



# Mid Suffolk District Council Housing Land Supply Position Statement

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2019/20 – 2023/24



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## 1.0 INTRODUCTION

- 1.1 This Housing Land Supply Position Statement ('HLSPS') provides information on the five-year housing land supply for the Mid Suffolk district and covers the period from 1st April 2019 to 31<sup>st</sup> March 2024. All the information reported is the most up-to-date available at the time of publication.
- 1.2 The National Planning Policy Framework (2019) ('The Framework') required local planning authorities to "*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing*" (paragraph 73) against their housing requirement.
- 1.3 The purpose of this 2019 HLSPS is to provide an up-to-date assessment of the housing land supply position in Mid Suffolk. It has been produced in consultation with key stakeholders, informed by the comments received during the consultation process and entirely supersedes all previously published land supply position statements. Mid Suffolk do not currently have an up-to-date Local Plan and once a new Local Plan has been adopted, consideration will be given to confirming the land supply through an Annual Position Statement ('APS').
- 1.4 A Glossary of Terms is contained at Appendix 1 and a list of referenced documents is contained at Appendix 5. A detailed housing trajectory is contained at Appendix 6.
- 1.5 Mid Suffolk District Council has worked alongside the Strategic Planning Research Unit ('SPRU') of DLP Planning Ltd in the preparation of this position statement.
- 1.6 Mid Suffolk District Council have also prepared a Strategic Housing & Economic Land Availability Assessment (SHELAA). This is a separate document and is an assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The SHELAA assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. Within the SHELAA is the full end of year outstanding planning permissions schedule.
- 1.7 The Housing Land Supply ('HLS') is calculated by comparing the anticipated supply of new homes within the district over a five-year period against the Council's housing requirement. For Mid Suffolk District Council, the relevant housing requirement is established by using the standard method provided by national policy and guidance. This is because the strategic housing policies in the Core Strategy for Mid Suffolk are more than five years old.
- 1.8 It is important that the Council can adequately evidence its HLS position in order to inform decisions made that will continue to deliver new homes to meet ongoing needs. If the Council cannot show that it is meeting these housing needs, their policies with regards to residential development will be considered to be "out of date" and carry less weight when making decisions on planning applications. In addition, it is important that stakeholders in the housing sector understand what the current land supply position of the Council is.
- 1.9 The Council prepared a draft HLSPS that was published for consultation between 19<sup>th</sup> July and 16<sup>th</sup> August 2019. Comments received during this consultation have informed this final HLSPS. A summary schedule of the consultation responses received is contained in Appendix 7.

## 2.0 POLICY AND GUIDANCE

- 2.1 This section summarises the national policy and guidance of relevance to this HLSPS and outlines in detail the steps required to demonstrate a robust and transparent housing land supply.
- 2.2 A Framework and Guidance Checklist is provided at Appendix 2.
- a) **National Planning Policy and Guidance**
- i) ***Identifying the Housing Requirement***
- 2.3 Paragraph 73 of the 2019 Framework requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. The glossary currently defines local housing need as the number of homes identified as being needed through the application of the standard method set out in National Planning Practice Guidance ('the Guidance') or a justified alternative approach.
- 2.4 For Mid Suffolk, the Council's five-year land supply position will be calculated against the local housing need figure (calculated by the standard method) as the existing strategic policies of the adopted Core Strategy are more than five years old.
- 2.5 Paragraph 73 goes on to state that the supply of deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a. 5% to ensure choice and competition in the market for land; or
  - b. 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 2.6 To determine the appropriate buffer, the Framework utilises the Housing Delivery Test (HDT) 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 will publish the HDT results for each local authority annually. Footnote 39 outlines that from November 2018, the application of a 20% buffer will be measured against the Housing Delivery Test where this indicates that delivery was below 85% of the Housing Requirement. When the 2019 HDT results are published, the five-year land supply position may need to be recalculated.
- 2.7 In addition, paragraph 022 of the Guidance (Housing Supply and Delivery) clarifies this further and outlines that in respect of calculating five-year housing land supply, a buffer should be added to the housing requirement over the plan period, before adding the relevant annual requirement. Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:
- a. *"5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5 year housing land supply;*

- b. 10% - the buffer for authorities seeking to 'confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer (as below); and
- c. 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results."

2.8 Furthermore, with regards to the Local Housing Need Assessment, the Guidance provides greater detail on the approach to be adopted in prescribed circumstances. The Guidance directs all local authorities with strategic housing policies older than 5 years or where they have been reviewed and found in need of updating, to use the standard method as the starting point for calculating the five-year housing land supply (Housing Supply and Delivery, paragraph 003).

**ii) Determining the Supply**

2.9 The Framework at Annex 2: Glossary indicates that for sites to be considered 'deliverable', they should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years. In particular, the definition states that:

*"Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

2.10 Paragraph 007 of the Guidance (Housing Supply and Delivery) states that as well as sites which are considered to be deliverable in principle, the above definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development;
- are allocated in a development plan;
- have a grant of permission in principle; or
- are identified on a brownfield register.

