

Babergh District Council

Five-Year Housing Land Supply Position Statement 2024

Babergh District Council

11 December 2024

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Executive Summary

Purpose of this position statement

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

Notwithstanding:

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

In this context, the purpose of this position statement is to set out the up-to-date 5YHLS position for the Council covering the five-year period from the 1 April 2024 to the 31 March 2029 using the latest available evidence. This report has therefore been prepared in accordance with policy and guidance as if the Council was required to annually update its housing land supply.

The five-year requirement

For Babergh, its 5YHLS requirement is 2,080 homes between the 1st April 2024 to the 31st March 2029. This is derived from the annualised requirement of 416 dwellings per annum as set out in adopted Policy SP01.

The Council's deliverable supply

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

From this exercise, the Council considers it can demonstrate a 'deliverable' supply of 2,808 homes across the five-year period. This includes a windfall allowance of 50 dpa in years four and five.

The Council's five-year housing land supply position

The Council therefore considers it can demonstrate a 6.75 years supply.

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

Five-Year Requirement	2,080
Total Supply	2,808
Years Supply	6.75 Years
Surplus/Deficit	+728 homes

Source: Babergh District Council/Lichfields Analysis

Compliance Sheet

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

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Glossary

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

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

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

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

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

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

Deliverable: As defined in Annex 2 of the National Planning Policy Framework (2023):

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

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

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

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

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

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

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

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

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

Five Year Housing Land Supply (5YHLS): Paragraph 77 of the National Planning Policy Framework (2023) requires Local Planning Authorities to be able to demonstrate five years' worth of housing: known as a Five Year Housing Land Supply.

Housing Delivery Test (HDT): As defined in Annex 2 of the National Planning Policy Framework (2023) this is a mechanism which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State should publish the Housing Delivery Test results for each local authority in England every November. The outcome of which determines whether a 20% buffer is applied to the five-year land supply requirement.

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

Local Housing Need (LHN): The number of homes identified as being needed through the application of the Standard Method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework) as defined in Annex 2 of the National Planning Policy Framework (2023).

Local Plan: Defined in Annex 2 of the National Planning Policy Framework (2023) as a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

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

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

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

National Planning Policy Framework (NPPF): sets out government's planning policies for England and how these are expected to be applied. The most recent NPPF was published in December 2023.

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

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

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

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

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

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

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

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

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

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

Windfall Sites: Defined in Annex 2 of the National Planning Policy Framework (2023) as Sites not specifically identified in the development plan.

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

1.0 Introduction

Purpose

- 1.1 This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared on behalf of Babergh District Council ('the Council').
- 1.2 The purpose of this position statement is to set out an up-to-date 5YHLS position for the Council covering the five-year period from the 'base date' of 1st April 2024 to the 31st March 2029. It has been prepared in accordance with relevant policy and guidance. All data presented is the most up-to-date available at the time of publication. While this position statement only sets out the supply position for Babergh district, the methodology and local market considerations have been prepared jointly with Mid Suffolk District Council.

What is a 5YHLS and how is it assessed?

- 1.3 5YHLS is a forward-looking measure determining whether a Local Planning Authority ('LPA') has sufficient sites to meet its housing requirement in the next five-years. Some LPAs in England are required by the NPPF (2023) at Paragraph 77 to assess this position annually. This must take account of relevant national policy, relevant Planning Practice Guidance ('PPG'), and in the context of planning precedent (for example planning appeal decisions and legal judgments).
- 1.4 There are two parts to the calculation of 5YHLS:
- 1 **Housing requirement:** how many homes need to be delivered in the five-year period; and
 - 2 **Housing Supply:** What is the Council's supply of housing from 'deliverable' sites in the five-year period?
- 1.5 The number of homes expected to be delivered (part 2) is then compared against the number of homes required (part 1) to arrive at a 5YHLS figure: expressed in a number of years' worth of supply.
- 1.6 It should be noted that in accordance with footnote 41 of the NPPF (2023), the supply of sites for travellers will be assessed separately.

Why is the Council's 5YHLS position important?

- 1.7 Whether or not an LPA can demonstrate a 5YHLS informs how both planning applications and planning appeals for housing are determined. Where an LPA does not qualify under the provisions of Paragraph 76 and is unable to demonstrate a 5YHLS then Paragraph 11(d) of the NPPF (2023) is engaged. This means that local policies most important for determining the application are considered 'out-of-date' and the NPPF (2023) requires that planning decisions for housing should be granted unless:
- 1.8 The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 7 establishes the policies referred to in the NPPF); or
- 1.9 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.

- 1.10 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?

- 1.11 Yes. The Council’s previous 5YHLS position – published in December 2022 – covered the five-year period from the 1st April 2022 to the 31st March 2027. This concluded that the Council could demonstrate a 7.13-year supply.

Consultation of this document

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

Draft NPPF

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

Structure

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

2.0 The Council’s Five-Year Housing Requirement

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

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

What is the ‘basic’ five-year requirement?

2.2 With regards to the appropriate housing requirement for calculating 5YHLS, Paragraph 77 of the NPPF (2023) states the following:

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

2.3 Noting that the Council’s Joint Local Plan Part 1 (‘the Part 1 Plan’) was adopted in November 2023, the housing requirement set out in Policy SPO1 of Part 1 Plan would be the appropriate basis of the five-year requirement. Therefore, the five-year requirement for Babergh District is 2,080 homes (416 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 765 homes in the plan period to 31 March 2024.

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

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Number of Homes Required	416	416	416	416	416	416	2,496
Number of Homes Delivered	579	293	403	758	624	604	3,261 (+765)

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

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

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

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

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

What is the appropriate buffer?

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

2.9 The latest HDT (2022) was published in December 2023 with the Council recording a measurement of 137%. Therefore, no buffer is required.

Table 2.2 Babergh District Council HDT 2022 Measurement

	2019/20	2020/21	2021/22	Total
Number of Homes Required	383	277	403	1,063
Number of Homes Delivered	293	403	758	1,454
2022 Measurement	137%			
2022 Consequence	None			

Source: MHCLG (published December 2023)

The Council’s five-year housing requirement

2.10 Bringing the above together the Council’s 5YHLS requirement is **2,080 homes** in the five-year period from 1 April 2024 to the 31 March 2029 as detailed in Table 2.3 below.

Table 2.3 Assessment of Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	
Annual Requirement	416 dpa
Basic Five Year Requirement	2,080
Shortfall	0
Buffer	0%
Total five-year requirement	2,080 homes

Source: Lichfields Analysis

2.11 Therefore, for the Council to be able to demonstrate a 5YHLS it must have a deliverable supply equal to or greater than 2,080 units in the five-year period. The following sections

² See response to Chapter 3 Question 3.

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

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 2,080 homes between the 1 April 2024 and the 31 March 2029. This section of the 5YHLS position statement considers what a ‘deliverable’ site is in accordance with policy and guidance. It also details how the Council has gone about demonstrating the deliverability of sites in the district.

Policy and guidance

The definition of ‘deliverable’

3.2 A ‘deliverable’ site is defined in the NPPF (2023) glossary (Annex 2) as:

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

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

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

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

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

3.4 In addition, sites must be ‘achievable’; which means there is a ‘realistic prospect’ - the ‘central test’ of deliverability⁴ - that it will be delivered at a point in time envisaged: in this case, within the five-year period. As explained in PPG (ID: 3-020) this is “essentially a judgement about the economic viability of the site, and the capacity of the development to

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

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

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

- **Category A sites:**

These are all non-major development sites and major development sites with planning permission that have a detailed planning permission. These types of sites are inherently more certain of delivering within the five-year period given their planning status and/or size (non-major housing development is defined as a development less than 10 units or development on a site less than 0.5ha in size⁵).

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

- **Category B sites:**

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

3.6 The Secretary of State (SoS) has confirmed their interpretation that the definition of 'deliverable' should not be taken as being a 'closed list'⁶. He stated that "*examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition*" (paragraph B of the Consent Order). Therefore, sites not specifically listed in the definition of deliverable can be found to be 'deliverable' where that site can be shown to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The draft NPPF does not propose any revisions to how the test of deliverability will be conducted.

What is 'clear evidence' in respect of Category B sites?

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

"Such evidence, to demonstrate deliverability, may include:

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

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

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

- *firm progress being made towards the submission of an application - for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

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

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

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

As confirmed by the 'Popes Lane' decision⁷, it is the evidential value of the evidence gathered that demonstrates that a development's prospects of delivery are realistic: forming 'clear evidence'. The value of any site-specific evidence is itself dependant on the site's context and the specific circumstances of that site⁸.

2 While there is no minimum criterion for clear evidence⁹, the type and form of 'clear evidence' for Category B sites will vary depending on circumstances of the site (e.g. its size or how quickly it is expected to deliver).

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

Evidence can also take account of information gathered after the base date (in this case 1 April 2021) as long as it is used to support sites identified as deliverable as of the base date¹⁰. However, to ensure consistency in the approach to assessing a five-year supply

⁷ Appeal ref. 3216104 (IR 23)

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

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

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

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

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

In the ‘Rectory Farm’ decision¹¹ the Inspector noted that the Council did not simply accept the proforma returns from developers on face-value. Where the Council thought the rates overly ambitious, the rates were altered. This demonstration of critical judgement appeared to give additional weight to the Council’s findings. Another Inspector in the earlier ‘Land to the south of Williamsfield Road’ decision¹² echoed these comments.

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

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

3.11 All sites included in this calculation have been identified as being deliverable and will make a contribution to the Council’s supply in the relevant five-year period. While the evidence post-dates the base date (which is an inevitable product of how annual monitoring is carried out) the SoS recently confirmed that this is accepted given it supported sites identified as deliverable as of the base date¹³.

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

Category A

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

- 1 Divided developments (both major and non-major) into those that have commenced and not commenced.
- 2 Non-major development (less than 10 units¹⁵) has been divided into commenced and non-commenced categories as per step 1. Unless the Council has received site specific evidence, the Council has presumed these non-major development sites with live permissions are deliverable in accordance with policy and guidance¹⁶. It is also anticipated that these sites will deliver within years one to three of the trajectory.

¹¹ Appeal ref. 3234204 (IR 32)

¹² Appeal ref. 3207411 (IR 27)

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

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

¹⁵ NPPF Annex 2: Glossary page 69

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

- 3 To ensure the robustness of the supply the Council has removed sites as follows:
 - a All sites not commenced where planning permission would have expired by 1 April 2024 have been removed. It is assumed these have now expired unless the Council has received evidence to the contrary. This is a conservative approach and means that there may be some supply from this category which could be included in the future if they have in fact commenced. This step removes 59 homes.
 - b Commenced non-major sites with older permissions (i.e. would have expired pre-1 April 2024) have been removed where no completions have yet been recorded (unless there is specific evidence to the contrary that they are deliverable - i.e. from a Council site visit that confirms commencement of development). These sites would have had at least a year to record a completion since development commenced, but one has not been forthcoming, which could mean a material start was made, but the project has fallen away. As a conservative estimate, it has been assumed these sites will no longer come forward despite there being an extant permission that could still be built out.

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

This step removes 5 homes.
- 4 For the remaining major development sites that have commenced, the Council presumes these are deliverable, absent evidence to the contrary, and have applied local median build rates (unless there is any robust site-specific delivery evidence).
- 5 For the remaining major development sites with a more recent permission that have not commenced, the Council again presumes these are deliverable, absent evidence to the contrary. Local lead-in times and median build rates have then been applied to these sites (unless there is any robust site-specific delivery evidence).
- 6 For some of the larger Category A sites expected to deliver within and beyond the five-year period, the Council has issued a 'Category A proforma' to relevant developers/landowners/agents requesting that they confirm the expected delivery from these sites in the five-year period. A copy of this proforma can be seen at Appendix 2.

Category B

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

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

- 3.15 In light of our analysis of relevant policy and guidance, the Council has sought to gather 'clear evidence' to support the deliverability of its Category B sites.
- 3.16 Where a site with outline permission also had a reserved matters application for housing submitted at the base date - but not determined - the Council considers this to be sufficiently clear evidence in and of itself to demonstrate the site's deliverability irrespective

of whether or not a proforma was returned. Therefore, the return of a proforma is not a prerequisite for a Category B site to be considered deliverable.

- 3.17 This is a reasonable approach because it demonstrates there is firm progress towards the submission of an application (as there is one submitted); it shows there has been firm progress in site assessment work (as such work would have been undertaken for the submission); and provides detail of required infrastructure for the scheme, suggests viability etc. Moreover, these are sites that are suitable now and available now. Developers are unlikely to prepare and submit reserved matters applications - investing significant resources in them - if they were not then intent on developing the site out.
- 3.18 For all other Category B sites, the Council prepared a 'Category B site proforma'; a copy of which can be seen at Appendix 2. This proforma was sent to the relevant developers, landowners, and agents of Category B sites. As can be seen, the proforma:
- Confirms to developers/landowners/agents that the Council, as a starting point, approach all Category B sites as not being deliverable;
 - Requires details of the progress being made towards the submission of detailed applications, the discharge of conditions and the progress of site assessment work;
 - Requires details of whether a house builder/s has been secured to develop the site and if not, what progress has been made to do so. This is to consider the capacity of a particular house builder/s and the likely lead-in times if one has not been secured;
 - Requires provision of their anticipated build-out trajectory for the site and importantly to justify why the rates suggested are reasonable. For example, details are requested on how many outlets are likely to be delivering from the site and the levels of affordable housing: both of which are known to impact delivery rates¹⁷; and
 - Requires details of key risks in achieving the identified trajectory. This includes questions regarding whether the site is available now; relevant viability information; relevant infrastructure information; the potential impacts of rising material and labour costs; and ability to partner with a Registered Provider.
- 3.19 The Council considers that the proforma seeks to ascertain a variety of site-specific evidence that, taken together, will be of a high-evidential value sufficient to demonstrate the deliverability of a full range of Category B sites where they are to be included. The questions not only expand upon the examples of what constitutes 'clear evidence' in the PPG (ID: 68-007) but they are written to be deliberately direct in order to elicit firm and detailed responses.
- 3.20 Crucially - as made clear on the proforma - the Council has undertaken its own assessment of the proforma returns. This is to consider whether the evidence provided is realistic and robust.
- 3.21 Finally, the following should be noted:
- 1 There may be sites where there is a body of evidence in support of its deliverability other than a proforma or a reserved matters application submitted before the base date that - in the Council's view - constitutes clear evidence (for example, planning history, previous proformas, officer knowledge etc.); and
 - 2 There may be Category B sites that local residents are aware of but that are not included in the supply. The reason for this is because the Council must be able to evidence its Category B supply in accordance with the relevant tests. While the Council

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

may anticipate a site will come forward in the five-year period, that is not the test of ‘deliverability’. Where the Council has not been able to gather sufficient ‘clear evidence’ in support of Category B sites it cannot count the site’s delivery to the ‘deliverable’ supply. Furthermore, some sites may have been approved after the base date which are also not included.

