

# **Mid Suffolk District Council**

## **Five-Year Housing Land Supply Position Statement 2025**

Mid Suffolk District Council

05 January 2026



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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.

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 2025 to the 31 March 2030 using the latest available evidence.

## The five-year requirement

For Mid Suffolk, its 5YHLS requirement is 2,809 homes. This is derived from the annualised requirement of 535 dwellings per annum as set out in adopted Policy SP01 with a 5% buffer.

## The Council's deliverable supply

The Council has undertaken a thorough deliverability review of its housing 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 4,326 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 7.70 years supply.

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Mid Suffolk District Council's 5YHLS Position between 1 April 2025 to 31 March 2030

Mid Suffolk District Council's 5YHLS Position between 1 April 2025 to 31 March 2030	
Five-Year Requirement	2,809
Total Supply	4,326
Years Supply	7.70 Years
Surplus/Deficit	+1,517 Homes

Source: Mid Suffolk District Council/Lichfields Analysis

## Compliance Sheet

Policy/Guidance	Compliance
National Planning Policy Framework (December 2024)	
Paragraph 78	All LPAs are required to demonstrate a minimum of five-years' worth of deliverable supply against a housing requirement.  This report sets out the Council's latest five-year housing land supply position. It considers the appropriate requirement including what buffer should apply.

Policy/Guidance	Compliance
<p>That housing requirement is based on either the local plan figure (if up to date) plus a buffer of 5% or 20% if the Council records a Housing Delivery Test measurement of below 85%.</p> <p>Note that from July 2026, the 20% buffer applies - regardless of previous housing delivery - if an up-to-date housing requirement is 80% or less than the most up-to-date Local Housing Need figure.</p>	
<p>Annex 2 - 'Deliverable'</p>	<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	
<p>ID: 68-007</p> <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.

**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.

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

**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.

**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.

**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.

**Deliverable:** As defined in Annex 2 of the National Planning Policy Framework (2024):

*"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, a site with both an outline permission and reserved matters approval, or the detailed element of a hybrid permission).

**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.

**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 78 of the National Planning Policy Framework (2024) 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 (2024) 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. The outcome of which determines whether a 20% buffer is applied to the five-year land supply requirement. The latest HDT is the 2023 measurement.

**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:** The Council had intended to adopt a Part 2 Joint Local Plan. However, the Council is now pursuing a Joint Local Plan Review instead that would replace the Part 1 plan in full.

**Joint Local Plan Review:** The Council is undertaking a full review of its Joint Local Plan Part 1.

**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. Note the methodology was updated in December 2024.

**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 Plan:** Defined in Annex 2 of the National Planning Policy Framework (2024) 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 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.

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**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 2024.

**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:** An application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters.

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

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

**Start on Site:** The point at which construction 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 Allowance:** An allowance made in the five-year land supply for windfall sites (as defined above).

**Windfall Sites:** Defined in Annex 2 of the National Planning Policy Framework (2024) as Sites not specifically identified in the development plan



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 2025 to the 31 March 2030. It has been prepared in accordance with relevant policy and guidance. All data presented is the most up-to-date available at the time of publication. While this position statement only sets out the supply position for Mid Suffolk district, the methodology and local market considerations have been prepared jointly with Babergh District Council.

## What is a 5YHLS and how is it assessed?

1.3 5YHLS is a forward-looking measure determining whether a Local Planning Authority ('LPA') has sufficient sites to meet its housing requirement in the next five-years. All LPAs are required to demonstrate a 5YHLS in accordance with Paragraph 78 of the NPPF (2024).

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 the supply of sites for travellers is 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 cannot demonstrate a sufficient 5YHLS, local policies most important for determining the application are considered 'out-of-date' and the NPPF (2024) at paragraph 11(d) 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 strong 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 2024 – covered the five-year period from the 1 April 2024 to the 31 March 2029. This concluded that the Council could demonstrate a 10.46-year supply. It is of note that following the publication of the revised NPPF in December 2024, the Council applied the then required 5% buffer: advancing a position of 9.96 years.

## Consultation of this document

1.10 A previous version of this document was consulted on between 20 October 2025 and 28 November 2025. Five responses were received. The main points raised in these responses are summarised below:

- 1 The approach to establishing build out rates where there is a conflict between information provided by developers and data held by the Council;
- 2 Some non-major sites with outline permission should be removed from the schedule as the permissions on them may have expired; and
- 3 Disagreement with the inclusion of an 'oversupply' scenario test.

1.11 The report has been updated to account for the representations received (to both Mid Suffolk and Babergh's reports as they were consulted on together), where necessary. Where changes have been made, it has mostly been to add clarity around the approach taken. In response to point 2, it was necessary to update the supply data in the assessment and throughout the report. This led to a slight revision to the overall 5YHLS calculation, from 7.84 years to 7.70 years.

## 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 78 of the NPPF (2024) states that it should either be the requirement in adopted strategic policies – if adopted in the past five-years or if older but having been reviewed and found not to need updating – or against local housing need calculated using the standard method.

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 SP01 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 2,542 homes in the plan period to 31 March 2025. Therefore, no shortfall is added on to the requirement.

Table 2.1 Assessment determining housing delivery vs housing requirements in Mid Suffolk District, 2018-2025

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Number of Homes Required	535	535	535	535	535	535	535	3,745
Number of Homes Delivered	690	451	672	862	1,257	1,014	1,341	6,287 (+2,542)

Source: Babergh and Mid Suffolk AMR Reports | Lichfields Analysis

2.6

Given the Council has recorded an oversupply in the plan-period to date, there also needs to be a consideration as to whether oversupply should be netted off the five-year requirement. In 2021, a judgment was issued in the Tewkesbury Case<sup>1</sup> that confirmed policy and guidance was – at that time – silent on the issue of whether oversupply should be netted off a five-year requirement. It was therefore a matter of planning judgement.

<sup>1</sup> <https://www.bailii.org/ew/cases/EWHC/Admin/2021/2782.html>

2.7 Since that judgement:

- 1 The 2023 NPPF was adopted in which Paragraph 77 confirmed the Government wanted oversupply to be considered but that how that would be achieved would be detailed in Planning Practice Guidance ('PPG'). However, that guidance was never published.
- 2 In July 2024, the consultation version of the NPPF was published that removed the oversupply reference in Paragraph 77. The supporting 'Scope of Consultation' document stated that "*We are also proposing to remove the wording on past oversupply in paragraph 77, which was introduced to set out that previous oversupply could be set against upcoming supply.*" (Paragraph 20<sup>2</sup>)
- 3 In December 2024, the NPPF was adopted with the relevant former reference at Paragraph 77 removed. However, the consultation response stated removal of this text "*has no bearing on local authorities' ability to account for over-supply – this can continue to be taken into account as it is currently.*"<sup>3</sup>
- 4 Alongside the NPPF, Planning Practice Guidance was also updated. However, the only reference to oversupply – to which Government is presumably referring to – is that oversupply can be used to offset previous shortfalls (ID: 68-032).

2.8 In the context of the above, the matter of netting off oversupply arguably remains a matter of planning judgement. This is because nowhere in policy or guidance is it specifically said it cannot be used to reduce a 5YHLS requirement. However, in noting this the Government was clear in July 2024 that it did not want oversupply to be used in this way.

2.9 Considering the specifics of Mid Suffolk district:

- Its adopted housing requirement was based on the former standard method, but it was expressed as a minimum figure across the plan period (Policy SPO1);
- Policy SPO1 does not specifically allow for oversupply to be accounted for;
- Mid Suffolk only just had sufficient supply to meet its needs across the plan period at the point of the JLP's (2023) adoption; and
- A Part 2 JLP – that would have addressed supply later in the plan-period – is no longer being prepared. Instead, the Part 1 JLP (2023) is undergoing a full review and the new standard method for the district – that said emerging plan will need to address – is considerably higher at 748 dpa.

2.10 Noting the above, the Government's clear statement for oversupply not to be netted off in its July 2024 consultation, and the fact that the guidance still only allows for oversupply to offset past shortfalls (ID: 68-032) the Council has come to the judgement it should not account for oversupply. This will be kept under review should the circumstances relating to policy and guidance change. Notwithstanding, the Council have considered a scenario in which oversupply was accounted for in Section 6.0 of this report for context.

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<sup>2</sup> <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#:~:text=This%20consultation%20will%20begin%20on,on%20Tuesday%202024%20September%202024>

<sup>3</sup> <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/outcome/government-response-to-the-proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system-consultation>

## What is the appropriate buffer?

2.11 Paragraph 78(b) of the NPPF (2024) 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.

2.12 The latest HDT (2023) was published in December 2024 with the Council recording a measurement of 197%. Therefore, a 5% buffer is required.

Table 2.2 Mid Suffolk District Council HDT 2023 Measurement

	2020/21	2021/22	2022/23	Total
Number of Homes Required	356	513	529	1,398
Number of Homes Delivered	649	862	1,248	2,759
2023 Measurement	197%			
2023 Consequence	None			

Source: MHCLG (published December 2024)

## The Council's five-year housing requirement

2.13 Bringing the above together, the Council's 5YHLS requirement is **2,809 homes** in the five-year period from 1 April 2025 to the 31 March 2030 as detailed in Table 2.3 below.

Table 2.3 Assessment of Mid Suffolk District Council 5YHLS Requirement

Mid Suffolk District Council 5YHLS Requirement	As of Publication
Annual Requirement	535 dpa
Basic Five-Year Requirement	2,675
Shortfall	0
Buffer	5%
Total five-year requirement	2,809 homes

Source: Lichfields Analysis (rounded up)

2.14 Therefore, for the Council to be able to demonstrate a 5YHLS it must have a deliverable supply equal to or greater than 2,809 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 2,809 homes between the 1 April 2025 and the 31 March 2030. 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 (2024) glossary (Annex 2) as:

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

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."* (Lichfields emphasis)

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

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

3.4 In addition, sites must be 'achievable'; which means there is a 'realistic prospect' - the 'central test' of deliverability<sup>4</sup> - that it will be delivered at a point in time envisaged: in this case, within the five-year period. As explained in PPG (ID: 3-020) this is "*essentially a judgement about the economic viability of the site, and the capacity of the development to*

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<sup>4</sup> 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 size<sup>5</sup>).

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

- **Category B sites:**

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

3.6 The Secretary of State (SoS) has confirmed their interpretation that the definition of ‘deliverable’ should not be taken as being a ‘closed list’<sup>6</sup>. He stated that “*examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition*” (paragraph B of the Consent Order). Therefore, sites not specifically listed in the definition of deliverable can be found to be ‘deliverable’ where that site can be shown to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The 2024 NPPF did 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 constitute clear evidence in support of Category B sites. It states:

“*Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*

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

<sup>6</sup> See Consent Order for East Northamptonshire Council v Secretary of State for Communities and Local Government (CO/917/2020) - <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

- *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' decision<sup>7</sup>, it is the evidential value of the evidence gathered that demonstrates that a development's prospects of delivery are realistic: forming 'clear evidence'. The value of any site-specific evidence is itself dependant on the site's context and the specific circumstances of that site<sup>8</sup>.

**2 While there is no minimum criterion for clear evidence<sup>9</sup>, the type and form of 'clear evidence' for Category B sites will vary depending on circumstances of the site (e.g. its size or how quickly it is expected to deliver).**

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

Evidence can also take account of information gathered after the base date (in this case 1 April 2025) as long as it is used to support sites identified as deliverable as of the base date<sup>10</sup>. However, to ensure consistency in the approach to assessing a five-year supply

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<sup>7</sup> Appeal ref. 3216104 (IR 23)

<sup>8</sup> Confirmed in both the 'Popes Lane' (ref. 3216104 (IR 23) and 'Rectory Farm' (ref. 3234204) (IR 32) decisions

<sup>9</sup> Land to the South of Williamsfield Road (ref. 3207411) (IR 27)

<sup>10</sup> As the Secretary of State confirmed in the 'Woburn Sands' decision (ref. 3169314) (DL 12) and again in the 'Land at Mitchelswood Farm' decision (ref. 3119171) (IR9.61-9.62)

new sites should not be added into the supply of an existing position; instead, new sites should only be added once a new position with an updated base date is published.

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

In the 'Rectory Farm' decision<sup>11</sup> the Inspector noted that the Council did not simply accept the proforma returns from developers on face-value. Where the Council thought the rates overly ambitious, the rates were altered. This demonstration of critical judgement appeared to give additional weight to the Council's findings. Another Inspector in the earlier 'Land to the south of Williamsfield Road' decision<sup>12</sup> echoed these comments.

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

3.10 In light of policy and guidance, the below explains the Council's methodology to demonstrating the deliverability of its supply.

3.11 All sites included in this calculation have been identified as being deliverable and will make a contribution to the Council's supply in the relevant five-year period. While the evidence post-dates the base date (which is an inevitable product of how annual monitoring is carried out) the SoS recently confirmed that this is accepted given it supported sites identified as deliverable as of the base date<sup>13</sup>.

3.12 In reviewing the sites, the Council has first removed sites that have a net zero contribution to housing supply and then split up the trajectory between the two Categories of supply: A and B. Following the SoS confirmation that the definition of 'deliverable' should not be interpreted as a 'closed list' the Council considers any site not specifically listed in Category A (which are presumed to be deliverable) falls into Category B (requiring 'clear evidence' to be deliverable)<sup>14</sup>. Therefore, the Council has in this assessment included sites that had a resolution to grant planning permission subject to the signing of a S106 at the base date only where these sites are supported by 'clear evidence' at the base date.

### **Category A**

3.13 In respect of **Category A** sites, the Council has:

- 1 Divided developments (both major and non-major) into those that have commenced and not commenced.
- 2 Non-major development (less than 10 units<sup>15</sup>) 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 guidance<sup>16</sup>. It is also anticipated that these sites will deliver within years one to three of the trajectory.