2.11 Paragraph 007 goes on to state that such evidence, to demonstrate deliverability, may include:

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

*site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*

- *firm progress with site assessment work; or*
- *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."*

**iii) Approach to Preparing Five Year Land Supply Statements**

- 2.12 The Guidance outlines at paragraph 015 (Housing Supply and Delivery) that local planning authorities should engage with stakeholders who have an impact on the delivery of sites in order to provide robust challenge and seek as much agreement as possible, so that the authority can reach a reasoned conclusion on the potential deliverability of sites which may contribute to the five-year housing land supply.
- 2.13 Paragraph 016 of the Guidance (Housing Supply and Delivery) advises that local planning authorities should consult developers and others who have an impact on delivery, including the following:
- small and large developers;
  - land promoters;
  - private and public landowners;
  - infrastructure providers (such as utility providers, highways, etc) and other public bodies (such as Homes England);
  - upper tier authorities (county councils) in two-tier areas;
  - neighbouring authorities with adjoining or cross-boundary sites; and
  - any other bodies with an interest in particular sites identified.
- 2.14 Paragraph 016 goes on explain that local planning authorities may wish to set up an assessment and delivery group which could contribute towards Housing and Economic Land Availability Assessments, annual five-year land supply assessments and Housing Delivery Test Action Plans for the delivery of housing.

### **3.0 METHOD**

3.1 This section sets out the process used and the different criteria and assumptions which are applied in the calculation of the five-year land supply.

#### **a) Method of Consultation**

3.2 The Council prepared a draft HLSPS for consultation and comments were invited from stakeholders and the general public. Emails were distributed to stakeholders on the Council's mailing list and the Council published details of the consultation on their website:

<https://www.babergh.gov.uk/planning/housing-delivery/>

3.3 The consultation ran from the 19<sup>th</sup> July to 16<sup>th</sup> August 2019. Consultees were invited to respond via email and comments received were reviewed and informed this final HLSPS. A summary of the Council's responses to comments received is contained in Appendix 7.

#### **b) Initial Identification of Sites**

3.4 A list was collated of all sites with planning permission at 31<sup>st</sup> March 2019. This list was then divided into the following categories:

- a. Sites Under Construction;
- b. Sites with Full Planning Permission;
- c. Sites with Outline Planning Permission;
- d. Sites under 10 Dwellings in Size.

3.5 Completions as of 31<sup>st</sup> March 2019 have been recorded to update site progress.

3.6 A planning history and building control records search was undertaken on all potential sites which has led to some sites being discounted from the supply, for reasons of deliverability. Contact was also made with all known landowners/agents/developers to confirm the status of individual sites which had planning permission.

3.7 The Council has had continuous engagement with developers and agents including and before 31<sup>st</sup> March 2019 and this has assisted the formulation of the Statement of Common Ground/Memoranda of Understanding ('SoCG/MoU'). Officers sought to secure primary evidence to demonstrate deliverability by engaging in direct telephone and face to face conversations with individual site developers, their planning agents and representatives on sites. Officers also undertook visits to individual sites to inspect and verify commencement and clarify built-out expectations.

3.8 The conversations with developers were informed by the evidence requirements outlined in the Framework and Guidance, and officers asked for details of the progress of the development towards commencement, anticipated build-out rates and any issues that could stall or delay expected delivery. Where possible, Memoranda of Understanding were signed to reinforce the delivery evidence which existed at 1<sup>st</sup> April 2019 as required by the Guidance (paragraph 007, Housing Supply and Delivery).

3.9 As a matter of judgement, permissions which are soon approaching expiry and at which there is no evidence of renewal or commencement, have been removed from the five-year supply.



- 3.10 A detailed housing trajectory is contained at Appendix 6.
- c) Assumptions on Lead-In Times and Delivery Rates**
- 3.11 Local and national evidence on delivery rates and lead-in times have been reviewed to identify a typical lead-in time of **3.3 years** from submission of a planning application to first completion/start on site and a typical annual delivery rate of **45dpa**.
- 3.12 The assumptions on delivery rates were identified through the following steps;
- a. A review of national evidence paying particular attention to the NLP Research (the local evidence available does not exceed sites of 500 dwellings and NLP is the only piece of national research which identifies delivery rates in line with the size of sites in Mid Suffolk) which suggests delivery rates on sites between 0-500 dwellings in size to be in the region of **27-60dpa**;
  - b. A review of the levels of sales completions/actual completions per active outlet for 13 national housebuilders. This suggests completions in the region of **44dpa**;
  - c. A review of the delivery of 21 sites in Mid Suffolk/Babergh ranging from 23-276 dwellings in size. These sites were split into two categories; Under 100 dwellings and Over 100 dwellings in size. This was calculated by identifying the total number of completions to date divided by the number of years (to the decimal) since the first completion was recorded on site. This identified a delivery rate of 72dpa on sites over 100 dwellings in size and 39dpa on sites of less than 100 dwellings in size. The mean rate of delivery is **50dpa**.
  - d. A review of regional evidence was also undertaken to 'sense check' the local evidence in Babergh/Mid Suffolk. This identified sites in East Suffolk, Cambridge, Peterborough and Chelmsford. Local Authorities were selected due to their location in the East of England region and narrowed down to authorities which had building control records available online with plot completion data. This identified an average delivery rate of **47dpa**.
- 3.13 An assumption of **45dpa** has been applied to the housing trajectory unless there is evidence to suggest otherwise. For example, Chilton Leys (FUL Ref: M /2722/13/FUL and OUT Ref: M /5007/16/OUT) is currently delivering at 57dpa and Taylor Wimpey, the developer on the site, outline in their MoU that they will deliver 50dpa, therefore 50dpa has been applied to this site, as clear evidence supports the higher rate. Conversely for Land North of Norton Road, the SoCG anticipates delivering at 40dpa, and this rate has therefore been applied to this particular site. A conservative approach has been taken to the application of lead-in times for this particular site, and the Council's longer lead-in times have been applied rather than that agreed in the SoCG.
- 3.14 The sample size for lead-in times and delivery rates comprises **27** sites for lead-in times and **21** sites for delivery rates, however the sites selected were based on available data in the past 3-5 years for which there was a record of all of the following:
- a. Corresponding date of approval;
  - b. Known start on site date;
  - c. Known completions data.