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

3.22 The Council has undertaken local analysis of developments across both Mid Suffolk and Babergh districts to benchmark lead-in times and build rates for differing site sizes. This local analysis has also been supplemented with national evidence detailed in Lichfields’ research ‘Start to Finish’ (third edition) published in March 2024 and updated in September 2024. Over the three editions of the research, the mean build-out rate has decreased marginally, whilst the median rate is also lower for sites under 999 dwellings but broadly static for sites of 1,000 dwellings or more. Overall, there is limited difference in the average build-out rates across all three editions which gives us confidence in the findings. However, it does show there a reduction in the presented build-out rates overall.

3.23 These together:

- Provide a realistic benchmark to assess whether proforma returns are accurate taking account of additional detail provided that could justify higher rates; and
- Provide statistical averages that can be applied in the Council’s trajectory to sites (by size) where the developer/landowner has not provided expected delivery rates. This is considered a robust approach for projecting future deliver rates and lead-in times based on what has recently occurred locally.

3.24 This analysis is fully detailed in Appendices 2 and 3; however, Table 3.1 and Table 3.2 below provide a summary of the findings. In the table:

- Lead-in Time (1) = the time from validation of first application (including outline applications) to first completion; and
- Lead-in Time (2) = the time from approval of first detailed permission (this could be a full, hybrid or reserved matters application) to first completion.

Table 3.1 Local Lead-in Time Analysis

Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Mean	Median	Mean	Median	
10-99 dwellings	3.6 years	3.8 years	1.5 years	1.2 years	51
100-499 dwellings	4.1 years	4.2 years	1.2 years	1.2 years	20

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

Table 3.2 Local Build Rate Analysis

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

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

- 3.25 The median lead-in times and build-rates have been applied in the accompanying trajectory to sites where the Council has no site-specific information or where the Council considers proposed rates/lead-in times to be overly optimistic. The median is used as the benchmark given this is the mid-point scheme: accounting for a distribution of data that is not equal around the average.
- 3.26 The Council monitors build rates and lead-in times together with Mid Suffolk. The areas are broadly similar with many developers operating in both districts. While there are currently different policy structures, the Councils adopted a Joint Local Plan in November 2023 and currently share a development management team. Importantly, measuring across both districts provides a larger dataset of local lead-in times and build rates which helps smooth out any outliers in the data. Therefore, the data provides a more realistic benchmark of how long it takes developments to come forward across two broadly comparable districts. The Council is therefore satisfied that reviewing build rates across both districts is robust.
- 3.27 It should be noted that our analysis has been updated from the three previous 5YHLS reports produced in 2020, 2021 and 2022. Compared with the 2022 report, mean and median lead in times (1) have increased, while the average lead in times (2) have broadly stayed the same. Mean and median build out rates have decreased for sites of 10-49 dwellings; increased slightly for sites of 50-100 dwellings and stayed the same for sites of 100-499 dwellings. The previous 5YHLS position statement in 2022 the point of the first completion was used instead of the point of development.

Conflicts in stated completions/net supply remaining

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

Conclusions

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

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

4.1 The below summarises the findings of the Council’s full deliverability review of housing supply in accordance with the methodology set out in Section 3.0. A separate detailed table of housing supply accompanies this position statement detailing year-by-year completions. This includes key site information and a summary detailing why the Council considers each individual site to be deliverable. In addition, the returns from both the Category A and B proformas are included at Appendix 5.

Proforma feedback

4.2 The Council issued Category A proformas and Category B proformas to relevant developers/landowners/agents. One proforma return can be viewed at Appendix 4.

Category A Sites

4.3 The below summarises the Category A supply that the Council has identified split into major/non-major and commenced/not-commenced sites. As per the review of policy and guidance in Section 3.0 of this position statement, these are sites that have a detailed planning permission and are presumed to be deliverable. Site-specific delivery rates and site commentary is included in the accompanying Babergh 5YHLS Trajectory (2024).

Major (Commenced)

4.4 In total, the Council has identified 37 major development permissions that have already commenced development and are considered to be deliverable. Across the five-year period these are expected to deliver 2,008 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2024/25	2025/26	2026/27	2027/28	2028/29	Total
Full PP	16	443	175	129	106	95	948
Reserved Matters	19	365	216	216	148	89	1,034
Permitted Development	2	26	0	0	0	0	26
Total	37	834	391	345	254	184	2,008

Source: Babergh District Council/Lichfields

Non-Major (Commenced)

In total, the Council has identified 134 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 246 units. Given these are non-major development sites relating to development of nine or less units and they have already begun, it has been assumed that the majority will be built out in 2024/25.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2024/25	2025/26	2026/27	2027/28	2028/29	
Full PP	101	179	0	0	0	0	179
Reserved Matters	25	53	0	0	0	0	53
Permitted Development	8	14	0	0	0	0	14
Total	134	246	0	0	0	0	246

Source: Babergh District Council/Lichfield

Major (Not-Commenced)

In total, the Council has identified two 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 36 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2024/25	2025/26	2026/27	2027/28	2028/29	
Full PP	1	6	16	0	0	0	22
Reserved Matters	1	0	14	0	0	0	14
Permitted Development	0	0	0	0	0	0	0
Total	2	6	30	0	0	0	36

Non-Major (Not-Commenced)

4.5

In total, the Council has identified 135 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 238 units.

For non-major development, the Council has assumed that non-implemented sites with full planning permission, reserved matters, or permitted development right prior approvals will deliver in Year two (2025/26). Non-major permissions with outline permission are assumed to deliver in Year three (2026/27) to account for the need to gain reserved matters approval before commencement (broadly aligning with our lead-in time analysis for large sites).

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2024/25	2025/26	2026/27	2027/28	2028/29	
Full PP	92	0	169	0	0	0	169
Reserved Matters	10	0	21	0	0	0	21
Outline Permission	12	0	0	18	0	0	18
Permitted Development	21	0	30	0	0	0	30
Total	135	0	220	18	0	0	238

Source: Babergh District Council/Lichfields

Category B Sites

4.6 From the Council’s review, there are two deliverable Category B sites based on the evidence available. The reasoning for each site is set out in the accompanying Babergh table of housing supply.

Finally, it should be noted that the Council reviewed a further two Category B sites (totalling 850 homes). While proformas were sent to relevant developers/landowners/agents, none were returned. The Council has therefore not considered these as being deliverable for the purposes of this assessment. These sites are shown in the accompanying trajectory.

Table 4.5 Category B Sites Expected Five-Year Delivery

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2024/25	2025/26	2026/27	2027/28	2028/29	
Outline Permission	2	0	12	24	57	87	180
S106	0	0	0	0	0	0	0
Total	2	0	12	24	57	87	180

Source: Babergh District Council/Lichfields

The Council’s supply from specific sites

Taking the above together, the Council has a total deliverable supply of 2,708 units from 310 sites/permissions. This comprises both Category A and B development from major and non-major sites and 80% of the development expected to be delivered in the five-year period are on sites that have already commenced as of the base date.

Table 4.6 Babergh District Council Deliverable Supply

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2024/25	2025/26	2026/27	2027/28	2028/29	
Category A (Commenced)	171	1,080	391	345	254	184	2,254
Category A (Non-Comm)	137	6	250	18	0	0	274
Category B	2	0	12	24	57	87	180
Total	310	1,086	653	387	311	271	2,708

Source: Babergh District Council/Lichfields Analysis

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

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

Policy and guidance

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

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

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

Windfalls: methodology and past rates

5.4 The methodology for calculating the district’s windfall allowance remains – in the main – consistent with that in the previous 5YHLS reports. This methodology was prepared by the Council and is considered robust for its local context. Previous windfall development over the past eight years has been analysed and in doing so the following have been removed from the assessment:

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

5.5 Further to the above:

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

5.6 Reviewing small site windfall completions data from 2014/15 – stripping out garden land and major development – the Council has on average delivered 102 dpa (not including data from 2022/23).

Table 5.1 Small Site Windfall Delivery in Babergh

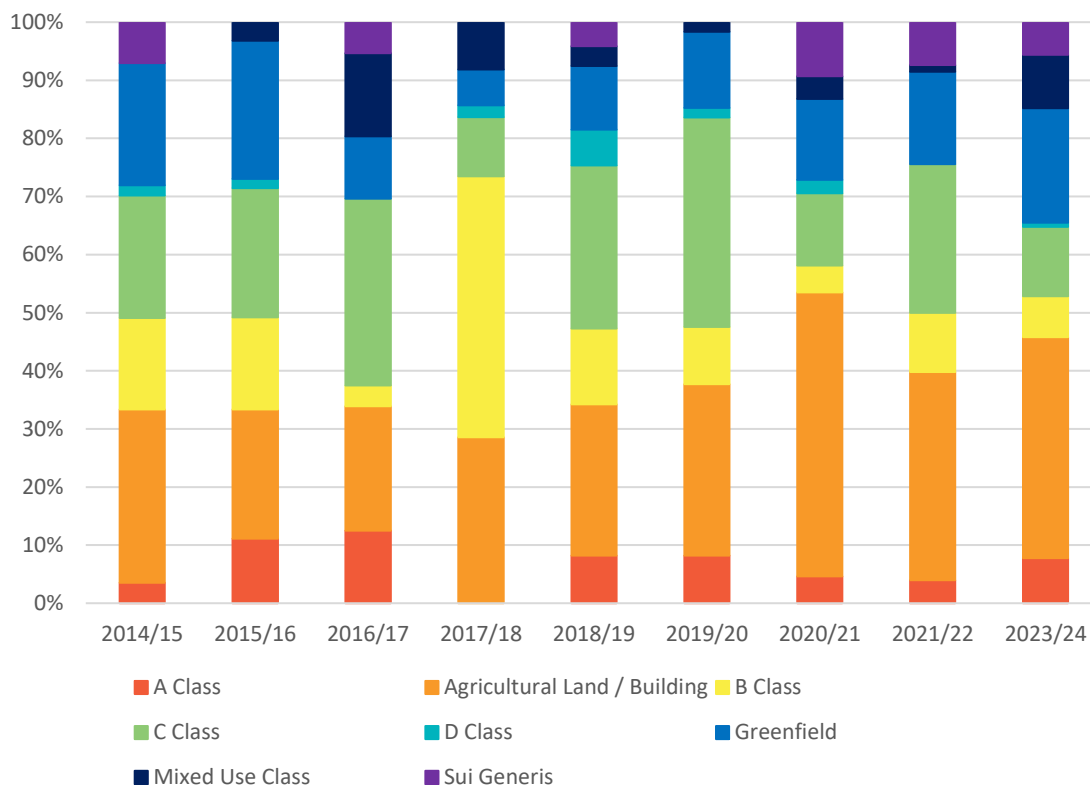
Monitoring Year	Net Completions	Small Site Windfall Completions (Not including Garden Land or major development)	% of Net Completions
2014/15	172	57	33%
2015/16	157	63	40%
2016/17	226	63	28%
2017/18	331	49	15%
2018/19	579	146	25%
2019/20	266	61	23%
2020/21	363	129	36%
2021/22	758	210	28%
2022/23	~	(no windfall data)	~
2023/24	604	142	24%
Totals*	3,456	920	27%
Average*	384	102	

Source: Babergh 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 1st September 2020. The primary change was the combination of various A, D, and some B class development into a new ‘E’ Class allowing greater flexibility to move between uses. Furthermore, additional permitted development rights are being implemented – including the ability to demolish vacant office buildings and rebuild them with residential uses and rights to extend purpose-build residential blocks to accommodate new units. At this stage, it is still unclear how these changes will impact future levels of windfalls given there is a lack of previous trend data or a local capacity study to make a robust future projection. To ensure consistency with previous analysis, the Council has monitored windfalls based on the former Use Classes.
- 5.8 Reviewing recent completions, there are a variety of sources of windfall development in the district. Figure 5.1 and Table 5.2 show a breakdown of the sources of windfall development (excluding garden development). As shown in Table 5.2, in 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: Babergh District Council / Lichfields Analysis *note this graph refers to the previous Use Classes.

Table 5.2 Breakdown of Windfall Development in Babergh District Since 2014/15 (with no figures included in 2022/23)

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	57	6%
Agricultural Buildings/Land	293	33%
B Use Class	102	12%
C Use Class	190	22%
D Use Class	17	2%
Greenfields	134	15%
Mixed Use Class	134	5%
Sui Generis	46	5%

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

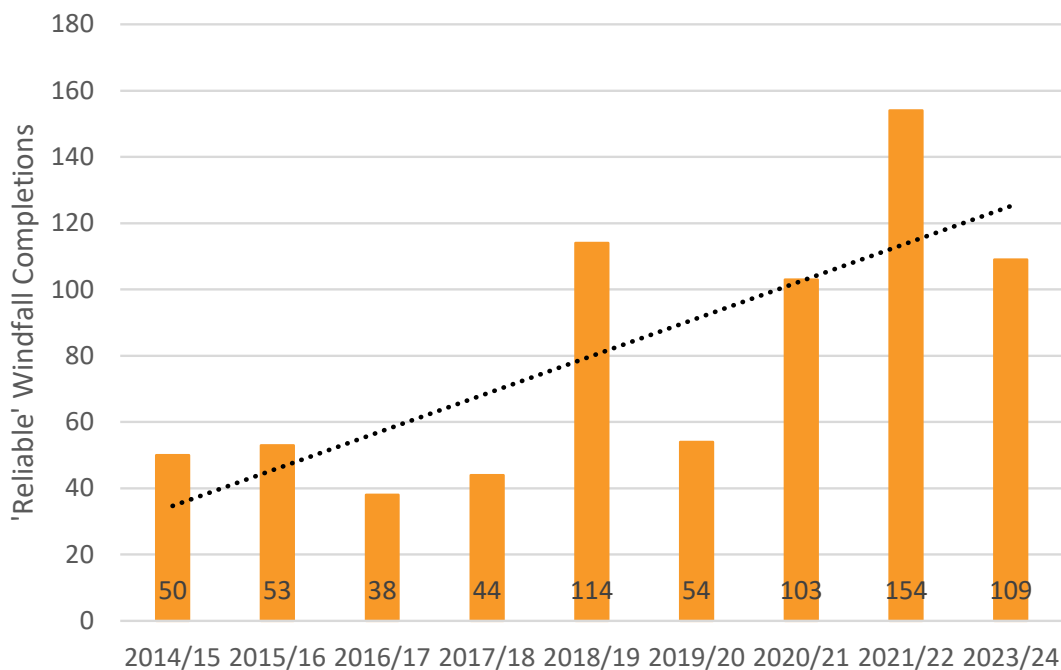
5.9 Given the rural nature of the district and changes in modern agriculture it is reasonable to assume that windfall completions on previous agricultural buildings and greenfield sites will continue to provide a consistent source of windfall supply. It is also expected that windfall completions on B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

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

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

5.11 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers ‘reliable’ sources of windfall development. On average, the Council has delivered 80 dpa from these sources of windfall; albeit with peaks of development in 2018/19 and 2021/22.