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<sup>11</sup> Appeal ref. 3234204 (IR 32)

<sup>12</sup> Appeal ref. 3207411 (IR 27)

<sup>13</sup> 'Land to the East of Newport Sands' (ref. 3169314) (Para 12)

<sup>14</sup> It should also be noted that the Council considers residential conversions via permitted development rights to fall in to Category A as these have a 'detailed' permission from The Town and Country Planning (General Permitted Development) (England) Order 2015. This approach has been endorsed by the Secretary of State in the 'Land to the East of Newport Sands' decision (ref. 3169314) (Para 12)

<sup>15</sup> NPPF Annex 2: Glossary page 69

<sup>16</sup> 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 2025 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 79 homes<sup>17</sup>.
  - b Commenced non-major sites with older permissions (i.e. would have expired pre-1 April 2025) 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 50 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 1.

## 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

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<sup>17</sup> A discrepancy in how this figure impacted supply was resolved following a consultation response.

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. That being said, the presence of a reserved matters application is not in and of itself an automatic indicator of a site's deliverability; all sites considered under Category B have been reviewed individually.

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 1. 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 rates<sup>18</sup>; and
- Requires details of key risks in achieving the identified trajectory. This includes questions regarding whether the site is available now; relevant viability information; relevant infrastructure information; 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. This means that the submission of a proforma is not sufficient in and of itself to demonstrate deliverability.

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

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<sup>18</sup> As detailed in Lichfields research 'Start to Finish' (third edition) published in March 2024 and updated in September 2024

that - in the Council's view - constitutes clear evidence (for example, planning history, previous proformas, officer knowledge etc.); and

2 There may be Category B sites that local residents are aware of but that are not included in the supply. The reason for this is because the Council must be able to evidence its Category B supply in accordance with the relevant tests. While the Council may anticipate a site will come forward in the five-year period, that is not the test of 'deliverability'. Where the Council has not been able to gather sufficient 'clear evidence' in support of Category B sites it cannot count 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 an update to its local analysis of developments across both Mid Suffolk and Babergh districts to benchmark lead-in times and build rates for differing site sizes. In undertaking this update, the Council has removed some older data.

3.23 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 a reduction in the presented build-out rates overall.

3.24 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.

3.25 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.

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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	4.2	4.1	1.6	1.3	62
100-499 dwellings	4.3	4.8	1.1	1.2	30

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	25	22	18
50-99 dwellings	29	26	7
100-499 dwellings	51	46	10

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

3.26 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.

3.27 The Council monitors build rates and lead-in times together with Babergh. The areas are broadly similar with many developers operating in both districts. 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.

3.28 It should be noted that our analysis has been updated from the four previous 5YHLS reports produced in 2020, 2021, 2022, and 2024. Compared with the 2024 report, lead-in times have increased. Mean and median build out rates have also broadly slowed.

### Conflicts in stated completions/net supply remaining

3.29 The Council has calculated the number of homes remaining from sites based on completions recorded from (1) building control records or (2) site visits (usually in early April). As in past 5YHLS assessments, proforma returns from developers this year (both Category A and Category B sites) have conflicting records as to the number of homes remaining to the Council's records. Developer returns sometimes suggest more completions have already occurred with fewer to be built out in the five-year period, or they suggest fewer completions have occurred.

3.30 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.

3.31 Whilst the assessment was undergoing consultation, a representation was made suggesting that the approach set out above (i.e. using the Council's completions data over developer returns where there is a conflict) would have the effect of generating additional supply. However, the points set out above demonstrate that this is not the case.

## Conclusions

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 4.

### Proforma feedback

4.2 The Council issued Category A proformas and Category B proformas to relevant developers/landowners/agents. Thirteen proforma returns 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 (2025).

#### Major (Commenced)

4.4 In total, the Council has identified 55 major development permissions that have already commenced development and are considered to be deliverable. Across the five-year period these are expected to deliver 2,863 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Full PP	19	410	234	126	50	40	860
Reserved Matters	36	923	543	255	164	118	2,003
Permitted Development	0	0	0	0	0	0	0
Total	55	1,333	777	381	214	158	2,863

Source: Mid Suffolk District Council/Lichfields

#### Non-Major (Commenced)

4.5 In total, the Council has identified 246 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 424 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 2025/26.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Full PP	185	288	0	0	0	0	288
Reserved Matters	39	82	0	0	0	0	82
Permitted Development	22	54	0	0	0	0	54
Total	246	424	0	0	0	0	424

Source: Mid Suffolk District Council/Lichfields

### Major (Not-Commenced)

4.6 In total, the Council has identified five 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 191 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Full PP	2	0	19	36	21	0	76
Reserved Matters	3	2	62	38	13	0	115
Permitted Development	0	0	0	0	0	0	0
Total	5	2	81	74	34	0	191

Source: Mid Suffolk District Council / Lichfields

### Non-Major (Not-Commenced)

4.7 In total, the Council has identified 185 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 324 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 (2026/27). Non-major permissions with outline permission are assumed to deliver in Year three (2027/28) 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					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Full PP	120	0	176	0	0	0	176
Reserved Matters	14	0	39	0	0	0	39
Outline Permission	21	0	0	61	0	0	61
Permitted Development	30	0	48	0	0	0	48
<b>Total</b>	<b>185</b>	<b>0</b>	<b>263</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>324</b>

Source: Mid Suffolk District Council/Lichfields

## Category B Sites

4.9 From the Council's review, there are six 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 six 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 six Category B sites (totalling 493 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					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Outline Permission	6	0	64	118	110	92	384
S106	0	0	0	0	0	0	0
<b>Total</b>	<b>6</b>	<b>0</b>	<b>64</b>	<b>118</b>	<b>110</b>	<b>92</b>	<b>384</b>

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 4,186 units from 497 permissions. This comprises both Category A and B development from major and non-major sites and 78.5% 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					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Category A (Commenced)	301	1,757	777	381	214	158	3,287
Category A (Non-Comm)	190	2	344	135	34	0	515
Category B	6	0	64	118	110	92	384
<b>Total</b>	<b>497</b>	<b>1,759</b>	<b>1,185</b>	<b>634</b>	<b>358</b>	<b>250</b>	<b>4,186</b>

Source: Mid Suffolk District Council/Lichfields Analysis

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

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

### **Policy and guidance**

5.2 The NPPF (2024) permits Councils to include an allowance for windfall (i.e. unplanned for) development. Paragraph 75 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).

### **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 local planning policy has aimed at restricting such development); 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 116 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	451	84	19%
2020/21	672	103	15%
2021/22	862	172	20%
2022/23	~	(no windfall data)	~
2023/24	1,014	132	13%
2024/25	1,341	189	13%
<b>Totals*</b>	<b>6,481</b>	<b>1,158</b>	
<b>Average*</b>	<b>648</b>	<b>116</b>	<b>18%</b>

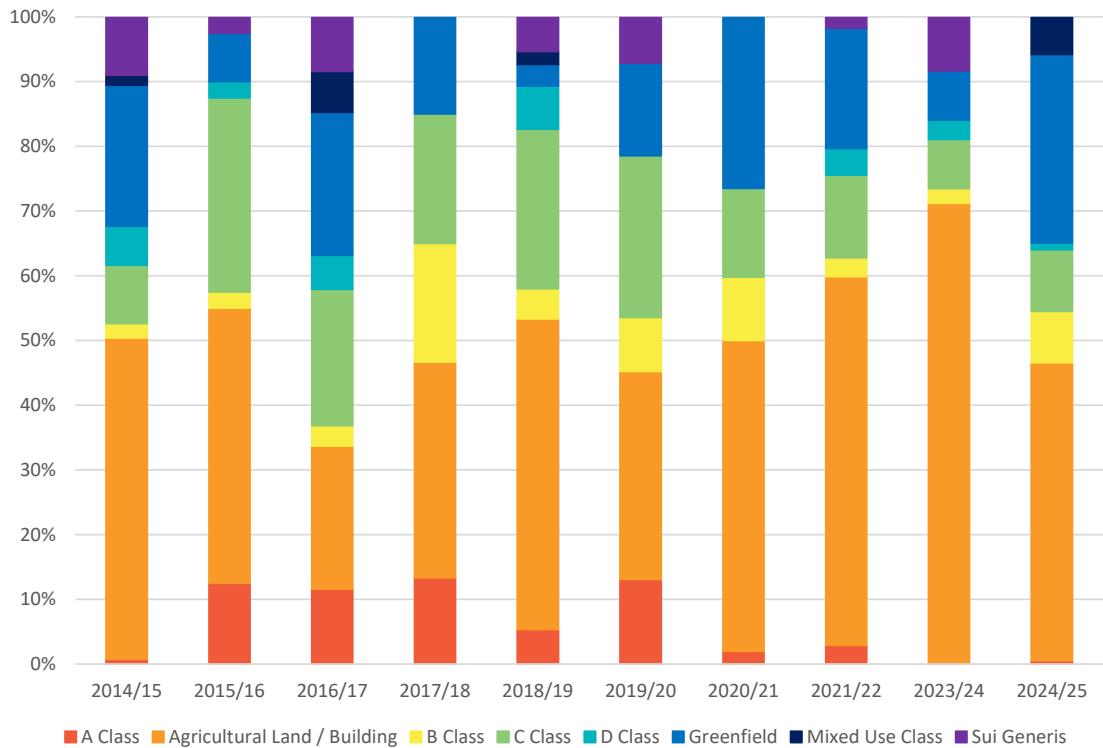
Source: Mid Suffolk District Council/Lichfields Analysis \*Totals and averages excluding 2022/23 data.

## 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	52	4%
Agricultural Buildings/Land	551	48%
B Use Class	65	6%
C Use Class	178	15%
D Use Class	37	3%
Greenfields	203	18%
Mixed Use Class	22	2%
Sui Generis	49	4%

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

5.9

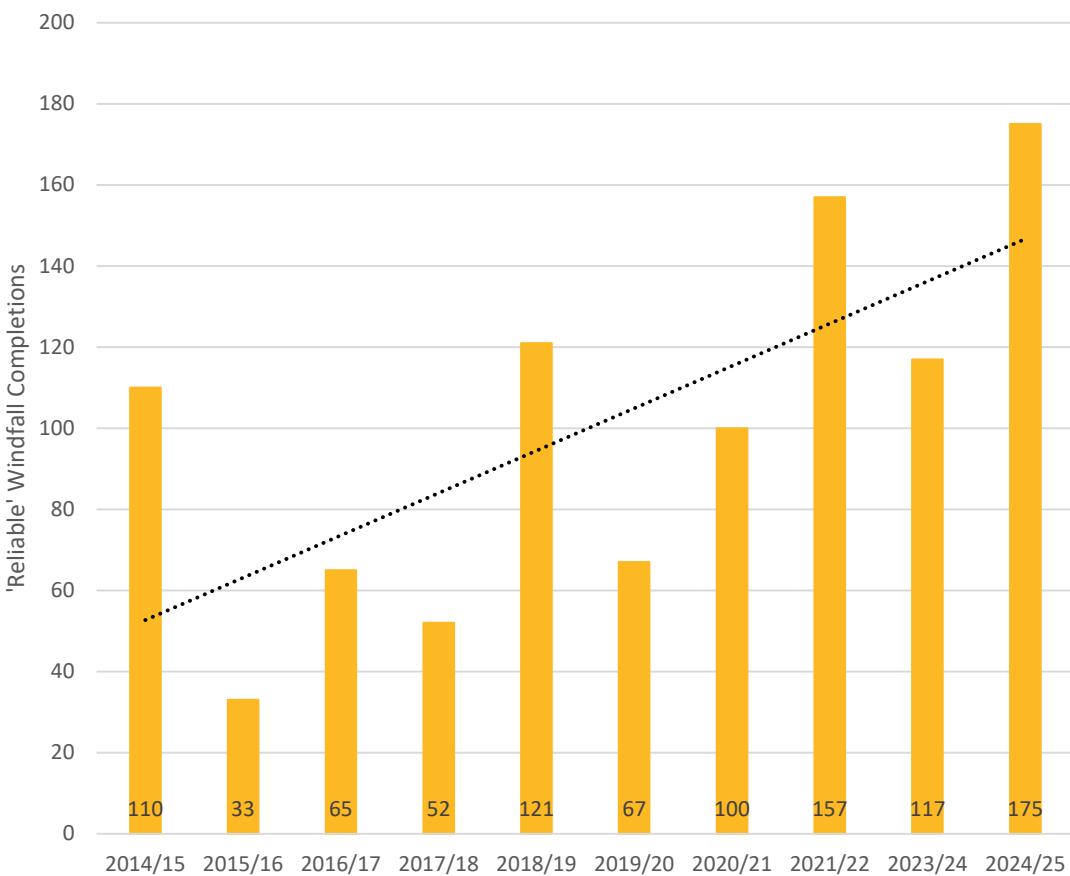
Given the rural nature of the district and changes in modern agriculture it is reasonable to assume that windfall completions on previous agricultural buildings and greenfield sites will continue to provide a consistent source of windfall supply. It is also expected that windfall completions on B Use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

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

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

5.11 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers 'reliable' sources of windfall development. On average, the Council has delivered 91 dpa from these sources of windfall; albeit with a peaks in 2021/22, and 2024/25.

Figure 5.2 'Reliable' Windfall Development



Source: Mid Suffolk District Council/Lichfields Analysis

5.12 Consistent with the previous five 5YHLS position statements (September 2019, October 2020, February 2022, December 2022, and December 2024) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions from windfall developments. This is to ensure no double counting occurs with current, live permissions. Based on the analysis above, it is concluded that there is compelling evidence that a conservative windfall allowance of at least 70 dpa in years four and five is justified and reasonable.

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

## Conclusion

5.14 Based on 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 2025 to the 31 March 2030.

### Summary

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

6.2 As detailed in Section 2.0, the five-year requirement is 2,809 dwellings across the five-year period. This is on the basis of the Local Plan annual requirement of 535 dpa and a 5% buffer

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	0
Buffer	5%
Total five-year requirement	2,809 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 4,186 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 4,326 units as detailed in Table 6.2.

