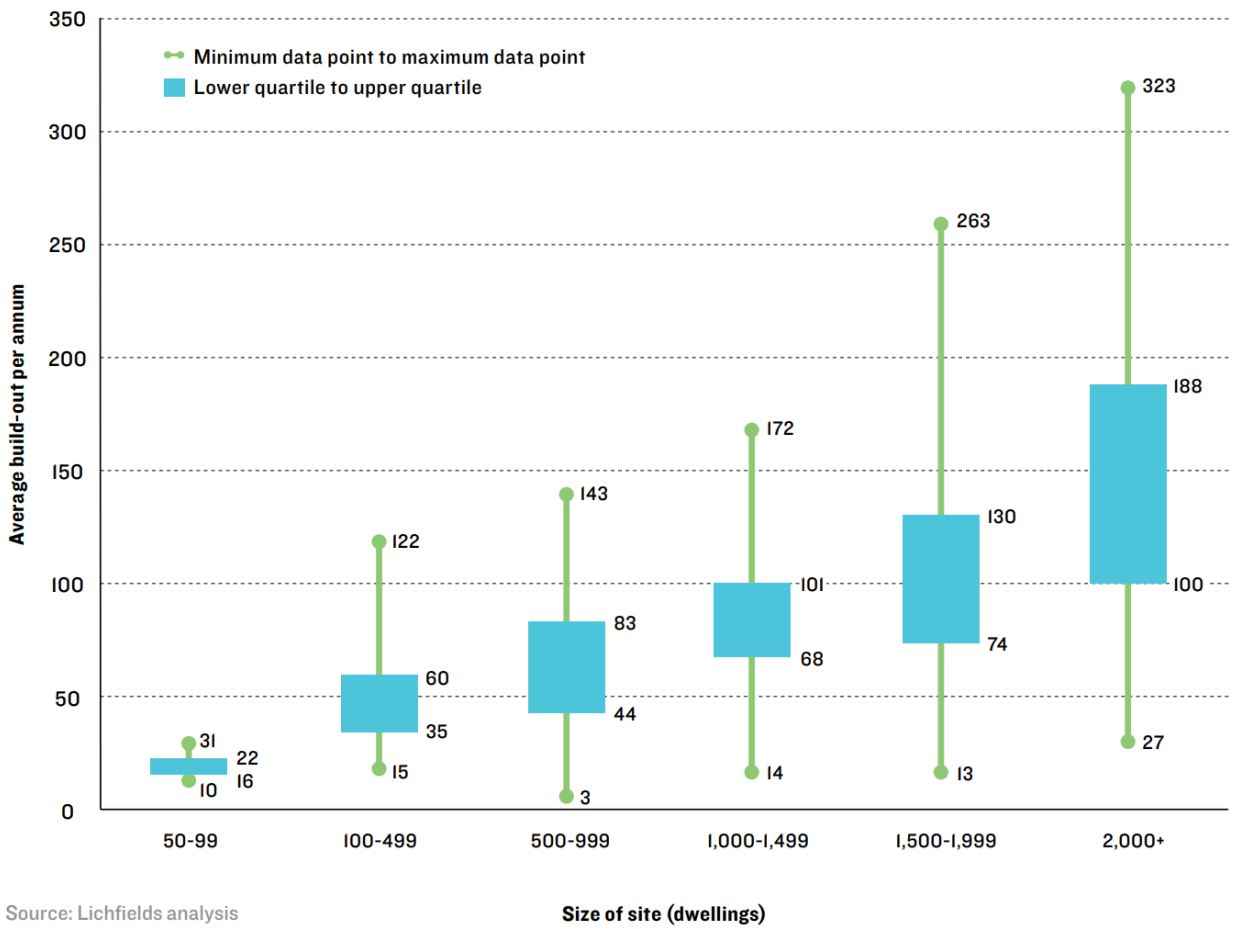
Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	26 dpa	24 dpa	18
50-99 dwellings	31 dpa	26 dpa	7
100-499 dwellings	56 dpa	53 dpa	10

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

National Lead-in Time Evidence: Start to Finish (3rd Edition)

'Start to Finish' (3rd Edition) is a report published by Lichfields in March 2024 and updated in September 2024. It reviews the factors affecting the build-out rates of large sites including the lead-in times. The graph below details the average build rates for varying site sizes. The graph shows the variation across the Start to Finish data; including the minimum, lower quartile, median, upper quartile and maximum build rates by site size.

Start to Finish (3rd Edition) - National Build Rate Analysis: Data variation including minimum, lower quartile, upper quartile and maximum build-out rates by size of site (dpa)



Source: Lichfields analysis

Source: Lichfields 2024

Assessing the local data alongside the national data in ‘Start to Finish’, it would appear that sites in the districts deliver at slightly higher rates for sites of 50-99 and 100-499 dwellings. In lieu of local data, ‘Start to Finish’ provides robust average build rates for larger sites.

Appendix 4 Proforma Returns

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Land off Bury Road the Street Woolpit</i></p>
<p>Developer/Site Promoter:</p> <p><i>Tilia</i></p>

Purpose of this proforma:

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

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

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

- **Outline Planning Permission reference: DC/18/04247**
- **Reserved Matters reference: DC/20/01036**

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
0	42	50	16	0	108

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+

(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council’s emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

N/A

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:

N/A

Signed on behalf of <i>Tilia Homes</i>	
Name	Arthur Brenton
Position	Land Director
Date	15 th November 2024

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

Site Address: Land off Bury Road The Street Woolpit
Developer/Site Promoter: Hopkins/Tilia

Purpose of this proforma:

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

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

- Outline Planning Permission reference: DC/18/04247
- Reserved Matters reference: DC/20/01036

300 dwellings (HH192/ Tilia 108)

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
44	57	46	45	-	192

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
-	-	-	-	-	-	-	-	-

(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

Plot release for built will be subject to sales completion rates, limiting stock plots. This proforma has been completed for the HH phase only. Aim for HH development phase fully completed yr 27/28.

Assume Tilia will be approached for their delivery information.

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:

Signed on behalf of [insert name of developer/site promoter]	Hopkins Homes Ltd
Name	Sharon Levell
Position	Planning Coordinator
Date	13/11/204

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

Site Address: Land to south of Union Road Onehouse
Developer/Site Promoter: Hopkins

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):**
 - **Full Planning Permission reference: 4455/16** (300 dwellings)
2. Please provide the delivery intentions and anticipated start and build-out rates (from 1st April to 31st March of each year):

24/25	25/26	26/27	27/28	28/29	5-year period delivery
35	45	25	-	-	105

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
-	-	-	-	-	-	-	-	-

(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

Plot release for built will be subject to sales completion rates, limiting stock plots. Aim for development fully completed yr 26/27.

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:

Signed on behalf of [insert name of developer/site promoter]	Hopkins Homes Limited
Name	Sharon Levell
Position	Planning Co-ordinator
Date	13/11/2024

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

Site Address: Land south of Fitzgerald Road Bramford
Developer/Site Promoter: Hopkins Homes

Purpose of this proforma:

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

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

- **Outline Planning Permission reference: DC/19/01401**
- **Reserved Matters reference: DC/21/05669** (115 dwellings)

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
45	55	-	-	-	100

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
-	-	-	-	-	-	-	-	-

(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

Plot release for built will be subject to sales completion rates, limiting stock plots. Aim for development fully completed yr 25/26.

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:

Signed on behalf of [insert name of developer/site promoter]	Hopkins Homes Ltd
Name	Sharon Levell
Position	Planning Coordinator
Date	13/11/2024

**Mid-Suffolk & Babergh District Councils: Site Deliverability
Proforma / Site Questions (2024) – CATEGORY B SITES****Site Address:**

Phase 1 at Norton Road, Thurston

Developer/Site Promoter:

Linden

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 (2023) 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: Thurston Neighbourhood Plan – 5070/16
- Outline Planning Permission reference: 5070/16
- Reserved Matters reference: DC/19/01602
- Full Planning Permission reference: N/A
- Brownfield Register reference: N/A
- Permission in Principle reference: N/A
- No Planning Status/Other (please explain): N/A

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

Outline planning permission and RM approved.

(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?

All planning conditions relevant to Phase 1 have been discharged.

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

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

Linden

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

Linden has an excellent track record in delivering in the local market and is build complete on Phase 1 at Norton Road, Thurtson.

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

N/A

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
N/A – site build complete.					

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2029 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:

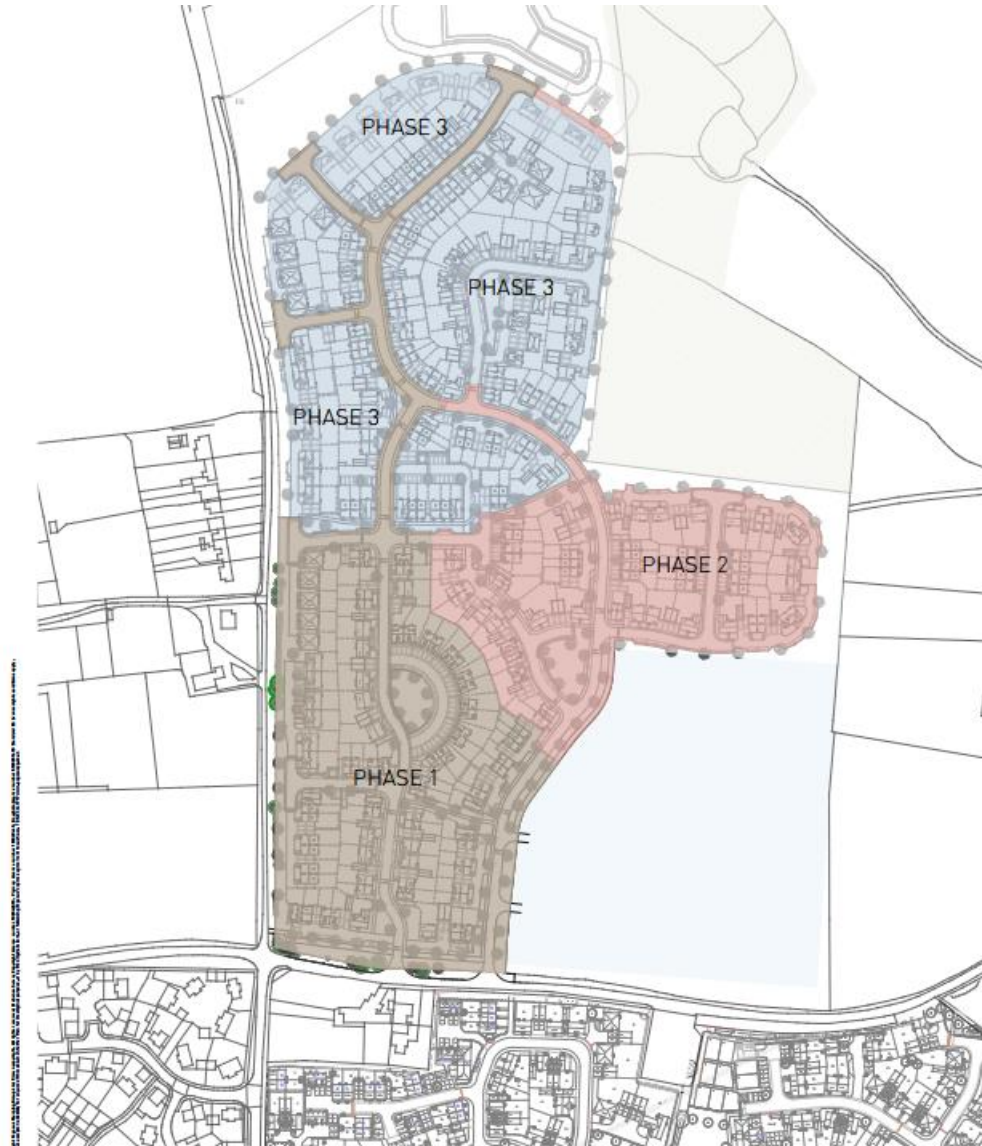
- a. When will construction on site likely begin (i.e. opening up works, not when the first house is delivered)?

Site build complete.

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

Site build complete.

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



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

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

One

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected and/or is securing funding from a Registered Provider likely to amend the rate of delivery?