- 3.15 With regard to lead-in times, these were identified through the following steps:
- a. A review of national evidence paying particular attention to the NLP Research and the Chamberlain Walker Economics Research which looks at sites of comparable sizes to those identified in Mid Suffolk/Babergh. These identify a period of **2.8-4.1 years and 2.5 years** respectively from submission of the planning application to first completion/start on site;
  - b. A review of the lead-in times of 27 sites in Mid Suffolk/Babergh ranging from 17-276 dwellings in size. These sites were split into two categories; under 100 dwellings and over 100 dwellings in size. The lead-in times were calculated from the date the planning application was first submitted to the date the first completion was recorded. This identified an average lead-in time of **3.3 years** for both categories;
  - c. A review of regional evidence was also undertaken to 'sense check' the local evidence in Babergh/Mid Suffolk. This identified sites in East Suffolk, Cambridge, Peterborough and Chelmsford. Local Authorities were selected due to their location in the East of England region and narrowed down to authorities which had building control records available online with plot completion data. This identified an average lead-in time of **3.8 years**.
  - d. The average lead-in time when considering local evidence, regional evidence and national evidence is 3.1-3.4 years (see Table 11).
- 3.16 An assumption of **3.3 years** has been applied to sites in the housing trajectory unless there is evidence to indicate a shorter lead-in time or where, due to a prolonged time in determining the planning application, 3.3 years has already passed. For the latter, a lead-in time of 3.3 years was added from the date of approval. Where 3.3 years from date of approval falls mid-year, the delivery rate has been calculated on a pro rata basis.
- d) Sites Under Construction**
- 3.17 For those sites in the supply which are currently under construction, the first step was to identify the number of units completed by 31<sup>st</sup> March 2019. For sites where dwellings have already been completed, 45dpa has been applied from year 1 unless there is evidence to suggest a different rate of delivery.
- 3.18 There are some sites which are under construction that have not yet recorded completions. These have been assumed to deliver first completions in year 1 at a rate of 45dpa unless evidence suggests otherwise.
- e) Sites with Full Planning Permissions**
- 3.19 For sites in the supply with full planning permission, the following steps were taken:
- a. Check for any potentially expired permissions;
  - b. Planning history search to identify if all pre-commencement conditions have been discharged;
  - c. Contact was also made with all known landowners/agents/developers to confirm the status of individual sites which had planning permission;
  - d. The application of 3.3 years lead-in times from the date of approval and

delivery rates of 45dpa, unless the estimated lead-in time period has already passed but permission has only recently been granted (i.e. the application was submitted more than 3.3 years ago but permission was only granted in 2018). In these cases, the lead-in time has been applied to the date of approval, which effectively results in a longer than 3.3-year lead-in time.

**f) Sites with Outline Planning Permissions**

- 3.20 A planning history search was undertaken for sites with outline planning permission. Following this, six sites were identified as having clear evidence that completions would be delivered on site within 5 years as required by the definition of 'deliverable' at Annex 2 of the 2019 Framework.
- 3.21 All six sites had reserved matters applications submitted by housebuilders (three nationals, and one regional) and validated by the Council before 1<sup>st</sup> April 2019 and have been included in the five-year land supply. This is clear evidence that completions will be delivered on site within five years. Continuous discussions have been held between the developers and the Council prior to, and since, 1<sup>st</sup> April 2019. It is noted that since 1<sup>st</sup> April 2019, 4 of the 6 sites' reserved matters applications have been approved, reaffirming the clear evidence these sites will deliver completions in the five-year period.
- 3.22 Memoranda of Understanding have been prepared and signed by the site developer (contained at Appendix 3) for the following sites:
- a. Land north of Chilton Leys, Stowmarket (Taylor Wimpey);
  - b. Land west of Ixworth Road, Thurston (Persimmon Homes);
  - c. Land on the North Side of Norton Road, Thurston (Linden Homes).
- 3.23 The following sites have email confirmation of the developer's delivery intentions:
- a. Land at Ashfield Road, Elmswell (Matthew Homes)

**g) Sites under 10 Dwellings**

- 3.24 For small sites in the supply a full planning history search was undertaken which removed the following types of sites:
- a. Sites with no extant planning permission;
  - b. Sites with planning permission for holiday lets or non C3 Class Uses;
  - c. Sites with permission superseded by a non-residential permission;
  - d. Sites already completed.
- 3.25 The Council directly contacted the agent or applicant on sites with an upcoming or passed expiry date. Where there is no record of commencement and/or the agent or applicant could not confirm commencement, these sites have been removed from the supply.