Figure 5.2 ‘Reliable’ Windfall Development



Source: Babergh District Council / Lichfields Analysis

5.12 Consistent with the previous four 5YHLS position statements (September 2019, October 2020, January 2022, and December 2022) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions from windfall developments. This is to ensure no double counting occurs with current, live permissions. Based on the analysis above, it is concluded that there is compelling evidence that a conservative windfall allowance of at least 50 dpa in years four and five is justified and reasonable. This is the same annualised figure as per the Council’s Part 1 plan (Table 3).

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

Conclusion

- 5.14 On the basis of the above assessment the Council is satisfied there is compelling evidence that a windfall allowance of at least **50 dpa** for years four and five.

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

6.1 The below summarises Babergh District Council’s concluded 5YHLS position for the five-year period from the 1st April 2024 to the 31st March 2029.

Summary

The Council’s five-year requirement

6.2 As detailed in Section 2.0, the five-year requirement is 2,080 dwellings across the five-year period. This is on the basis of the Local Plan annual requirement of 416 dpa.

Table 6.1 Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	
Annual Requirement	416 dpa
Basic Five-Year Requirement	2,080
Shortfall	0
Buffer	0%
Total five-year requirement	2,080 homes

Source: Lichfields Analysis

The Council’s deliverable supply

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

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

- 1 As per the methodology at paragraph 3.13 of this position statement, non-major sites which have commenced development, but where there have been no recorded completions in over a year have been removed from the assessment; 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 2,708 homes from specific sites/permissions. This position statement also provides compelling evidence that a windfall allowance of at least 50 units in years four and five is also justified. In total, the Council’s five-year supply is therefore 2,808 units as detailed in Table 6.2.

Table 6.2 Babergh District Council Deliverable Supply

Source of Supply	Supply (units)
Category A (Commenced)	2,254
Category A (Not Commenced)	274
Category B	180
Windfall Allowance	100
Total Supply	2,808

Source: Babergh District Council/Lichfields Analysis

The Council’s concluded 5YHLS position

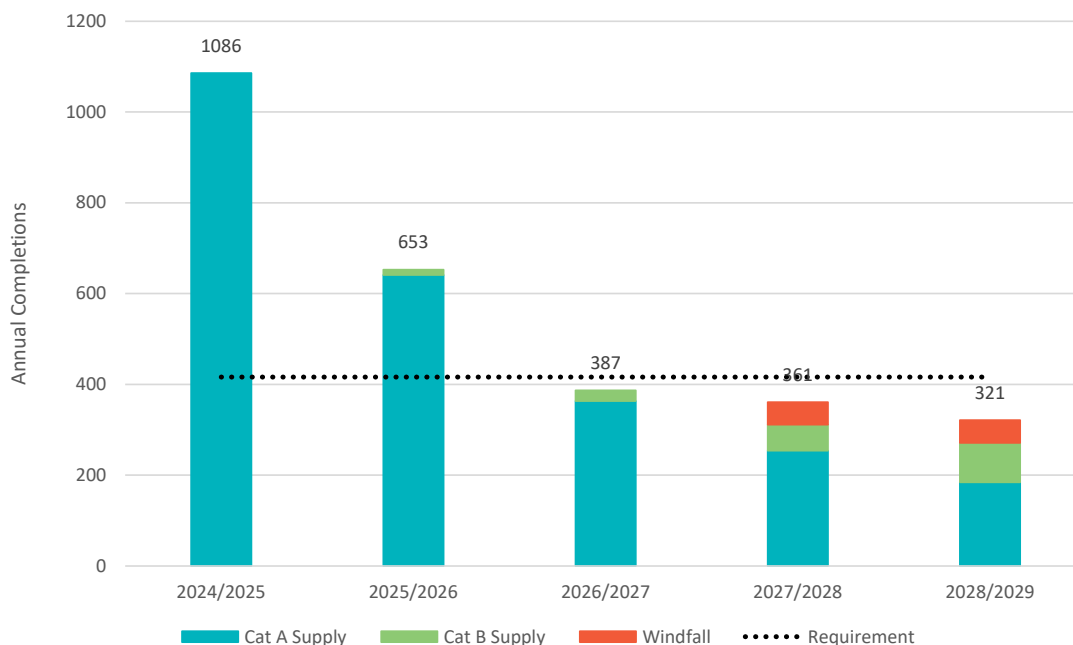
6.6 On the basis of the above, the Council can demonstrate 6.75 years supply between the 1 April 2024 to the 31 March 2029 as detailed in Table 6.3.

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

Five-Year Requirement	2,080
Total Supply	2,808
Years Supply	6.75 Years
Surplus/Deficit	+728 homes

Source: Babergh District Council/Lichfields Analysis

Figure 6.1 Babergh Five-Year Supply Projection



Source: Babergh 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. In reality 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).

Scenario testing

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

Scenario 1 – 5% buffer

6.9 As detailed in Section 2.0 of this position statement, a 5% buffer may apply should the draft policy in the 2024 draft NPPF be adopted. In this Scenario, the Council would be able to demonstrate an 6.43 years supply as detailed below.

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

Five-Year Requirement (5% buffer)	2,184
Total Supply	2,808
Years Supply	6.43 Years
Surplus/Deficit	+624 homes

Source: Babergh District Council / Lichfields Analysis

Scenario 2 – 20% buffer

6.10 As detailed in Section 2.0 of this position statement, a 20% buffer would be required if the Council’s HDT measurement fell below 85%. The Council does not anticipate this will occur given recent completion levels. However, should a 20% buffer be imposed, the Council would be able to demonstrate 5.63 years supply as detailed below.

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

Five-Year Requirement (20% buffer)	2,496
Total Supply	2,808
Years Supply	5.63 Years
Surplus/Deficit	+312 homes

Source: Babergh District Council/Lichfields Analysis

Scenario 3 – Small sites lapse

6.11 There is no explicit requirement in either policy or guidance to apply a lapse rate to small sites, however in some cases LPAs have considered it appropriate. In the case of Babergh the Council has not applied such a lapse rate to its 5YHLS in previous assessments because a detailed analysis of the supply has removed all sites which have any potential for non-delivery.

- 6.12 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 484 units) plus the small sites already removed as per Stage 3 (see Paragraph 3.13 of this position statement) of calculating the Council’s total Category A supply (which totals 64 units). These sites are added back in, otherwise the Council would be applying a double lapse rate as part of this exercise.
- 6.13 The below scenario is not advanced by the Council as the basis for its 5YHLS assessment, but the exercise serves as a demonstration of the Council’s robust supply.

Table 6.6 Babergh District Council’s 5YHLS: Stress Test Scenario 4

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement	2,080	2,080	2,080
Total Supply (Applying SS Lapse)	2,857	2,842	2,812
Years Supply	6.87 Years	6.83 Years	6.76 Years
Surplus/Deficit	+777 homes	+762 homes	+732 homes

Source: Babergh District Council / Lichfields Analysis

Scenario 4 – Oversupply

- 6.14 Finally, noting the former Government adopted the NPPF wanting over-supply to be included, the below sets out a 5YHLS measurement were the current over-supply (765 homes) averaged across the remaining plan period (13 years) and then multiplied by five-years worth (294); netting off the current five-year requirement (2,080 homes). In this scenario, the Council would be able to demonstrate a supply of 7.68 years.

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

Five-Year Requirement (accounting for oversupply)	1,786
Total Supply	2,808
Years Supply	7.86 Years
Surplus/Deficit	+1,022 homes

Source: Babergh District Council/Lichfields Analysis

Appendix 1 Category A and B Proformas

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

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

Purpose of this proforma:

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

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

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

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

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

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

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

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

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

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

[INSERT]

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

[INSERT]

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

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

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

Purpose of this proforma:

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

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

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

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

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

[INSERT]

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

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

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

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2029 if known as well. This information may also inform a future local plan trajectory.)

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

- c. Is the site available for development now?

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

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

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

Local Lead-in Time Analysis – 2024

The following provides a review of past lead-in times considering 71 sites (major development) in both Babergh and Mid-Suffolk districts. For this exercise, the developments have been split by the size of the sites (above and below 100 units) and two lead-in times have been measured:

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

This analysis has been updated compared to the previous report to reflect an updated set of permissions and update how the previous lead-in time analysis was calculated.

Local analysis: sites 100-499 units

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

PP Ref.	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/20/03704/RES (1832/17/OUT)	Mid Suffolk	315	OUT	12/05/2017	19/02/2021	27/07/2022	5.2	1.4
DC/20/01058/RES (B /15/00993/OUT)	Babergh	305	OUT	04/08/2015	10/07/2020	22/10/2020	5.2	0.3
M /4455/16/FUL	Mid Suffolk	300	FULL	22/11/2016	17/08/2018	22/01/2021	4.2	2.4
DC/20/04067/RES (M/3563/15/OUT)	Mid Suffolk	280	OUT	30/10/2015	12/04/2022	16/06/2023	7.6	1.2
DC/19/05419/FUL	Babergh	273	FULL	22/11/2019	16/11/2022	12/04/2023	3.4	0.4
DC/18/03547/RES (M /4963/16/OUT)	Mid Suffolk	250	OUT	05/01/2017	18/06/2019	17/08/2020	3.6	1.2
DC/21/01220/RES (DC/18/00233/OUT)	Mid Suffolk	190	OUT	18/01/2018	09/12/2021	17/05/2023	5.3	1.4
DC/18/01376/RES (5010/16/OUT)	Mid Suffolk	175	OUT	17/12/2016	12/10/2018	16/10/2020	3.8	2.0
DC/17/03902/FUL	Babergh	170	FULL	23/01/2019	12/06/2020	07/12/2020	1.9	0.5
DC/21/02319/RES (DC/18/00606/OUT)	Babergh	150	OUT	12/02/2018	16/11/2021	02/09/2022	4.6	0.8
DC/21/06966/RES (DC/20/01110/OUT)	Mid Suffolk	146	OUT	09/07/2020	03/05/2022	06/07/2022	2.0	0.2
B /15/00993/FUL	Babergh	145	FULL	04/08/2015	29/08/2018	25/11/2019	4.3	1.2
DC/20/04723/FUL	Mid Suffolk	141	FULL	15/10/2020	04/08/2021	18/05/2022	1.6	0.8
DC/19/04650/RES (DC/17/04052/OUT)	Babergh	130	OUT	10/08/2017	19/12/2020	12/03/2021	3.6	0.2
DC/17/02232/FUL	Mid Suffolk	129	FULL	20/05/2017	05/07/2018	16/11/2020	3.5	2.4
DC/19/05196/RES (M /1636/16/OUT)	Mid Suffolk	120	OUT	02/04/2016	16/04/2020	13/08/2021	5.4	1.3
DC/21/05669/RES (DC/19/01401/OUT)	Mid Suffolk	115	OUT	22/03/2019	26/05/2022	26/02/2024	4.9	1.8
DC/19/02495/RES (0210/17)	Mid Suffolk	106	OUT	08/02/2017	09/07/2020	01/06/2022	5.3	1.9

PP Ref.	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/19/02877/RES (DC/17/06318/OUT)	Babergh	100	OUT	23/12/2017	23/07/2020	10/08/2022	4.6	2.0
DC/19/03126/FUL	Babergh	100	FULL	04/07/2019	30/07/2020	29/04/2021	1.8	0.7
B /15/00993/FUL	Babergh	145	FULL	04/08/2015	29/08/2018	25/11/2019	4.3	1.2
DC/20/04723/FUL	Mid Suffolk	141	FULL	15/10/2020	04/08/2021	18/05/2022	1.6	0.8
Average							4.1	1.2
Median							4.2	1.2

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

Local analysis: sites less than 100 units

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

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
B /17/00122/FUL	Babergh	97	FULL	31/01/2017	30/10/2017	31/03/2019	2.2	1.4
DC/19/01602/RES (M /5070/16/OUT)	Mid Suffolk	87	OUT	23/12/2016	16/10/2019	24/04/2023	6.3	3.5
DC/22/01615/RES (DC/18/02146/OUT)	Mid Suffolk	86	OUT	12/05/2018	05/08/2022	13/04/2023	4.9	0.7
DC/19/05317/RES (5024/16/OUT)	Mid Suffolk	85	OUT	18/01/2017	28/05/2020	22/08/2022	5.6	2.2
DC/21/03292/FUL	Mid Suffolk	85	FULL	11/06/2021	31/03/2022	19/06/2023	2.0	1.2
DC/21/01930/RES (DC/17/05423/OUT)	Mid Suffolk	81	OUT	28/10/2017	20/08/2021	01/06/2022	4.6	0.8
DC/21/00946/RES (DC/20/01435/OUT)	Mid Suffolk	80	OUT	08/04/2020	12/05/2021	10/03/2022	1.9	0.8
DC/21/00946/RES (DC/20/01435/OUT)	Mid Suffolk	80	OUT	08/04/2020	12/05/2021	10/03/2022	1.9	0.8
DC/20/00701/RES (DC/18/00706/OUT)	Babergh	75	OUT	27/02/2018	29/09/2020	10/12/2021	3.8	1.2
DC/17/02755/RES (M /3112/15/OUT)	Mid Suffolk	75	OUT	28/08/2015	07/11/2017	15/06/2018	2.8	0.6
B /16/00777/FUL	Babergh	71	FULL	09/06/2016	19/01/2018	31/03/2019	2.8	1.2
DC/20/03098/RES (DC/17/02760/OUT)	Mid Suffolk	69	OUT	09/10/2017	25/11/2021	03/11/2023	6.1	1.9
DC/18/00097/RES (M /3112/15/OUT)	Mid Suffolk	66	OUT	28/08/2015	10/04/2018	13/06/2019	3.8	1.2
DC/21/04779/RES (DC/19/00646/OUT)	Mid Suffolk	65	OUT	15/02/2019	30/09/2022	07/12/2022	3.8	0.2
DC/21/04359/RES (DC/19/01973)	Babergh	65	OUT	24/04/2019	05/05/2022	15/09/2023	4.4	1.4
DC/19/05627/RES (DC/18/04773/OUT)	Mid Suffolk	65	OUT	31/10/2018	04/03/2020	13/08/2021	2.8	1.4
B /16/00760/FUL	Babergh	64	FULL	06/08/2016	15/08/2017	12/08/2019	3.0	2.0
DC/20/05917/RES (DC/19/00022/OUT)	Mid Suffolk	60	OUT	04/01/2019	19/07/2021	18/05/2023	4.4	1.8
DC/18/04267/RES (M /3469/16/OUT)	Mid Suffolk	60	OUT	16/08/2016	26/06/2019	04/03/2022	5.6	2.7