35%. RP selected and affordable housing delivered.

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

Site build complete June 2022.

- 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.

Site build complete June 2022.

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

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

Yes, S106 completed and planning permission issued by LPA.

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

Yes.

- c. Is the site available for development now?

Site developed.

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

No.

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

None.

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

- f. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

None, site build complete.

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

None, site build complete.

Signed on behalf of	Linden
Name	Robert Phillips
Position	Senior Planning Manager
Date	15/11/2024

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

Site Address: <i>Phase 2 at Norton Road, Thurston</i>
Developer/Site Promoter: <i>Linden</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: Thurston Neighbourhood Plan – 5070/16
- Outline Planning Permission reference: 5070/16
- Reserved Matters reference: *DC/20/01249*
- Full Planning Permission reference: *N/A*
- Brownfield Register reference: *N/A*
- Permission in Principle reference: *N/A*
- No Planning Status/Other (please explain): *N/A*

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
18	N/A	N/A	N/A	N/A	N/A

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council's emerging local plan trajectory)

3. **What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March**

2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

None, site forecast to be build complete January 2025.

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:

These are actual completions at the site.

Signed on behalf of	Linden
Name	Robert Phillips
Position	Senior Planning Manager
Date	15/11/2024

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

Site Address: <i>Phase 3 at Norton Road, Thurston</i>
Developer/Site Promoter: <i>Linden</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: Thurston Neighbourhood Plan – 5070/16
- Outline Planning Permission reference: *N/A*
- Reserved Matters reference: *N/A*
- Full Planning Permission reference: *Phase 3 DC/20/01716*
- Brownfield Register reference: *N/A*
- Permission in Principle reference: *N/A*
- No Planning Status/Other (please explain): *N/A*

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
0	76	36	N/A	N/A	N/A

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March

2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

We are working with our partners to deliver this site and do not see any current issues with the projected housing delivery on this site at this stage.

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 earlier phases at Norton Road have delivered well in this desirable location at a well-served village. We are working with our partners on this site to ensure the anticipated delivery rates.

Signed on behalf of	Linden
Name	Robert Phillips
Position	Senior Planning Manager
Date	15/11/2024

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

Site Address: <i>Thorney Green Road, Stowupland</i>
Developer/Site Promoter: <i>Linden</i>

Purpose of this proforma:

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

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

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

- Allocation reference: *N/A*
- Outline Planning Permission reference: *5024/16 and 0195/16 (PINS Ref APP/W3520/W/173184908&APP/W3520/W/173184909)*
- Reserved Matters reference: *DC/19/05316 & DC/19/05317*
- Full Planning Permission reference: *N/A*
- Brownfield Register reference: *N/A*
- Permission in Principle reference: *N/A*
- No Planning Status/Other (please explain): *N/A*

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
10					

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+

(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

None, site build complete.

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:

House building at the site was complete at the end of October 2024.

Signed on behalf of	Linden
Name	Robert Phillips
Position	Senior Planning Manager
Date	15/11/2024

**Mid-Suffolk & Babergh District Councils: Site Deliverability
Proforma / Site Questions (2024) – CATEGORY B SITES**

Site Address: Land East of Ixworth Road, Thurston
Developer/Site Promoter: Barratt David Wilson Homes (Anglia)

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 (2023) 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?

A Reserved Matters application for 210 homes was submitted on the 7th October and validated 10th October 2025 (ref.DC/24/04451). Pre-app ref. DC/24/03068.

(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?

Several conditions were required to be submitted concurrently with the reserved matters. Pre-commencement conditions are anticipated to be submitted shortly after grant of consent, which is currently anticipated for Feb 2025.

(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:

Barratt David Wilson Homes

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

Numerous sites across Suffolk including Constable Gardens (East Bergholt), Henley Gate (Ipswich), Abbots Green (Woolpit). All sites have sold (or are selling) extremely well.

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

N/A

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
0	30	90	72	18	XX

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2029 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)?

April/May 2025

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

Oct/Nov 2025

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

N/A

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

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

Two – David Wilson Homes and Barratt Homes

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected and/or is securing funding from a Registered Provider likely to amend the rate of delivery?

74 Affordable Homes (35%) to be delivered in line with the S106 trigger requirements. A registered provider has not yet been selected.

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

Barratt David Wilson Homes are the nation's largest housebuilder and have sold well in the local area historically. We have considered the market and competition in the area and are confident of delivering in line with the anticipated build-out rates.

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

N/A

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

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

Yes – agreed as part of the Outline consent.

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

Viable as approved.

- c. Is the site available for development now?

Yes.

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

No. A PROW is located along the southern boundary which may require a slight realignment but this is outside of the development footprint and will therefore not affect commencement. Barratt David Wilson Homes own the whole site.

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

N/A

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

- f. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

None. The anticipated trajectory outlined above takes into account prevailing market conditions.

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

Delays to reserved matters planning approval:

Barratt David Wilson Homes are signed up to a Planning Performance Agreement with the LPA and are committed to working collaboratively and positively to resolve any associated issues. The planning submission follows pre-application engagement and extensive consultation and the submission addresses comments received during pre-app discussions.

Signed on behalf of	Barratt David Wilson Homes (Anglia)
Name	Kian Saedi
Position	Planning Manager
Date	11.11.2024

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2024) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Land to the south of Eye Airfield and north of Castleton Way, Eye,</i></p>
<p>Developer/Site Promoter:</p> <p><i>Persimmon Homes</i></p>

Purpose of this proforma:

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

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

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

- Allocation reference: Land south of Eye Airfield
- Outline Planning Permission reference: 3563/15
- Reserved Matters reference: DC/21/00609
- Full Planning Permission reference: N/A
- Brownfield Register reference: N/A
- Permission in Principle reference: N/A
- No Planning Status/Other (please explain): N/A

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
54	44	7	0	0	105 (Relates to Phase 1)

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+


(please also provide the expected delivery beyond 1st April 2029 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

Our delivery figures reflect current market conditions and are as accurate as they can be. Our forecasts are amended if there is a change in the market.

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:

Our numbers consider the market, which we continue to monitor.

Signed on behalf of 	Persimmon Homes
Name	Stuart McAdam
Position	Head of Planning
Date	29 th November 2024

**Mid-Suffolk & Babergh District Councils: Site Deliverability
Proforma / Site Questions (2024) – CATEGORY B SITES**

Site Address: Land south of Old Stowmarket Road Woolpit
Developer/Site Promoter: Minster Property Group

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to 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 (2023) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

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

- **Outline Planning Permission reference: DC/19/02656**
- **Reserved Matters reference: DC/23/05380 - PENDING**

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?

We are progressing the S106 variation. Until we receive the RM Grant, nothing further can be progressed.

(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?

We have undertaken ground investigations and site surveys, but until we have received the RM Approval and Conditions, nothing further can be progressed.

(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:
Orbit & Orbit Homes**

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

Orbit Homes have a proven track record of building and selling of affordable tenures that are proposed on this scheme. There are 2no. Orbit sites in the vicinity and located in Elmswell which have been successful.

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

N/A

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
XX	5	10	10	15	XX

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2029 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)?

Summer 2025

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

Spring 2026

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

N/A

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

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

N/A

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 and/or is securing funding from a Registered Provider likely to amend the rate of delivery?

This site is fully affordable. Orbit is a Registered Provider who has secured funding.

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

We have allowed a realistic programme of delivery, where improvements might be able to be found upon receiving the RM Approval.

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

N/A

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

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

Ongoing

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

Yes it is viable

c. Is the site available for development now?

No, not until the S106 variation and RM Approval has been received.

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

No

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

N/A

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

f. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2024 to the 31st March 2029? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

As fully affordable scheme with already secured grant funding from Homes England, being delivered by Orbit a registered provider the risks are low. This is further aided by the tenure split on the site.

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

N/A

Signed on behalf of <i>Orbit Group Ltd</i>	
Name Rebecca Williams	
Position New Site Technical Manager	
Date 20/11/2024	

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Mid Suffolk District Council 5YHLS	
Calculation of Requirement	
Basic Requirement (LP Based)	535
Shortfall	0
Buffer	0%
Five-Year Requirement	2,675
Supply	
Cat A (Commenced)	4,019
Cat A (Not Commenced)	916
Cat B	519
Windfall	140
Total Supply	5,594
Years Supply	10.46
Surplus / Deficit	2,919

Scenario Testing	
Scenario Test 1 (5% Buffer)	
Basic Requirement (LP Based)	535
Shortfall	0
Buffer	5%
Five-Year Requirement	2,809
Total Supply	5,594
Years Supply	9.96
Surplus / Deficit	2,785

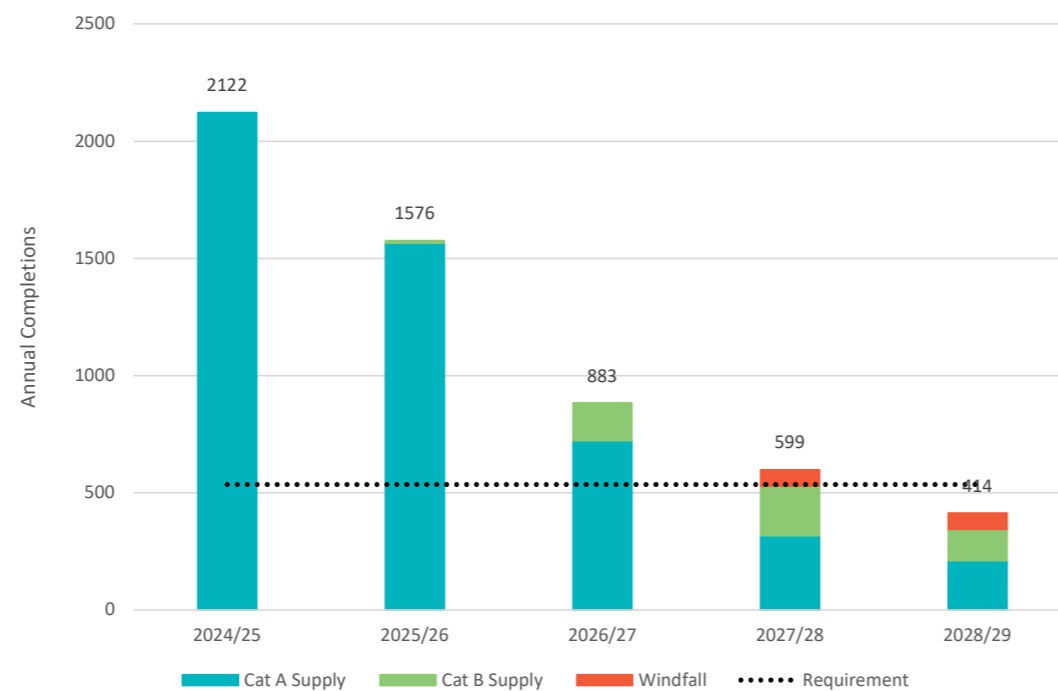
Scenario Test 2 (20% Buffer)	
Basic Requirement (LP Based)	535
Shortfall	0
Buffer	20%
Five-Year Requirement	3,210
Total Supply	5,594
Years Supply	8.71
Surplus / Deficit	2,384

Scenario Test 3 (5% SS Lapse)	
5% SS Lapse (Supply)	5,726
Years Supply	10.70
Surplus/Shortfall	3,051
10% SS Lapse (Supply)	5,699
Years Supply	10.65
Surplus/Shortfall	3,024
20% SS Lapse (Supply)	5,645
Years Supply	10.55
Surplus/Shortfall	2,970

Scenario Test 4 (Oversupply)	
Basic Requirement (LP Based)	535
Oversupply (Averaged across Plan Period *5)	874
Buffer	0%
Five-Year Requirement	1,801
Total Supply	5,594
Years Supply	15.53
Surplus / Deficit	3,793