**h) Lapse Rate**

- 3.26 No lapse rate has been applied to the Council's five-year land supply calculation.
- 3.27 It is also noted that the revisions to the definition of 'deliverable' mean that all sites in the five-year supply have planning permission and therefore a lapse rate would be relevant to the entire five-year land supply.
- 3.28 In the *Wokingham v SoSCLG and Cooper Estates Strategic Land Limited* (2017)

EWHC 1863 High Court judgement, it was concluded that the use of a 10% lapse applied to the whole of the estimated supply was not necessary given the application of a 20% buffer for the same purpose. The Judge determined that an increase to the housing supply by 20% “where there has been a record of persistent under delivery of housing” in each case in order to “provide a realistic prospect of achieving the planned supply” performed the same function as the application of a lapse rate. It was judged that there was no reason to apply a lapse rate to the whole of the estimated supply as well as a 20% buffer. The Council previously applied a 10% lapse rate to all sites under construction or that had planning permission. The revisions to the definition of ‘deliverable’ mean that all sites in the five-year supply have planning permission and therefore a lapse rate would be relevant to the entire five-year land supply.

- 3.29 It is also noted that in the Castlemilk, Buckingham appeal (APP/J0405/V/16/3151297) dated July 2017, the Council applied a 10% lapse rate to all sites making up the land supply in Aylesbury Vale, and the appellant suggested a further deduction of 353 dwellings for the removal of what was considered to be ‘undeliverable’ sites. It was determined that to reduce the supply figure and apply the discount would amount to double counting as outlined by the Secretary of State:

*“85. As set out in the IHLSPS, **a 10% deduction is applied to all sites** making up the supply in order to take account of unexpected delays in delivery. The IHLSPS reduces the supply by 618 dwellings for the period 2016-2021 and by 553 for the period 2017-2022. These numbers are both in excess of the 353 suggested by the applicants in their analysis. So the discount already applied by the Council is greater than the reduction suggested by the applicants. **To reduce the supply figure and then apply the discount would amount to double counting.**” (Emphasis added)*

- 3.30 Therefore, a lapse rate is not considered appropriate and has not been applied.

**i) Windfall**

- 3.31 In addition to these 4 categories of sites, an assessment of windfall has been undertaken to determine whether the Council can rely on a contribution from windfall sites in the five-year period. The methodology is detailed in section 9. There are no detailed data records held by the Council prior to 2014.

**j) Specialist Accommodation**

- 3.32 The Council have only recently begun land use monitoring for specialist accommodation uses such as care homes and sheltered housing. There are no monitoring records for such types of accommodation, and these have therefore not been included in the supply.

#### 4.0 HOUSING REQUIREMENT FOR MID SUFFOLK

- 4.1 As the adopted Local Plan Core Strategy was adopted in February 2014, it is now more than five years old. In accordance with paragraph 73 of the 2019 Framework, the five-year land supply is required to be demonstrated against the local housing need ('LHN') calculated by the standard method where strategic policies are more than five years old.
- 4.2 The LHN calculation is detailed below.
- 4.3 The LHN method sets out that the most up to date household projections must be used to calculate step 1. The 10-year average is based on 10 consecutive years, with the current year being the first year. In the worked example, the current year is given as 2019. Therefore, a period of 2019 to 2029 has been used to calculate the 10-year average, based upon published Government guidance.
- 4.4 In calculating the LHN for the Council, the following data has been used:
- 2014-based household projections (10-year average) = 414.8
  - Latest affordability ratio (2018) = 9.46
- 4.5 Average household increase from 2019 to 2029 is 414.8
- Households 2019 = 44,210
  - Households 2029 = 48,358
- 10-year average household growth rate =  $(48,358 - 44,210) / 10 = 414.8$
- 4.6 The adjustment factor is  $(9.46 - 4) / 4 \times 0.25 = 0.34125$
- Local Housing Need = 556 dwellings per annum
- $(1 + 0.34125) \times 414.8 = 556$
- 4.7 Local housing need cap is calculated by a 10-year average household growth rate +40%. For Mid Suffolk, this equates to 581 dwellings per annum.
- $414.8 \times 1.40 = 581$
- 4.8 The LHN figure (556dpa) is less than the capped figure of 581dpa. Therefore, the LHN figure of 556 dwellings per annum has been identified as the appropriate LHN figure for this assessment, in line with national guidance.
- a) Housing Delivery Test Calculation**
- 4.9 The Housing Delivery Test ('HDT') as required by the Framework was published in February 2019 and the results of the HDT are outlined in Table 1 below.
- 4.10 The results of this assessment indicate that a buffer of 20% will be applicable to the calculation of the five-year land supply in Mid Suffolk.