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/19/05316/RES (M /0195/16/OUT)	Mid Suffolk	58	OUT	06/02/2016	28/05/2020	06/08/2021	5.5	1.2
DC/21/02982/FUL	Mid Suffolk	54	FULL	21/05/2021	15/11/2022	16/01/2024	2.7	1.2
DC/21/02617/RES (DC/19/02312/OUT)	Mid Suffolk	49	OUT	14/05/2019	13/12/2021	18/11/2022	3.5	0.9
DC/18/02289/OFD	Babergh	47	FULL	22/05/2018	01/07/2018	31/03/2022	3.9	3.8
DC/19/02299/FUL	Mid Suffolk	46	FULL	17/04/2019	24/03/2022	04/03/2024	4.9	1.9
DC/22/01754/FUL	Babergh	44	FULL	02/04/2022	28/10/2022	13/10/2023	1.5	1.0
DC/17/04326/RES (B/13/00917/OUT)	Babergh	43	OUT	16/08/2013	18/12/2017	31/01/2019	5.5	1.1
DC/22/02924/RES (DC/18/05621/OUT)	Mid Suffolk	43	OUT	13/02/2019	23/12/2022	13/03/2023	4.1	0.2
DC/18/03114/FUL	Mid Suffolk	42	FULL	12/07/2018	22/04/2020	06/08/2021	3.1	1.3
DC/18/04811/FUL	Mid Suffolk	41	FULL	06/11/2018	10/11/2019	11/03/2022	3.3	2.3
DC/19/05152/RES (M /0460/17/OUT)	Mid Suffolk	40	OUT	23/02/2017	28/05/2020	31/12/2021	4.9	1.6
DC/19/01708/FUL	Babergh	34	FULL	11/04/2019	21/04/2020	01/04/2021	2.0	0.9
DC/20/04785/RES (DC/18/02577/OUT)	Mid Suffolk	33	OUT	06/06/2018	09/07/2021	24/08/2022	4.2	1.1
DC/21/02296/RES (DC/19/04755/OUT)	Babergh	28	OUT	27/11/2019	09/11/2021	18/01/2024	4.1	2.2
DC/19/03185/RES (DC/17/03100/OUT)	Babergh	25	OUT	27/06/2017	13/12/2019	22/10/2020	3.3	0.9
DC/17/06289/FUL	Babergh	24	FULL	23/12/2017	07/06/2018	31/03/2019	1.3	0.8
DC/19/03840/RES (DC/18/00229/OUT)	Mid Suffolk	22	OUT	23/01/2018	29/09/2020	28/10/2021	3.8	1.1
DC/18/04812/FUL	Babergh	21	FULL	05/11/2018	18/11/2019	12/08/2020	1.8	0.7
DC/20/02614/RES (DC/19/01356/OUT)	Mid Suffolk	21	OUT	19/03/2019	10/12/2020	16/05/2022	3.2	1.4
DC/19/01463/RES (B /16/01718/OUT)	Babergh	17	OUT	30/03/2017	17/07/2019	15/09/2021	4.5	2.2
DC/18/05177/FUL	Babergh	15	FULL	03/12/2018	03/09/2020	22/09/2023	4.8	3.1
DC/18/05613/FUL	Babergh	14	FULL	27/12/2018	25/09/2020	24/09/2023	4.7	3.0
DC/21/01000/RES (DC/17/02111/OUT)	Babergh	14	OUT	05/09/2017	16/07/2021	30/09/2022	5.1	1.2
DC/19/04128/FUL	Mid Suffolk	14	FULL	13/09/2019	11/03/2021	22/02/2022	2.4	1.0
DC/20/01820/FUL	Mid Suffolk	12	FULL	12/06/2020	14/09/2021	11/04/2023	2.8	1.6
M /2480/16/FUL	Mid Suffolk	12	FULL	01/07/2016	12/05/2017	22/06/2021	5.0	4.1
DC/21/04039/RES (DC/19/04439/OUT)	Mid Suffolk	11	OUT	24/09/2019	15/12/2021	29/08/2023	3.9	1.7
Average							3.6	1.5
Median							3.8	1.2

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

Summary of Local Findings

Local Lead-in Time Analysis Summary

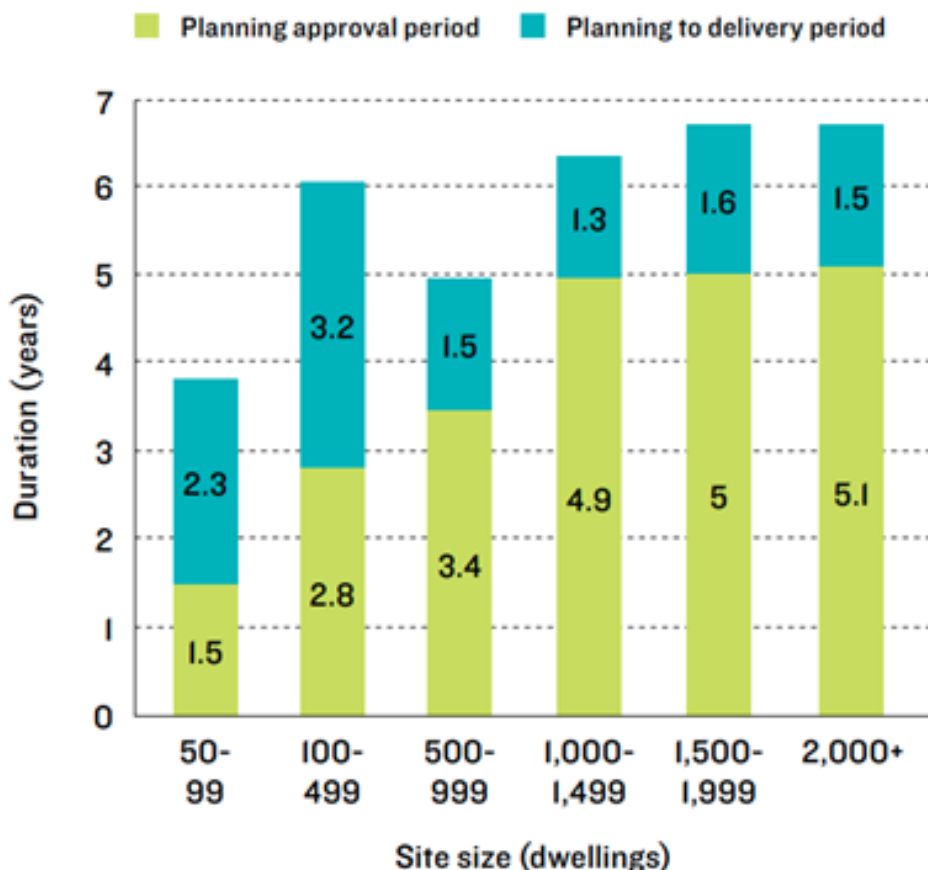
Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	3.6 years	3.8 years	1.5 years	1.2 years	20
100-499 dwellings	4.1 years	4.2 years	1.2 years	1.2 years	51

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

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

‘Start to Finish’ (3rd Edition) is a report published by Lichfields in March 2024 and updated in September 2024. It reviews the factors affecting the build-out rates of large sites including the lead-in times. The below graph (extracted from Start to Finish) details the average lead-in times for both the period from validation of the first application to first completion and from approval of the first detailed permission to first completion.

Start to Finish (3rd Edition) -Average (median) timeframes from validation of first application to completion of the first dwelling



Source: Lichfields 2024

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

In lieu of local data, 'Start to Finish' is considered to provide robust lead-in time assumptions for any larger sites. This is considered robust on account of how well 'Start to Finish' aligns with data for smaller sites and given the research reviews 179 large sites (above 500 units) in size; while locally there is not sufficient data on such large sites to come to a robust conclusion.

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

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

Local Build Rate Analysis – 2024

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

The data has been updated to measure the build rates from the point of first completion onwards. Consistent with our previous analysis we have divided the developments by the size of the sites into three categories (10-49 units, 50-99 units and 100-499 units) and only reviewed sites that are at least 50% complete for those of less than 100 units. This is to average out earlier years following commencement where delivery is likely to be less. The median build rates are also shown which accounts for extremes in the data set.

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

Local analysis: sites 100-499 units

Local Build Rate Analysis: sites 100-499 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
M /4455/16/FUL	Mid Suffolk	FUL	300	51	1.13	45	15%
DC/18/03547/RES	Mid Suffolk	RES	248	116	1.60	72	29%
DC/18/01679/RES	Mid Suffolk	RES	240	185	2.43	76	32%
DC/18/03111/RES	Mid Suffolk	RES	175	113	2.00	57	32%
DC/18/01376/RES	Mid Suffolk	RES	175	34	0.43	78	45%
DC/19/04650/RES	Babergh	RES	130	52	1.03	50	39%
DC/21/02564/RES	Mid Suffolk	RES	120	22	0.62	36	30%
DC/19/05196/RES	Mid Suffolk	RES	115	18	0.51	35	31%
Average						56	32%
Median						53	31%

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

Local analysis: sites 50 – 99 units

Local Build Rate Analysis: sites 50-99 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
DC/17/02755/RES	Mid Suffolk	RES	75	75	2.95	25	34%
B /16/00777/FUL	Babergh	FUL	71	71	3.00	24	33%
DC/18/00097/RES	Mid Suffolk	RES	66	66	1.36	49	74%
B /16/00760/FUL	Babergh	FUL	64	64	2.64	24	38%
B /16/01192/FUL	Babergh	FUL	55	55	1.43	38	70%
DC/19/01947/FUL	Mid Suffolk	FUL	53	53	1.95	27	51%
Average						31	50%
Median						26	45%

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

Local analysis: sites 10 – 49 units

Local Build Rate Analysis: sites 10-49 units

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

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

Summary of Local Findings

Local Build Rate Analysis Summary

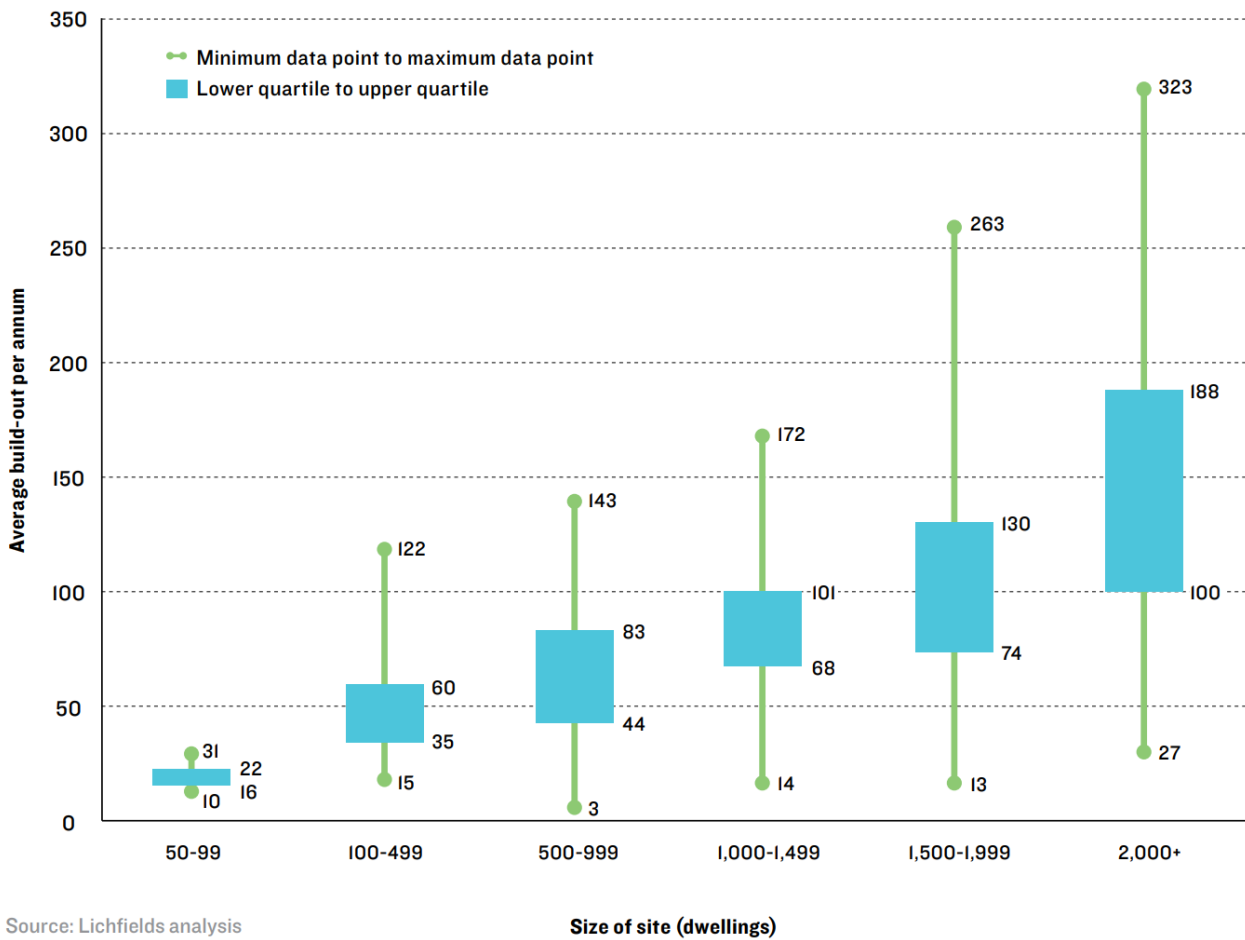
Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	26 dpa	24 dpa	18
50-99 dwellings	31 dpa	26 dpa	7
100-499 dwellings	56 dpa	53 dpa	10

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

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

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

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



Source: Lichfields analysis

Source: Lichfields 2024

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

Appendix 4 Proforma Returns

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

<p>Site Address:</p> <p><i>Constable Gardens, East Bergholt CO7 6RF</i></p>
<p>Developer/Site Promoter:</p> <p><i>Barratt Redrow plc</i></p>

Purpose of this proforma:

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

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

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

- Full Planning Permission reference: DC/22/05077

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
76	30	28	10	XX	XX

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

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

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

No known impacts envisaged so long as access to affordable mortgages remain available.