Supply Breakdown						
Category A Commenced						
Year	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Major: Full Planning permission	463	317	162	71	53	1,066
Major: Reserved Matters	1,191	742	347	161	132	2,573
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	238	0	0	0	0	238
Non-Major: Reserved Matters consent	110	0	0	0	0	110
Non-Major: Permitted Development	32	0	0	0	0	32
Total	2,034	1,059	509	232	185	4,019
Category A Not Commenced						
Year	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Major: Full Planning permission	10	70	66	31	0	177
Major: Reserved Matters	78	138	65	53	25	359
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	0	188	0	0	0	188
Non-Major: Reserved Matters consent	0	49	0	0	0	49
Non-Major: Outline consent	0	0	82	0	0	82
Non-Major: Permitted Development	0	61	0	0	0	61
Total	88	506	213	84	25	916
Category B						
Year	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Outline	0	11	161	213	134	519
S106	0	0	0	0	0	0
Total	0	11	161	213	134	519
Windfall Allowance						
Year	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Total	0	0	0	70	70	140
Total Supply						
Year	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Total	2,122	1,576	883	599	414	5,594

Key	
Red figures in completions	Council have applied lead-in time and delivery rates.
Orange sites	Multi-phase sites (may be across different Categories)



Category A: Commenced

PP Reference	Development Status	Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding Dwellings	Not Started	Commenced	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total	Council's Assessment of Deliverability	Conclusion	Proforma Issued	Proforma Return?
Major: Full Planning permission																		
M/4455/16/FUL	FUL	Onehouse	Land To The South of Union Road Onehouse IP14 3EH	17/08/2018	300	177	175	2	53	53	53	18		177	The site is delivering homes and median build rates have been applied. One developer (Hopkins Homes) has submitted a proforma return. The developer has different figures regarding net completions remaining. As set out in the Council's supporting 5YHLS report, the Council has decided to use its own figures based on site visits and building control records as of 1st April 2024.	Deliverable	Yes	MSDC02
M/3153/14/FUL	FUL	Needham Market	Needham Chalks Ltd, Ipswich Rd	14/12/2015	264	66	59	7	53	13				66	The site is delivering homes and median build rates have been applied.	Deliverable	No	
DC/21/03287/FUL	FUL	Stowmarket	Land North West Of Stowupland Road Stowmarket Suffolk IP14 5AN	28/04/2023	258	258	257	1	26	53	53	53	53	238	Median Lead-in time and delivery rates applied. Assumed first completions from Sep 24 onwards.	Deliverable	Yes	No
DC/20/04723/FUL	FUL	Stowmarket	Site 3C And 3D Land South Of Gun Cotton Way Stowmarket Suffolk	04/08/2021	141	77	77	0	53	24				77	The site is delivering homes. Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	Yes	No
DC/17/02232/FUL	FUL	Thurston	Land On The West Side Of Barton Road Thurston Suffolk	05/07/2018	129	39	38	1	39					39	The site is delivering homes. Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No	
DC/18/05104/FUL	FUL	Needham Market	Former MSDC Offices & Associated Land 1 31 High Street Needham Market IP6 8DL	10/10/2019	94	61	61	0	26	26	9			61	The site is delivering homes. Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No	
DC/19/01482/FUL	FUL	Stowmarket	Land to the East and West of Prenice Road, Stowmarket	25/09/2020	93	93	0	0		55	38			93	Full planning permission granted 25/09/20. Multiple conditions discharged to date confirming technical commencement on site has occurred. Assumed completions from 2025/26.	Deliverable	No	
DC/21/03292/FUL	FUL	Bacton	Land South Of Birch Avenue Bacton Suffolk IP14 4NT	31/03/2022	85	60	59	1	26	26	8			60	The site is delivering homes. Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No	
DC/21/02982/FUL	FUL	Debenham	Land East Of Aspell Road Debenham Suffolk IP14 6QA	15/11/2022	54	35	34	1	26	9				35	The site is delivering homes. Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No	
DC/22/04243/FUL	FUL	Thurston	Land At, Thurston Granary, Station Hill, Thurston, IP31 3QU	12/09/2022	53	53	0	53	26	26	1			53	Relates to an older permission that has been part implemented. NMA and S73 approved.		No	
DC/19/02299/FUL	FUL	Stonham Aspal	Land South Of The Street Stonham Aspal Suffolk IP14 6AN	24/03/2022	46	46	45	1	26	20				46	Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No	
DC/18/03114/FUL	FUL	Somersham	Land South West Of Main Road Somersham Suffolk	22/04/2020	42	10	6	4	10					10	The site is delivering homes. Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No	
DC/19/02484/FUL	FUL	Stowmarket	Stowmarket Middle School Walnut Tree Walk Stowmarket IP14 1JP	26/08/2020	38	38	3	35	26	12				38	Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No	
DC/20/01537/FUL	FUL	Eye	Former Paddock House Care Home Wellington Road Eye Suffolk IP23 7BE	30/07/2020	16	16	15	1	16					16	Is this coming forward? Unclear. Appears to be a Council owned site and there has been a delay in it coming forward?		No	
DC/17/06190/FUL	FUL	Finningham	Green Farm Wickham Road Finningham Stowmarket Suffolk IP14 4HT	11/12/2019	14	14	13	1	14					14	Is this coming forward? Unclear.		No	
DC/17/04849/FUL	FUL	Badwell Ash	Land At The Broadway Back Lane Badwell Ash IP31 3DR	25/05/2018	13	13	12	1	13					13	Is this coming forward? Unclear.		No	

DC/19/00156/FUL	FUL	Laxfield	Land To The East Of Mill Road Laxfield Suffolk	18/10/2019	13	9	7	2	9						9	The site is delivering homes. Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No						
M/3756/12/FUL	FUL	Stowmarket	19-21 Violet Hill Road Stowmarket	14/01/2014	13	13	0	13	13						13	Originally granted permission on appeal in 2014. Unclear whether this is coming forward?		No						
DC/20/01820/FUL	FUL	Fressingfield	Land South West Of School Lane Fressingfield Suffolk	14/09/2021	12	5	0	5	5						5	The site is delivering homes. Various applications to amend permission and discharge conditions. Median build rates applied.	Deliverable	No						
M/2480/16/FUL	FUL	Wortham	Land south of Bury Road Wortham IP22 1PW	12/05/2017	12	3	0	3	3						3	The site is delivering homes. Median build rates applied.		No						
															463	317	162	71	53	1066				
Major: Reserved Matters																								
DC/21/01132/RES	RES	Woolpit	Land Off Bury Road The Street Woolpit IP30 9SA	21/01/2022	300	300	299	1	53	53	53	53	53	265	Median build rates applied. RM for all 300 homes granted at outline. Proformas submitted by Hopkins and Tilia Homes (two brands under a single joined developer). Applied median rates.	Deliverable	Yes	MSDC01a & MSDC01b						
DC/22/03231/RES	RES	Barham	Land North West Of Church Lane Barham Suffolk	20/03/2023	269	269	268	1	36	53	53	53	53	212	Median lead-in times and build rates applied. RM for all 269 homes granted at outline. Assumed completions starting from August 24 onwards.	Deliverable	Yes	No						
DC/18/01679/RES	RES	Elmswell	Land adjacent to Wetherden Road Elmswell IP10 9DG	25/10/2018	240	21	18	3	21					21	The site is delivering homes. Median build rates applied.	Deliverable	No							
DC/18/03111/RES	RES	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket PHASE 2A	02/11/2018	174	32	32	0	32					32	The site is delivering homes. Median build rates applied.	Deliverable	Yes	No						
DC/21/06052/RES	RES	Stowmarket	CHILTON LEYS Northfield View Phase 2C Land To The West Of Chilton Fields Fuller Way Stowmarket IP14 1UH	23/09/2022	234	206	206	0	21	53	53	53	26	206	The site is delivering homes. Median build rates applied. Assumed Phase 2a (above) will delvier first and then remaining development built out.	Deliverable	Yes	No						
DC/20/03704/RES	RES	Whitton	Land West Of Old Norwich Road Whitton Ipswich IP1 6LQ	19/02/2021	190	104	102	2	53	51				104	The site is delivering homes. Median build rates applied.	Deliverable	No							
DC/21/01220/RES	RES	Bramford	Land East Of The Street And Loraine Way Bramford Ipswich IP8 4NS	09/12/2021	190	149	136	13	53	53	43			149	The site is delivering homes. Median build rates applied.	Deliverable	No							
M/3918/15/RES	RES	Elmswell	Former Grampian/Harris Factory St. Edmund Drive	02/06/2016	184	43	38	5	43					43	The site is delivering homes. Median build rates applied.	Deliverable	No							
DC/18/01376/RES	RES	Thurston	Land to the south of Norton Road Thurston	12/10/2018	175	105	72	33	53	52				105	The site is delivering homes. Median build rates applied.	Deliverable	No							
DC/21/06966/RES	RES	Onehouse	Land To The South Of Union Road Onehouse Suffolk	03/05/2022	146	123	122	1	53	53	17			123	The site is delivering homes. Median build rates applied.	Deliverable	Yes	No						
DC/20/04067/RES	RES	Eye	Land At Eye Airfield Castleton Way Eye Suffolk	12/04/2022	15	7	4	3	7					7	Part of wider development at Eye airfield for 280 homes. The site is delivering. Median build rates applied.	Deliverable	Yes	MSDC07 (Phase 1 only)						
DC/21/00609/RES	RES	Eye	Land To The South Of Eye Airfield And North Of Castleton Way Eye	10/03/2022	114	114	114	0	46	53	15			114	Part of wider development at Eye airfield for 280 homes. The site is delivering. Median build rates applied. Assumed to follow on from earlier phase. Proforma returned for this phase. The developer has different figures regarding net completions remaining. As set out in the Council's supporting SYHLS report, the Council has decided to use its own figures based on site visits and building control records as of 1st April 2024.	Deliverable	Yes	MSDC07 (Phase 1 only)						
M/0156/17/RES	RES	Bramford	Land adjacent to Bramford Playing Field, The Street	14/07/2017	130	25	9	16	25					25	The site is delivering homes. Median build rates applied.	Deliverable	No							
DC/19/05196/RES	RES	Woolpit	Land South Of Old Stowmarket Road Woolpit Suffolk	10/06/2021	115	44	30	14	44					44	The site is delivering homes. Median build rates applied.		No							