Table 6.2 Mid Suffolk District Council Deliverable Supply

Source of Supply	Supply (homes)
Category A (Commenced)	3,287
Category A (Not Commenced)	515
Category B	384
Windfall Allowance	140
<b>Total Supply</b>	<b>4,326</b>

Source: Mid Suffolk District Council/Lichfields Analysis

## The Council's concluded 5YHLS position

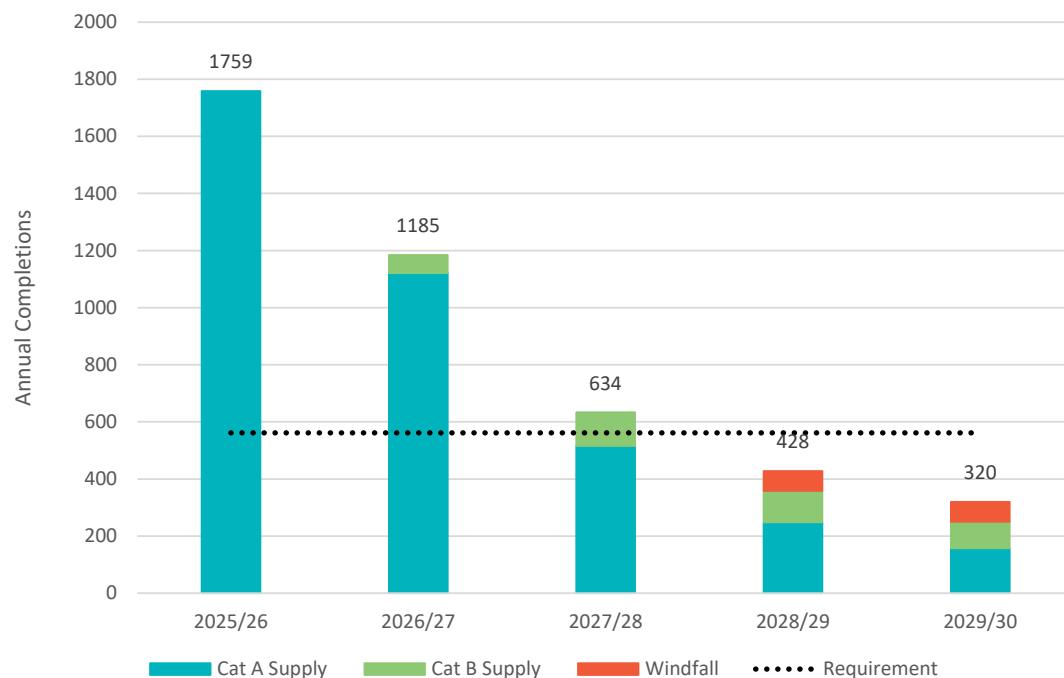
6.6 On the basis of the above, the Council can demonstrate 7.70 years supply between the 1 April 2025 to the 31 March 2030 as detailed in Table 6.3.

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

Mid Suffolk 5YHLS	
Five-Year Requirement	2,809
Total Supply	4,326
Years Supply	7.70 Years
Surplus/Deficit	+1,517 homes

Source: Mid Suffolk District Council / Lichfields Analysis

Figure 6.1 Mid Suffolk Five-Year Supply Projection



Source: Mid Suffolk District Council/Lichfields

6.7 The position is skewed towards the first years in part because:

- We assume small sites will complete primarily in year one and two. The delivery might be spread more evenly across years one to three.
- The windfall delivery in later years is also likely to be greater based on past delivery rates but the Council has taken a conservative approach.
- 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).

6.8 Therefore, the position speaks to the Council's deliverable supply over the whole five-year period in question (1 April 2025 to 31 March 2030) and is not a precise projection of what will happen in each year in the five-year period. This reflects the definition of a deliverable site which requires a *"realistic prospect that housing will be delivered on the site within five years"* and the methodology whereby sites are placed in the trajectory based on lead-in time and delivery rate assumptions.

## Scenario testing

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

### Scenario 1 - Small sites lapse

6.10 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, thus negating the need to apply a lapse rate. As per para 3.13 3a, a conservative approach has been applied whereby all non-major sites not commenced and where planning permission would have expired by 1 April 2025 have been removed.

6.11 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 324 units) plus the small sites already removed as per Stage 3 (see Paragraph 3.13 3a of this position statement) of calculating the Council's total Category A supply (which totals 129 units). These sites are added back in, otherwise the Council would be applying a double lapse rate as part of this exercise.

6.12 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 approach.

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

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement	2,809	2,809	2,809
Total Supply (Applying SS Lapse)	4,507	4,481	4,428
Years Supply	8.02 Years	7.98 Years	7.88 Years
Surplus/Deficit	+1,698 homes	+1,672 homes	+1,619 homes

Source: Mid Suffolk District Council/Lichfields Analysis

## Scenario 2 - Oversupply

6.13 As per the analysis in Section 2 of this report, the Council does not account for oversupply. Notwithstanding, Table 6.5 below shows that were the Council to do so its supply would increase to 154.5 years applying a 5% buffer. To be clear, the Council does not advance this position but demonstrates the number of homes already delivered within the plan-period to date.

Table 6.5 Mid Suffolk District Council's 5YHLS Position Accounting for Oversupply

Babergh 5YHLS	5% buffer
Five-Year Requirement (accounting for oversupply of 2,542 homes)	140
Total Supply	4,326
Years Supply	154.50 Years
Surplus/Deficit	4,186 homes

Source: Mid Suffolk District Council/Lichfields Analysis

6.14 It is noted that one consultee response highlighted the inappropriateness of the Scenario 2 approach for calculating 5YHLS. For clarity, it the exercise above is simply a scenario test.

## **Appendix 1 Category A and B Proformas**

# Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

<b>Site Address:</b>  [INSERT]
<b>Developer/Site Promoter:</b>  [INSERT]

## Purpose of this proforma:

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

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

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

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

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
XX	XX	XX	XX	XX	XX

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
XX	XX							

(please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Council's emerging local plan trajectory)

## 3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1<sup>st</sup> April 2025 to the 31<sup>st</sup> March

2030? 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 refence to factors such as the number of outlets, affordable housing, and market trends:

[INSERT]

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

# Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY B SITES

<b>Site Address:</b>  [INSERT]
<b>Developer/Site Promoter:</b>  [INSERT]

## Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2024) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

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

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

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

[INSERT]

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

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
XX	XX	XX	XX	XX	XX

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
XX	XX							

*(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1<sup>st</sup> April 2030 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 1<sup>st</sup> April 2025 to the 31<sup>st</sup> March 2030? 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]

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

## **Appendix 2 Lead in Time Analysis (Babergh and Mid Suffolk)**

## Appendix 2: Lead in Time Analysis (Babergh and Mid Suffolk)

### Local Lead-in Time Analysis - 2025

The following provides a review of past lead-in times 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 <sup>st</sup> App	Approval of 1 <sup>st</sup> Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/20/01058/RES (B/15/00993)	Babergh	475	RES	04/08/2015	10/07/2020	22/10/2020	5.2	0.3
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
DC/21/01132/RES (DC/18/04247/OUT)	Mid Suffolk	300	RES	22/09/2018	21/01/2022	28/06/2024	5.8	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/22/03231/RES (1856/17)	Mid Suffolk	269	RES	09/05/2017	20/03/2023	11/11/2024	7.5	1.6
DC/21/03287/FUL	Mid Suffolk	258	FULL	14/06/2021	28/04/2023	11/10/2024	3.3	1.5
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/22/02336/RES (B/15/01718/OUT)	Babergh	242	RES	05/05/2022	02/12/2022	01/02/2023	0.7	0.2
DC/21/06052/RES (M/5007/16/OUT)	Mid Suffolk	235	RES	12/01/2017	23/09/2022	03/04/2023	6.2	0.5
DC/21/02764/RES (B/15/01718)	Babergh	200	RES	19/05/2021	01/09/2021	16/11/2022	1.5	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
DC/20/04723/FUL	Mid Suffolk	141	FULL	15/10/2020	04/08/2021	18/05/2022	1.6	0.8
DC/21/00609/RES (M/3563/15/OUT)	Mid Suffolk	138	RES	30/10/2015	10/03/2022	19/10/2023	8.0	1.6
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/20/01716/FUL	Mid Suffolk	121	FULL	16/05/2023	22/12/2023	29/04/2024	1.0	0.4
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/21/02564/RES (1636/16)	Mid Suffolk	120	RES	02/04/2016	10/06/2021	13/08/2021	5.4	0.2
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/19/05196/RES (1636/16)	Mid Suffolk	115	RES	02/04/2016	16/04/2020	13/08/2021	5.4	1.3
DC/19/02495/RES (0210/17)	Mid Suffolk	106	OUT	08/02/2017	09/07/2020	01/06/2022	5.3	1.9
DC/20/01249/RES (5070/16/OUT)	Mid Suffolk	104	RES	23/12/2016	08/11/2022	04/12/2023	7.0	1.1

PP Ref.	District	Units	PP Type	Submission of 1 <sup>st</sup> App	Approval of 1 <sup>st</sup> Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/19/02877/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
Average								4.3
Median								4.8

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

## Local analysis: sites less than 100 units

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

PP Ref	District	Units	PP Type	Submission of 1 <sup>st</sup> App	Approval of 1 <sup>st</sup> Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/19/05958/RES (DC/17/04113/OUT)	Mid Suffolk	98	OUT	09/08/2017	29/04/2020	01/04/2021	3.6	0.9
DC/19/05958/RES (DC/17/04113)	Mid Suffolk	98	RES	09/08/2017	29/04/2020	01/04/2021	3.6	0.9
B/17/00122/FUL	Babergh	97	FULL	31/01/2017	30/10/2017	31/03/2019	2.2	1.4
DC/19/01602/RES (M/5070/16/OUT)	Mid Suffolk	87	OUT	23/12/2016	16/10/2019	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/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
DC/20/04663/RES (B/16/01092/OUT)	Babergh	75	RES	06/08/2016	08/12/2021	07/02/2025	8.5	3.2
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/21/02927/RES (DC/17/05549/OUT)	Mid Suffolk	66	RES	07/11/2017	13/01/2022	12/09/2024	6.9	2.7
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
DC/22/03966/RES (DC/20/01677/OUT)	Mid Suffolk	65	RES	29/04/2020	12/05/2023	28/02/2025	4.8	1.8
DC/22/01159/RES (DC/19/02878)	Mid Suffolk	64	RES	15/06/2019	01/02/2023	17/05/2024	4.9	1.3
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

PP Ref	District	Units	PP Type	Submission of 1 <sup>st</sup> App	Approval of 1 <sup>st</sup> Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/20/05917/RES (DC/19/00022)	Mid Suffolk	60	RES	04/01/2019	19/07/2021	18/05/2023	4.4	1.8
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/19/05316/RES (0195/16/OUT)	Mid Suffolk	58	RES	06/02/2016	28/05/2020	06/08/2021	5.5	1.2
DC/18/04966/FUL	Babergh	55	FULL	11/12/2018	09/03/2021	25/09/2024	5.8	3.6
DC/21/02982/FUL	Mid Suffolk	54	FULL	21/05/2021	15/11/2022	16/01/2024	2.7	1.2
DC/21/00641/RES (DC/18/00723/OUT)	Mid Suffolk	51	RES	23/02/2018	09/02/2022	20/06/2024	6.3	2.4
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/21/06977/RES (DC/18/02469/OUT)	Babergh	45	RES	11/03/2022	06/03/2023	02/09/2024	2.5	1.5
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
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/19/05152/RES (0460/17/OUT)	Mid Suffolk	40	RES	23/02/2017	28/05/2020	07/02/2022	5.0	1.7
DC/19/02484/FUL	Mid Suffolk	38	FULL	22/05/2019	26/08/2020	27/09/2024	5.4	4.1
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/19/05949/RES (M/4242/16/OUT)	Mid Suffolk	28	RES	14/10/2016	21/10/2020	22/05/2024	7.6	3.6
DC/19/03185/RES (DC/17/03100/OUT)	Babergh	25	OUT	27/06/2017	13/12/2019	22/10/2020	3.3	0.9
DC/17/06289/FUL	Babergh	24	FULL	23/12/2017	07/06/2018	31/03/2019	1.3	0.8
DC/21/00350/RES (DC/18/00236/OUT)	Babergh	24	RES	17/01/2018	26/04/2021	30/10/2024	6.8	3.5
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/20/04067/RES (M/3563/15/OUT)	Mid Suffolk	15	RES	30/10/2015	12/04/2022	16/06/2023	7.6	1.2
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

PP Ref	District	Units	PP Type	Submission of 1 <sup>st</sup> App	Approval of 1 <sup>st</sup> Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/21/04039/RES (DC/19/04439/OUT)	Mid Suffolk	11	OUT	24/09/2019	15/12/2021	29/08/2023	3.9	1.7
DC/19/04998/FUL	Mid Suffolk	11	FULL	01/11/2019	18/05/2020	24/03/2021	1.4	0.8
DC/17/06170/RES (B/16/01167/OUT)	Babergh	10	OUT	25/08/2016	20/03/2018	04/12/2019	3.3	1.7
DC/17/06283/RES (3642/16/OUT)	Mid Suffolk	10	OUT	17/10/2016	22/08/2018	31/03/2019	2.5	0.6
DC/17/04723/FUL	Mid Suffolk	10	FULL	25/09/2017	14/12/2017	31/03/2019	1.5	1.3
Average							4.2	1.6
Median							4.1	1.3