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 level of interest and the take-up of properties to date (market and affordable) at Constable Gardens has been significant. We continue to base our trajectory on this basis.

Signed on behalf of	Barratt Redrow plc (site owner)
Name	Ray Houghton
Position	Head of Planning (BDW Eastern Counties)
Date	8 th November 2024

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

<p>Site Address:</p> <p><i>[Chilton Woods Phase 2]</i></p>
<p>Developer/Site Promoter:</p> <p><i>[Taylor Wimpey]</i></p>

Purpose of this proforma:

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

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

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

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

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
59	88	70	25	0	242

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
0	0	0	0	0	0	0	0	0

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

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

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

The increasing cost of materials and sourcing labour is making building harder however the biggest issue is affordability (mortgages and first time buyer initiatives).

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 are confident that we will have completed Phase 1 by the end of this calendar year.]

Signed on behalf of <i>[insert name of developer/site promoter]</i>	Sam Caslin (Digital)
Name	Sam Caslin
Position	Planning Manager
Date	29 th November 2024

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

<p>Site Address:</p> <p><i>[Chilton Woods Phase 2]</i></p>
<p>Developer/Site Promoter:</p> <p><i>[Taylor Wimpey]</i></p>

Purpose of this proforma:

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

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

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

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

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
59	88	70	25	0	242

29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37+
0	0	0	0	0	0	0	0	0

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

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

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

The increasing cost of materials and sourcing labour is making building harder however the biggest issue is affordability (mortgages and first time buyer initiatives).

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 are confident that we will have completed Phase 1 by the end of this calendar year.]

Signed on behalf of <i>[insert name of developer/site promoter]</i>	Sam Caslin (Digital)
Name	Sam Caslin
Position	Planning Manager
Date	29 th November 2024

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

<p>Site Address:</p> <p><i>Land south of Ipswich Road, Hadleigh,</i></p>
<p>Developer:</p> <p><i>Persimmon Homes</i></p>

Purpose of this proforma:

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

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

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

- Allocation reference: Land south of Ipswich Road, Hadleigh
- Outline Planning Permission reference: N/A
- Reserved Matters reference: N/A
- Full Planning Permission reference: DC/17/03902
- Brownfield Register reference: N/A
- Permission in Principle reference: N/A
- No Planning Status/Other (please explain): N/A

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

24/25	25/26	26/27	27/28	28/29	5-year period delivery
2	0	0	0	0	2

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

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

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

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

The last units on this site were sold in early 2024 – the site is now closed.

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.

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


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

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

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

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

Our numbers consider the market which we continue to monitor.

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

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Babergh District Council 5YHLS	
Calculation of Requirement	
Basic Requirement (LP Based)	416
Backlog	0
Buffer	0%
Five-Year Requirement	2,080
Supply	
Cat A (Commenced)	2,254
Cat A (Not Commenced)	274
Cat B	180
Windfall	100
Total Supply	2,808
Years Supply	6.75
Surplus / Deficit	728

Scenario Testing	
Scenario Test 1 (5% Buffer)	
Basic Requirement (LP Based)	416
Backlog	0
Buffer	5%
Five-Year Requirement	2,184
Total Supply	2,808
Years Supply	6.43
Surplus / Deficit	624

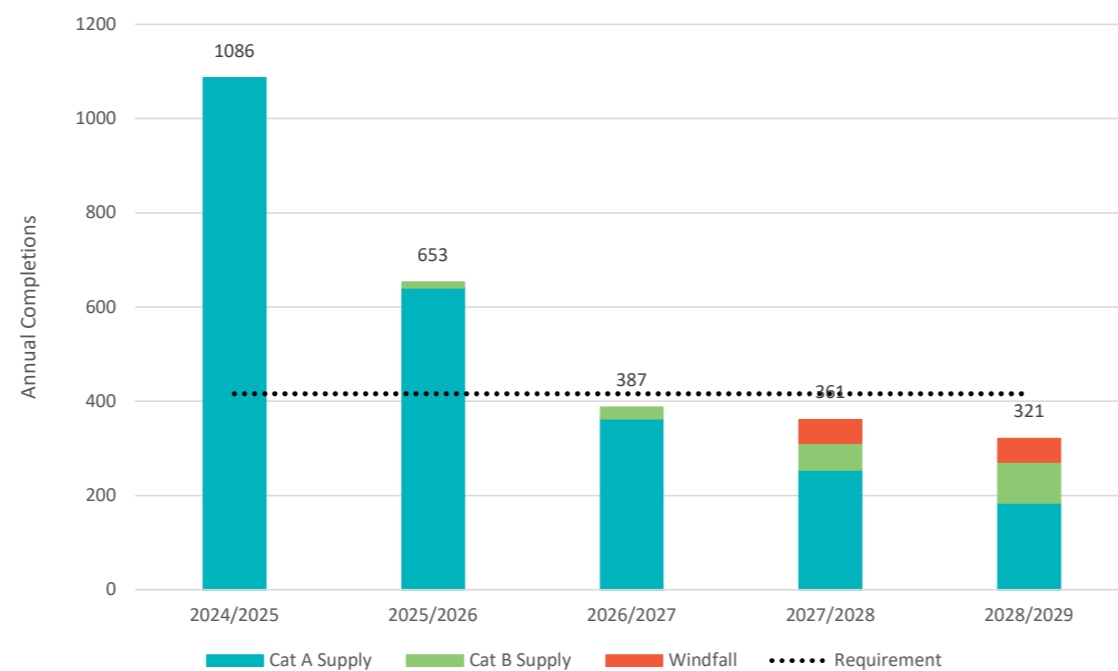
Scenario Test 2 (20% Buffer)	
Basic Requirement (LP Based)	416
Backlog	0
Buffer	20%
Five-Year Requirement	2,496
Total Supply	2,808
Years Supply	5.63
Surplus / Deficit	312

Scenario Test 3 (SS Lapse)	
5% SS Lapse (Supply)	2,857
Years Supply	6.87
Surplus/Shortfall	777
10% SS Lapse (Supply)	2,842
Years Supply	6.83
Surplus/Shortfall	762
20% SS Lapse (Supply)	2,812
Years Supply	6.76
Surplus/Shortfall	732

Scenario Test 4 (Oversupply)	
Basic Requirement (LP Based)	416
Oversupply (Averaged across Plan Period *5)	294
Buffer	0%
Five-Year Requirement	1,786
Total Supply	2,808
Years Supply	7.86
Surplus / Deficit	1,022

Supply Breakdown						
Category A Commenced						
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
Major: Full Planning permission	443	175	129	106	95	948
Major: Reserved Matters	365	216	216	148	89	1,034
Major: Permitted Development	26	0	0	0	0	26
Non-Major: Full Planning permission	179	0	0	0	0	179
Non-Major: Reserved Matters consent	53	0	0	0	0	53
Non-Major: Permitted Development	14	0	0	0	0	14
Total	1,080	391	345	254	184	2,254
Category A Not Commenced						
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
Major: Full Planning permission	6	16	0	0	0	22
Major: Reserved Matters	0	14	0	0	0	14
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	0	169	0	0	0	169
Non-Major: Reserved Matters consent	0	21	0	0	0	21
Non-Major: Outline consent	0	0	18	0	0	18
Non-Major: Permitted Development	0	30	0	0	0	30
Total	6	250	18	0	0	274
Category B						
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
Outline	0	12	24	57	87	180
S106	0	0	0	0	0	0
Total	0	12	24	57	87	180
Windfall Allowance						
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
Total	0	0	0	50	50	100
Total Supply						
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total
Total	1,086	653	387	361	321	2,808

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



Category A: Commenced

PP Reference	Development Status	Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding Dwellings	Not Started	Commenced	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total	Council's Assessment of Deliverability	Conclusion	Proforma Issued	Proforma Return?
Major: Full Planning permission																		
B /12/00500/FUL	FUL	Shotley	Former HMS Ganges Site, Shotley Gate	18/12/2015	285	285	283	2	53	53	53	53	53	265	Development commenced. Appears to have been a delay in site coming forward but homes now for sale (by Wavensmere). Median rates applied.	Deliverable.	Yes	No
DC/19/05419/FUL	FUL	Hadleigh	Land South Of Tower Mill Lane/East Of Frog Hall Lane Hadleigh Suffolk IP7 6LA	16/11/2022	273	246	246	0	29	39	48	43	42	201	Relates to revised application for Phase 2 Hadleigh East Urban Extension Area. Developer has returned a proforma. This projects dual outlet site but build rates lower than the median (with 45 completions expected in 2029/30. Applied developer rates	Deliverable.	Yes	Y - BDC04
DC/17/03902/FUL	FUL	Hadleigh	Land South Of Ipswich Road Hadleigh IP7 6BE	12/06/2020	170	25	25	0	25					25	Median build rates applied.	Deliverable.	Yes	Y - BDC03
B /15/00673/FUL	FUL	East Bergholt	Land North West Of Moores Lane East Bergholt	23/11/2017	144	144	143	1	76	30	28	10		144	Various applications to amend permission and discharge conditions. Technical commencement made (as confirmed by certificate of lawfulness). Proforma return from Barratt Redrow confirms intention to deliver all 144 homes in five-year period. Applied rates as per proforma. While Year 1 completions are higher than the median, the developer expects lower rates in later years.	Deliverable.	Yes	Y - BDC01
B /15/00993/FUL	HYBRID	Sproughton	Land To The North And South Of Poplar Lane Sproughton Suffolk	29/08/2018	144	104	102	2	53	51				104	Hybrid permission for 475 homes. 145 homes in detail. Remaining 330 were in outline. RM approved for 305 homes (ref. DC/20/01058/RES) that has commenced. Assumed detailed element of hybrid will deliver first, then followed by homes approved under RM.	Deliverable.	No	
DC/19/03126/FUL	FUL	Acton	Land South Of Tamage Road Acton Suffolk	30/07/2020	100	13	12	1	13					13	Median build rates applied.	Deliverable.	No	
B /17/00122/FUL	FUL	Capel St Mary	Land North And West Of Capel Community Church, Days Road	30/10/2017	97	37	37	0	37					37	Median build rates applied.	Deliverable.	No	
DC/18/04966/FUL	FUL	Hadleigh	The Former Babergh District Council Offices Corks Lane And Bridge Street Hadleigh IP7 6SJ	09/03/2021	55	55	6	49	53	2				55	Median build rates applied.	Deliverable.	No	
DC/22/01754/FUL	FUL	Elmsett	Land East Of Hadleigh Road Elmsett Suffolk	28/10/2022	44	22	21	1	22					22	Median build rates applied.	Deliverable.	No	
DC/17/05332/FUL	FUL	Cockfield	Land To The North West Of Mackenzie Place Cockfield Suffolk	29/06/2018	43	7	2	5	7					7	Median build rates applied.	Deliverable.	No	
DC/19/01708/FUL	FUL	Stutton	Land East Of Church Road Church Road Stutton Ipswich IP9 2SG	21/04/2020	34	9	6	3	9					9	Median build rates applied.	Deliverable.	No	
B /14/01375/FUL	FUL	Pinewood	Belstead House Sprites Lane Pinewood Ipswich IP8 3NA	08/04/2016	20	20	19	1	20					20	Median build rates applied.	Deliverable.	No	
B /17/00003/FUL	FUL	Bentley	Oakleigh Capel Road Bentley Ipswich IP9 2DW	27/03/2018	16	16	15	1	16					16	Median build rates applied.	Deliverable.	No	
DC/18/05613/FUL	FUL	Hintlesham	Land To The East Of Duke Street Hintlesham Suffolk	25/09/2020	14	6	2	4	6					6	Median build rates applied.	Deliverable.	No	

DC/19/04247/FUL	FUL	Hadleigh	Land On The South Side Of The A1071 Gallows Hill Hadleigh Ipswich IP7 6JQ	15/07/2020	14	14	6	8	14					14	Median build rates applied.	Deliverable.	No	
DC/22/00754/FUL	FUL	Bures St Mary	Former Chambers Bus Depot Church Square Bures St Mary Suffolk CO8 5AB	13/10/2022	10	10	9	1	10					10	Median build rates applied.	Deliverable.	No	
										443	175	129	106	95	948			
Major: Reserved Matters																		
DC/20/01058/RES	RES	Sproughton	Land North And South Of Poplar Lane Sproughton Suffolk	10/07/2020	305	148	106	42	2	53	53	40	148	Hybrid permission for 475 homes. 145 homes in detail. Remaining 330 were in outline. RM approved for 305 homes (ref. DC/20/01058/RES) that has commenced. Assumed detailed element of hybrid will deliver first, then followed by homes approved under RM.	Deliverable.	No		
DC/19/00881/RES	RES	Brantham	Land South Of Brooklands Road Brantham Suffolk	21/06/2019	288	208	207	1	53	53	53	49	208	Site being delivered by Taylor Wimpey. Development commenced in 2020. Application for 573 (ref. DC/24/03035) submitted post base date for amends to amend housing mix. Approved on 13/11/24 committee. Assumed completions from 25/26 onwards.	Deliverable.	Yes	No	
DC/22/02336/RES	RES	Sudbury	Chilton Woods Mixed Development To North Of Woodhall Business Park Sudbury CO10 1PY	02/12/2022	242	241	241	0	59	88	70	25	242	Phase 2 of Chilton Woods development for 1,150 homes. Applied rates as per Phase 2 Proforma.	Deliverable.	Yes	BDC02a	
DC/21/02764/RES	RES	Sudbury	Chilton Woods Mixed Development To North Of Woodhall Business Park Sudbury Suffolk	01/09/2021	200	62	61	1	28		17	17	62	Phase 1 of Chilton Woods development for 1,150 homes. Applied rates up to 87 dpa. This is the latest median figure as per Start to Finish (3rd Ed) (see Table 4.2). Note that scheme delivered 120 dpa in 23/24.	Deliverable.	Yes	BDC02a (Phase 2 only)	
DC/21/02319/RES	RES	Long Melford	Land To The East Of Station Road Long Melford Sudbury CO10 9HP	16/11/2021	150	63	63	0	53	10			63	Median build rates applied.	Deliverable.	Yes	No	
DC/19/04650/RES	RES	Chilton	Land North Of Waldingfield Road Chilton Sudbury	19/12/2019	129	20	18	2	20				20	Median build rates applied.	Deliverable.	No		
DC/19/02877/RES	RES	Capel St Mary	Land East Of Longfield Road And Little Tufts Capel St Mary IP9 2UD	23/07/2020	100	8	8	0	8				8	Median build rates applied.	Deliverable.	No		
B/16/01581/RES	RES	Long Melford	Land North Of Ropers Lane Rodbridge Hill Long Melford	02/03/2017	77	12	7	5	12				12	Median build rates applied.	Deliverable.	No		
DC/20/00701/RES	RES	Wherstead	Klondyke Field West Of Bourne Hill Wherstead Suffolk	29/09/2020	75	18	17	1	18				18	Median build rates applied.	Deliverable.	No		
DC/20/04663/RES	RES	East Bergholt	Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt	08/12/2021	75	75	74	1	26	26	23		75	Site has planning permission and is under construction. A revised application for the site (ref. DC/24/02093) that was submitted post base date and is pending determination. The Planning Statement states that this application seeks to deliver an additional 24 homes on the site. There is no suggestion that the current permission is unviable. For the purpose of this trajectory, the Council assumes completions will continue from the original	Deliverable.	No		
DC/21/04359/RES	RES	Brantham	Land South Of Slough Road Brantham Suffolk	05/05/2022	65	42	41	1	26	16			42	Median build rates applied.	Deliverable.	No		
DC/21/06977/RES	RES	Great Cornard	182A Bures Road Great Cornard CO10 0JQ	06/03/2023	45	45	11	34	24	21			45	Median build rates applied.	Deliverable.	No		