DC/21/05669/RES	RES	Bramford	Land To The South Of Fitzgerald Road Bramford Suffolk	26/05/2022	115	103	103	0	53	50				103	The site is delivering homes. Median build rates applied. Proforma returned by Hopkins Homes. The developer has different figures regarding net completions remaining. As set out in the Council's supporting 5YHLS report, the Council has decided to use its own figures based on site visits and building control records as of 1st April 2024.	Deliverable	Yes	MSDC03
DC/19/02495/RES	RES	Elmswell	Land To The East Of Ashfield Road Elmswell IP30 9HG	09/07/2020	106	37	0	37	37					37	The site is delivering homes. Median build rates applied.	Deliverable	No	
DC/19/01602/RES	RES	Thurston	Land On The North Side Of Norton Road Thurston Suffolk	16/10/2019	87	41	40	1	41					41	Wider site to deliver upto 200 homes. Phase 1 delivering. Proforma returned. This states site has completed. As set out in the Council's supporting 5YHLS report, the Council has decided to use its own figures based on site visits and building control records as of 1st April 2024.	Deliverable	Yes	MSDC04a
DC/20/01249/RES	RES	Thurston	Land On The North Side Of Norton Road Thurston Suffolk	07/11/2022	104	90	90	0	12	53	25			90	Phase 2 of above site. Assumed delivery will follow Phase 1. Proforma returned. This states site only has 18 homes to deliver by Linden homes. As set out in the Council's supporting 5YHLS report, the Council has decided to use its own figures based on site visits and building control records as of 1st April 2024.	Deliverable	Yes	MSDC04b
DC/19/05958/RES	RES	Haughley	Land East Of King George's Field Green Road Haughley IP14 3RA	29/04/2020	98	15	12	3	15					15	Are we sure this wasn't complete at the base date?	Deliverable	No	
DC/22/01615/RES	RES	Elmswell	Land To The North And West Of School Road Elmswell Suffolk	05/08/2022	86	20	19	1	20					20	The site is delivering homes. Median build rates applied.	Deliverable	No	
DC/19/05317/RES	RES	Stowupland	Land To The West Of Thorney Green Road Stowupland Stowmarket Suffolk IP14 4BY	28/05/2020	85	21	20	1	21					21	The site is delivering homes. Median build rates applied. Proforma returned. This states site only has 10 homes to deliver. As set out in the Council's supporting 5YHLS report, the Council has decided to use its own figures based on site visits and building control records as of 1st April 2024.	Deliverable	Yes	MSDC05
DC/21/01930/RES	RES	Bacton	Land To The North Of Church Road Bacton Suffolk	20/08/2021	81	39	38	1	26	13				39	The site is delivering homes. Median build rates applied.	Deliverable	No	
DC/21/00946/RES	RES	Stowupland	Land To The South Of Gipping Road Stowupland Stowmarket Suffolk IP14 4AX	09/10/2021	80	16	12	4	16					16	The site is delivering homes. Median build rates applied.	Deliverable	No	
DC/20/03098/RES	RES	Botesdale	Land South of Diss Road Street Botesdale IP22 1DA	25/11/2021	69	66	65	1	26	26	14			66	Median build rates applied.	Deliverable	No	
DC/19/05627/RES	RES	Haughley	Land To The West Of Fishponds Way Haughley Suffolk	04/03/2020	65	6	4	2	6					6	Median build rates applied.	Deliverable	No	
DC/21/04779/RES	RES	Bacton	Land On The West Side Broad Road Bacton Suffolk	30/09/2022	65	64	64	0	26	26	12			64	Median build rates applied.	Deliverable	No	
DC/22/03966/RES	RES	Elmswell	Land To The West Of The Former Bacon Factory Elmswell	12/05/2023	65	65	64	1	26	26	13			65	Median build rates applied.	Deliverable	No	
DC/19/02542/RES	RES	Bacton	Land Off Wyverstone Road Bacton Stowmarket Suffolk IP14 4LQ	10/02/2020	64	49	2	47	26	23				49	Median build rates applied.	Deliverable	No	
DC/21/02927/RES	RES	Needham Market	Land North West Of Hill House Lane Needham Market Suffolk IP6 8EA	13/01/2022	64	64	63	1	26	26	12			64	Median build rates applied.	Deliverable	No	
DC/18/04267/RES	RES	Elmswell	Land To The East Of Borley Crescent Elmswell Suffolk	26/06/2019	60	13	0	13	13					13	Median build rates applied.	Deliverable	No	

DC/20/05917/RES	RES	Stradbroke	Land To The South Of New Street Stradbroke Suffolk	19/07/2021	60	1	0	1	1					1	Median build rates applied.	Deliverable	No	
DC/19/05316/RES	RES	Stowupland	Land To The West Of Thorney Green Road Stowupland Stowmarket Suffolk IP14 4BY	28/05/2020	58	24	23	1	26					26	Median build rates applied.	Deliverable	No	
DC/18/05612/RES	RES	Creeting St Mary	J Breheny Contractors Ltd Flordon Road Creeting St Mary Ipswich Suffolk IP6 8NH	08/08/2019	52	26	0	26	26					26	Median build rates applied.	Deliverable	No	
DC/22/05701/RES	RES	Badwell Ash	Land East Of Hunston Road Badwell Ash Suffolk	28/04/2023	52	52	51	1	13	26	13			52	Median lead-in times and build rates applied. Assumed completions from September 24.	Deliverable	No	
DC/21/00641/RES	RES	Bacton	Land To The East Of Turkeyhall Lane And To The North Of North Close Bacton	09/02/2022	51	51	0	51	26	25				51	Median build rates applied.	Deliverable	No	
DC/21/02617/RES	RES	Laxfield	Land On The South Side Of Framlingham Road Laxfield Suffolk	09/12/2021	49	11	9	2	11					11	Median build rates applied.	Deliverable	No	
DC/22/02924/RES	RES	Creeting St Mary	Land Off Jacks Green Road Creeting St Mary	23/12/2022	43	43	29	14	24	19				43	Median build rates applied.	Deliverable	No	
DC/17/06092/RES	RES	Gislingham	Land On The South Side Of Thornham Road Gislingham IP23 8HP	01/06/2018	40	21	0	21	21					21	Looks as if completed pre-base date.		No	
DC/19/05152/RES	RES	Botesdale	Land At Back Hills Botesdale Suffolk IP22 1DW	28/05/2020	40	12	5	7	12					12	Median build rates applied.	Deliverable	No	
DC/20/04785/RES	RES	Badwell Ash	Land North Of The Broadway The Broadway Badwell Ash Suffolk IP31 3DR	09/07/2021	33	9	0	9	9					9	Median build rates applied.	Deliverable	No	
DC/19/05949/RES	RES	Mendlesham	Land To North West Of Mason Court (Known As Old Engine Meadow) Mendlesham	21/10/2020	28	28	0	28	24	4				28	Median build rates applied.	Deliverable	No	
DC/20/03457/RES	RES	Fressingfield	Land And Buildings At Red House Farm Priory Road Fressingfield Suffolk	02/08/2021	28	28	27	1	24	4				28	Median build rates applied.	Deliverable	No	
DC/21/00755/RES	RES	Worlingworth	Land To The South Of Shop Street Worlingworth Suffolk	16/06/2021	26	26	25	1			24	2		26	Reserved matters approved. S73 (ref. XXXX) pending determination. Material submitted to this application confirms that material start on site has been made. Assumed completions in year 3 given there is a developer on board actively seeking to deliver an amended scheme.	Deliverable	No	
DC/21/06871/RES	RES	Thorndon	Land Adjoining The Principals House Stoke Road Thorndon Suffolk IP23 7JG	25/07/2022	20	20	19	1	20					20	Median build rates applied.	Deliverable	No	
DC/22/03761/RES	RES	Stowupland	Land On The South East Side Of Church Road Stowupland Suffolk	24/08/2023	18	18	0	18	18					18	Median build rates applied.	Deliverable	No	
DC/21/04039/RES	RES	Henley	Land On The South Side Of Ashbocking Road Henley Suffolk	15/12/2021	11	6	1	5	6					6	Median build rates applied.	Deliverable	No	
									1191	742	347	161	132	2573				
Major: Permitted Development Rights																		
no sites																		
									0	0	0	0	0	0				
Non-major: Full Planning permission																		