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

## Summary of Local Findings

Local Lead-in Time Analysis Summary

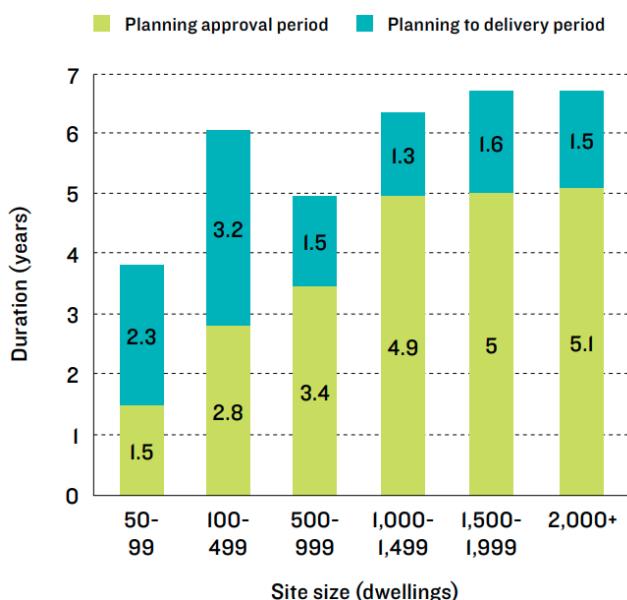
Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	4.2	4.1	1.6	1.3	62
100-499 dwellings	4.3	4.8	1.1	1.2	30

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

## National Lead-in Time Evidence: Start to Finish (3<sup>rd</sup> Edition)

'Start to Finish' (3<sup>rd</sup> 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)**

## Appendix 3: Build-Out Rate Analysis (Babergh & Mid Suffolk)

### Local Build Rate Analysis - 2025

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
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/19/04650/RES	Babergh	RES	129	129	4.05	32	25%
DC/19/05196/RES	Mid Suffolk	RES	115	18	0.51	35	31%
DC/19/03126/FUL	Babergh	FULL	100	100	2.92	34	34%
Average						51	30%
Median						46	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/19/05958/RES	Mid Suffolk	RES	98	98	4.00	25	25%
DC/17/02755/RES	Mid Suffolk	RES	75	75	2.95	25	34%
DC/20/00701/RES	Babergh	RES	75	75	3.31	23	30%
DC/18/00097/RES	Mid Suffolk	RES	66	66	1.36	49	74%
DC/19/05627/RES	Mid Suffolk	RES	65	65	3.63	18	28%
DC/19/04273/RES	Mid Suffolk	RES	60	60	2.18	28	46%
DC/20/05917/RES	Mid Suffolk	RES	60	60	1.50	40	67%
DC/19/01947/FUL	Mid Suffolk	FUL	53	53	1.95	27	51%
Average						29	44%
Median						26	40%

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	2.08	5	48%
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/19/04998/FUL	Mid Suffolk	FUL	11	11	1.04	11	96%
DC/19/04128/FUL	Babergh	FUL	14	14	1.43	10	70%
DC/19/01463/RES	Babergh	RES	17	17	0.33	52	303%
DC/19/03840/RES	Mid Suffolk	FUL	22	22	0.36	61	278%
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/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	34	0.98	35	102%
DC/21/01000/RES	Babergh	RES	14	14	2.50	6	40%
DC/21/02296/RES	Babergh	RES	28	28	1.20	23	83%
DC/22/01754/FUL	Babergh	FUL	44	44	1.29	34	78%
DC/18/03114/FUL	Mid Suffolk	FUL	42	42	3.65	12	27%
DC/18/04811/FUL	Mid Suffolk	FUL	41	41	3.06	13	33%
DC/19/02363/RES	Mid Suffolk	RES	37	37	1.83	20	55%
DC/19/05152/RES	Mid Suffolk	RES	40	40	2.45	16	41%
DC/19/05949/RES	Mid Suffolk	RES	28	28	0.68	41	147%
Average					25		123%
Median					22		90%

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	25	22	18
50-99 dwellings	29	26	7
100-499 dwellings	51	46	10

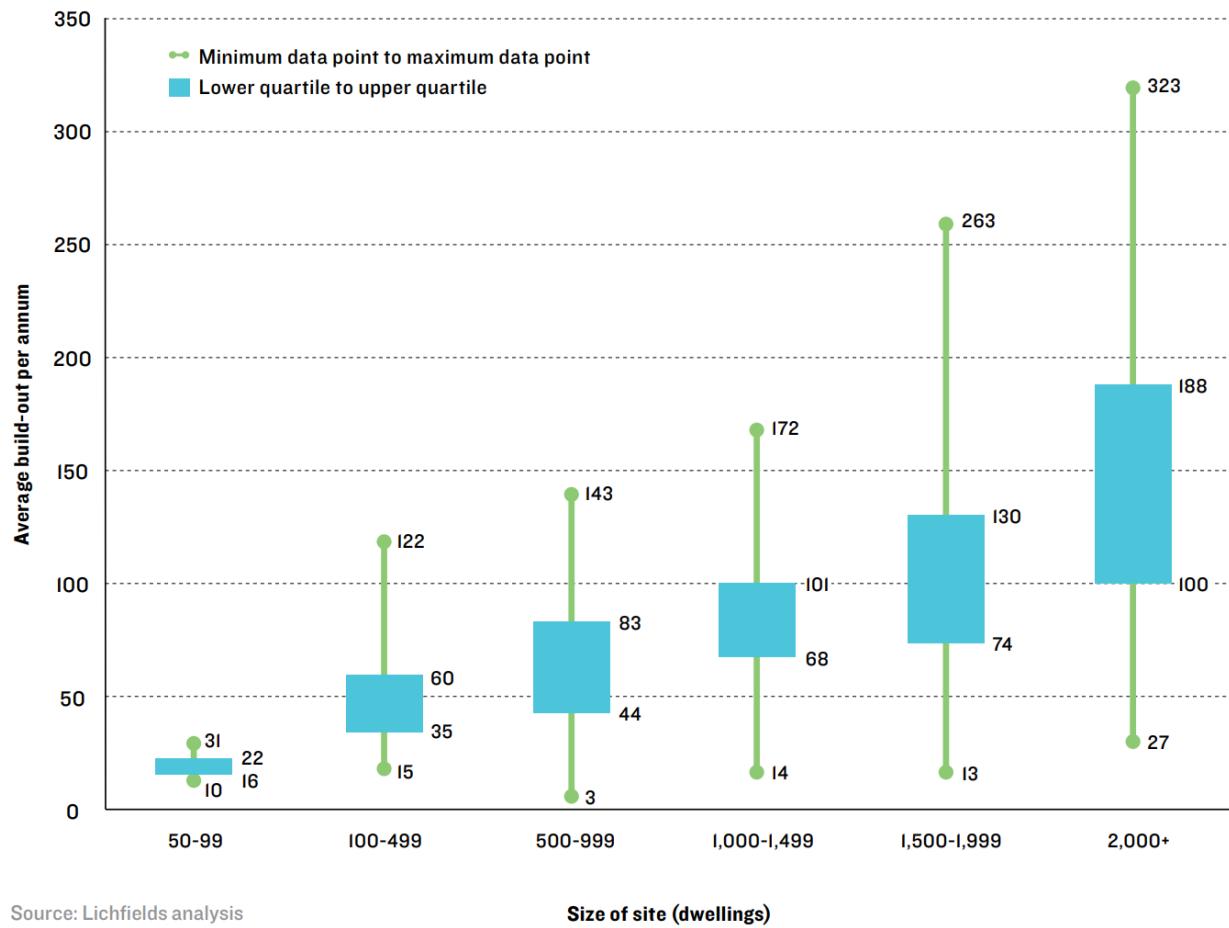
Source: Babergh District Council/Mid Suffolk District Council/Lichfields Analysis

## National Lead-in Time Evidence: Start to Finish (3<sup>rd</sup> Edition)

‘Start to Finish’ (3<sup>rd</sup> 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

Size of site (dwellings)

Source: Lichfields 2024

## **Appendix 4 Proforma Returns**

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

<b>Site Address:</b>  <b>Church Road, Bacton</b>
<b>Developer/Site Promoter:</b>  <b>Taylor Wimpey East Anglia</b>

### Purpose of this proforma:

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

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

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

- Allocation reference: *[/INSERT]*
- Outline Planning Permission reference: *[/INSERT]*
- Reserved Matters reference: **DC/21/01930**
- Full Planning Permission reference: *[/INSERT]*
- Brownfield Register reference: *[/INSERT]*
- Permission in Principle reference: *[/INSERT]*
- No Planning Status/Other (please explain): *[/INSERT]*

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
8	0	0	0	0	8

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
-	-	-	-	--	-	--	-	-

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?

N/A as the development of this site is now concluded.

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 as the development of this site is now concluded

<b>Signed on behalf of</b>	Taylor Wimpey East Anglia
<b>Name</b>	Alison Cornish
<b>Position</b>	Senior Town Planner
<b>Date</b>	3 September 2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

<b>Site Address:</b>  <b>Church Lane, Barham</b>
<b>Developer/Site Promoter:</b>  <b>Taylor Wimpey East Anglia</b>

### Purpose of this proforma:

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

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

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

- Allocation reference: *[/INSERT]*
- Outline Planning Permission reference: *[/INSERT]*
- Reserved Matters reference: **DC/22/03231**
- Full Planning Permission reference: *[/INSERT]*
- Brownfield Register reference: *[/INSERT]*
- Permission in Principle reference: *[/INSERT]*
- No Planning Status/Other (please explain): *[/INSERT]*

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
42	43	57	58	47	247

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
-	-	-	-	-	-	-	-	-

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?

The housing delivery numbers provided in the Table in Question 2 are based on our 5yr forecast, taking into account what we know currently about the above factors and the likely impact they will have on market demand.

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:

The figures provided in Table 2 are based on our standard build out rate of approximately 50 dwellings per annum from a single outlet.

<b>Signed on behalf of</b>	Taylor Wimpey East Anglia
<b>Name</b>	Alison Cornish
<b>Position</b>	Senior Town Planner
<b>Date</b>	2 September 2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

### Site Address:

*Land North of Stowupland Road, Stowmarket*

### Developer/Site Promoter:

*Crest Nicholson.*

#### Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to prepare the Councils' 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: DC/21/03287

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
40	40	40	40	40	200

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
XX	XX							

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?

*Increased cost of materials and availability of materials with the market place is difficult.*

*The general housing market without any help to buy is always difficult*

*We have an established Registered provider on this site so this isn't an issue.*

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:

*We build on average 40 units a year, with very little carry over in terms of plots that are completed but not occupied. This occurs on all our sites across this eastern region.*

<b>Signed on behalf of [insert name of developer/site promoter]</b>	
<b>Name</b>	Christopher Fry
<b>Position</b>	Planning Manager
<b>Date</b>	22.08.25

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY B SITES

<b>Site Address:</b>  <b>Northfield View 2D</b>
<b>Developer/Site Promoter:</b>  <b>Taylor Wimpey East Anglia</b>

### Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk 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 (2024) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, each 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. In the absence of 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: **5007/16**
- Reserved Matters reference: **[/INSERT]**
- Full Planning Permission reference: **[/INSERT]**
- Brownfield Register reference: **[/INSERT]**
- Permission in Principle reference: **[/INSERT]**
- No Planning Status/Other (please explain): **[/INSERT]**

### 2. 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 have begun engaging with BMSDC to establish a potential planning strategy for this site, which has recently been stalled by the Council. We believe this delay is due to lack of Planning Officer resource, with Officers having insufficient time to engage in these discussions.

*(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?

N/A

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

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

Taylor Wimpey East Anglia own the site and will be developing it as soon as planning permission is secured.

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

Very good – we always commence building on site as soon as planning permission is granted and the pre-commencement conditions are discharged. This is evidenced by all the previous developments we have delivered in Babergh Mid Suffolk.

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 1<sup>st</sup> April to 31<sup>st</sup> March of each year):

25/26	26/27	27/28	28/29	29/30	5-year period delivery
0	0	0	0	0	0

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
Unkn wn								

*(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1<sup>st</sup> April 2030 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)?

Currently unconfirmed – anticipated site start date 2030

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

We are unable to provide any indication at this stage due to external factors.

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

One Phase only

*(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?

20% - to be delivered as an integral part of the development on site.  
A Registered Provider has not yet been secured for this development.  
The identification and securing of funding from a Registered Provider is not considered to amend the rate of delivery on this development.

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

Taylor Wimpey is an efficient deliverer of housing and has an excellent track record of delivering roughly 50 houses per year from a development.

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 a S106 has been signed as per the Outline Planning Permission dated 5 July 2018.

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

Development would be considered to be viable.

c. Is the site available for development now?

Yes

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

No

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

N/A

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

f. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?

N/A

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

N/A

7. “Do you anticipate any delay in utility connections on your site? If so, would this impact on the number of dwellings to be completed from 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030?”

No

<b>Signed on behalf of</b>	Taylor Wimpey East Anglia
<b>Name</b>	Alison Cornish
<b>Position</b>	Senior Town Planner
<b>Date</b>	3 September 2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

<b>Site Address:</b>  <b>Northfield View 2C</b>
<b>Developer/Site Promoter:</b>  <b>Taylor Wimpey East Anglia</b>

### Purpose of this proforma:

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

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

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

- Allocation reference: *[/INSERT]*
- Outline Planning Permission reference: *[/INSERT]*
- Reserved Matters reference: **DC/21/06052**
- Full Planning Permission reference: *[/INSERT]*
- Brownfield Register reference: *[/INSERT]*
- Permission in Principle reference: *[/INSERT]*
- No Planning Status/Other (please explain): *[/INSERT]*

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
32	54	37	40	43	206

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
-	-	-	-	-	-	-	-	-

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?

The housing delivery numbers provided in the Table in Question 2 are based on our 5yr forecast, taking into account what we know currently about the above factors and the likely impact they will have on market demand.

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:

The figures provided in Table 2 are based on our standard build out rate of approximately 50 dwellings per annum from a single outlet.