DC/21/02296/RES	RES	Cockfield	Land To The Rear Of Plough And Fleece Inn Great Green Cockfield Suffolk	09/11/2021	28	6	6	0	6						6	Median build rates applied.	Deliverable.	No	
DC/18/03615/RES	RES	Lavenham	Land North West And South West Of Norman Way Lavenham Suffolk	19/12/2018	25	18	2	16	18						18	Median build rates applied.	Deliverable.	No	
DC/19/03185/RES	RES	Lavenham	Land South Of Howlett Of Lavenham Melford Road Lavenham Suffolk CO10 9SG	13/12/2019	25	2	2	0	2						2	Median build rates applied.	Deliverable.	No	
DC/21/00350/RES	RES	Chelmondiston	Land Adjacent To	26/04/2021	24	24	23	1	24						24	Median build rates applied.	Deliverable.	No	
DC/21/05844/RES	RES	Elmsett	Shrubland Park Nurseries	19/04/2023	18	18	17	1	24						24	Median build rates applied.	Deliverable.	No	
DC/18/03636/RES	RES	Sproughton	Russetts Hadleigh Road Sproughton Ipswich Suffolk IP2 0BT	30/11/2018	15	15	1	14	15						15	Median build rates applied.	Deliverable.	No	
DC/21/01000/RES	RES	Stutton	Land North Of The Village	16/07/2021	14	2	2	0	2						2	Median build rates applied.	Deliverable.	No	
										365	216	216	148	89	1034				
Major: Permitted Development Rights																			
B /16/01493/OFD	OFD	Brantham	Britannia House	15/02/2017	21	21	0	21	21							Median build rates applied.	Deliverable.	No	
B /14/00636/PRN	PRN	Sproughton	Sproughton House High Street	27/06/2014	12	5	5	0	5							Median build rates applied.	Deliverable.	No	
										26	0	0	0	0	0				
Non-major: Full Planning permission																			
B /15/01196/FUL	FUL	Kersey	Land To The Rear Of 1 - 6 The Street Kersey	30/07/2020	7	7	6	1	7						7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/04892/FUL	FUL	Sudbury	Victoria Hall/Conservative Club/New Hall, 39 And 41 Prince Street/New Street Sudbury CO10 1HZ	18/03/2021	7	7	0	7	7						7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05775/FUL	FUL	Raydon	Oak Lodge The Street Raydon Ipswich Suffolk	21/04/2023	7	7	0	7	7						7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/03548/FUL	FUL	Chilton	22-24 Cornard Road Sudbury CO10 2XA	21/11/2023	6	6	5	1	6						6	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/02315/FUL	FUL	Sudbury	Land South Of High Bank Melford Road Sudbury Suffolk	06/11/2020	5	5	4	1	5						5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/05806/FUL	FUL	Lawshall	Land To The South Of Beechwood House Bury Road Lawshall Bury St Edmunds	29/04/2020	5	5	4	1	5						5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03155/FUL	FUL	Hadleigh	40 High Street Hadleigh Ipswich Suffolk IP7 5AN	15/12/2020	5	1	1	0	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05776/FUL	FUL	Lavenham	Howlett Of Lavenham Sudbury Road Lavenham Suffolk	07/05/2021	5	5	4	1	5						5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01216/FUL	FUL	Thorpe Morieux	Manor Farm Lavenham Road Thorpe Morieux Suffolk	28/04/2021	5	5	4	1	5						5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/21/02426/FUL	FUL	Raydon	Land East Of Wayside Woodlands Road Raydon Suffolk IP7 5LJ	13/07/2021	5	5	5	0	5					5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05992/FUL	FUL	Hintlesham	Red House Farm Duke Street Hintlesham IP8 3PW	06/04/2022	5	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01902/FUL	FUL	Chilton	Chilton Priory Waldingfield Road Chilton Sudbury Suffolk CO10 0PP	02/08/2022	5	5	0	5	5					5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00932/FUL	FUL	Sudbury	Land South Of High Bank Melford Road Sudbury CO10 1XU	24/04/2023	5	5	0	5	5					5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00783/FUL	FUL	Sudbury	12 North Street Sudbury Suffolk CO10 1RB	18/10/2023	4	4	3	1	4					4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05169/FUL	FUL	Great Waldingfield	Brandeston Hall Farm Lavenham Road Great Waldingfield Suffolk CO10 0TG	09/02/2022	4	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00570/FUL	FUL	Brettenham	Former Breakers Yard And Premises Old School Corner Brettenham Suffolk	30/03/2022	4	4	3	1	4					4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/02827/FUL	FUL	Chilton	Chilton Priory Waldingfield Road Chilton CO10 0PP	25/11/2022	4	4	1	3	4					4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03710/FUL	FUL	Tattingstone	Glenavon The Heath Tattingstone Ipswich IP9 2LX	01/12/2022	4	4	3	1	4					4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/00697/FUL	FUL	Lavenham	The Black Barn Hall Road Lavenham Sudbury Suffolk CO10 9QX	22/05/2020	3	2	2	0	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01002/FUL	FUL	Brent Eleigh	Barn C Bridge Farm Lavenham Road Brent Eleigh Sudbury Suffolk CO10 9PB	20/04/2020	3	3	2	1	3					3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05212/FUL	FUL	Chelmondiston	Former The Foresters Arms Main Road Chelmondiston Ipswich Suffolk IP9 1DY	12/05/2021	3	3	2	1	3					3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04904/FUL	FUL	Sudbury	2 Market Hill Sudbury Suffolk CO10 2EA	29/11/2022	3	2	2	0	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/00559/FUL	FUL	Great Cornard	Five Bells Inn 63 Bures Road Great Cornard Sudbury Suffolk CO10 0HU	25/05/2023	3	3	0	3	3					3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/20/01698/FUL	FUL	Woolverstone	Home Farm Main Road Woolverstone Suffolk	02/07/2020	2	2	1	1						0	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03154/FUL	FUL	Milden	Land At Powney Street Milden Suffolk	11/12/2020	2	1	1	0	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00111/FUL	FUL	Lawshall	Land West Of Sydena Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PR	06/04/2021	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01497/FUL	FUL	Raydon	Village Hall Hadleigh Road Raydon Suffolk IP7 5LH	20/07/2021	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/02019/FUL	FUL	Hadleigh	40 High Street Hadleigh Suffolk IP7 5AN	28/06/2021	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/02294/FUL	FUL	Chilton	The Stables North Of Chilton Grove Waldingfield Road Chilton Suffolk CO10 0PR	03/06/2021	2	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05883/FUL	FUL	Sudbury	21 Friars Street Sudbury Suffolk CO10 2AA	16/12/2021	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00394/FUL	FUL	Sudbury	53 Ballingdon Street Sudbury Suffolk CO10 2BZ	06/07/2022	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/02189/FUL	FUL	Capel St Mary	Land West Of The Drift The Street Capel St Mary Suffolk	27/06/2022	2	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/04957/FUL	FUL	Great Cornard	Land Rear Of 20 Head Lane GTD (Off Rugby Road) Great Cornard Sudbury	04/01/2023	2	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/19/05966/FUL	FUL	Layham	Uplands House Upper Street Layham Ipswich Suffolk IP7 5JZ	23/04/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/00128/FUL	FUL	Cockfield	Windsor Green Farmhouse Windsor Green Cockfield Suffolk	27/04/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/00529/FUL	FUL	Shotley	6 Great Harlings Shotley Ipswich Suffolk IP9 1NY	03/04/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/00677/FUL	FUL	Long Melford	Melford House Hall Street Long Melford Sudbury Suffolk CO10 9JQ	12/04/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/20/00756/FUL	FUL	Polstead	Land South Of Wood Hall Farm Stackwood Road Polstead Colchester Suffolk CO6 5BA	15/05/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/00933/FUL	FUL	Chelsworth	Parsonage Barn Parsonage Lane Chelsworth Suffolk IP7 7HT	02/09/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01001/FUL	FUL	Brent Eleigh	Barn B Bridge Farm Lavenham Road Brent Eleigh Sudbury Suffolk CO10 9PB	20/04/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01040/FUL	FUL	Chelmondiston	30 Collimer Close Chelmondiston Ipswich Suffolk IP9 1HX	11/12/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01080/FUL	FUL	Freston	The Forge Freston Hill Freston Ipswich Suffolk IP9 1AB	28/07/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01082/FUL	FUL	Freston	Workshop At The Forge Freston Hill Freston Ipswich Suffolk IP9 1AB	28/07/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01307/FUL	FUL	Assington	Shamrock Farm Marshalls Green Assington Sudbury Suffolk CO10 5LS	05/10/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01357/FUL	FUL	Nedging-with-Naughton	Land North West Of Nedging Road Nedging With Naughton Suffolk	05/06/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02044/FUL	FUL	Hartest	Barn At Land At Peartree Farm Brockley Road Hartest IP29 4EQ	24/07/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02165/FUL	FUL	Sudbury	Colwyn Acton Lane Sudbury Suffolk CO10 1QW	05/03/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02648/FUL	FUL	Shimpling	Barn At Midway Farm Bury Road Shimpling IP30 0JL	27/08/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02739/FUL	FUL	Lavenham	The Old Piggery Slough Farm Bridge Street Road Lavenham CO10 9SJ	28/08/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02907/FUL	FUL	Shelley	Shelley Priory Barn Stoke Road Shelley Ipswich Suffolk IP7 5RQ	02/10/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/20/04377/FUL	FUL	Kersey	Trickers Farm Boxford Road Kersey Ipswich Suffolk IP7 6EW	02/12/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04475/FUL	FUL	Chilton	Plot 4 Land At 1 Chilton Grove Bungalows Chilton Grove Waldingfield Road	29/01/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04505/FUL	FUL	Chilton	Plot 3 Land At 1 Chilton Grove Bungalows Chilton Grove Waldingfield Road	29/01/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04575/FUL	FUL	Copdock & Washb	Land On The North Side Of Back Lane Copdock And Washbrook Suffolk	07/05/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/05567/FUL	FUL	Shotley	Woodland Lodge Link Road Shotley Ipswich Suffolk IP9 1NN	11/01/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00304/FUL	FUL	Cockfield	Plot 5, Land Adj Hope House Cross Green Cockfield Bury St Edmunds Suffolk IP30 OLG	15/03/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00310/FUL	FUL	Layham	Acer View Potts Lane Layham Ipswich Suffolk IP7 5PB	12/03/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01110/FUL	FUL	Leavenheath	Barn At Heathlands Leavenheath Suffolk	22/04/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01531/FUL	FUL	Lindsey	Land Opposite Monks The Street Lindsey Suffolk	14/05/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01922/FUL	FUL	Sudbury	Upper School Bungalows Tudor Road Sudbury Suffolk	21/06/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/02860/FUL	FUL	Hadleigh	Barn At Lafham Hall Estate Pond Hall Road Hadleigh IP7 5PP	09/07/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03835/FUL	FUL	Nedging-with-Naug	Vine Farm Granary Nedging Road Nedging With Naughton Suffolk	15/09/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03999/FUL	FUL	Nedging-with-Naug	Barn North Of Coopers Farmhouse Whatfield Road Nedging With Naughton Suffolk	04/10/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04135/FUL	FUL	Sudbury	Colwyn Acton Lane Sudbury Suffolk CO10 1QW	17/09/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/21/04266/FUL	FUL	Brettenham	The Forge 26 The Street Brettenham Suffolk IP7 7QP	15/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04284/FUL	FUL	Sudbury	6 New Street Sudbury Suffolk CO10 1JB	21/09/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04375/FUL	FUL	Cockfield	Earls Hall Farmhouse Earls Hall Road Cockfield Suffolk IP30 0JD	21/09/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04927/FUL	FUL	Hadleigh	15A Ramsey Road Hadleigh Suffolk IP7 6AN	02/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05511/FUL	FUL	Holbrook	Land South Of Church Green Cottages Church Hill Holbrook Suffolk IP9 2QP	19/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06127/FUL	FUL	Hitcham	Araucaria The Causeway Hitcham Suffolk IP7 7NF	20/12/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06797/FUL	FUL	Lavenham	Land Adjacent 45 High Street Lavenham CO10 9PY	17/03/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00048/FUL	FUL	Long Melford	The Stables Little St Marys Long Melford CO10 9JT	21/06/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00934/FUL	FUL	Somerton	Building In The Grounds Of The Old Rectory Somerton Road Upper Somerton IP29 4ND	13/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01058/FUL	FUL	Sudbury	20 East Street Sudbury Suffolk CO10 2TP	06/04/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01555/FUL	FUL	Brettenham	Crownings Buxhall Road Brettenham Suffolk IP7 7PA	09/02/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01613/FUL	FUL	Assington	Land South Of 'The Nook' The Street Assington CO10 5LW	15/07/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01673/FUL	FUL	Bentley	Land Adjacent Redwoods Bergholt Road Bentley IP9 2DQ	23/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01930/FUL	FUL	Layham	Land Rear Of Brook Cottage And Blacksmiths House The Street Lower Layham IP7 5LZ	18/12/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/02186/FUL	FUL	Boxford	Unit 1 Hawthorn Business Park Calais Street Boxford Sudbury	22/06/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/22/02405/FUL	FUL	Sudbury	49 North Street Sudbury Suffolk CO10 1RD	19/07/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/02802/FUL	FUL	Lavenham	Fiddler Simpsons Cottage The Granary Bury Road Lavenham Sudbury Suffolk CO10 9QG	21/07/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03528/FUL	FUL	Hadleigh	Kings Arms 115 Benton Street Hadleigh Ipswich Suffolk IP7 5AR	26/09/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03658/FUL	FUL	Chilton	The Oaks Chilton Grove Waldingfield Road Chilton Sudbury	07/10/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05389/FUL	FUL	Hadleigh	East House George Street Hadleigh IP7 5BE	02/12/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05401/FUL	FUL	Aldham	Chapel House The Street Aldham Ipswich Suffolk	22/12/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05529/FUL	FUL	Hadleigh	Victoria House GTD 1A Queen Street Hadleigh Ipswich	11/01/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/01860/FUL	FUL	Long Melford	Meadow View Liston Lane Long Melford Sudbury Suffolk CO10 9LD	22/06/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/03943/FUL	FUL	Sudbury	21 Landsdown Road Sudbury Suffolk CO10 2QG	17/10/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/03553/FUL	FUL	Hadleigh	3 - 5 Church Street Hadleigh Ipswich Suffolk IP7 5DT	27/10/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/03801/FUL	FUL	Stoke-by-Nayland	Post Office And Stores Park Street Stoke By Nayland Colchester Suffolk CO6 4SE	16/11/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/04875/FUL	FUL	Great Cornard	Site Of Former Five Bells Inn 63 Bures Road Great Cornard CO10 0HU	08/12/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/04420/FUL	FUL	Lavenham	51 High Street Lavenham Sudbury Suffolk CO10 9PY	17/11/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/21/06949/FUL	FUL	Brent Eleigh	Abbots Hall Farm Buildings Cock Lane Brent Eleigh Suffolk CO10 9PA	22/02/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02670/FUL	FUL	Cockfield	Lane End Colchester Green Cockfield IP30 OHG	17/05/2023	0	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04474/FUL	FUL	Chilton	Plot 1 Land At 1 Chilton Grove Bungalows Chilton Grove Waldingfield Road	29/01/2021	0	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05550/FUL	FUL	Thorpe Morieux	Tye Barn Almshouse Green Thorpe Morieux Bury St Edmunds IP30 ONP	11/11/2021	0	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00535/FUL	FUL	Thorpe Morieux	Chapel Farm Barn The Green Thorpe Morieux IP30 ONZ	31/03/2022	0	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00540/FUL	FUL	Raydon	Raydon Hall Farm Woodlands Road Raydon Suffolk IP7 5QE	29/07/2022	0	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/01529/FUL	FUL	Chelsworth	The Orchards 54 The Street Chelsworth IP7 7HU	08/07/2022	0	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05017/FUL	FUL	East Bergholt	Rose Cottage Gaston Street East Bergholt Colchester CO7 6SD	09/12/2022	0	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/23/04177/FUL	FUL	Woolverstone	Timbers Cat House Lane Woolverstone Ipswich Suffolk IP9 1DQ	31/10/2023	0	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
										179	0	0	0	0	179			
Non-Major: Reserved Matters																		
DC/21/04454/RES	RES	Copdock & Washbrook	Cameo Hotel Old London Road Copdock And Washbrook Suffolk IP8 3JD	23/12/2022	9	9	8	1	9					9	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/01655/RES	RES	Raydon	Oak Lodge The Street Raydon Ipswich Suffolk IP7 5LT	26/04/2021	7	7	6	1	7					7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/03082/RES	RES	Aldham	Land at Hadleigh Road	11/10/2021	7	7	6	1	7					7	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/01979/RES	RES	Hintlesham	The Pony Paddock Duke Street Hintlesham Suffolk	30/07/2020	6	5	5	0	5					5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/02885/RES	RES	Lawshall	Harrow Green Site Harrow Green Lawshall Suffolk	24/12/2020	5	4	4	0	4					4	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/06041/RES	RES	Newton	Plots 2 And 3 GTD Marks Meadow Rectory Road Newton	31/01/2023	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/20/03069/RES	RES	Shimpling	Land Adjacent The Bush The Street Shimpling Bury St Edmunds Suffolk IP29 4HU	18/09/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03391/RES	RES	Boxford	30 Stone Street Boxford Sudbury Suffolk CO10 5NR	15/12/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/03914/RES	RES	Newton	Marks Meadow Rectory Road Newton Suffolk	06/11/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/20/04471/RES	RES	Edwardstone	Land East Of Mill Green Edwardstone Suffolk	11/12/2020	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/00279/RES	RES	Cockfield	Land At Bury Road Cross Green Cockfield IP30 OLG	04/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/04369/RES	RES	Edwardstone	Tudor Cottage Mill Green Edwardstone Suffolk	29/09/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/05077/RES	RES	Elmsett	Aldham End Hadleigh Road Elmsett Suffolk IP7 6NG	28/01/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/21/06834/RES	RES	Great Cornard	25 Kings Hill Great Cornard Suffolk CO10 0EH	24/03/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/00852/RES	RES	Nedging-with-Naug	The Lilacs Nedging Road Nedging With Naughton Suffolk IP7 7HW	12/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03494/RES	RES	Cockfield	PLOT 25 21 Old Stone Pit Way (Land Adjacent To Mackenzie Place) Cockfield Suffolk	02/11/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03572/RES	RES	Cockfield	19 Old Stone Pit Way (Land Adjacent To Mackenzie Place) Cockfield IP30 OHY	01/09/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/03889/RES	RES	Great Waldingfield	The Hives Lavenham Road The Heath Great Waldingfield Sudbury Suffolk CO10 0SE	04/10/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/05086/RES	RES	Copdock & Washb	The Mane Riding Centre Old London Road Copdock And Washbrook Ipswich Suffolk	06/12/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a
DC/22/06366/RES	RES	Cockfield	22 Old Stone Pit Way (Land Adjacent To Mackenzie Place) Cockfield Bury St Edmunds IP30 OBW	10/03/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a