DC/18/05289/FUL	FUL	Redgrave	Land West Of Hall Lane, Hall Lane Redgrave Suffolk IP22 1RT	25/09/2019	9	7	6	1	7						7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/00324/FUL	FUL	Wetheringsett cum B	Land Norwich Road Wetheringsett Cum Brockford IP14 SPF	06/10/2020	9	2	0	2	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/00674/FUL	FUL	Claydon	Land North East Of Exeter Road Claydon Suffolk	05/11/2020	9	7	6	1	7						7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05106/FUL	FUL	Norton	Land At Common Corner Ashfield Road Norton Suffolk	20/01/2021	9	9	8	1	9						9	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/17/04520/FUL	FUL	Wattisfield	Land Adjacent To The Old School The Street Wattisfield IP22 1NT	05/07/2018	8	6	1	5	6						6	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/18/02258/FUL	FUL	Rattlesden	Land To The West Of 10 Top Road Rattlesden Bury St Edmunds Suffolk IP30 0SJ	19/12/2018	8	7	7	0	7						7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05934/FUL	FUL	Worlingworth	Land Adjacent To Pipers Meadow Worlingworth Suffolk	03/08/2021	8	8	7	1	8						8	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03606/FUL	FUL	Bedfield	Home Farm Earl Soham Road Bedfield Suffolk IP13 7EE	20/08/2021	7	7	6	1	7						7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03639/FUL	FUL	Battisford	Manor Farm Church Road Battisford Suffolk IP14 2HE	21/12/2021	6	2	2	0	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/03955/FUL	FUL	Offton	Tollemache Business Park Tollemache Hall Road Offton Suffolk	29/04/2020	5	4	4	0	4						4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/17/05440/FUL	FUL	Eye	Land Between Broad Street And Dove Lane Eye	16/04/2018	4	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/18/00684/FUL	FUL	Norton	Land At Stanton Street Ixworth Road Norton Suffolk	17/04/2018	4	2	0	2	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/00782/FUL	FUL	Beyton	Land Adj Guerdon Cottage Drinkstone Road Beyton Suffolk	08/04/2019	4	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/03807/FUL	FUL	Stonham Parva	Land On The East Side Of Norwich Road Stonham Parva Suffolk	24/03/2020	4	4	0	4	4						4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05821/FUL	FUL	Ashbocking	Red House Barns Access Road From B1078 To The Red House Ashbocking Suffolk	17/12/2021	4	3	0	3	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03514/FUL	FUL	Needham Market	Land At Victoria Gardens Needham Market Ipswich Suffolk IP6 8FR	20/10/2022	4	4	0	4	4						4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04881/FUL	FUL	Eye	Land North Of Wellington Road Eye Suffolk	05/12/2022	4	4	1	3	4						4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00942/FUL	FUL	Mellis	Land Lying To The North Of The Railway Public House Mellis Suffolk IP23 8DU	23/06/2023	4	4	3	1	4						4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00672/FUL	FUL	Hinderclay	Land On North Side Of Fen Road Hinderclay Suffolk	13/12/2023	4	4	3	1	4						4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/17/04154/FUL	FUL	Thorndon	Thorndon Hill Farm Rishangles Road IP23 7JU	16/01/2018	3	1	1	0	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/00301/FUL	FUL	Creeting St Mary	Land North East Of Flordon Road Creeting St Mary Suffolk	07/05/2020	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/03130/FUL	FUL	Stowmarket	9-11 Bond Street Stowmarket Suffolk IP14 1HR	27/09/2019	3	3	0	3	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/05754/FUL	FUL	Norton	The Old Forge Ixworth Road Norton Bury St Edmunds Suffolk IP31 3LP	11/03/2020	3	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/05810/FUL	FUL	Elmswell	Land At Kiln Farm Cottage Kiln Lane Elmswell Bury St Edmunds Suffolk IP30 9QR	06/02/2020	3	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01892/FUL	FUL	Wattisfield	Land West Of Walsham Road And South Of Kudu Lodge Walsham Road Wattisfield IP22 1PB	09/07/2020	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02270/FUL	FUL	Stuston	Land At Alverstone Old Bury Road Stuston Diss Suffolk IP21 4AJ	22/07/2020	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05512/FUL	FUL	Beddingfield	Old Station Yard Eye Road Kenton Suffolk (Part In The Parish Of Beddingfield)	15/04/2021	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05953/FUL	FUL	Laxfield	Land At Pump Lane Laxfield Suffolk	25/05/2021	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04780/FUL	FUL	Creeting St Mary	Land To The North Of All Saints Road Creeting St Mary Suffolk	27/10/2021	3	3	0	3	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05976/FUL	FUL	Elmswell	Hedgerows Grove Lane Elmswell Suffolk IP30 9HN	06/01/2022	3	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06209/FUL	FUL	Hinderclay	Holiday Farm Fen Road Hinderclay Suffolk	03/10/2022	3	3	0	3	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03270/FUL	FUL	Framsden	Red House Barns Red House Farm Otley Road Framsden Stowmarket Suffolk IP14 6HU	30/09/2022	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05164/FUL	FUL	Needham Market	Bank House 129 High Street Needham Market IP6 8DH	16/12/2022	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
M/0067/16/FUL	FUL	Gislingham	(Adjacent Home Farm) Waters Edge, Little Green, Mill Street, Gislingham	05/04/2016	3	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
M/0276/17/FUL	FUL	Rickinghall Superior	Chenderit Garden House Lane	21/03/2017	3	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
M/2314/09/FUL	FUL	Battisford	Barns at Baker's Farm Straight Road	07/10/2009	3	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
M/2630/14/FUL	FUL	Thurston	Land at Cedars Close Thurston	09/06/2015	3	2	0	2	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00831/FUL	FUL	Thorndon	Land Off The Street Thorndon Suffolk	21/04/2023	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/23/02283/FUL	FUL	Stowupland	Land Adjacent To Rosemary Church Road Stowupland Stowmarket Suffolk	14/07/2023	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00639/FUL	FUL	Little Blakenham	Elm Farm Somersham Road Little Blakenham Ipswich Suffolk IP8 4NF	28/07/2023	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/03345/FUL	FUL	Yaxley	Land Off Cherry Tree Close Yaxley Eye Suffolk IP23 8DH	17/02/2020	2	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02163/FUL	FUL	Mendham	Agricultural Buildings Panorama Foxes Lane Mendham Harleston Suffolk IP20 OPE	29/07/2020	2	1	1	0	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04166/FUL	FUL	Weybread	Building At Watermill Lane Weybread Suffolk IP21 5UE	20/11/2020	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04727/FUL	FUL	Bedfield	Home Farm Earl Soham Road Bedfield Woodbridge IP13 7EE	16/12/2020	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06611/FUL	FUL	Elmswell	Land To The Rear Of Woodstock And Orchard House Ashfield Road Elmswell Bury St Edmunds IP30 9HJ	01/02/2022	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06866/FUL	FUL	Wetheringsett cum B	Green Farm Pages Green Wetheringsett Cum Brockford IP14 5QA	15/02/2022	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03101/FUL	FUL	Wetherden	Land To The North And East Of Warren Mill House Elmswell Road Wetherden IP14 3LL	16/08/2022	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04729/FUL	FUL	Rickinghall Superior	Land To Rear Of Lion House The Street Rickinghall Superior Suffolk IP22 1DY	18/01/2023	2	2	0	2	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00739/FUL	FUL	Norton	Land West Of Ixworth Road Norton Suffolk	20/04/2023	2	2	0	2	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00300/FUL	FUL	Mendlesham	Land Adjacent To 17 Brockford Road Mendlesham Suffolk	04/04/2023	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05074/FUL	FUL	Battisford	David Upson Produce Stoke Farm Drive Battisford Stowmarket Suffolk IP14 2NA	06/09/2023	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/02925/FUL	FUL	Eye	Land Langton Grove Eye Suffolk	13/09/2023	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01480/FUL	FUL	Stonham Earl	Yew Tree Farm Broad Green Road Earl Stonham Stowmarket Suffolk IP14 5HU	03/06/2020	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01964/FUL	FUL	Mendham	Panorama Foxes Lane Mendham Harleston Suffolk IP20 OPE	27/07/2020	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/20/01999/FUL	FUL	Elmswell	Land North Of Dagwood Farm Ashfield Road Elmswell Bury St Edmunds Suffolk IP30 9HJ	21/07/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02021/FUL	FUL	Debenham	55 Gracechurch Street Debenham Stowmarket Suffolk IP14 6RQ	25/06/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02197/FUL	FUL	Combs	Pole Barn Church Road Combs Suffolk IP14 2EH	13/10/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02217/FUL	FUL	Kenton	Camp Green Farm Kenton Road Debenham Stowmarket Suffolk IP14 6LA	06/10/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02271/FUL	FUL	Helmingham	Helmingham Church Hall Ipswich Road Helmingham IP14 6EQ	27/08/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02460/FUL	FUL	Coddenham	Dukes Head Inn High Street Coddenham Ipswich Suffolk IP6 9PN	23/10/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02718/FUL	FUL	Gedding	Grange Farm Drinkstone Road Gedding Suffolk IP30 0QE	28/08/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02961/FUL	FUL	Stonham Aspal	Grove Farm Debenham Road Stonham Aspal Stowmarket Suffolk IP14 6BX	11/09/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03318/FUL	FUL	Norton	Rookery Farm Ashfield Road Norton IP31 3ND	07/10/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03344/FUL	FUL	Creeting St Mary	Eric's Field Flordon Road Creeting St Mary Ipswich Suffolk IP6 8NJ	03/11/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03364/FUL	FUL	Tostock	The Barn North Of Old Rectory Lodge Norton Road Tostock IP30 9NU	26/10/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03389/FUL	FUL	Wortham	Wolsey House Motors Wolsey House Millway Lane Wortham IP22 1SL	01/12/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04104/FUL	FUL	Wetheringsett cum B	Hill House Norwich Road Wetheringsett Cum Brockford Stowmarket Suffolk IP14 5NS	16/11/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04570/FUL	FUL	Stradbroke	Havensfield Farm Fressingfield Road Stradbroke Eye IP13 8EN	24/12/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05543/FUL	FUL	Stradbroke	Land To The Rear Of Windrush New Street Stradbroke Eye	28/01/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00181/FUL	FUL	Norton	Pine Trees Ashfield Road Norton Bury St Edmunds Suffolk IP31 3NN	11/03/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/21/00188/FUL	FUL	Cotton	The Hayshed Cotton Hall Cotton Stowmarket Suffolk IP14 4QE	06/04/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00584/FUL	FUL	Rickinghall Inferior	Land Between Red House And Honeysuckle Cottage The Street Rickinghall Inferior Suffolk IP22 1EG	01/10/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00717/FUL	FUL	Old Newton with Dag	Barn North Of Hill Farm School Road Old Newton Stowmarket Suffolk IP14 4PJ	29/06/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01026/FUL	FUL	Stowmarket	7A Station Road West Stowmarket Suffolk IP14 1EF	15/04/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01030/FUL	FUL	Creeting St Mary	Barn At Maltings Farm Norwich Road Creeting St Mary Ipswich IP6 8PE	19/04/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01081/FUL	FUL	Wyverstone	Barn North Of Sudbourne Farmhouse Mill Road Wyverstone Suffolk	11/06/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01258/FUL	FUL	Stonham Earl	Land North Of Wicks Lane Earl Stonham Stowmarket Suffolk IP14 5HL	21/05/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01560/FUL	FUL	Somersham	Land Adjoining Shiralee With Access From Main Road Somersham Ipswich Suffolk IP8 4PH	12/05/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01926/FUL	FUL	Hoxne	Pit Barn Pit Lane Hoxne Suffolk	03/12/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/02030/FUL	FUL	Needham Market	Storage Building The Pightle Needham Market Suffolk	28/05/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/02260/FUL	FUL	Stowmarket	Land At Edinburgh Close Stowmarket IP14 5AR	15/06/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03030/FUL	FUL	Creeting St Mary	Land Near Highfield All Saints Road Creeting St Mary Suffolk IP6 8NG	30/09/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03203/FUL	FUL	Debenham	10 Ipswich Road Debenham Suffolk IP14 6LB	04/08/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03470/FUL	FUL	Stonham Earl	The Laurels Forward Green Earl Stonham Suffolk IP14 5EN	14/10/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04285/FUL	FUL	Southolt	Southolt Hall Southolt Suffolk IP23 7TN	28/09/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04470/FUL	FUL	Elmswell	Silver Birches Church Road Elmswell Suffolk IP30 9DU	05/10/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04538/FUL	FUL	Stradbroke	Land Rear Of The Beeches Meadow Way Stradbroke IP21 5JW	07/10/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/21/04898/FUL	FUL	Creeting St Mary	Land North Of Lyndale Lodge All Saints Road Creeting St. Mary Ipswich IP6 8PW	22/09/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05516/FUL	FUL	Great Bricett	Land Adjoining The Brambles The Street Great Bricett Suffolk	18/02/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05831/FUL	FUL	Norton	Peach Barn Halls Lane Norton Bury St Edmunds Suffolk IP31 3LG	12/08/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06049/FUL	FUL	Thurston	The Fold Hollow Lane Thurston Suffolk IP31 3RG	05/01/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06243/FUL	FUL	Combs	Land At Moats Tye Combs Suffolk IP14 2EY	28/01/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06388/FUL	FUL	Rattlesden	Walnut Tree Farm Mitchery Lane Rattlesden Suffolk IP30 0SS	19/01/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06593/FUL	FUL	Great Finborough	Maricks Valley Lane Great Finborough Suffolk IP14 3BE	