<b>Signed on behalf of</b>	Taylor Wimpey East Anglia
<b>Name</b>	Alison Cornish
<b>Position</b>	Senior Town Planner
<b>Date</b>	3 September 2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

<b>Site Address:</b>  <b>Northfield View 2B</b>
<b>Developer/Site Promoter:</b>  <b>Taylor Wimpey East Anglia</b>

### Purpose of this proforma:

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

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

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

- Allocation reference: *[/INSERT]*
- Outline Planning Permission reference: *[/INSERT]*
- Reserved Matters reference: **DC/20/05912**
- Full Planning Permission reference: *[/INSERT]*
- Brownfield Register reference: *[/INSERT]*
- Permission in Principle reference: *[/INSERT]*
- No Planning Status/Other (please explain): *[/INSERT]*

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
15	0	0	0	0	15

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
-	-	--	-	-	-	-	-	-

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?

The housing delivery number provided in the Table in Question 2 is based on our 5yr forecast, taking into account what we know currently about the above factors and the likely impact they will have on market demand.

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:

The figure provided in Table 2 represents the total number of dwellings to be delivered to complete this Phase.

<b>Signed on behalf of</b>	Taylor Wimpey East Anglia
<b>Name</b>	Alison Cornish
<b>Position</b>	Senior Town Planner
<b>Date</b>	3 September 2025

**Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025)**  
– CATEGORY B SITES

<b>Site Address:</b>  <i>9 Self Build Plots at Phase 3 at Norton Road, Thurston</i>
<b>Developer/Site Promoter:</b>  <i>Linden</i>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk 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 (2024) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, each 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. In the absence of 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: 5070/16
- Outline Planning Permission reference: *Phase 3 DC/20/01716 (9 no. self-build plots)*
- Reserved Matters reference: N/A
- 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?

*Currently trying to agree a Marketing Strategy and Design and Sustainability Statement for the 9 self-build plots with the LPA.*

*(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?

*Marketing period for the plots will need to commence following marketing strategy agreed with Council.*

*(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:

*Self-builders to be secured following marketing of site.*

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

*Unknown at this stage, builders of the properties will be established after the marketing of the self-build plots.*

- 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?

*Self-builders to be secured following marketing of site.*

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
N/A	N/A	N/A	N/A	N/A	N/A

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
N/A	N/A							

*(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1<sup>st</sup> April 2030 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)?

*Unknown at this time as marketing of the plots has not commenced.*

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

6.

Unknown at this time as marketing of the plots has not commenced.

- a. 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)*

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

N/A

c. 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?

N/A

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

Unknown at this time as marketing of the plots has not commenced.

e. 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

7. 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?

*S106 agreed.*

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

*To be established with LPA through Reserved Matters applications.*

c. Is the site available for development now?

*Following marketing.*

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).

*None.*

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

*Access and services.*

*(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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?

*Marketing of the self build plots will establish the desire of self builders to purchase the plots and build the houses.*

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

*None.*

8. “Do you anticipate any delay in utility connections on your site? If so, would this impact on the number of dwellings to be completed from 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030?”

<b>Signed on behalf of</b>	Linden
<b>Name</b>	Robert Phillips
<b>Position</b>	Senior Planning Manager
<b>Date</b>	04/09/2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

### Site Address:

*Phase 2 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 Babergh and Mid Suffolk District Councils to prepare the Councils' 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 1<sup>st</sup> April to 31<sup>st</sup> March of each year):

25/26	26/27	27/28	28/29	29/30	5-year period delivery
N/A	N/A	N/A	N/A	N/A	N/A

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
N/A	N/A							

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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 site was build complete in April 2025 for 53 dwellings.*

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:

*N/A*

<b>Signed on behalf of</b>	Linden
<b>Name</b>	Robert Phillips
<b>Position</b>	Senior Planning Manager
<b>Date</b>	04/09/2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

<b>Site Address:</b> <i>Phase 3 at Norton Road, Thurston</i>
<b>Developer/Site Promoter:</b> <i>Linden</i>

### Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to prepare the Councils' 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 (112 dwellings)*
- 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 1<sup>st</sup> April to 31<sup>st</sup> March of each year):

25/26	26/27	27/28	28/29	29/30	5-year period delivery
76	36	N/A	N/A	N/A	N/A

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
N/A	N/A							

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?

*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.*

<b>Signed on behalf of</b>	Linden
<b>Name</b>	Robert Phillips
<b>Position</b>	Senior Planning Manager
<b>Date</b>	04/09/2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

### Site Address:

*Bramford, Land South of Fitzgerald Road*

### Developer/Site Promoter:

*Hopkins Homes Limited*

#### Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to prepare the Councils' 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: **DC/19/01401**
- Reserved Matters reference: **DC/21/05669**
- Full Planning Permission reference: **[/INSERT]**
- Brownfield Register reference: **[/INSERT]**
- Permission in Principle reference: **[/INSERT]**
- No Planning Status/Other (please explain): **[/INSERT]**

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
49	18			-	67

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
-	-	-	-	-	-	-	-	-

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?
  
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:

<b>Signed on behalf of [insert name of developer/site promoter]</b>	Hopkins Homes Ltd
<b>Name</b>	Sharon Levell
<b>Position</b>	Planning Assistant
<b>Date</b>	08/09/2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

### Site Address:

Needham Market, St Georges Place

### Developer/Site Promoter:

Hopkins Homes Limited

#### Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to prepare the Councils' 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: 3153/14
- Brownfield Register reference: **[/INSERT]**
- Permission in Principle reference: **[/INSERT]**
- No Planning Status/Other (please explain): **[/INSERT]**

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
16	-	-	-	-	16

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
-	-	-	-	-	-	-	-	-

(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?
  
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:

<b>Signed on behalf of [insert name of developer/site promoter]</b>	Hopkins Homes Ltd
<b>Name</b>	Sharon Levell
<b>Position</b>	Planning Assistant
<b>Date</b>	08/09/2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

### Site Address:

*Land Off Bury Road, The Street, Woolpit*

### Developer/Site Promoter:

*Hopkins Homes Limited*

#### Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to prepare the Councils' 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: **DC/18/04247**
- Reserved Matters reference: **DC/21/01132**
- Full Planning Permission reference: **[/INSERT]**
- Brownfield Register reference: **[/INSERT]**
- Permission in Principle reference: **[/INSERT]**
- No Planning Status/Other (please explain): **[/INSERT]**

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
46	38	38	38	32	192

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
-	-	-	-	-	-	-	-	-

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?
  
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:

<b>Signed on behalf of [insert name of developer/site promoter]</b>	Hopkins Homes Ltd
<b>Name</b>	Sharon Levell
<b>Position</b>	Planning Assistant
<b>Date</b>	08/09/2025

## Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – CATEGORY A SITES

### Site Address:

*Land to the South of Union Road, Stowmarket*

### Developer/Site Promoter:

*Hopkins Homes Limited*

#### Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to prepare the Councils' 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: **4455/16**
- Brownfield Register reference: **[/INSERT]**
- Permission in Principle reference: **[/INSERT]**
- No Planning Status/Other (please explain): **[/INSERT]**

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

25/26	26/27	27/28	28/29	29/30	5-year period delivery
40	44	40	40	36	200

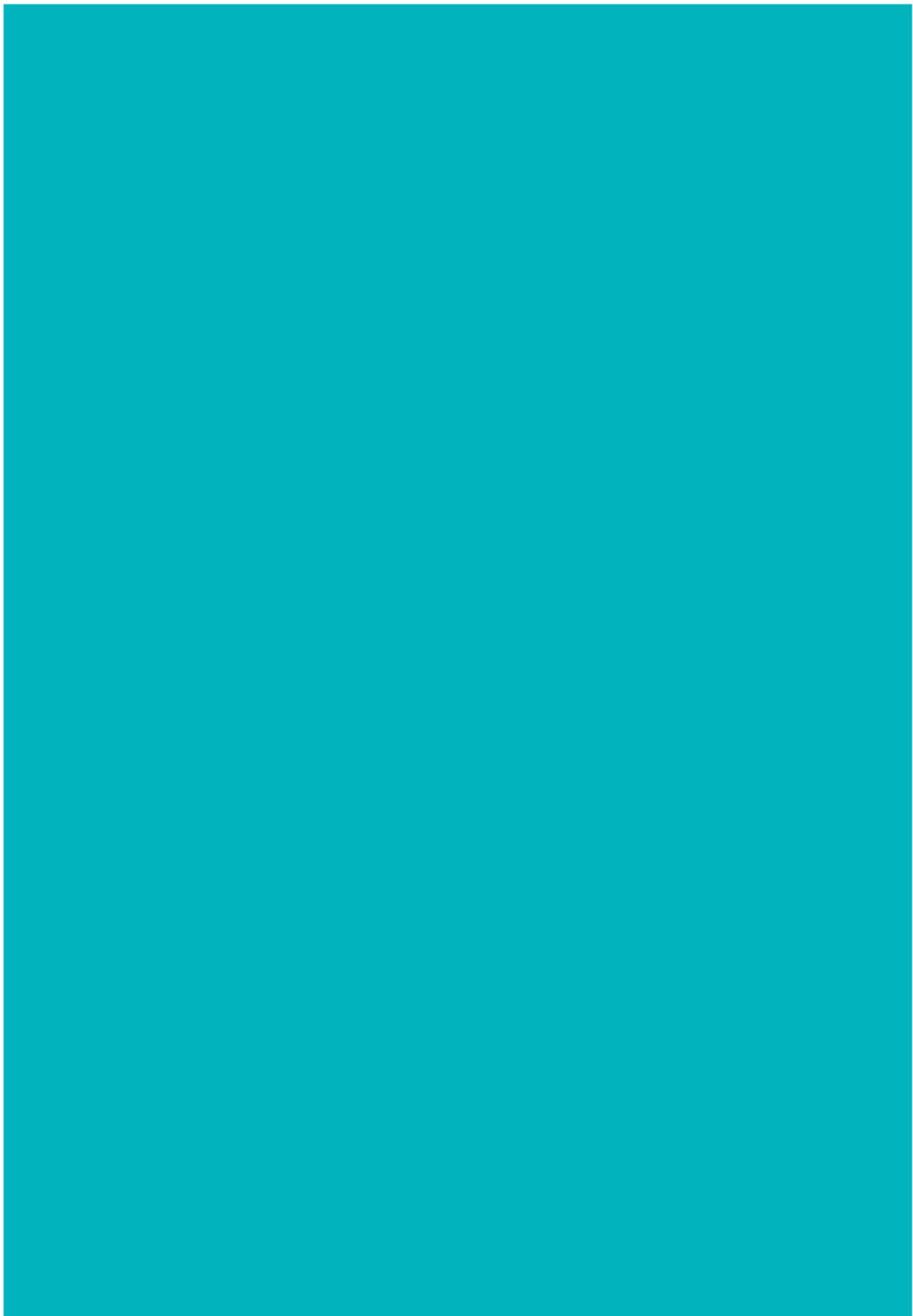
30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
-	-	-	-	-	-	-	-	-

*(Please also provide the expected delivery beyond 1<sup>st</sup> April 2030 if known. This information may also inform the Councils' 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 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030? 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?
  
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:

<b>Signed on behalf of [insert name of developer/site promoter]</b>	Hopkins Homes Ltd
<b>Name</b>	Sharon Levell
<b>Position</b>	Planning Assistant
<b>Date</b>	08/09/2025





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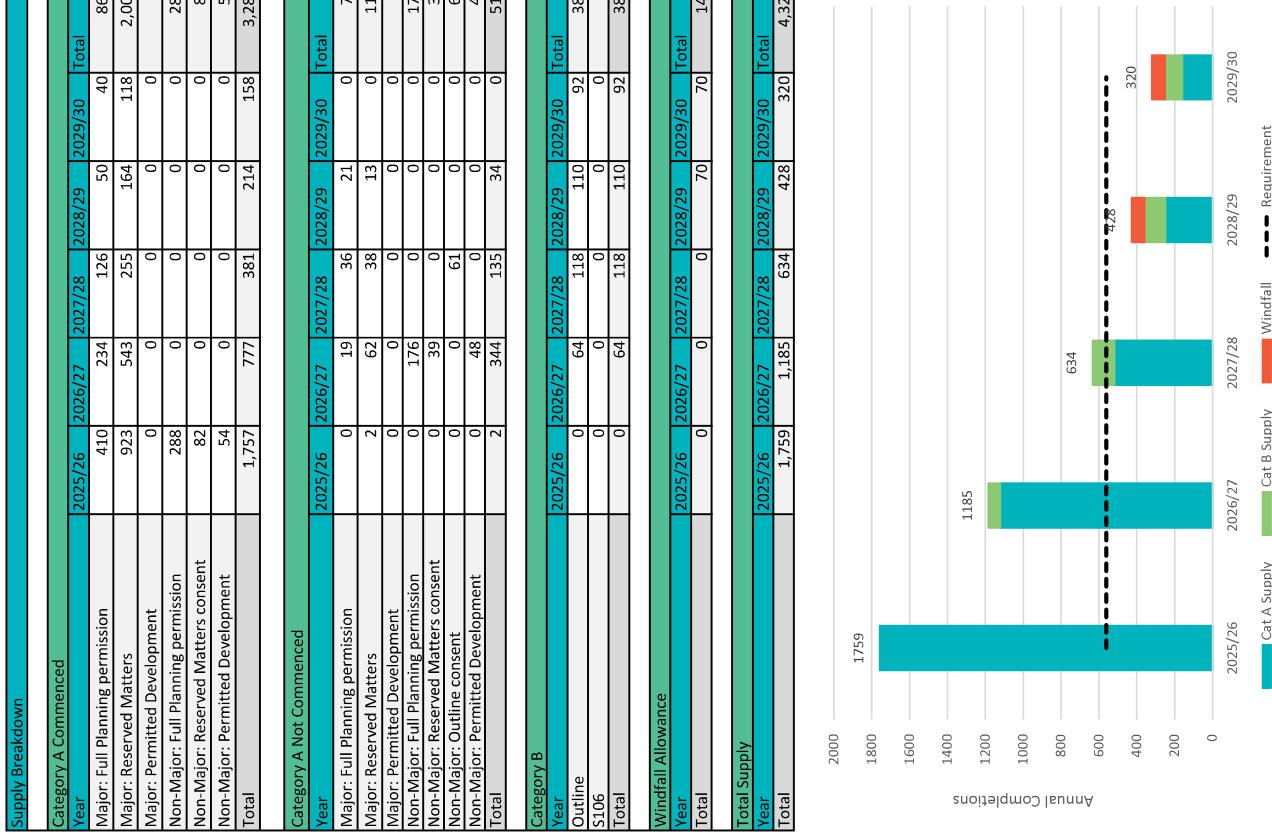
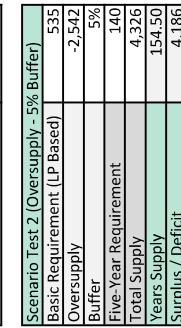
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Key	
Red figures in completions	Council have applied lead-in time and delivery rates.
Coloured sites	Multi-phase sites (may be across different Categories)