DC/22/06375/RES	RES	Boxford	Site Of Former Green Lawns Bonsai Nursery Hadleigh Road Boxford Suffolk	16/02/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/23/01432/RES	RES	Cockfield	8 Mackenzie Place Cockfield IP30 0HY	18/05/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/23/05409/RES	RES	Newton	Land Adjacent 1 Links View Newton Suffolk	23/01/2024	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/21/04182/RES	RES	Long Melford	Land To The East Of Meadow View High Street Long Melford Suffolk	02/12/2021	0	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/21/00834/RES	RES	Aldham	Land at Hadleigh Road	12/05/2021	0	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
53															0	0	0	0	53				
Non-Major: Permitted Development																							
DC/20/01597/AGD	AGD	Hintlesham	Red House Farm Duke Street Hintlesham Ipswich Suffolk IP8 3PW	10/06/2020	5	5	4	1	5						5	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/21/02078/AGD	AGD	Thorpe Morieux	Moat Farm Bury Road Thorpe Morieux Suffolk IP30 0NR	10/06/2021	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/21/01241/OFD	OFD	Sudbury	37 - 39 The Granary First Floor Walnut Tree Lane Sudbury Suffolk CO10 1BD	20/04/2021	2	1	1	0	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/20/05475/AGD	AGD	Assington	Shamrock Farm Marshalls Green Assington Sudbury Suffolk CO10 5LS	26/01/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/21/00315/AGD	AGD	Milden	Barn 2 Pound Farm Barns Boxford Road Milden Ipswich Suffolk IP7 7AN	17/03/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/21/01323/AGD	AGD	Bentley	Bentley Plants Ltd Bergholt Road Bentley Ipswich Suffolk IP9 2DQ	22/04/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/22/03340/OFD	OFD	Sudbury	The Granary 37 Walnut Tree Lane Sudbury Suffolk CO10 1BD	15/08/2022	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
DC/22/06130/AGD	AGD	Shimpling	Barn At Mount Farm Blooms Hall Lane Shimpling Bury St Edmunds Suffolk CO10 9BY	14/02/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2024, it is reasonable to assume completion in 2024/25.	n/a	n/a	n/a				
14															0	0	0	0	14				