27/01/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06766/FUL	FUL	Bacton	North-East Side Garden Of The Bungalow Church Road Bacton IP14 4LJ	22/02/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00079/FUL	FUL	Creeting St Mary	Land Rear Of The Laurels Flordon Road Creeting St Mary Suffolk	01/03/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00762/FUL	FUL	Haughley	Fieldwood House Haughley Green Haughley Suffolk IP14 3RQ	12/04/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00924/FUL	FUL	Haughley	Gospel Hall And Bungalow Haughley Green Haughley Suffolk IP14 3RR	12/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01007/FUL	FUL	Cotton	3 Stonham Road Cotton Suffolk IP14 4RG	21/04/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01043/FUL	FUL	Felsham	The Old Barn Cockfield Road Felsham Suffolk IP30 0HP	13/04/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01193/FUL	FUL	Thurston	Grove Farm Barrells Road Thurston IP31 3SG	08/07/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01654/FUL	FUL	Haughley	Barn At Panorama Foxes Lane Mendham Suffolk IP20 0PE	23/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01854/FUL	FUL	Stowmarket	Lime Tree Cottage Stowmarket Road Earl Stonham Suffolk IP14 5HN	15/06/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/02102/FUL	FUL	Gosbeck	Commercial Buildings Greenway Farm Ipswich Road Gosbeck Ipswich Suffolk IP6 9SG	06/07/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/22/02464/FUL	FUL	Palgrave	Bridge House Denmark Hill Palgrave Diss Suffolk IP22 1AB	21/07/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/02641/FUL	FUL	Elmswell	The Old Granary Adj Ten Ten Kiln Lane Elmswell Bury St Edmunds Suffolk IP30 9QR	21/07/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/02822/FUL	FUL	Haughley	Fieldwood House Haughley Green Haughley Stowmarket Suffolk IP14 3RQ	27/07/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/02880/FUL	FUL	Stonham Aspal	Land And Buildings At Feoffee Farm Pettaugh Road Stonham Aspal Stowmarket Suffolk IP14 6AX	30/09/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03632/FUL	FUL	Stowmarket	Lime Tree Cottage Stowmarket Road Earl Stonham Stowmarket Suffolk IP14 5HN	16/09/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03924/FUL	FUL	Eye	Clay Barn Thrandeston Road Mellis Eye Suffolk IP23 8DR	21/10/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03948/FUL	FUL	Stowmarket	Barn At Gibbons Farm Hascot Hill Battisford Stowmarket Suffolk IP14 2HJ	27/10/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04457/FUL	FUL	Combs	Holy Oak Farm Church Road Combs Stowmarket Suffolk IP14 2EH	21/11/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04746/FUL	FUL	Stonham Earl	Land South Of Fieldfare Forward Green Earl Stonham Suffolk	22/12/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04747/FUL	FUL	Stradbroke	Home Farm Neaves Lane Stradbroke Eye Suffolk	17/11/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04791/FUL	FUL	Eye	Home Farm Neaves Lane Stradbroke Eye Suffolk IP21 5JS	17/11/2022	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05322/FUL	FUL	Framsden	Red House Farm Otley Road Framsden Stowmarket Suffolk IP14 6HU	15/02/2023	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05708/FUL	FUL	Eye	Veldon Wilby Road Stradbroke Eye Suffolk IP21 5JN	12/01/2023	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/06138/FUL	FUL	Laxfield	Arcadia Barn Framlingham Road Laxfield Woodbridge IP13 8HD	20/02/2023	1	1	0	1	1						1 As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/22/06158/FUL	FUL	Norton	Three Bridges Ashfield Gardens Norton IP31 3NQ	29/03/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00437/FUL	FUL	Thornham Parva	Tandem House Bull Road Thornham Parva IP23 8ES	28/03/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00331/FUL	FUL	Mellis	Willowsby Willow Lodge The Common Mellis Eye Suffolk IP23 8EF	06/04/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05545/FUL	FUL	Great Bricett	Land Adj 6 Woodland Valley Great Bricett Ipswich Suffolk IP7 7DT	26/04/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/01257/FUL	FUL	Gosbeck	Ryes Farm Pettaugh Lane Gosbeck Ipswich Suffolk IP6 9SF	12/06/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/01942/FUL	FUL	Wyverstone	Camping Site And Premises To The North Of Mill Road Wyverstone Suffolk IP14 4SE	20/07/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/03281/FUL	FUL	Thornham Parva	Land At Chandos Farm Bull Road Thornham Parva Suffolk	15/09/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/03460/FUL	FUL	Combs	Land Adjacent The Gardeners Arms Moats Tye Combs Stowmarket Suffolk IP14 2EZ	19/09/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/03849/FUL	FUL	Elmswell	Building At Royston Farm Kiln Lane Elmswell IP30 9QR	03/11/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/04545/FUL	FUL	Mickfield	Green Oak Farm Stonham Road Mickfield Stowmarket Suffolk IP14 5LS	12/12/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/02987/FUL	FUL	Stonham Aspal	Barn Rear Of Angel Hill Farm Norwich Road Stonham Aspal Stowmarket Suffolk IP14 5DN	19/01/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/02238/FUL	FUL	Elmswell	Ten Ten Kiln Lane Elmswell IP30 9QR	27/10/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01243/FUL	FUL	Buxhall	Buxhall Vale, Purple Hill, Buxhall, IP14 3DH,	10/08/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/02203/FUL	FUL	Stowmarket	Unicorn House Station Road West Stowmarket Suffolk IP14 1ES	18/07/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
										238	0	0	0	0	238	n/a	n/a	n/a
Non-Major: Reserved Matters																		
DC/18/03965/RES	RES	Needham Market	Land Adjacent To 96 Stowmarket Road Needham Market Suffolk	07/12/2018	9	6	0	6	6					6	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00193/RES	RES	Barking	Land To The North Of 1 Tye Green Barking Ipswich Suffolk IP6 8HT	12/04/2021	9	9	3	6	9					9	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/22/01019/RES	RES	Combs	Land North Of Bildeston Road Combs Suffolk	25/05/2022	9	9	0	9	9					9	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/03463/RES	RES	Norton	Land To The North Of Ashfield Road Norton Suffolk	25/10/2019	8	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01943/RES	RES	Debenham	Land Between The Butts And Little London Hill Debenham Suffolk	21/08/2020	8	3	2	1	3					3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01133/RES	RES	Laxfield	Land East Of Bickers Hill Road Laxfield Woodbridge Suffolk IP13 8EZ	02/06/2021	8	4	0	4	4					4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05626/RES	RES	Combs	Land West Of Tannery Road Combs Suffolk	11/05/2022	8	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01433/RES	RES	Great Blakenham	Land South Of Chalk Hill Lane Great Blakenham IP6 0NA	29/07/2022	8	7	7	0	7					7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01338/RES	RES	Horham	Land opposite Manor Park and fronting Worlingworth Road	10/02/2022	7	7	6	1	7					7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/03437/RES	RES	Finningham	Land South Side Of Westhorpe Road Finningham Stowmarket Suffolk IP14 4TW	05/09/2019	6	1	1	0	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03632/RES	RES	Hoxne	Land East Of Abbey Hill Hoxne Suffolk	25/05/2021	6	6	0	6	6					6	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/05393/RES	RES	Barking	Land On The South Side Of Needham Road Barking Suffolk	03/01/2020	5	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04290/RES	RES	Woolpit	Land On The South Side Of Rags Lane Woolpit	15/12/2020	5	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04968/RES	RES	Stonham Aspal	Green Farm Crowfield Road Stonham Aspal Suffolk IP14 6AW	17/12/2020	5	4	4	0	4					4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01170/RES	RES	Norton	Land at the rear of Salvation Army Hall, Woolpit Road, Norton	23/04/2021	5	5	0	5	5					5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00799/RES	RES	Barham	Land Adjacent Thornley The Crescent Barham Suffolk	08/09/2022	5	5	0	5	5					5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
M/1356/03/RES	RES	Laxfield	The Brambles, The Street	12/01/2004	5	1	1	0	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04867/RES	RES	Great Finborough	Land Rear Of East House High Road Great Finborough IP14 3AQ	21/12/2022	4	4	3	1	4					4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/03307/RES	RES	Creeping St Mary	Plot Adjoining The Oaklands Flordon Road Creeping St Mary Suffolk	02/01/2024	3	3	2	1	3					3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01525/RES	RES	Mendlesham	Land Adjacent To 17 Brockford Road Mendlesham Stowmarket Suffolk IP14 5SG	01/06/2020	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04319/RES	RES	Worlingworth	The Grove Shop Street Worlingworth Woodbridge Suffolk IP13 7HX	22/02/2021	2	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/20/05052/RES	RES	Elmswell	Hedgerows Grove Lane Elmswell Bury St Edmunds	14/04/2021	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00735/RES	RES	Drinkstone	Land On The North Side Of Shortgate Beyton Road Drinkstone Suffolk	12/04/2021	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/02945/RES	RES	Creeting St Mary	Kenel Creeting Bottoms Creeting St Mary IP6 8PH	14/07/2021	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03080/RES	RES	Great Bricett	Land Adjacent To Base Garage Lower Farm Road Great Bricett Suffolk	30/07/2021	2	1	1	0	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01872/RES	RES	Stowupland	20 Saxham Street Stowupland Suffolk	09/06/2022	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03266/RES	RES	Barham	Green Farm Barham Green Barham Ipswich Suffolk IP6 0QF	28/09/2022	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00024/RES	RES	Creeting St Mary	Orchard Haven All Saints Road Creeting St Mary Ipswich Suffolk IP6 8PJ	10/03/2023	2	2	0	2	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00448/RES	RES	Wickham Skeith	Land Adjacent To Bumbledown Grange Road Wickham Skeith IP23 8NF	11/04/2022	2	2	0	2	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03506/RES	RES	Stonham Earl	Resthaven Thornbush Lane Earl Stonham Stowmarket Suffolk IP14 5DX	23/10/2020	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03719/RES	RES	Little Blakenham	Land Adjacent To Arden House Leather Bottle Hill Little Blakenham Ipswich Suffolk IP8 4NG	23/10/2020	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05790/RES	RES	Drinkstone	Land West Of The Street Drinkstone Suffolk	28/01/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01969/RES	RES	Wingfield	Caravan Royalty Hall Vicarage Road Wingfield Diss Suffolk IP21 5RB	01/06/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01981/RES	RES	Palgrave	Land Off Lows Lane Palgrave Suffolk IP22 1AE	03/06/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/02353/RES	RES	Great Finborough	Willowmere Combs Lane Great Finborough Stowmarket Suffolk IP14 3BN	11/06/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06813/RES	RES	Finningham	Meadowbank Farm Westhorpe Road Finningham Suffolk IP14 4TW	11/02/2022	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01133/RES	RES	Wetherden	Cedar Lodge Kates Lane Wetherden IP14 3LE	05/04/2022	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01189/RES	RES	Bacton	Land Adjacent Oak Tree House Kerrys Farm Lane Bacton Suffolk IP14 4HL	16/08/2022	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/22/05006/RES	RES	Hinderclay	Land Adjacent To Redvers Rickinghall Road Hinderclay Diss Suffolk IP22 1HN	01/12/2022	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/23/01326/RES	RES	Elmswell	Holly Lodge Cross Street Elmswell Bury St Edmunds Suffolk IP30 9DR	15/05/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/23/01218/RES	RES	Bacton	Land Adjacent To 1 Cow Green Bacton Suffolk	25/05/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/23/00385/RES	RES	Stoke Ash	Brookside The Street Stoke Ash Eye Suffolk	12/05/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/23/00164/RES	RES	Wingfield	Mistletoe Cottage Vicarage Road Wingfield Diss Suffolk IP21 5RE	09/03/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
															110	0	0	0	0	110		n/a	n/a	n/a
Non-Major: Permitted Development																								
DC/20/04724/AGDW	AGDW	Laxfield	Corner Farm Banyards Green Laxfield Woodbridge IP13 8ES	10/12/2020	5	5	4	1	5						5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/22/00153/LCE	LCE	Badley	Land On The North Side Of Stowmarket Road Badley Suffolk	09/03/2022	5	5	0	5	5						5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/22/02725/AGD	AGD	Battisford	David Upson Produce Unit 2 Stoke Farm Drive Battisford Suffolk	21/07/2022	5	5	0	5	5						5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/20/03990/AGDW	AGDW	Wetheringset cum B	Green Farm Pages Green Wetheringset Cum Brockford Stowmarket Suffolk IP14 5QA	10/11/2020	4	4	3	1	4						4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/20/05364/AGDW	AGDW	Wetherden	Progress Farm Base Green Wetherden Stowmarket	07/01/2021	3	3	0	3	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/20/00266/AGDW	AGDW	Rishangles	Rishangles Hall Eye Road Rishangles Eye Suffolk IP23 7LA	04/05/2020	2	2	1	1	2						2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/20/01498/AGDW	AGDW	Thornham Parva	Big Barn, Chandos Farm Bull Road Thornham Parva IP23 8ES	29/09/2020	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/20/02265/AGDW	AGDW	Botesdale	Grove View Workshop The Common Botesdale Diss Suffolk IP22 1HN	29/07/2020	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/21/02746/AGDW	AGDW	Wingfield	Fosters Agricultural Services Top Road Wingfield Suffolk IP21 5QY	28/06/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/21/03981/AGDW	AGDW	Debenham	Land At Mill Farm Kenton Road Debenham Suffolk	02/09/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					
DC/21/05938/AGDW	AGDW	Buxhall	Barn At Fasbourn Farm Valley Lane Buxhall Suffolk IP14 3EB	22/12/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a					