Wid Suffolk District Council 5YHLS	
Calculation of Requirement	
Basic Requirement (LP Based)	535
Shortfall	0
Buffer	5%
Five-Year Requirement	2,809
Supply	
Cat A (Commenced)	3,287
Cat A (Not Commenced)	515
Cat B	384
Windfall	140
Total Supply	4,326
Years Supply	7.70
Surplus / Deficit	1,517
Scenario Testing	
Scenario Test 1 (SS Lapse)	
5% SS Lapse (Supply)	4,433
Years Supply	7.89
Surplus/Shortfall	1,624
10% SS Lapse (Supply)	4,410
Years Supply	7.85
Surplus/Shortfall	1,601
20% SS Lapse (Supply)	4,365
Years Supply	7.77
Surplus/Shortfall	1,556
Scenario Test 2 (Oversupply - 5% Buffer)	
Basic Requirement (LP Based)	535
Oversupply	-2,542
Buffer	5%
Five-Year Requirement	140
Total Supply	4,326
Years Supply	154.50
Surplus / Deficit	4,186



## Category A - Completed

PP Reference	Development/Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding	Not Started	Commenced	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Council's Assessment of Deliverability	Conclusion	Proforma Iss/P/Proforma Return?	
PP Major Full Planning permission	FUL	Onehouse	Land To The South of Union Road Onehouse Onehouse IP14 3EH	17/08/2018	300	148	146	2	46	46	46	10		148	The site is delivering homes. Various discharge of condition applications has been submitted.	Deliverable	Yes
M/14455/16/FUL	FUL															Yes - M513	
M/13153/14/FUL	FUL	Needham Market	Needham Chalks Ltd, Ipswich Rd	14/12/2015	266	43	36	7	43							Yes - M511	
DC/21/03287/FUL	FUL	Stowmarket	Land North West Of Stowmarket Suffolk IP14 5AN	28/04/2023	258	235	1	40	40	40	40	40	40		Site is delivering homes. The developer has returned a proforma. That proforma has a slight discrepancy in terms of the number of net homes remaining. The developer has 236, but the Council has 236. The developer also states that it usually delivers at 40 ipa.	Deliverable	Yes
DC/20/04723/FUL	FUL	Stowmarket	Site 3C And 3D Land South Of Gun Coton Way Stowmarket Suffolk	04/08/2021	141	44	0	44							For the purposes of this exercise, we have applied the developers 40 ipa rate (noting it is slightly below the median).		Yes - M503
DC/20/01716/FUL	FUL	Thurston	Land On The North Side Of Norton Road Thurston Suffolk	22/12/2023	112	104	102	2	46	46	46	12			44 The site is delivering homes. Various discharge of condition applications has been submitted. Median build rates have been applied.	Deliverable	Yes
DC/18/05104/FUL	FUL	Needham Market	Former M5DC Offices & Associated Land 1 31 High Street Needham Market IP9 8DL	10/10/2019	94	61	0	26	26	26	26	9			104 The site is delivering homes. Various discharge of condition applications has been provided. This shows 12 dwellings remaining. However, the Council has registered some completions already. We have based the trajectory on the Council's figures. Applied median build out rates. Note that the developer has assumed higher rates with the site competing in 26/27.	Deliverable	Yes
DC/21/03292/FUL	FUL	Bacton	Land South Of Birch Avenue Bacton Suffolk IP14 4NT	31/03/2022	85	34	34	0	26	26	26	8			63 The site is delivering homes. Various discharge of condition applications has been submitted. Median lead-in and build out rates have been applied.	Deliverable	No
M/14542/16/FUL	FUL	Thurston	Land At Mardon Lane Thurston IP14 3QS	08/01/2019	64	64	62	2	26	26	26	12			34 The site is delivering homes. Various discharge of condition applications has been submitted. Median lead-in and build out rates have been applied.	Deliverable	No
DC/24/02330/FUL	FUL	Thurston	Land To The West Of Iworth Road Thurston Suffolk IP14 4CO	24/12/2024	59	59	58	1	26	26	26	7			64 The site is delivering homes. Various discharge of condition applications has been submitted. Median lead-in and build out rates have been applied.	Deliverable	No
DC/21/02982/FUL	FUL	Debenham	Land East Of Aspal Road Debenham Suffolk IP14 4AA	15/11/2022	54	3	2	1	3						55 The site is delivering homes. Various discharge of condition applications has been submitted. Median build out rates have been applied.	Deliverable	No
DC/19/02239/FUL	FUL	Stowmarket Aspal	Land South Of The Street Stowmarket Aspal Suffolk IP14 4AN	24/03/2022	46	38	37	1	22	22	16				3 All pre-commencement conditions have been discharged. Homes are being built on site. Median build out rates applied.	Deliverable	No
DC/20/02129/FUL	FUL	Debenham	Land South East Of Low Road Debenham Suffolk	15/06/2022	18	18	10	8	18						38 The site is delivering homes. Various discharge of condition applications has been submitted and approved. Median build out rates have been applied.	Deliverable	No
DC/20/01517/FUL	FUL	Eye	Former Paddick House Care Home Wellington Road Eye IP22 7AC	30/07/2020	16	16	15	1	16						18 All pre-commencement conditions have been discharged. Median lead-in and build rates being applied.	Deliverable	No
DC/17/06130/FUL	FUL	Finningham	Green Farm Wickham Road Farningham Suffolk IP14 4AA	11/12/2019	14	14	13	1	14						16 Various applications to amend permission and discharge of condition applications being submitted and approved. Construction works are being undertaken on site. Median build rates applied.	Deliverable	No
															14 All pre-commencement conditions have been discharged. Median lead-in and build rates being applied.	Deliverable	n/a



DC/21/05659/RES	RES	Bramford	Land To The South Of Fleggbird Road Bramford Suffolk	26/05/2022	115	65	0	46	19		65 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	Yes
DC/19/02495/RES	RES	Emswell	Land To The East Of Ashfield Road Emswell Suffolk	09/07/2020	106	23	0	23	23		Developer proforma has been submitted. The developers figures show 67 homes remaining. Council's figures are 65. As per our methodology, we apply Council's figures.	Deliverable	Yes
DC/20/01249/RES	RES	Thurston	Land On The North Side Of Norton Road Thurton Suffolk	07/11/2022	104	79	11	46	30		23 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	Yes
DC/19/05317/RES	RES	Stowupland	Land To The West Of Thorney Green Road Stowupland Suffolk	28/05/2020	85	10	9	1	10		76 Various discharge of condition applications are being submitted and discharged. Phase 2 of a wider scheme. The site is delivering homes.	Deliverable	Yes
DC/21/01930/RES	RES	Bacton	Land To The North Of Bacton Suffolk	20/08/2021	81	8	7	1	8		The developer has provided a proforma. This states that the last 54 homes were completed in April 2022 (i.e. after the base date). While there is a discrepancy between the monitoring figures as per our methodology, we have used the Council's figures. Median rates applied for the purpose of this exercise, but it is now known, will have been fully built out in YR1 of this assessment.	Deliverable	Yes
DC/22/01615/RES	RES	Emswell	Land To The North And West Of School Road Emswell Suffolk	05/08/2022	86	2	2	0	2		2 Various discharge of condition applications are being submitted and discharged. 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 Suffolk	04/04/2022	85	10	9	1	10		10 Various discharge of condition applications are being submitted and discharged. 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	54	0	26	26		8 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied. These accord with proforma return.	Deliverable	Yes
DC/21/02927/RES	RES	Needham Market	Land North West Of Hill House Lane Needham Market Suffolk IP6 8EA	13/01/2022	66	51	48	3	26		54 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/21/04779/RES	RES	Bacton	Land On The West Side Bacton Suffolk	30/09/2022	65	64	0	26	26		51 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/22/03965/RES	RES	Emswell	Land To The West Of The Former Bacon Factory Emswell	12/05/2023	65	49	0	26	23		64 Various discharge of condition applications are being submitted and discharged. Median build rates applied.	Deliverable	No
DC/19/02542/RES	RES	Bacton	Land Off Wyerstone Road Bacton Suffolk	10/02/2020	64	21	0	21	21		49 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/22/01159/RES	RES	Old Newton with Dagworth	Land East Of Greanacres Old Newton Suffolk	01/02/2023	64	37	0	26	11		21 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/18/04267/RES	RES	Emswell	Land To The East Of Borley Crescent Emswell Suffolk	26/06/2019	60	0	13	13	13		37 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/19/05316/RES	RES	Stowupland	Land To The West Of Thorney Green Road Stowupland Suffolk	28/05/2020	58	17	16	1	17		13 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/18/05612/RES	RES	Creeting St Mary	Creeting St Mary Ipswich Suffolk	08/08/2019	52	15	0	15	15		17 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/22/05701/RES	RES	Bedwell Ash	Land East Of Bedwell Ash Suffolk	28/04/2023	52	51	1	26	26		15 Various discharge of condition applications are being submitted and discharged. Median build rates applied.	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	7	0	7	7		52 Various discharge of condition applications are being submitted and discharged. The site is delivering homes.	Deliverable	No
DC/21/02617/RES	RES	Laxfield	Land On The South Side Of Framlingham Road Laxfield Suffolk	09/12/2021	49	10	8	2	10		7 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/22/02924/RES	RES	Creeting St Mary	Creeting St Mary Ipswich Suffolk	21/12/2022	43	34	1	33	26		10 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No
DC/20/04785/RES	RES	Bedwell Ash	Land North Of The Broadway The Broadway Bedwell Ash Suffolk IP21 3DR	09/07/2021	33	9	0	9	9		34 Various discharge of condition applications are being submitted and discharged. The site is delivering homes. Median build rates applied.	Deliverable	No

DC/7/0/03457/RES	RES	Fressingfield	Land And Buildings At Red House Farm Priority Road Fressingfield Suffolk	02/08/2021	28	27	1	26	2				28 Various discharge of condition applications are being submitted and discharged. Median build rates applied.	Deliverable	No
DC/7/1/01457/RES	RES	Barham	Land North Of Pesthouse Lane Barham Suffolk	03/03/2023	20	19	1	20					20 Median build rates applied.	Deliverable	No
DC/7/1/06871/RES	RES	Thorndon	Land Adjoining The Principals House Stoke Road Thorndon Suffolk IP22 2JC	25/07/2022	20	19	1	20					20 Median build rates applied.	Deliverable	No
DC/7/22/003761/RES	RES	Stowupland	Land On The South East Side Of Church Road Stowupland Suffolk	24/08/2023	18	0	18	18					18 Median build rates applied.	Deliverable	No
DC/7/20/04667/RES	RES	Eye	Land At Eye Airfield Castleton Way Eye Suffolk	12/04/2022	15	7	4	3	7				7 Phase 1 Eye Airfield development. Median build rates applied.	Deliverable	No
DC/7/23/05107/RES	RES	Badwell Ash	Land West Of Richer Road Badwell Ash Bury St Edmunds Suffolk IP31 3EU	22/03/2024	14	14	1	13	14				14 Median build rates applied.	Deliverable	No
DC/7/21/04039/RES	RES	Henley	Land On The South Side Of Ashbocking Road Henley Suffolk	15/12/2021	11	2	1	1	2				2 Median build rates applied.	Deliverable	No
<b>Major: Permitted Development Rights</b>															n/a
None														n/a	N/A
<b>Non minor: Full Planning permission</b>															n/a
DC/7/17/04520/FUL	FUL	Wattisfield	Land Adjacent To The Old School The Street Wattisfield IP2 1NT	05/07/2018	8	5	1	4	5				5 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/0/05334/FUL	FUL	Worringworth	Land Adjacent To Pipers Meadow Worringworth Suffolk IP2 2EE	03/08/2021	8	8	7	1	8				8 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/21/03606/FUL	FUL	Bedfield	Home Farm Earl Soham Road Bedfield Suffolk	20/08/2021	7	7	6	1	7				7 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/3/03495/FUL	FUL	Bedfield	Long Green Bedfield Woodbridge Suffolk IP2 2DQ	23/02/2024	7	7	6	1	7				7 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/21/02299/FUL	FUL	Creeting St Peter	Land North East Of Flordon Road Creeting St Peter Suffolk	07/05/2020	6	6	0	6	6				6 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/3/04645/FUL	FUL	Rattlesden	Clapton Down House Clapton Green Rattlesden Bury St Edmunds Suffolk IP30 0RN	06/01/2024	6	7	6	1	7				7 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/21/05821/FUL	FUL	Ashbocking	Red House Barns Access Road From B1078 To The Red House Ashbocking Suffolk	17/12/2021	5	1	0	1	1				1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/22/05731/FUL	FUL	Laxfield	Fourwinds Farm Badgingham Road Laxfield Woodbridge Suffolk IP14 4SD	09/02/2023	5	5	0	5	5				5 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/24/01371/FUL	FUL	Weystone	Land And Barn At College Farm College Road Weystone Stowmarket IP14 4SD	26/07/2024	5	5	4	1	5				5 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/7/8/00684/FUL	FUL	Norton	Land At Stanton Street Isworth Road Norton Suffolk	17/04/2018	4	2	0	2	2				2 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a