**Table 1. Housing Delivery Test for Mid Suffolk**

<b>Annual Requirement</b>	2015/16 Requirement	424
	2016/17 Requirement	420
	2017/18 Requirement	430
	<b>Total</b>	<b>1,274</b>
<b>Recorded Completions</b>	2015/16 Completions	304
	2016/17 Completions	305
	2017/18 Completions	426
	<b>Total</b>	<b>1,035</b>
<b>Housing Delivery Test Result</b>		<b>81%</b>

## 5.0 NATIONAL EVIDENCE ON THE DELIVERY OF HOUSING

- 5.1 This section, along with section 6 and 7 reviews national evidence on delivery rates and lead-in times, the performance of national housebuilders and analyses local evidence on delivery rates and lead-in times. The approach advocated in Paragraph 022 of the Planning Practice Guidance (Housing and Economic Land Availability) outlines that assumptions on delivery rates and lead-in times should be informed by advice from developers and local agents.
- 5.2 Paragraph 014 of the Guidance (Housing Supply and Delivery) requires that for sites with detailed planning permission, annual position statements should include details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates. This information is presented in section 8. Some aspects of paragraph 014 of the Guidance have not been possible due to lack of sufficient site by site completion evidence held by the Council.
- 5.3 To inform the lead-in and delivery rates used, the following list of documents have been reviewed:
- a. *'Independent Review of Build Out: Final Report'*, The Letwin Review, MHCLG, 2018;
  - b. *'Start to Finish: How Quickly do Large-Scale Housing Sites Deliver?'*, Lichfields (NLP), 2016;
  - c. *'The Role of Land Pipelines in the UK Housebuilding Process'*, Chamberlain Walker Economics, 2017;
  - d. Home Builders Federation (HBF) Planning Policy Conference presentation by John Stewart, 2016;
  - e. *'Housing Delivery on Strategic Sites'*, Colin Buchanan, 2005;
  - f. *'Urban Extensions: Assessment of Delivery Rates'*, Savills, 2013;
  - g. *'Factors Affecting Housing Build-out Rates'*, University of Glasgow, 2008.
- 5.4 The annual reports and trading update statements have also been reviewed for the following national housebuilders:
- a. Avant Homes;
  - b. Barratt/ David Wilson Homes;
  - c. Bellway Homes;
  - d. Bovis Homes;
  - e. CALA Homes;
  - f. Countryside Properties;
  - g. Crest Nicholson;
  - h. Kier Group;
  - i. Linden Homes;
  - j. Miller Homes;
  - k. Persimmon Homes;
  - l. Redrow Homes;
  - m. Taylor Wimpey.
- 5.5 The delivery rates and lead-in times applied have been tested against actual performance on comparable sites in Mid Suffolk/Babergh and sense checked against regional evidence. These sites vary in size from 14 dwellings up to 800 dwellings.

This is outlined in detail in sections 6 and 7.

**a) National Evidence on Housing Delivery on Housing Sites**

**i) *Independent Review of Build Out: Final Report', The Letwin Review (2018)***

- 5.6 The Letwin Review was published in October 2018 and was commissioned by the Chancellor of the Exchequer in Autumn 2017 to “explain the significant gap between housing completions and the amount of land allocated or permissioned in areas of high housing demand and make recommendations for closing it”.
- 5.7 The Letwin Review is supported by draft analysis published in June 2018. This identifies that ‘absorption rates’ are the fundamental driver of build-out rates.
- 5.8 The absorption rate appears to be largely determined by the housing type (including size, design, context and tenure) and price of the new home. This means that house builders are in a position to exercise control over the sales rate, as rivals are limited in their opportunity to offer customers different types of housing or tenure. For example, when a large housebuilder occupies all/a large proportion of a site, the size and style of the home will be fairly homogeneous, and so demand can be limited. Whereas on a large site, even slight variations in the housing size, style (and context), and physical location on a site, can act to increased demand and absorption rates, leading to higher build out rates.
- 5.9 The report also identifies that the types of tenure on offer are critical, and that the rate of completion of ‘affordable’ and ‘social rented’ homes is constrained by the absorption of market rate houses. This is because ‘affordable’ and ‘social rented’ homes are cross subsidised by the sale of market rate houses, thereby when the absorption of market rate houses is limited by the character and size of the homes, the cross subsidy for the non-market-rate housing is limited and the build out rates are reduced.
- 5.10 There is also evidence that smaller sites build out quicker than larger sites. The theory underpinning this is that the market absorption rate for a home is largely location-specific, and there is a limited depth of a market for a given house size, type, and location. Consequently, multiple smaller sites are able to explore multiple different housing markets and therefore the absorption rate is not as limited and build out rates are not constrained.
- 5.11 The Letwin Review is focused upon the delivery of large sites, at present there are no such sites in the supply for Mid Suffolk district. The relevance of these findings is therefore limited.