DC/22/03441/AGD	AGD	Creeting St Mary	Land Adjacent To Lyndale Lodge All Saints Road Creeting St Mary Ipswich Suffolk IP6 8PW	17/08/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05671/AGD	AGD	Offton	Barn Adjacent Does Farm Wallow Lane Offton Suffolk	10/01/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/06196/FUW	FUW	Drinkstone	Land Adjacent To Abbots Lodge The Street Drinkstone Bury St Edmunds Suffolk IP30 9SX	12/06/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
									32	0	0	0	0	32		n/a	n/a	n/a

						0	0	0	0	0	0					
Non-Major: Full Planning permission																
DC/23/03569/FUL	FUL	Barham	Barham And Claydon Surgery Kirby Rise Barham Ipswich Suffolk IP6 0AS	20/03/2024	8		8					8	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05942/FUL	FUL	Eye	Land North Of Wellington Road Eye Suffolk	23/09/2022	7		7					7	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03499/FUL	FUL	Bedfield	Willow Croft Long Green Bedfield Woodbridge Suffolk IP13 7JD	23/02/2024	7		7					7	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05731/FUL	FUL	Laxfield	Fourwinds Farm Badingham Road Laxfield Woodbridge Suffolk IP13 8HT	09/02/2023	5		5					5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03597/FUL	FUL	Elmswell	White House Barns Ashfield Road Elmswell Suffolk	13/10/2023	5		5					5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04645/FUL	FUL	Rattlesden	Clopton Dower House Clopton Green Rattlesden Bury St Edmunds Suffolk IP30 0RN	06/01/2024	5		5					5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04783/FUL	FUL	Elmswell	Willow Farm Ashfield Road Elmswell Bury St Edmunds Suffolk IP30 9HG	02/12/2022	4		4					4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00178/FUL	FUL	Norton	Land West Of Ixworth Road Norton Suffolk	10/03/2023	4		4					4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01110/FUL	FUL	Botesdale	Former Concrete Hardstanding Chapel Lane Botesdale IP22 1DT	02/05/2023	4		4					4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00942/FUL	FUL	Mellis	Land Lying To The North Of The Railway Public House Mellis Suffolk IP23 8DU	23/06/2023	4		4					4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03039/FUL	FUL	Haughley	Woodside Farm Shepherds Lane Haughley IP14 3QE	24/08/2023	4		4					4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/23/05478/FUL	FUL	Walsham le Willows	Home Farm West Street Walsham Le Willows Bury St Edmunds Suffolk IP31 3AP	08/03/2024	4		4				4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/04078/FUL	FUL	Kenton	Old Kenton Station Eye Road Kenton Suffolk	20/01/2022	3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06028/FUL	FUL	Stowmarket	3 Tavern Street Stowmarket Suffolk IP14 1PJ	29/04/2022	3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00958/FUL	FUL	Crowfield	Brook Hall Farm Buildings Church Road Crowfield IP6 9TG	09/12/2022	3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03448/FUL	FUL	Debenham	Hill House Barn Thorpe Lane Debenham Stowmarket Suffolk IP14 6NF	06/10/2023	3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02838/FUL	FUL	Wetherden	Progress Farm Base Green Road Wetherden Stowmarket Suffolk IP14 3LR	06/03/2024	3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/3207/FUL	FUL	Badwell Ash	Land off Dovedale Close Badwell Ash	12/07/2023	3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06384/FUL	FUL	Laxfield	Land At The Packhouse Badingham Road Laxfield Suffolk	16/03/2022	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03191/FUL	FUL	Stradbroke	Foxgrove Queen Street Stradbroke Eye Suffolk IP21 5HH	30/09/2022	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03745/FUL	FUL	Rattlesden	Former Half Moon Inn Half Moon Street Rattlesden IP30 0RH	11/10/2022	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05736/FUL	FUL	Fressingfield	Land Adjoining School Lane Opposite Fressingfield Baptist Church Fressingfield IP21 5RU	28/02/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00739/FUL	FUL	Norton	Land West Of Ixworth Road Norton Suffolk	20/04/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01661/FUL	FUL	Claydon	High House Farm Church Lane Claydon Ipswich Suffolk IP6 0EN	01/06/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/23/01951/FUL	FUL	Walsham le Willows	Land East Of Maltings Palmer Street Walsham Le Willows IP31 3BZ	04/08/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03689/FUL	FUL	Barham	Land Rear Of 1 Hall Farm Cottages Norwich Road Barham Ipswich Suffolk IP6 0PA	27/09/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04344/FUL	FUL	Stowlangtoft	The Pine House Company Ixworth Road Stowlangtoft Bury St Edmunds Suffolk IP31 3JS	09/11/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04323/FUL	FUL	Coddenham	Grain Store Old Hall Farm Shrubland Park Estate Coddenham IP6 9QQ	23/11/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/24/00112/FUL	FUL	Stowmarket	12 - 14 Tavern Street Stowmarket Suffolk IP14 1PH	07/03/2024	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/20/04979/FUL	FUL	Thornham Magna	The Bungalow The Street Thornham Magna Eye Suffolk IP23 8HB	10/08/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/20/05586/FUL	FUL	Bramford	Cock Inn The Street Bramford Ipswich Suffolk IP8 4DU	24/03/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/02140/FUL	FUL	Stonham Aspal	Grove Farm Debenham Road Stonham Aspal Suffolk IP14 6BX	20/08/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/03014/FUL	FUL	Creeting St Mary	Land Adjacent To Highfields All Saints Road Creeting St Mary Suffolk IP6 8NG	24/08/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/03505/FUL	FUL	Norton	Three Bridges Ashfield Gardens Norton Suffolk IP31 3NQ	18/08/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/03915/FUL	FUL	Rishangles	Edge House Dublin Road Rishangles Suffolk IP23 7QB	06/09/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/04640/FUL	FUL	Thurston	Barn At Former Mill Farm Barton Road Thurston IP31 3QA	07/10/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/21/04911/FUL	FUL	Bacton	South-West Side Garden Of The Bungalow Church Road Bacton IP14 4LJ	10/01/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05042/FUL	FUL	Laxfield	Land At Sunnyside Barn Gorams Mill Lane Laxfield Suffolk	07/01/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05271/FUL	FUL	Fressingfield	Granary Barn At Chippenhall Hall Laxfield Road Fressingfield Suffolk IP21 5TD	12/05/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05353/FUL	FUL	Creeting St Mary	Land Adjacent Red House Farm All Saints Road Creeting St Mary IP6 8PW	14/09/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05455/FUL	FUL	Gosbeck	Fellows Farm Kings Lane Gosbeck Suffolk IP6 9TS	13/05/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05499/FUL	FUL	Somersham	Gunns Farm Hadleigh Road Somersham Suffolk IP8 4PU	01/12/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05697/FUL	FUL	Mellis	Proposed Development Site The Old Rectory Earlsford Road Mellis Suffolk	21/02/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05954/FUL	FUL	Cotton	Barn 1 Hempnalls Farm Willow Lane Cotton Suffolk IP14 4QN	21/12/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05985/FUL	FUL	Norton	Three Bridges Ashfield Gardens Norton IP31 3NQ	23/12/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06089/FUL	FUL	Debenham	55 Gracechurch Street Debenham Suffolk IP14 6RQ	12/01/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06582/FUL	FUL	Wilby	Willow Farm Church Road Wilby IP21 5LE	24/06/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06950/FUL	FUL	Nettlestead	Watering Farm Main Road Nettlestead IP8 4QL	10/03/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00031/FUL	FUL	Combs	Land South Of Little London Combs Suffolk	04/03/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00968/FUL	FUL	Mellis	Ostlers Barn Thrandeston Road Mellis IP23 8DR	20/04/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/01929/FUL	FUL	Eye	6 Church Street Eye Suffolk IP23 7BD	17/06/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02413/FUL	FUL	Offton	Moat House Farm Bildeston Road Offton IP7 7DB	14/10/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02414/FUL	FUL	Offton	Rook Hill Farm Ipswich Road Offton Ipswich Suffolk IP8 4SF	31/08/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02418/FUL	FUL	Stowmarket	Pear Tree Farm The Street Ashfield Cum Thorpe Stowmarket Suffolk IP14 6NA	11/07/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02544/FUL	FUL	Eye	Land Rear Of 27 Magdalen Street Eye Suffolk IP23 7AJ	14/07/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03149/FUL	FUL	Bedfield	Barn At Bedfield House Earl Soham Road Bedfield Woodbridge Suffolk IP13 7EF	17/03/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03633/FUL	FUL	Brundish	1 Dairy Row Brundish Woodbridge Suffolk IP13 8DF	15/09/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03743/FUL	FUL	Creeting St Mary	Field Adjacent Hill View Green Lane Creeting St Mary Suffolk	22/09/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03828/FUL	FUL	Eye	The Vine Church Church Street Eye Suffolk	21/10/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03993/FUL	FUL	Laxfield	Barn At Little Meadows Farm Banyards Green Laxfield IP13 8EU	05/10/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04066/FUL	FUL	Somersham	Stone Cottage Flowton Road Somersham Ipswich Suffolk IP8 4PS	16/12/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04147/FUL	FUL	Eye	12 Broad Street Eye Suffolk IP23 7AF	02/12/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04149/FUL	FUL	Eye	Barn Cross Street Eye Suffolk	11/01/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04664/FUL	FUL	Norton	Land West Of Ixworth Road Norton Suffolk	19/01/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/04777/FUL	FUL	Creeting St Mary	Creeting Hills Farm Creeting Hills Creeting St Mary Ipswich Suffolk	18/11/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04845/FUL	FUL	Harleston	Land Adj Harleston Hall Barn Haughley Road Harleston IP14 3JQ	21/11/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04978/FUL	FUL	Stonham Aspal	Red House Barn Mickfield Road Stonham Aspal Stowmarket Suffolk IP14 5LT	22/02/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05235/FUL	FUL	Willisham	Strawberry Hall Strawberries Lane Willisham Ipswich Suffolk IP8 4SJ	14/12/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05380/FUL	FUL	Redgrave	Land Adjacent To The Cottage The Green Redgrave IP22 1RR	23/12/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05611/FUL	FUL	Stowmarket	Hempnalls Farm Plot 2 Willow Lane Cotton Stowmarket Suffolk IP14 4QN	09/01/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/06401/FUL	FUL	Creeting St Mary	Field Adjacent Hill View Green Lane Creeting St Mary IP14 5DS	20/02/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00075/FUL	FUL	Debenham	Cooks Retreat 10 Cross Green Debenham Stowmarket Suffolk IP14 6RW	14/03/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00238/FUL	FUL	Metfield	The Duke William The Street Metfield Harleston Suffolk IP20 0LB	16/03/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00526/FUL	FUL	Thorndon	Land Adjacent To The Black Horse Inn The Street Thorndon Eye Suffolk IP23 7JR	30/03/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00133/FUL	FUL	Offton	Castle Moat House Castle Road Offton Ipswich Suffolk IP8 4RN	14/04/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01126/FUL	FUL	Wattisfield	The Old Maltings Hinderclay Road Wattisfield Diss Suffolk IP22 1NF	03/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/23/01402/FUL	FUL	Yaxley	Black Barn 2 White House Farm Old Norwich Road Yaxley IP23 8BH	18/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01503/FUL	FUL	Badley	Badley Bridge Barn Badley Hill Badley Ipswich Suffolk IP6 8RJ	05/06/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02527/FUL	FUL	Hinderclay	Hillmora Bells Corner Bells Lane Hinderclay Diss Suffolk IP22 1HW	24/07/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02738/FUL	FUL	Whitton	Oak View Thurleston Lane Whitton Ipswich Suffolk IP1 6TH	03/08/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02831/FUL	FUL	Worlingworth	Barn At Stanway Green Worlingworth Suffolk	09/08/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02725/FUL	FUL	Drinkstone	The Meade Beyton Road Drinkstone Bury St Edmunds Suffolk IP30 9SS	18/08/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01400/FUL	FUL	Yaxley	Black Barn 1 White House Farm Old Norwich Road Yaxley IP23 8BH	18/08/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00308/FUL	FUL	Bacton	The Bungalow Church Road Bacton Stowmarket Suffolk IP14 4LJ	25/08/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01513/FUL	FUL	Old Newton with D	22 Stowmarket Road Old Newton Stowmarket Suffolk IP14 4EE	30/08/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/06378/FUL	FUL	Laxfield	Orchard Cottage High Street Laxfield Woodbridge Suffolk IP13 8DX	12/09/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02920/FUL	FUL	Stradbroke	Land East Of Shirley Wilby Road Stradbroke Suffolk	20/09/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02856/FUL	FUL	Botesdale	Grove View Workshop The Common Botesdale IP22 1LH	06/10/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/23/03605/FUL	FUL	Little Blakenham	Broomvale Farmhouse Bramford Road Little Blakenham IP8 4JU	13/10/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03366/FUL	FUL	Beyton	Land Adjacent To York House The Green Beyton Bury St Edmunds Suffolk IP30 9AD	24/10/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03301/FUL	FUL	Rickinghall Superior	The Homestead The Street Rickinghall Superior Diss Suffolk IP22 1DY	26/10/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03887/FUL	FUL	Debenham	Poplar Hall Barn Low Road Debenham Stowmarket Suffolk IP14 6BS	02/11/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03662/FUL	FUL	Felsham	Brindlewood Dakings Lane Felsham Bury St Edmunds Suffolk IP30 0QW	09/11/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04319/FUL	FUL	Beyton	Land To The East Of The Grange Tostock Road Beyton Suffolk	10/11/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04060/FUL	FUL	Metfield	Skinnners Cottage Skinnners Lane Metfield Harleston Suffolk IP20 0LH	14/11/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02839/FUL	FUL	Southolt	Barn Conversion At Southolt Hall Athelington Road Southolt Eye Suffolk IP23 7TN	20/11/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00603/FUL	FUL	Thurston	Land At Mill Farm Barton Road Thurston IP31 3QA	20/11/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05491/FUL	FUL	Little Blakenham	Knotty Ash The Common Little Blakenham Ipswich Suffolk IP8 4JX	23/01/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02238/FUL	FUL	Elmswell	Ten Ten Kiln Lane Elmswell IP30 9QR	27/10/2023	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/21/05543/FUL	FUL	Mendlesham	Ashes Farm Oak Farm Lane Mendlesham Suffolk IP14 5TE	30/01/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05566/FUL	FUL	Mendlesham	Plot 4 Ashes Farm Oak Farm Lane Mendlesham Suffolk IP14 5TE	29/01/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05564/FUL	FUL	Mendlesham	Plot 2 Ashes Farm Oak Farm Lane Mendlesham Suffolk IP14 5TE	29/01/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05565/FUL	FUL	Mendlesham	Plot 3 Ashes Farm Oak Farm Lane Mendlesham Suffolk IP14 5TE	29/01/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05432/FUL	FUL	Battisford	Stoke Farm Stoke Farm Drive Battisford Stowmarket Suffolk IP14 2NA	30/01/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03303/FUL	FUL	Mendham	Weston House Cottage South Elmham Road Mendham Harleston Suffolk IP20 0PB	09/02/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05598/FUL	FUL	Hinderclay	Pear Tree Farm Chapel Road Hinderclay IP22 1HY	26/02/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04429/FUL	FUL	Hoxne	Barn A Corner Farm Green Street Hoxne IP21 5BZ	05/03/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/24/00172/FUL	FUL	Needham Market	Kindersley House 56 High Street Needham Market IP6 8AP	12/03/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05702/FUL	FUL	Monk Soham	Barn At Glebe Farm School Road Monk Soham IP13 7EN	18/03/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/24/00316/FUL	FUL	Redgrave	The Stagers The Street Redgrave Diss Suffolk IP22 1RY	18/03/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05427/FUL	FUL	Drinkstone	Threeways Rattlesden Road Drinkstone Bury St Edmunds Suffolk IP30 9TL	21/03/2024	1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/21/06226/FUL	FUL	Bedfield	Edale Southolt Road Long Green Bedfield IP13 7JE	19/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02024/FUL	FUL	Bedfield	Edale Southolt Road Long Green Bedfield IP13 7JE	19/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03701/FUL	FUL	Horham	Land East of Athelington Road Horham IP21 5EH	02/02/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04071/FUL	FUL	Eye	Junedale Chapel Lane Stoke Ash Eye Suffolk	16/06/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00700/FUL	FUL	Stowmarket	Verandah House 29 Ipswich Road Stowmarket Suffolk IP14 1BD	09/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
						0	188	0	0	0	188		n/a		n/a
Non-Major: Reserved Matters															
DC/22/03998/RES	RES	Elmswell	Land To The East Of Oak Lane Elmswell IP30 9HH	07/11/2022	9		9				9	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/013338/RES	RES	Horham	Land South East Of Dragon House Worlingworth Road Horham Suffolk	10/02/2022	7		7				7	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04988/RES	RES	Elmswell	White House Barns Ashfield Road Elmswell IP30 9GY	12/12/2023	6		6				6	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/01863/RES	RES	Wortham	Land At Howards Close Mellis Road Wortham Suffolk	17/06/2022	4		4				4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01041/RES	RES	Wortham	Land At Honeypot Farm Bury Road Wortham Diss Suffolk IP22 1PW	15/05/2023	4		4				4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/03589/RES	RES	Stonham Aspal	Land To The Rear Of The Leas Quoits Meadow Stonham Aspal Suffolk	20/11/2023	4		4				4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03870/RES	RES	Wickham Skeith	Land Adjoining 1 Grange Road Wickham Skeith Suffolk	13/10/2022	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05603/RES	RES	Creeting St Mary	Land At Grange Farm All Saints Road Creeting St Mary Ipswich Suffolk IP6 8NG	03/03/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/05501/RES	RES	Barham	Land Opposite Wheatcrofts The Street Horham IP21 5DX	20/04/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03021/RES	RES	Woolpit	Land South Of 1 Oak Lane Woolpit IP30 9RN	23/08/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03230/RES	RES	Yaxley	Land Adjacent To Chapel Cottage Mellis Road Yaxley IP23 8DB	04/09/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05779/RES	RES	Ringshall	Broad View Farm Lower Farm Road Ringshall IP14 2JF	06/02/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03428/RES	RES	Creeting St Mary	Land Adjacent To Whiston All Saints Road Creeting St Mary Ipswich Suffolk IP6 8PJ	30/09/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04464/RES	RES	Barking	Land At Battisford Road Barking Suffolk	23/11/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05248/RES	RES	Yaxley	Land South Of Mill House Old Ipswich Road Yaxley Suffolk	14/12/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
						0	49	0	0	0	49		n/a		n/a
Non-Major: Outline permission															
DC/22/01941/OUT	OUT	Norton	Land West Of Suffolk House Ixworth Road Norton Suffolk	27/06/2023	9		9				9	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/04401/OUT	OUT	Eye	30 Wellington Road Eye Suffolk IP23 7BE	24/08/2022	8		8				8	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/05515/OUT	OUT	Badwell Ash	Land West Of The Street Badwell Ash Suffolk	14/12/2022	8		8				8	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/01588/OUT	OUT	Thurston	92 Barton Road Thurston Suffolk IP31 3PG	26/05/2022	7		7				7	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/23/00113/OUT	OUT	Stowmarket	Police Station Violet Hill Road Stowmarket Suffolk IP14 1NJ	18/09/2023	7		7				7	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/06081/OUT	OUT	Old Newton with De	Land To The East Of School Road Old Newton Suffolk	18/02/2022	5		5				5	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a