DC/21/05865/FUL	FUL	Wetherington Cum Brockford	Green Farm Pages Green Wetherington Cum Brockford IP14 5DA	15/03/2022	2	1	1	2					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/22/03191/FUL	FUL	Stradroke	Forgrave Queen Street Stradroke Eye Suffolk	30/09/2022	2	0	2	2					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/22/03632/FUL	FUL	Stowmarket	Line Tree Cottages Stowmarket Road East Stowmarket Suffolk	16/09/2022	2	2	1	1					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/22/03745/FUL	FUL	Rattlesden	Former Half Moon Inn Half Moon Street Rattlesden IP20 0BH	11/10/2022	2	2	1	1					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/22/05074/FUL	FUL	Battisford	David Upon Produce Stoke Farm Drive Battisford Stowmarket Suffolk	06/09/2023	2	2	1	1					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/00300/FUL	FUL	Mendlesham	Land Adjacent To 17 Broxford Road Mendlesham Suffolk	04/04/2023	2	2	1	1					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/00477/FUL	FUL	Thornham Parva	Landen House Bull Road Thornham Parva IP23 8ES	28/03/2023	2	2	1	1					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/02925/FUL	FUL	Eye	Land Langton Grove Eye Suffolk	13/09/2023	2	2	1	1					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/03689/FUL	FUL	Barnham	Land Rear Of Hall Farm Cottages Barnham Ipswich Suffolk	27/09/2023	2	2	1	1					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/03887/FUL	FUL	Debenham	Poplar Hall Barn Low Road Debenham Stowmarket Suffolk IP4 6BS	02/11/2023	2	1	0	1					1 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/04323/FUL	FUL	Coddenham	Grain Store Old Hall Farm Shrubland Park Estate Coddenham Suffolk	23/11/2023	2	2	0	2					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/04344/FUL	FUL	Stowmarket	The Pine House Company Iworth Road Stowmarket Suffolk Bury St Edmunds IP20 1AC	09/11/2023	2	2	1	1					2 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/05833/FUL	FUL	Barking	Tye Barn Cottage And Michaelmas The Eye Barking Ipswich Suffolk IP2 8HZ	24/07/2024	2	4	1	3					4 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
M/24/38/16/FUL	FUL	Beyton	Land to the east of The Grange Tostock Road	31/08/2016	2	1	0	1					1 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/17/04199/FUL	FUL	Great Finborough	The Cottage High Road	21/11/2017	1	1	0	1					1 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/17/04639/FUL	FUL	Norton	Barn at Haydens Farm Ashfield Road	12/12/2017	1	1	0	1					1 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/18/09249/FUL	FUL	Little Blakenham	Inghams Farm Nettlestead Road Little Blakenham Ipswich Suffolk IP20 1AB	30/04/2018	1	1	0	1					1 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/18/01402/FUL	FUL	Ashfield cum Thorpe	Pear Tree Farm The Street	06/06/2018	1	1	0	1					1 A development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a











DC/23/02411/FUL	FUL	Battisford	Laurel Cottage Fascot Hill Battisford Stowmarket Suffolk IP2 4AA	10/08/2023	1	2	1	1	2			2 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/02619/FUL	FUL	Bramford	Carlton 18ullen Lane Bramford Suffolk IP2 4AD	25/07/2023	1	2	1	1	2			2 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/02725/FUL	FUL	Drinkstone	The Meade Bolton Road Drinkstone Bury St Edmunds Suffolk IP2 4AS	18/08/2023	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/02839/FUL	FUL	Southolt	Barn Conversion At Southolt Hall Athelington Road Southolt Eye Suffolk IP2 7NN	20/11/2023	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/02937/FUL	FUL	Stowham Aspal	Barn Rear Of Angel Hill Farm Norwich Road Stowham Aspal Stowmarket Suffolk IP14 5DN	19/01/2024	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	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 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/03349/FUL	FUL	Stradroke	Willow Cottage Phey Green Stradroke Eye Suffolk IP2 4AU	08/09/2023	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/03460/FUL	FUL	Combs	Land Adjacent The Gardeners Arms Moats Eye Combs Stowmarket Suffolk IP2 4AZ	19/09/2023	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/03605/FUL	FUL	Little Blakenham	Broomdale Farmhouse Bramford Road Little Blakenham IP2 4LL	13/10/2023	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/03849/FUL	FUL	Elmswell	Building At Royston Farm Kin Lane Elmswell IP2 4AZ	03/11/2023	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/04319/FUL	FUL	Beyton	Land to the East Of The Grange Toxtown Road Beyton Suffolk	10/11/2023	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/04429/FUL	FUL	Hoxne	Barn A Corner Farm Green Street Hoxne IP2 1SZ	05/03/2024	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/04545/FUL	FUL	Mickfield	Green Oak Farm Stowham Road Wickfield Stowmarket Suffolk IP2 4AS	12/12/2023	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/23/05427/FUL	FUL	Drinkstone	Threeways Ratfissden Road Drinkstone Bury St Edmunds Suffolk IP2 4AA	21/03/2024	1	1	0	1	1			2 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a
DC/24/00176/FUL	FUL	Mendham	The Grange Fores Lane Mendham Harleston Suffolk IP2 4NN	10/04/2024	1	1	0	1	1			1 As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a











**Category / As Yet Commenced**

PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Net Dwelling	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Council's Assessment of Deliverability	Conclusion	Proforma issued?	Proforma Return?
DC/21/03874	FUL Major: Full Planning permission	Old Newton with Dagworth	Moat Meadow Finningham Road Old Newton Suffolk	31/08/2023	47				26	21		47 Full planning permission granted in August 2023. The site has a detailed planning permission, there is a presumption that the site is deliverable, and there is no clear evidence of the site not coming forward.	Deliverable	No	n/a
DC/23/05721/FUL	FUL	Haughtley	Land On The North Side Of Station Road Haughtley Suffolk	12/03/2025	29		19	10				Assumed first completions from 2027/28 (allowing time for conditions to be discharged and development commence). Median build rates applied.	Deliverable	No	n/a
<b>Major: Reserved Matters</b>															
DC/22/01274/RES	RES	Claydon	Land To The East Of Ely Road Claydon Suffolk	24/10/2024	67	2	26	13				67 Reserved matters application (RMA) granted on October 2024. Planning conditions are being discharged, demonstrating progress has been made to proceed with the site's delivery. Median lead-in times and build rates applied.	Deliverable	No	n/a
DC/23/01254/RES	RES	Stradbrooke	Land North Of Stradbrooke Suffolk	31/03/2025	28		17	11				28 Reserved matters application (RMA) granted in March. No planning conditions are being discharged to date. Noting site has a detailed planning permission, there is a presumption that the site is deliverable and there is no clear evidence of the site not coming forward.	Deliverable	No	n/a
DC/23/03187/RES	RES	Mendlesham	Land North East Of Chapel Road Mendlesham IP14 2SQ	14/02/2025	20		19	1				20 Reserved matters application granted in February 2025. All pre-commencement conditions are being discharged alongside the RMA application.	Deliverable	No	n/a
<b>Major: Permitted Development None</b>							2	62	38	13	0	115			
DC/23/03569/FUL	FUL Non-Major: Full Planning permission	Barham	Barham And Claydon Surgery Kirby Rise Barham Ipswich Suffolk IP6 0AS	20/03/2024	8							8 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/05088/FUL	FUL	Bramford	Clarice House Bramford Road Bramford Ipswich Suffolk IP6 0AS	18/02/2025	6							6 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/03597/FUL	FUL	Elmswell	White House Barns Ashfield Road Elmswell Suffolk	13/10/2023	5							5 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/02457/FUL	FUL	Needham Market	Abacus House And Land At Rear Of 5 Station Yard Needham Market Suffolk	12/09/2024	5							5 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/04783/FUL	FUL	Elmswell	Willow Farm Ashfield Road Elmswell Bury St Edmunds Suffolk	02/12/2022	4							4 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/01110/FUL	FUL	Bootsdale	Former Concrete Hardstanding Chapel Lane Bootsdale IP22 1NN	02/05/2023	4							4 Assumed development will commence in the next financial year	n/a	n/a	n/a

DC/23/02039/FUL	FUL	Houghtley	Woodside Farm Shepherds Lane Houghtley IP12 3QE	24/08/2023	4	4	4 Assumed development will commence in the next financial year	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 IP3 1AP	08/03/2024	4	4	4 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/01506/FUL	FUL	Woolpit	Grassy Lane Farm Grassy Lane Woolpit Bury St Edmunds Suffolk	03/10/2024	4	4	4 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/21/06228/FUL	FUL	Stowmarket	3 Tavern Street Stowmarket Suffolk IP12 4 LP	29/04/2022	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/00558/FUL	FUL	Crowfield	Brook Hall Farm Buildings Church Road Crowfield Suffolk IP2 0TG	09/12/2022	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/06380/FUL	FUL	Thwaite	Willow Hall Norwich Road Thwaite Eye Suffolk	22/10/2024	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/02021/FUL	FUL	Eye	Former Fire Station Magdalen Street Eye Suffolk	09/08/2024	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/03448/FUL	FUL	Debenham	Hill House Barn Thorpe Lane Debenham Stowmarket Suffolk	06/10/2023	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/01460/FUL	FUL	Thordon	Rydal House High Street Thordon IP22 2LA	12/11/2024	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/05056/FUL	FUL	Stonham Aspal	Mill Green Farm Debenham Road Stonham Aspal IP12 4AB	21/01/2025	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/05736/FUL	FUL	Fressingfield	Land Adjoining School Lane Opposite Fressingfield Baptist Church IP22 2AB	28/02/2023	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/01661/FUL	FUL	Claydon	High House Farm Church Lane Claydon Ipswich Suffolk	01/06/2023	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/01951/FUL	FUL	Walsham le Willows	Land East Of Waltinges Palmer Street Walsham le Willows IP22 3BZ	04/08/2023	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/03301/FUL	FUL	Rickinghall Superior	The Homestead The Street Rickinghall Superior Diss Suffolk	26/10/2023	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/05562/FUL	FUL	Worlingworth	Building At Stanway Green Farm Stanway Green Worlingworth IP12 3BZ	24/04/2024	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/00112/FUL	FUL	Stowmarket	12-14 Tavern Street Stowmarket Suffolk IP12 1PA	07/03/2024	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/00275/FUL	FUL	Regrave	Land Adjacent To The Cottage The Green Regrave Suffolk	12/04/2024	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a

















Planning Ref	Planning Type	Address	Planning Date	Planning Status	Planning Description	Planning Decision	Decision Date	Decision Status	Decision Description
DC/23/03648/AGDW	Planning Ref	Gressingham Foods Ltd Hinderclay Road Redgrave Diss Suffolk	03/11/2023	5	5	5 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/04176/AGDW	Planning Ref	Cressing St Peter Cressing Lane Great Finborough Suffolk	29/11/2023	5	5	5 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/00562/LCP	Planning Ref	Great Finborough Poplar Farm Great Finborough High Road Low Road	29/04/2024	4	4	4 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/01968/AGD	Planning Ref	Debenham Debenham B14 2AB	06/06/2022	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/04824/AGDW	Planning Ref	Akenham Thurleston Lane Akenham B11 6TC	22/02/2023	3	3	3 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/02835/AGD	Planning Ref	Eye Building At Bullocks Hill Farm Strabroke Eye Suffolk	16/09/2022	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/02758/AGDW	Planning Ref	Great Finborough Land South Of Buxhall Lodge Buxhall Road Great Finborough Suffolk	18/09/2024	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/24/03313/AGDW	Planning Ref	Meridlesham Asles Farm Oak Lane Meridlesham Suffolk	19/09/2024	2	2	2 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/01138/LCE	Planning Ref	Stoke Ash Marsh Cottages Stoke Ash Suffolk	03/05/2022	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/00825/AGD	Planning Ref	Meridlesham Barn On Land Adjacent Thorpe Hall Peggs Hill Wendham B120 0UX	11/04/2022	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/03389/AGD	Planning Ref	Framnsden Agricultural Barn Red House Farm Orley Road Framnsden Suffolk	02/09/2022	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/03965/AGD	Planning Ref	Debenham Agricultural Building Adjacent Hill House Barn Thorpe Lane Debenham Suffolk	29/09/2022	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/04073/AGD	Planning Ref	Willisham Strawberry Hall Strawberries Lane Willisham B12 4AS	13/10/2022	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/04163/AGD	Planning Ref	Willisham Strawberry Hall Strawberries Lane Willisham B12 4AS	13/10/2022	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/22/05275/AGDW	Planning Ref	Combs Bulldenton Road Combs Stowmarket Suffolk	21/12/2022	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/00649/AGDW	Planning Ref	Stradbrooke Mulberry Lodge Laxfield Road Stradbrooke B11 5AD	03/04/2023	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a
DC/23/04462/AGDW	Planning Ref	Wingfield St Martins Farm Church Road Wingfield Eye Suffolk	24/11/2023	1	1	1 Assumed development will commence in the next financial year	n/a	n/a	n/a