Category A: Not Commenced

PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings Approved	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Total	Council's Assessment of Deliverability	Conclusion	Proforma Issued	Proforma Return?
Major: Full Planning permission																
DC/20/03247/FUL	FUL	Woolverstone	Main Road Woolverstone Suffolk	01/09/2023		22	6	16				22	Full planning permission granted 01/11/23. No conditions discharged to date. Presumption of deliverability. Applied median lead-in time and delivery rates.	Deliverable.	No	
							6	16	0	0	0	22				
Major: Reserved Matters																
DC/22/02547/RES	RES	Belstead	Land East Of Holly Lane Belstead Suffolk	18/11/2022		14		14				14	RM permission granted 18/11/22. Various conditions discharged. S73 application (ref. DC/24/03037) validated post base date 09/07/24. Since approved on 15/10/24 to incorporate new sub station. Applied median build rates.	Deliverable.	No	
							0	14	0	0	0	14				
Major: Permitted Development																
~	~	~	~	~	~	~						0				
							0	0	0	0	0	0				
Non-Major: Full Planning permission																
DC/20/04906/FUL	FUL	Long Melford	Downs Garage Southgate Street Long Melford Sudbury Suffolk CO10 9HU	03/06/2021		9		9				9	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/19/00999/FUL	FUL	Sproughton	Geest House Hadleigh Road Sproughton Ipswich Suffolk IP8 3AS	16/07/2019		7		7				7	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03847/FUL	FUL	Glemsford	Land North Of Newfield House Bells Lane Glemsford CO10 7QA	12/12/2023		7		7				7	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00979/FUL	FUL	Sudbury	Land Adjacent To 34 Gaol Lane Sudbury CO10 1JL	20/04/2022		6		6				6	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02448/FUL	FUL	Boxford	Land To The South Of Daking Avenue Boxford Part In The Parish Of Edwardstone CO10 5AA	01/12/2022		6		6				6	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05206/FUL	FUL	Newton	Land Rear Of Juglans Sudbury Road Newton Suffolk	15/12/2022		6		6				6	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02432/FUL	FUL	Sudbury	10 Old Market Place Sudbury Suffolk CO10 1TL	22/09/2023		6		6				6	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/04154/FUL	FUL	Lawshall	Land West Of Fox Cottage The Street Lawshall Suffolk IP29 4QD	30/10/2023		5		5				5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/06294/FUL	FUL	Nayland-with-Wis	Site Adjacent Paddock Grove Harpers Hill Nayland Colchester CO6 4NT	24/05/2023		5		5			5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01025/FUL	FUL	Whatfield	Land North Of The Street Whatfield Suffolk	28/09/2023		5		5			5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03342/FUL	FUL	Holbrook	Grove Farm Ipswich Road Holbrook Ipswich Suffolk	17/01/2024		5		5			5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05076/FUL	FUL	Holbrook	Compasses Inn Ipswich Road Holbrook Ipswich Suffolk	15/03/2024		5		5			5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05570/FUL	FUL	Sudbury	Land South of High Bank Melford Road Sudbury CO10 1XU	21/12/2022		4		4			4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05777/FUL	FUL	Sudbury	Ballingdon Trading Estate GTD Middleton Road Sudbury Suffolk	19/01/2023		4		4			4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02128/FUL	FUL	Edwardstone	Land West Of Mill Green Edwardstone Suffolk	23/10/2023		4		4			4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00740/FUL	FUL	East Bergholt	The Red Lion The Street East Bergholt Colchester Suffolk CO7 6TB	18/12/2023		4		4			4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/06014/FUL	FUL	Cockfield	Land At Junction Of Bury Road And Felsham Road Great Green Cockfield IP30 0HJ	07/09/2023		3		3			3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/00124/FUL	FUL	Cockfield	Three Horseshoes Stows Hill Cockfield Bury St Edmunds Suffolk IP30 0JB	14/02/2022		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/21/02723/FUL	FUL	East Bergholt	Oak Meadow Moores Lane East Bergholt Suffolk CO7 6SU	08/07/2021		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03602/FUL	FUL	Sudbury	Building Rear Of Gaol Lane Sudbury	06/10/2022		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05852/FUL	FUL	Brent Eleigh	Historic Barns GTD Bridge Farm Lavenham Road Brent Eleigh	17/01/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/06121/FUL	FUL	Bildeston	Land South West Of Chamberlin Close Bildeston Ipswich Suffolk IP7 7EZ	07/02/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00719/FUL	FUL	Hadleigh	Penlands Pond Hall Road Hadleigh Ipswich Suffolk IP7 5PW	02/06/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05876/FUL	FUL	Long Melford	Ruse And Son Land Off Cordell Road Long Melford Sudbury Suffolk CO10 9JF	16/06/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02339/FUL	FUL	Sudbury	6 Gainsborough Street Sudbury Suffolk CO10 2ET	13/07/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02374/FUL	FUL	Assington	Land South Of 'The Nook' The Street Assington Sudbury Suffolk CO10 5LW	14/07/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03449/FUL	FUL	Sudbury	Belle Vue Newton Road Sudbury Suffolk CO10 2RG	29/11/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04977/FUL	FUL	Holbrook	Potash Farm Ipswich Road Holbrook Ipswich Suffolk IP9 2PJ	14/12/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04902/FUL	FUL	Capel St Mary	Hillcrest London Road Capel St Mary Ipswich Suffolk	28/03/2024		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/20/04750/FUL	FUL	Kettlebaston	Old Rectory Rectory Lane Kettlebaston Ipswich Suffolk IP7 7QD	02/08/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/20/05038/FUL	FUL	Little Cornard	Glovers Slough Lane Little Cornard Sudbury	08/01/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/20/05830/FUL	FUL	Sudbury	92 North Street Sudbury Suffolk CO10 1RF	13/09/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/00449/FUL	FUL	Brent Eleigh	Barn A, Bridge Farm Lavenham Road Brent Eleigh CO10 9PB	12/07/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/00621/FUL	FUL	Hitcham	Assembly Room Cross Green Hitcham Ipswich Suffolk IP7 7LL	19/11/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/01126/FUL	FUL	Chelmondiston	Land North Of 5 Richardsons Lane Chelmondiston Suffolk	05/10/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/02244/FUL	FUL	Hartest	Hartest Garage The Green Hartest Suffolk IP29 4DH	13/07/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/02911/FUL	FUL	Lindsey	Barn At Church Farm Meadow Church Road Lindsey Suffolk IP7 6PS	22/07/2022		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/02929/FUL	FUL	Layham	The Barn Popes Green Farm Popes Green Lane Layham IP7 5FF	15/12/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/03003/FUL	FUL	Hadleigh	Land Adjacent 13 Meadows Way Hadleigh Suffolk IP7 5DX	10/08/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/03710/FUL	FUL	Hintlesham	Side Garden Of The Cottage Duke Street Hintlesham Suffolk IP8 3PN	19/08/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/04115/FUL	FUL	East Bergholt	Willow Farm East End Road East Bergholt Suffolk CO7 6UT	17/09/2021		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/21/04118/FUL	FUL	Wenham Magna	Land East Of Wenham Lane Wenham Magna Suffolk CO7 6PJ	21/10/2021		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05351/FUL	FUL	Hadleigh	Tohatchie Lady Lane Hadleigh Suffolk IP7 6AR	30/11/2021		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05881/FUL	FUL	Sudbury	Horse And Groom 35 East Street Sudbury Suffolk CO10 2TU	23/05/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06355/FUL	FUL	Holton St Mary	El Camino Hadleigh Road Holton St Mary Suffolk CO7 6NW	11/01/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06901/FUL	FUL	East Bergholt	Manor Farm East End Lane East Bergholt Colchester CO7 6XA	12/04/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00037/FUL	FUL	Leavenheath	Plough House Plough Lane Leavenheath Suffolk CO6 4PL	25/08/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/01603/FUL	FUL	Hintlesham	Rossllyn House Duke Street Hintlesham Suffolk	16/05/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02068/FUL	FUL	East Bergholt	Land To The Rear Of Camellia The Drift East Bergholt Colchester Suffolk CO7 6XR	31/08/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02707/FUL	FUL	Shotley	Woodland Lodge Link Road Shotley Ipswich Suffolk IP9 1NN	19/07/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03612/FUL	FUL	Leavenheath	Plough House Plough Lane Leavenheath CO6 4PL	24/10/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04499/FUL	FUL	Glemsford	Plot 11 Land South West Of Scossels Glemsford Suffolk	11/10/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04781/FUL	FUL	Hitcham	Brick House Bury Road Hitcham Ipswich Suffolk IP7 7PX	21/02/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/04875/FUL	FUL	Hintlesham	Vine Cottage Duke Street Hintlesham Ipswich Suffolk IP8 3PL	29/11/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05797/FUL	FUL	Chelsworth	Parsonage Barn Parsonage Lane Chelsworth Ipswich Suffolk IP7 7HT	17/01/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05880/FUL	FUL	Long Melford	The Mount Bridge Street Long Melford Sudbury	31/01/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/06374/FUL	FUL	Layham	Cherry Orchard Farm Stoke Road Layham Ipswich Suffolk IP7 5RB	06/03/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00059/FUL	FUL	Edwardstone	5 Mill Green Edwardstone Sudbury Suffolk CO10 5PZ	02/03/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01399/FUL	FUL	Brettenham	Church Farm Buxhall Road Brettenham Ipswich IP7 7PE	11/05/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00631/FUL	FUL	Sudbury	15 Broom Street Great Cornard Sudbury Suffolk CO10 0JT	19/04/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/06247/FUL	FUL	Sudbury	2 King Street Sudbury CO10 2EB	19/05/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02338/FUL	FUL	Copdock & Washb	The Mane Riding Centre Old London Road Copdock And Washbrook Ipswich Suffolk IP8 3JF	24/05/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01593/FUL	FUL	Shelley	Shelley Priory Barn Stoke Road Shelley Priory Barn Stoke Road Shelley IP7 5RQ Shelley IP7 5RQ	26/05/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/23/01724/FUL	FUL	Great Cornard	Plot 4 Cats Lane Sudbury Suffolk (In The Parish Of Great Cornard)	31/05/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00516/FUL	FUL	Holbrook	The Workshop Land At Woodlands Corner Woodlands Road Holbrook IP9 2PU	03/04/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02586/FUL	FUL	Sudbury	2 King Street Sudbury CO10 2EB	06/07/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03011/FUL	FUL	Sudbury	61 Cats Lane Sudbury Suffolk CO10 2SQ	15/08/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00910/FUL	FUL	East Bergholt	Willow Farm Straight Road East Bergholt Colchester Suffolk CO7 6UT	28/07/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02026/FUL	FUL	Sudbury	28 Market Hill Sudbury Suffolk CO10 2EN	28/07/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02789/FUL	FUL	Stutton	9 Larksfield Road Stutton IP9 2RZ	09/08/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01081/FUL	FUL	Newton	Fairways The Green Newton CO10 0QN	08/09/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02224/FUL	FUL	Lavenham	Land North East Of Briarside Bridge Street Lavenham Sudbury CO10 9SH	18/08/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03454/FUL	FUL	Long Melford	Windmill Hill House Windmill Hill Long Melford Sudbury Suffolk CO10 9AD	13/10/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03625/FUL	FUL	Hadleigh	7 Duke Street Hadleigh Ipswich Suffolk IP7 5DP	21/11/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/23/04218/FUL	FUL	Boxford	Green Lawns Bonsai Nursery Hadleigh Road Boxford Sudbury Suffolk CO10 5JH	30/11/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03855/FUL	FUL	Sudbury	86 - 88 Friars Street Sudbury CO10 2AJ	08/12/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05238/FUL	FUL	Boxford	Annexe At Pippettes Farm Stone Street Boxford CO10 5NR	03/01/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03923/FUL	FUL	Polstead	Gillyflower House Polstead Hill Polstead Colchester Suffolk	12/01/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03728/FUL	FUL	Lawshall	Fox Cottage Hanningfield Green Lawshall Bury St Edmunds Suffolk	26/01/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/05732/FUL	FUL	Shotley	Maryland Bristol Hill Shotley IP9 1PU	04/03/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/24/00243/FUL	FUL	Great Cornard	31 Bures Road Great Cornard Sudbury Suffolk CO10 0EJ	22/03/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/24/00162/FUL	FUL	Aldham	Frog Hall Farm The Street Aldham IP7 6NH	28/03/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/01036/FUL	FUL	Hadleigh	The Vista Aldham Road Hadleigh Suffolk IP7 6BS	03/07/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/02694/FUL	FUL	Newton	Fairways The Green Newton Suffolk CO10 0QN	15/12/2021		0		0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/04604/FUL	FUL	Wenham Magna	Orchard House Raydon Road Wenham Magna Suffolk CO7 6QE	28/10/2021		0		0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04532/FUL	FUL	Glemsford	New Street Farm New Street Glemsford Sudbury Suffolk	13/12/2022		0		0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/05099/FUL	FUL	Leavenheath	Belynna Cottage Nayland Road Leavenheath CO6 4PH	13/03/2023		0	0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/04839/FUL	FUL	Nedging-with-Nau	The Cedars Nedging Road Nedging With Naughton Ipswich Suffolk IP7 7HW	06/04/2023		0	0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00140/FUL	FUL	Raydon	10 Sulleys Hill Raydon Ipswich Suffolk IP7 5QQ	25/05/2023		0	0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02807/FUL	FUL	Chelmondiston	South Fields Main Road Chelmondiston Ipswich Suffolk IP9 1DX	14/08/2023		0	0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03611/FUL	FUL	Sudbury	High Bank Cottage Melford Road Sudbury Suffolk CO10 1XU	21/12/2023		0	0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04571/FUL	FUL	Elmsett	Full Planning Application - Erection of 1No replacement dwelling with detached garage and room over including construction of vehicular access.	05/01/2024		0	0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
						0	169	0	0	0	169				
Non-Major: Reserved Matters															
DC/22/00289/RES	RES	Holbrook	Land East Of Ipswich Road Holbrook IP9 2QT	21/04/2022		7	7				7	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02540	RES	Cockfield	Plough And Fleece Inn Great Green Cockfield Bury St Edmunds Suffolk IP30 0HJ	15/06/2023		5	5				5	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02222/RES	RES	Long Melford	Land To The East Of Meadow View High Street Long Melford CO10 9DB	21/07/2023		2	2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/05004/RES	RES	Lavenham	Brett Farm Clay Hill Lane Lavenham Suffolk CO10 9PG	03/11/2021		1	1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/02803/RES	RES	Long Melford	Land To The East Of Meadow View High Street Long Melford Suffolk	21/07/2022		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03814/RES	RES	Raydon	Water Farm Noaks Road Raydon Ipswich Suffolk IP7 5LR	03/02/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/01708/RES	RES	Nedging-with-Nau	The Lilacs Nedging Road Nedging With Naughton IP7 7HW	01/06/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/02533/RES	RES	Long Melford	The Leys Melford Road Sudbury Suffolk CO10 1XT	25/07/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04964/RES	RES	Sudbury	Land At The Junction Of Church Street And Friars Street Sudbury Suffolk	08/02/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/24/00189/RES	RES	Bentley	Ruseley Hazel Shrub Bentley IP9 2DG	26/02/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
								0	21	0	0	0	21			
Non-Major: Outline permission																
DC/21/02510/OUT	OUT	Copdock & Washb	Land To The Rear Of Brooke House Old London Road Copdock And Washbrook IP8 3JD	27/09/2021		4						4	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/01830/OUT	OUT	Lawshall	78 - 80 High Street Hadleigh Suffolk IP7 5EF	21/02/2023		2						2	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/05576/OUT	OUT	Holbrook	Topples GTD Ipswich Road Holbrook Suffolk	11/04/2022		2						2	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/04754/OUT	OUT	Debenham	White Hall Barn Stowmarket Road Debenham IP14 6BU	07/08/2023		2						2	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/19/04809/OUT	OUT	Glemsford	Land South Of 1 3 And East Of 15 Whitlands Glemsford Suffolk	20/11/2019		1						1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/21/05159/OUT	OUT	Acton	Cherry Trees Waldingfield Road Acton Suffolk CO10 0AG	17/11/2021		1						1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a

DC/22/00622/OUT	OUT	Glemsford	Site Adjacent To 2 Croft House The Croft Glemsford Suffolk CO10 7RT	19/05/2022		1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/03089/OUT	OUT	Holbrook	Orchard Lea Ipswich Road Holbrook Ipswich Suffolk IP9 2QT	30/09/2022		1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/04054/OUT	OUT	Great Cornard	The Laurels 11 Kings Hill Great Cornard Sudbury Suffolk	07/10/2022		1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/23/04027/OUT	OUT	Chelmondiston	Little Barnes Shotley Road Chelmondiston Ipswich Suffolk IP9 1EE	18/10/2023		1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/23/05635/OUT	OUT	Milden	Old Well Cottage Powney Street Milden Ipswich Suffolk	25/01/2024		1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
DC/22/04436/OUT	OUT	Sudbury	The Dell Newton Road Sudbury CO10 2RN	19/10/2023		1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2026/27.	n/a	n/a	n/a
							0	0	18	0	0	18				
Non-Major: Permitted Development																
DC/23/02271/AGDW	ADGDW	Brent Eleigh	Hedgerows Farm The Street Brent Eleigh Sudbury Suffolk CO10 9NU	15/05/2023		4		4				4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04952/AGDW	ADGDW	Thorpe Morieux	Manor Farm Lavenham Road Thorpe Morieux Suffolk	18/12/2023		4		4				4	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/00655/AGW	AGW	Holbrook	Grove Farm Ipswich Road Holbrook Ipswich Suffolk IP9 2PH	15/03/2023		3		3				3	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/21/06051/AGD	AGD	Layham	Rands Farm Rands Lane Layham Suffolk IP7 5FB	23/12/2021		2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/03471/ADG	ADG	Brent Eleigh	Bridge Farm Lavenham Road Brent Eleigh Sudbury Suffolk CO10 9PB	06/09/2022		2		2				2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/22/05891/AGW	AGW	Shimpling	Land Adjacent To Gannock Bungalow Old Rectory Lane Shimpling	06/03/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/01085/AGDW	AGDW	Hadleigh	Lafham Hall Estate Pond Hall Road Hadleigh IP7 5PP	01/11/2023		2		2			2	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00612/AGD	AGD	Elmsett	Cobwebs Farm (Land To The Rear Of 6 Manor Road) Elmsett IP7 6PN	04/04/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02672/AGD	AGD	Lindsey	Modern Barn At Rose Farm Rose Green Road Lindsey Ipswich Suffolk	18/07/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05197/AGD	AGD	Bures St Mary	Highfields Farm Arger Fen Bures St Mary Bures CO8 5BN	09/12/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/05279/AGD	AGD	Groton	Land and Agricultural Building Parliament Heath Groton	08/12/2022		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/02337		Copdock & Washb	The Mane Riding Centre Old London Road Copdock And Washbrook Ipswich Suffolk IP8 3JF	23/06/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03209/CUCM	CUCMCW	Sudbury	36 Cross Street Sudbury CO10 2DL	31/08/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03269/CBDW	CBDW	Sudbury	8 Cornard Road Sudbury CO10 2XA	04/09/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03681/AGDW	ADGDW	Boxted	Barn 1 Adjacent To Lavender Barn Fenstead End Boxted IP29 4LH	27/10/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/03682/AGDW	ADGDW	Boxted	Barn 2 Adjacent To Lavender Barn Fenstead End Boxted Suffolk	03/11/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04566/AGDW	ADGDW	Kersey	Agricultural Building South Of Water Lane Cottage Water Lane Kersey IP7 6EJ	23/11/2023		1		1			1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a

DC/24/00454/AGDW	ADGDW	Holbrook	Grove Farm Ipswich Road Holbrook Ipswich Suffolk	27/03/2024		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/22/00786/LCP	LCP	Somerton	Francis Farm Upper Somerton Somerton Suffolk IP29 4BF	04/07/2023		1		1				1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/19/04182/AGD	AGD	Boxford	Farm Building At Siam Hall Siam Hall Lane Boxford Sudbury no CO10 5LA	23/10/2019		0		0				0	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
DC/23/04272/HSE	HSE	Brantham	11 - 13 Rowley Close Brantham CO11 1RR	31/10/2023		-1		-1				-1	Assumed development will commence in the next financial year with completions following in 2025/26	n/a	n/a	n/a
							0	30	0	0	0	30				