DC/21/03315/OUT	OUT	Debenham	Land Between The Butts And Little London Hill Debenham Suffolk	10/11/2022	4			4			4	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/06244/OUT	OUT	Thorndon	Hope Barn Stoke Road Thorndon Eye Suffolk IP23 7JG	13/01/2022	4			4			4	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/06038/OUT	OUT	Stowmarket	The Junipers The Street Stonham Aspal Stowmarket Suffolk IP14 6AL	30/01/2023	4			4			4	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/00225/OUT	OUT	Stonham Aspal	Land To The Rear Of The Leas Quoits Meadow Stonham Aspal Suffolk	20/11/2023	4			4			4	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/03613/OUT	OUT	Stowmarket	Brookfield Bury Road Stowmarket Suffolk IP14 3QB	16/09/2022	3			3			3	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/23/05144/OUT	OUT	Battisford	2 School House Straight Road Battisford Stowmarket Suffolk IP14 2HR	22/12/2023	2			2			2	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/06463/OUT	OUT	Bramford	The Spinney Bullen Lane Bramford Suffolk IP8 4JH	02/10/2023	2			2			2	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/06401/OUT	OUT	Elmswell	Beech Glade 106 Bennett Avenue Elmswell Suffolk IP30 9EY	20/01/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/06819/OUT	OUT	Stowmarket	20 Danescourt Avenue Stowmarket Suffolk IP14 1QD	10/02/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/06875/OUT	OUT	Stowmarket	8 Newton Road Stowmarket Suffolk IP14 5AF	15/02/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/00480/OUT	OUT	Hinderclay	Land East Of Rickinghall Road Hinderclay Suffolk	28/03/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/04125/OUT	OUT	Elmswell	Land Opposite 3 Rose Lane Elmswell Bury St Edmunds Suffolk IP30 9EB	21/11/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/04592/OUT	OUT	Stowupland	38 Columbyne Close Stowupland Stowmarket Suffolk IP14 4AP	04/11/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a

DC/22/06250/OUT	OUT	Stowupland	20 Saxham Street Stowupland Stowmarket Suffolk IP14 5DA	14/02/2023	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
DC/23/02966/OUT	OUT	Elmswell	Land Adjacent To The Stables Station Road Elmswell Bury St Edmunds Suffolk IP30 9HA	24/08/2023	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
DC/23/03669/OUT	OUT	Debenham	8 Gracechurch Street Debenham Stowmarket Suffolk IP14 6RA	29/09/2023	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
DC/23/03979/OUT	OUT	Palgrave	Land Adjacent To Netherfields Crossing Road Palgrave Suffolk	16/11/2023	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
DC/23/04428/OUT	OUT	Woolpit	Acorns The Heath Woolpit Bury St Edmunds Suffolk IP30 9RN	23/11/2023	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
DC/24/00116/OUT	OUT	Woolpit	Spooners The Heath Woolpit Bury St Edmunds Suffolk IP30 9RN	14/03/2024	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
DC/23/01840/OUT	OUT	Badley	Land Adjacent Doveshill Cottage Badley Hill Badley IP6 8RL	28/03/2024	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
DC/21/04804/OUT	OUT	Wickham Skeith	The Orchard Kitchen Close Wickham Skeith	10/10/2023	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
DC/23/00011/OUT	OUT	Yaxley	Hill House Old Ipswich Road Yaxley	19/12/2023	1				1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a	
									0	0	82	0	0	82	n/a		n/a
Non-Major: Permitted Development																	
DC/21/06207/AGDW	AGDW	Hinderclay	Land On North Side Of Fen Road Hinderclay Suffolk	11/01/2022	5				5			5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a	
DC/22/01800/AGD	AGD	Little Blakenham	Elm Farm Somersham Road Little Blakenham Suffolk IP8 4NF	02/08/2022	5				5			5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a	
DC/22/04228/AGD	AGD	Wyverstone	Barn At College Farm College Road Earls Green Wyverstone Stowmarket Suffolk IP14 4SD	17/10/2022	5				5			5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a	

DC/23/03648/AGDW	AGDW	Redgrave	Gressingham Foods Ltd Hinderclay Road Redgrave Diss Suffolk IP22 1SA	03/11/2023	5		5				5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04176/AGDW	AGDW	Creeting St Peter	Clamp Farm Mill Lane Creeting St Peter Suffolk	29/11/2023	5		5				5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04130/AGDW	AGDW	Woolpit	Barns 3 4 5 And 6 Grassy Lane Farm Grassy Lane Woolpit IP30 9RT	21/11/2022	4		4				4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05482/FUW	FUW	Stowupland	Rosemary Church Road Stowupland Stowmarket Suffolk IP14 4BG	22/12/2022	4		4				4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/01968/AGD	AGD	Debenham	Building Adjacent To Maltings Farm Low Road Debenham IP14 6BJ	06/06/2022	3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04824/AGDW	AGDW	Akenham	Barley Lodge Thurleston Lane Akenham IP1 6TQ	22/02/2023	3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06252/AGDW	AGDW	Felsham	Brindlewood Dakings Lane Felsham Suffolk IP30 0QW	13/01/2022	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02835/AGD	AGD	Eye	Building At Bullocks Hill Farm Strabroke Eye Suffolk	16/09/2022	2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05361/AGDW	AGDW	Hoxne	Corner Farm Green Street Hoxne Suffolk IP21 5BZ	10/12/2021	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05785/AGDW	AGDW	Weybread	Land East Of Syleham Road Weybread Suffolk	07/01/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00825/AGD	AGD	Mendlesham	Barn On Land Adjacent Thorpe Hall Pegg's Hill Mendham IP20 0LX	11/04/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/01138/LCE	LCE	Stoke Ash	Marsh Cottage Ipswich Road Stoke Ash Suffolk IP23 7EL	03/05/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03389/AGD	AGD	Framsden	Agricultural Barn Red House Farm Otley Road Framsden IP14 6HU	02/09/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/03965/AGD	AGD	Debenham	Agricultural Building Adjacent Hill House Barn Thorpe Lane Debenham Stowmarket Suffolk IP14 6NF	29/09/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04073/AGD	AGD	Willisham	Strawberry Hall Strawberries Lane Willisham IP8 4SJ	13/10/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04163/AGD	AGD	Willisham	Strawberry Hall Strawberries Lane Willisham IP8 4SJ	13/10/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05275/AGDW	AGDW	Combs	Moat Farm Bildeston Road Combs Stowmarket Suffolk IP14 2LF	21/12/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00649/AGDW	AGDW	Stradbroke	Mulberry Lodge Laxfield Road Stradbroke IP21 5NQ	03/04/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01350/FUW	FUW	Fressingfield	The Granary Willow House Harleston Road Fressingfield Eye Suffolk IP21 5PE	11/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04288/AGDW	AGDW	Baylham	Barn At White Wheat Farm Upper Street Baylham Ipswich Suffolk IP6 8JR	06/11/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04479/AGDW	AGDW	Hemingstone	Primrose Hill Farm Main Road Hemingstone Ipswich Suffolk IP6 9RL	13/11/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03888/AGDW	AGDW	Newton	Agricultural Building At Newtown Meadow Newtown Fingal Street Worlingworth IP13 7HR	15/11/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04462/AGDW	AGDW	Wingfield	St Martins Farm Church Road Wingfield Eye Suffolk IP21 5QZ	24/11/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05654/AGDW	AGDW	Haughley	Old Hall Farm Haughley Green Haughley Stowmarket Suffolk IP14 3RR	30/12/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/23/05748/AGDW	AGDW	Winston	Agricultural Barn Boundary Farm Boundary Corner Winston Stowmarket Suffolk IP14 6LH	04/03/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/24/00473/AGDW	AGDW	Walsham le Willows	Cobbold West Street Walsham Le Willows Bury St Edmunds Suffolk IP31 3AP	27/03/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
							61	0	0	0	61		n/a		n/a