**ii) *‘Start to Finish How Quickly do Large-Scale Housing Sites Deliver?’, NLP (November 2016)***

- 5.12 “*Start to Finish How Quickly do Large-Scale Housing Sites Deliver?*” was published in November 2016 by Nathaniel Lichfield and Partners (NLP). It is a well-regarded national level assessment of housing delivery. This report looks at sites of all sizes, but specifically focuses on 500+ dwellings. The headline points are as follows (page 3):



- a. 70 large sites were assessed;
- b. 3.9 years is the average lead in time for large sites prior to the submission of the first planning application;
- c. 6.1 years is the average planning approval period of schemes of 2,000+. The average for all large sites is circa 5 years;
- d. 161 dpa is the average annual build rate for a scheme of 2,000+ dwellings;
- e. 321 dpa is the highest average annual build rate of the schemes assessed, but this site has only delivered for three years;
- f. Higher build out rates can be delivered in stronger markets;
- g. Delivery does not increase in proportion to the size of the site. A site of 2,000 or more dwellings does not deliver four times more dwellings than a site delivering between 100 and 499 homes, despite being at least four times the size.

5.13 In respect of lead-in times the research states (page 8):

*“Large sites are typically not quick to deliver; in the absence of a live planning application, they are, on average, unlikely to be contributing to five year housing land supply calculations”*

5.14 A summary of the detailed findings of this report are outlined in Table 3.

iii) ***‘The Role of Land Pipelines in the UK Housebuilding Process’, Chamberlain Walker Economics (2017)***

5.15 A report commissioned by Barratt Developments was undertaken by Chamberlain Walker Economics and was published in September 2017 and entitled *‘The Role of Land Pipelines in the UK Housebuilding Process’*. This report looked at the supply of land required by housebuilders in order to maintain and grow the number of homes they build. It focused on sites of more than 20 dwellings and identified four phases of delivery from pre-application phase to delivery of first completions. The phases are as follows:

**Table 2. The Development Pipeline and Its Four Phases**

<b>A</b>	Pre-Application (e.g. landownership and control, market conditions, planning context including allocation in Local Plan, preparing for planning application and extent of required community consultation)	= 1.2 to 2.1 years
<b>B</b>	Application to Permission (e.g. inclusion in Local Plan, negotiation of S106, scale of development, performance of LPA)	= 0.5 to 0.8 years = 0.6 to 1.0 years
<b>C</b>	From permission to start on site (e.g. landownership, ground works, site infrastructure, discharge of planning conditions)	New estimate = 1.7 years (21 months)
<b>D</b>	Under construction (build out) (e.g. constraints of speed of construction, site size and market absorption, infrastructure requirements).	Previous estimate = 1.1 to 2.3 years New estimate = 2.3 years (27 months)
Total development pipeline (A+B+C+D)		Total Previous estimate = up to 5.8 years New estimate = up to 6.6 years

Source: Chamberlain Walker Economics Report, Table 2, page 15

- 5.16 The research identifies that the ‘post planning permission’ stages (C+D) for developments of 20 homes or more has increased markedly to 4.0 years on average from grant of detailed planning permission to site completion, compared to the earlier Local Government Association (LGA) estimates of 1.7 to 3.2 years. This is considered likely to be the result of an increased burden of pre-commencement conditions (Phase C) and an increased reliance on ‘large sites’ that take longer to build out (Phase D) (page 3).
- 5.17 This 21-month period is consistent with the view of housebuilders that whilst the period taken to gain planning permission has remained broadly unchanged over the last decade or so, post-planning consent delays have grown. This increase may be attributed to the following:
- a. 55.5% of all planning permissions are held by non-builders, leading to the issue of site disposal (to a builder);
  - b. The expiration of a judicial review period;
  - c. Signing of a S106 agreement;
  - d. The number of pre-commencement conditions being attached to planning permissions is increasing, and this is increasing the time taken to discharge such conditions;
  - e. Land held under an options agreement;
  - f. A change in market conditions, for example, an economic downturn can adversely affect sales rates and revenue. This requires the development timescales to be reviewed;
  - g. External factors such as the requirement for provision of local infrastructure.
- iv) *Home Builders Federation (HBF) Planning Policy Conference presentation by John Stewart (2016)***
- 5.18 This research follows on from the Home Builders Federation (HBF) research earlier in 2016 that undertook a survey of 300 large sites in February and March 2016 in response to the Government’s criticism that large sites are only delivering some 48 dwellings a year (slide 1).
- 5.19 In the HBF research, “Large sites” were defined as those with at least 350 dwellings in total, a lower site threshold than the NLP research. In 2015, the average sales on all sites (including start-ups, on-going, tail-ends) was 70 dwellings a year (page 1). In order to omit the low levels of sales that occur at the start and end of a site’s delivery and to get an average for when the site was delivering at its best, the research attempted to exclude the lead-in and tail-out elements of a site build-out (penultimate slide). To do this, the research excluded those years from the calculation in which a site delivered less than 10 dwellings, less than 20 dwellings and less than 35 dwellings a year. By excluding these years of lower sales rates, the average rate of sales naturally increases, and the results are as follows:
- 70 sales a year – average across all sites;
  - 85 sales a year – average on all sites with 10 or more sales a year;
  - 88 sales a year – average on all sites with 20 or more sales a year;
  - 95 sales a year – average on all sites with 30 or more sales a year.