Category By Deliverable	Planning Reference	Planning Permission/Parish	Site Address	Date of Approval	Dwellings A Net Dwelling	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Council's Assessment of Deliverability					
												2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Major Outturn	DC/23/05929/RES	RES	Eye	Land To The South Of Eye Airfield And North Of Castleton Way Eye	13/06/2025	280	127		18	46	110	Remaining delivery from South of Eye Airfield. Phase 1 and 2 under construction. Phase 3 gained RMA permission post base date DC/23/05929/RES. Assumed Phase 3 will follow on from Phase 2. Median rates applied.	Deliverable	Yes	Yes	No	No
DC/19/00290/OUT	OUT	Thurston	Land To The East Of Isworth Road Thurton Suffolk	26/07/2023	210			17	46	46	155	RMA submitted at the base date. Since approved in April 2025. Various conditions are being discharged. Based on the council's lead-in time evidence, the median time needed from the approval of first detailed permission to the first completion is 1.2 years. Median build rates applied.	Deliverable	Yes	Yes	No	No
DC/17/03799/OUT	OUT	Barton	Former Barton Community Middle School Wyerstone Road Barton Suffolk	06/11/2020	50	50	13	26	11		50	The application has been validated on June 2019 and approved on July 2022. An RMA was pending consideration at the base date and approved in May 2025. Various pre-commencement conditions are being discharged.	Deliverable	Yes	Yes	No	No
DC/19/02656/OUT	OUT	Woolpit	Land South Of Old Stowmarket Road Woolpit Bury St Edmunds Suffolk	21/07/2022	40	40	11	22	7		40	Applied median lead-in times and build rates.	Deliverable	Yes	No	No	No
DC/17/02782/OUT	OUT	Thurston	Land Off Church Road Access Via Garden Of The Firs' Thurston.	24/12/2020	15	15	9	6			15	RMA was pending at the base date and has recently been permitted in June 2025. Median lead-in times and build rates applied.	Deliverable	Yes	Yes	No	No
DC/21/04987/OUT	OUT	Beccan	Land On The South Side Of Bury Road Beccan Suffolk	18/08/2023	14	14	14				14	RMA was pending at the base date and has recently been permitted in April 2025. Median lead-in times and build rates applied.	Deliverable	Yes	Yes	No	No
<b>Major - \$106</b>						0	64	118	110	92	384						
<b>None</b>						0	0	0	0	0	0						

**Category B: Not Deliverable**

PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	Council's Assessment of Deliverability	Conclusion	Proforma Issued	Proforma Return?
DC/20/01036/OUT	OUT	Stowmarket	Ashes Farm Newton Road Stowmarket Suffolk IP14 5AD	28/09/2023	300	300	Outline permission granted in September 2023. Based on the council's lead-in time evidence, the Median time needed from submission to the completion of the first home is 4.8 years; putting delivery in c. Summer 2027.	Not Deliverable	Yes	No
DC/20/01716	OUT	Thurston	Land On The North Side Of Norton Road Thurston Suffolk	22/12/2023	9	9	These units forms part of the self-build element of the hybrid planning permission. The detailed element of this application (112 homes - DC/20/01716/FUL) has already commenced. No RMAs have been submitted for these 9 homes.	Not deliverable.	Yes	Yes - MS07
DC/20/05126/OUT	OUT	Stradbroke	Land South Of Mill Lane Stradbroke Suffolk	16/08/2024	80	80	Proforma provided by the master developer. That states they are agreeing a marketing strategy for the plots. That indicates they have not yet been marketed. No delivery projection is provided either. Therefore, we have concluded this element of the scheme is not deliverable.	Not deliverable	Yes	No
DC/22/063379/OUT	OUT	Stowmarket	Truceast Limited Violet Hill Road Stowmarket Suffolk IP14 1NN	26/10/2023	65	65	The application has been validated on December 2022 and approved on October 2023.	Not deliverable	Yes	No
DC/18/03147/OUT	OUT	Mendlesham	Land Off Station Road And Giebe Way Mendlesham Stowmarket IP14 5RT	03/08/2020	28	28	Since the outline application was approved, there is now a pending application for full planning permission for an amended scheme.	Not deliverable	Yes	No
DC/20/02426/OUT	OUT	Willisham	Willisham Hall Willisham Hall Road Willisham Ipswich Suffolk	01/04/2021	11	11	Permission lapsed.	Not deliverable	Yes	No

**Category A: Not Deliverable**

PP Reference	Development Status	Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding Dw	Council's Assessment of Deliverability
DC/17/02232/FUL	FUL	Thurston	Land On The West Side	05/07/2018	129	26	Development completed.
DC/18/01679/RES	RES	Elmswell	Land adjacent to Wet	25/10/2018	240	23	Development completed.
DC/19/05196/RES	RES	Woolpit	Land South Of Old Stn	10/06/2021	115	44	Development completed.
DC/19/02829/FUL	FUL	Beyton	Beyton Nurseries Toss	07/08/2019	9	9	Commenced - Old Permission
DC/18/03787/FUL	FUL	Battisford	Battisford Hall Barns	30/03/2021	5	5	Commenced - Old Permission
MF/0842/15/FUL	FUL	Claydon	High House FarmChu	06/05/2015	5	5	Commenced - Old Permission
DC/18/01889/FUL	FUL	Wortham	Dashes FarmLow Roa	16/11/2018	3	3	Commenced - Old Permission
DC/19/00301/FUL	FUL	Creeting St Mary	Land North East OffIq	07/05/2020	3	3	Commenced - Old Permission
DC/19/01133/FUL	FUL	Stowupland	Grain StoreRendall La	13/05/2019	3	3	Commenced - Old Permission
DC/20/01892/FUL	FUL	Wattisfield	Land West Of Waisha	09/07/2020	3	3	Commenced - Old Permission
DC/19/03930/FUL	FUL	Stonham Aspal	Grove Farm Debenha	13/11/2019	2	2	Commenced - Old Permission
DC/19/05102/FUL	FUL	Wetheringsett cum Brod	Land Adjacent The La	19/11/2019	2	2	Commenced - Old Permission
DC/20/04166/FUL	FUL	Weybread	Building At Watermill	20/11/2020	2	2	Commenced - Old Permission
DC/20/04727/FUL	FUL	Bedfield	Home FarmEarl Soha	16/12/2020	2	2	Commenced - Old Permission
DC/20/04724/AGDW	GDW	Laxfield	Corner FarmBanyards	10/12/2020	5	5	Commenced - Old Permission
DC/20/03990/AGDW	GDW	Wetheringsett cum Brod	Green FarmPages Gre	10/11/2020	4	4	Commenced - Old Permission
DC/20/00266/AGDW	GDW	Rishangles	Rishangles HallEye Ro	04/05/2020	2	2	Commenced - Old Permission
DC/20/03033/FUL	FUL	Stonham Aspal	Mill Green FarmDebe	08/10/2024	3	3	Superceded permission.
DC/20/01534/FUL	FUL	Yaxley	Yaxley Manor House	02/07/2020	3	3	Non-Commenced Old Permission.
DC/20/01499/FUL	FUL	Thornham Parva	Barns At Chandos Far	09/06/2020	2	2	Non-Commenced - Old Permission.
DC/20/03263/FUL	FUL	Kenton	Oak Tree FarmDeben	30/10/2020	2	2	Non-Commenced - Old Permission.
DC/21/06384/FUL	FUL	Laxfield	Land At The Packhou	16/03/2022	2	2	Non-Commenced Old Permission.
DC/19/02790/FUL	FUL	Brundish	Valley Farm The Street	13/09/2019	1	1	Non-Commenced - Old Permission.
DC/19/03856/FUL	FUL	Fressingfield	The TimbersBanyards	15/11/2019	1	1	Non-Commenced - Old Permission.
DC/19/05352/FUL	FUL	Fressingfield	South ViewNew Street	10/03/2020	1	1	Non-Commenced Old Permission.
DC/20/05586/FUL	FUL	Bramford	Cock InnThe StreetBri	24/03/2022	1	1	Non-Commenced - Old Permission.
DC/20/05686/FUL	FUL	Elmswell	Klin Farm Guest Hous	11/02/2021	1	1	Non-Commenced - Old Permission.
DC/20/05715/FUL	FUL	Stradbrooke	Barley Green FarmLay	25/03/2021	1	1	Non-Commenced Old Permission.
DC/21/00393/FUL	FUL	Laxfield	Boundary Lodge Farm	25/11/2021	1	1	Non-Commenced - Old Permission.
DC/21/00932/FUL	FUL	Stowmarket	96 Poplar HillStowma	14/04/2021	1	1	Non-Commenced Old Permission.
DC/21/02140/FUL	FUL	Stonham Aspal	Grove FarmDebenhar	20/08/2021	1	1	Non-Commenced - Old Permission.
DC/21/03505/FUL	FUL	Norton	Three BridgesAshfield	18/08/2021	1	1	Non-Commenced - Old Permission.
DC/21/03915/FUL	FUL	Rishangles	Edge HouseDublin Ro	06/09/2021	1	1	Non-Commenced - Old Permission.
DC/21/04036/FUL	FUL	Bramford	Carlton1 Bullen Lane	10/12/2021	1	1	Non-Commenced - Old Permission.
DC/21/04640/FUL	FUL	Thurston	Barn At Former Mill F	07/10/2021	1	1	Non-Commenced - Old Permission.
DC/21/02140/FUL	FUL	Bacton	South WestSide Gard	10/01/2022	1	1	Non-Commenced - Old Permission.
DC/21/05499/FUL	FUL	Somersham	Guinns FarmHadleigh	01/12/2021	1	1	Non-Commenced - Old Permission.
DC/21/05697/FUL	FUL	Mellis	Proposed Developme	21/02/2022	1	1	Non-Commenced - Old Permission.
DC/21/05808/FUL	FUL	Stradbrooke	Marsh FarmMill Lane	04/03/2022	1	1	Non-Commenced - Old Permission.
DC/21/05985/FUL	FUL	Norton	Three BridgesAshfield	23/12/2021	1	1	Non-Commenced - Old Permission.
DC/21/06089/FUL	FUL	Debenham	55 Gracechurch Street	12/01/2022	1	1	Non-Commenced - Old Permission.
MF/0392/15/FUL	FUL	Palgrave	Elm Vale FarmDemna	19/03/2015	1	1	Non-Commenced - Old Permission.
DC/21/02669/RES	RES	Combs	Jockeys HallLockeys Li	29/05/2020	3	3	Non-Commenced - Old Permission.
DC/21/04008/RES	RES	Drinkstone	Abbots LodgeThe Stre	22/09/2021	1	1	Non-Commenced - Old Permission.
DC/18/01662/OUT	OUT	Wortham	Honey Pot Farm Cara	03/04/2019	5	5	Non-Commenced - Old Permission.
DC/21/03985/OUT	OUT	Woolpit	Land South OfOld Sto	09/09/2021	5	5	Non-Commenced - Old Permission.
DC/21/06081/OUT	OUT	Old Newton with Dagwood	Land To The East OfS	18/02/2022	5	5	Non-Commenced - Old Permission.
DC/19/01441/OUT	OUT	Laxfield	Land To The Rear OfS	21/05/2019	3	3	Non-Commenced - Old Permission.
DC/18/00449/OUT	OUT	Woolpit	Land North Of Grassy	23/03/2018	2	2	Non-Commenced - Old Permission.
DC/19/02224/OUT	OUT	Thurston	Land At Navarac Grea	20/06/2019	2	2	Non-Commenced - Old Permission.
DC/18/00545/OUT	OUT	Mendlesham	56 Ducksen RoadMet	03/04/2018	1	1	Non-Commenced - Old Permission.

DC/19/01369/OUT	OUT	Mellis	Land West Of Manor	13/05/2019	1	1 Non-Commenced - Old Permission.	
DC/20/04710/OUT	OUT	Stonham Earl	Land South Of Fieldfa	14/12/2020	1	1 Non-Commenced - Old Permission.	
DC/21/06401/OUT	OUT	Elmswell	Beech Glade	06 Benn	20/01/2022	1	1 Non-Commenced - Old Permission.
DC/22/00480/OUT	OUT	Hinderclay	Land East Of Fricklingha		28/03/2022	1	1 Non-Commenced - Old Permission.
DC/21/03671/AGDW	GDW	Haughley	Woodside FarmShept		20/08/2021	5	5 Non-Commenced - Old Permission.
DC/20/05796/AGDW	GDW	Stradbroke	Buildings At Lime Tree		17/02/2021	4	4 Non-Commenced - Old Permission.
DC/21/04047/AGDW	GDW	Akenham	Barley Lodge Thurlests		07/09/2021	2	2 Non-Commenced - Old Permission.
DC/21/06252/AGDW	GDW	Felsham	BrindleywoodDakings		13/01/2022	2	2 Non-Commenced - Old Permission.
DC/19/05084/AGDW	GDW	Stowupland	Pooles Farm Thorney		03/12/2019	1	1 Non-Commenced - Old Permission.
DC/21/05553/AGDW	GDW	Gosbeck	The Machinery Store		18/08/2021	1	1 Non-Commenced - Old Permission.
DC/21/03970/AGDW	GDW	Stonham Earl	Meadow View Farms	02/09/2021	1	1 Non-Commenced - Old Permission.	
DC/21/04444/AGDW	GDW	Harleston	Harleston Hall Barns		12/11/2021	1	1 Non-Commenced - Old Permission.
DC/21/05361/AGDW	GDW	Hoxne	Corner FarmGreen St		10/12/2021	1	1 Non-Commenced - Old Permission.
DC/21/05785/AGDW	GDW	Weybread	Land East Ofyleham		07/01/2022	1	1 Non-Commenced - Old Permission.
DC/22/04243/FUL	FUL	Thurston	Land At Thurston Grā		12/09/2022	53	53 Not Deliverable
DC/17/04849/FUL	FUL	Badwell Ash	Land At The Broadwa	25/05/2018	13	13 Not Deliverable	
M/ 3756/12/FUL	FUL	Stowmarket	19-21 Violet Hill Road	14/01/2014	13	13 Not Deliverable	
DC/19/05196/RES	RES	Woolpit	Land South Of Old Stū	10/06/2021	120	62 Not Deliverable	
DC/21/00946/RES	RES	Stowupland	Land To The South Of	09/10/2021	80	16 Not Deliverable	
DC/21/05923/RES	RES	Rickinghall Superior	Land Adjacent Green	18/01/2023	41	41 Not Deliverable	
DC/17/06092/RES	RES	Gislingham	Land On The South Si	01/06/2018	40	21 Not Deliverable	
DC/21/00755/RES	RES	Worlingworth	Land To The South Of	16/06/2021	26	26 Not Deliverable	
DC/19/014482/FUL	FUL	Stowmarket	Land to the East and	25/09/2020	93	93 Not Deliverable	
DC/20/05508/RES	RES	Mellis	Land At Bullocks Farm	27/08/2021	10	10 Not Deliverable	