v) ***'Housing Delivery on Strategic Sites', Colin Buchanan Report (2005)***

5.20 The earliest work by Colin Buchanan ("*Housing Delivery on Strategic Sites*") was undertaken prior to the recession (2005) and considered delivery rates on strategic sites, mainly within the East of England (paragraph 2.1.5), and reviewed delivery rates on the basis of the size of the site. This research suggests the delivery of an average of 200 dwellings a year on all strategic sites over 1,000 dwellings and that the time between the submission of an application and first construction is 5 years (paragraphs 3.5.2 and 3.5.5). The full details of the report are summarised in Table 3.

vi) ***'Urban Extensions: Assessment of Delivery Rates', Savills (2014)***

5.21 This report was commissioned by Barratt Homes and assesses the delivery rates of urban extensions. It tracks 84 urban extensions through the planning system over the last 25 years and focuses on sites of 500+ dwellings.

5.22 More recent evidence relating to urban extensions suggests a build rate of just over 100 dwellings a year, although this increased to 120 per year in 2013 (page 2).

5.23 It should also be noted that the timescale between submission of outline and completions on site is now averaging about three years (page 1).

vii) ***'Factors Affecting Housing Build-out Rates', University of Glasgow (2008)***

5.24 In terms of the delivery on all sites, the research undertaken by the University of Glasgow for CLG Housing Markets and Planning Analysis Expert Panel ("*Factors Affecting Housing Build-out Rates*" published in February 2008 by Professor David Adams and Dr Chris Leishman), considered pre-recession evidence and stated at paragraph 2.5 that:

*'Most builders generally appear to set a target of between 40 and 80 units built and sold from each outlet annually.'*

5.25 In this context, it may be noted that the Savills report concluded in paragraph 6.2 that:

*'The typical strategy of most companies who participated in the research was to aim for a build and sales rate of about one unit per week on greenfield sites and slightly higher than this on brownfield sites. Although this confirms anecdotal evidence, it should certainly not be taken as a 'natural build-out rate'. Rather it reflects the particular institutional structure of the British house building industry in which fierce competition for land then requires controlled and phased release of new development to ensure that the ambitious development values necessary to capture land in the first place are actually achieved when new homes are eventually sold...'*

5.26 Table 3 below summarises each of these publications and seeks to draw comparisons between each.

**Table 3. Summary of Research on Delivery Rates**

	Average number of months between events					Submission of App to start on site (years)	Average delivery	Delivery per developer
	Approval of outline	Conclusion of S106	Approval of Reserved Matters	Site prep & signing off conditions	Total number of months			
<b>Sites of 500+ Dwellings</b>								
Colin Buchanan (all sites)						5yrs	188	
Colin Buchanan (sites of 1,000 to 1,999 dwellings or more)						4.7yrs	101	
Colin Buchanan (sites of 2,000 to 1,999 dwellings or more)						5yrs	189	
Colin Buchanan (sites of 3,000 dwellings or more)						5.5yrs	330	
University of Glasgow								55
Hourigan Connolly	24	21	18	12	75	6.25yrs	107	35
Savills 2014 all sites	12	15	15	6	48	4yrs	110	
Savills 2014 (post 2010)	11	6	11	4	32	2.7yrs		
NLP 2016 (sites of 500 to 999)						5.3 – 6.9yrs	70	
NLP 2016 (sites 1,000 to 1,499)						5.3 – 6.9yrs	100	
NLP 2016 (sites of 1,500 to 1,999)						5.3 – 6.9yrs	135	
NLP 2016 (sites more than 2,000)						5.3 – 6.9yrs	161	
<b>Sites of Less than 500 Dwellings</b>								
Home Builders Federation Research (sites of 350+2015)							70 (95)	
NLP 2016 (sites less than 100)						Approx. 2.8yrs	27	
NLP 2016 (sites 100 to 499)						Approx. 4.1yrs	60	
Barratt Report (Chamberlain Walker Economics) 2017 (sites more than 20 dwellings)						2.5yrs		

Sources: Colin Buchanan - *Housing Delivery on Strategic Sites 2005 (table 1)*

University of Glasgow - *(CLG housing markets and Planning Analysis Expert Panel) Factors affecting build out rates (Table 4)*

Hourigan Connolly - *An interim report into the delivery of Urban Extensions 2013 (Summary of individual case appendices 4 to 12)*

Savills - *Urban Extensions Assessment of delivery rates*

Home Builders Federation *Planning Policy Conference presentation by John Stewart 2016*

NLP- *Start to Finish: How Quickly do Large-Scale Housing Sites Deliver? 2016 completions estimated from Fig 7 page 1*

Chamberlain Walker Economics - *“The Role of Land Pipelines in the UK Housebuilding Process” (September 2017)*

**b) Completions per Outlet from National House Builders**

5.27 Most national housebuilders prepare and publish annual performance reports. Within these, the previous year's performance results are published. For some instead of delivery rates, a sales rate is given. The levels of completions can be predicted against the average rate of sales or completions per active outlet for the housebuilder concerned extracted from their own annual accounts. The following is a summary of 13 national housebuilders' most recent full year results:

- **Persimmon:** 16,449 new homes legally completed in 2018 with 360 active sites at end of 2018. This equates to approximately **46 sales per outlet per year** across the financial year based on these results (Full Year Results 2018).
- **Crest Nicholson:** 3,020 dwellings completed in 2018 with an average of 55 outlets. Therefore, this equates to **55 completions per outlet per year** across the financial year (Full Year Results 2018).
- **Taylor Wimpey:** Net reservation rate of 0.80 in 2018 per outlet per week would equate to a sales rate of **42 sales per outlet per year** (Annual Report 2018).
- **Barratt/David Wilson:** 17,579 completions in the year ending 30<sup>th</sup> June 2018 with an average of 367 active outlets. This equates to **48 completions per outlet per year** (Annual Report 2018).
- **Bovis:** 3,759 completions in 2018 including affordable housing completions, with operations from an average of 87 sites. This equates to approximately **43 completions per outlet per year.**
- **Bellway:** 10,307 homes sold (including affordable housing) in financial year with 247 active outlets. This equates to **42 sales per outlet per year** (Annual Report 2018).
- **Redrow:** 2,970 legal completions in half year ending 31<sup>st</sup> December 2018 with 129 average active outlets at the end of December 2018. This equates to **46 sales per outlet per year** (Half Year Results 2019).
- **Miller Homes:** 3,170 completions in 2018 with average sales outlets at 71. This equates to **45 sales per outlet per year** (Full Year Results 2018).
- **Countryside Properties:** Net reservation rate of 0.80 from 60 sales outlets. This equates to **42 sales per outlet per year** (2018 Full Year Results).
- **Linden Homes:** 3,442-unit completions in the financial year across an average of 85 active sites. This equates to **40 completions per outlet per year** (Galliford Try Full Year Results Statement 2018).
- **Kier Group:** Sales rate of 0.8 units per week per trading site in the six-month period ending 31<sup>st</sup> December 2018. This equates to **42 sales per outlet per year** (Annual Report 2018).

- **Avant Homes:** 1,902 total completions across an average of 42 selling sites. This equates to **45 completions per outlet per year** (2018 Full Year Results).
  - **CALA Homes:** Private sales per site per week equates to 0.62. This is **32 sales per outlet per week** (Full Year Update 2018).
- 5.28 Sales rates are a reasonable indicator of completions if completion data is not available. Although it is noted that sales tend to run ahead of actual build rates (excluding Bovis, Avant, Crest Nicholson and Linden Homes who record actual completions as new homeowners tend to buy off plan and wait for dwellings to be completed. In this regard they are likely to be higher than the actual rates of completion. Also, as these are sales, they do not take into account the provision of affordable housing (except Bovis and Bellway). Therefore, whilst delivery rates may be lower than these sales rates, the final rates of completions on sites may be increased by the provision of affordable housing. As such, these rates are in general conformity with the conclusions of other research regarding the likely rates of delivery referred to earlier in terms of larger sites.
- 5.29 These examples of national housebuilding suggest delivery in the region of **44dpa per active developer, per site.**

## 6.0 LOCAL EVIDENCE OF PAST DELIVERY

- 6.1 This section reviews local evidence on delivery rates and is based on the approach advocated in Paragraph 022 of the Guidance (Housing and Economic Land Availability) which outlines that assumptions on delivery rates and lead-in times should be informed by advice from developers and local agents.
- 6.2 A review of local evidence within Babergh and Mid Suffolk has been undertaken and further sense checked against regional evidence provided by the following authorities:
- East Suffolk Council;
  - Cambridge City Council;
  - Peterborough City Council;
  - Chelmsford City Council.
- 6.3 These authorities have been identified via the following criteria:
- Located in the East of England region;
  - Had building control records available online with plot completion data.

### a) Housing Delivery Monitoring

- 6.4 There were 690 (net) new dwellings completed in the 2018/19 financial year. This is a 62% increase on the previous financial year (2017/18).

**Table 4. Net Completions by Type 2014-2019, Annual Monitoring Report 2017/18, Table 10 and 2018/19 Completions Data**

AMR Year	Total Net Completions	No. of Windfall Completions <sup>1</sup>	% of Net Completions	Net Affordable Completions	% of Net Completions
2018/19	690	583	84%	70	10%
2017/18	426	292	69%	114	27%
2016/17	305	230	75%	53	17%
2015/16	304	240	79%	78	26%
2014/15	416	246	59%	46	11%
<b>Total</b>	<b>2,141</b>	<b>1,591</b>	<b>74%</b>	<b>361</b>	<b>17%</b>

- 6.5 Since 2014, the Council have recorded 2,141 net completions of which 1,591 comprise net completions on all windfall sites and 361 net affordable housing completions.

### b) Local Past Rates of Delivery

- 6.6 The local evidence available does not include sites exceeding 500 dwellings and therefore all comparisons to national and housebuilder evidence is compared to a similar benchmark. The final assessment below compares the local evidence to examples from national evidence which provide comparable figures for sites less than 500 dwellings.
- 6.7 The Council have also looked at past delivery rates on 21 sites within the district (ranging from 22 – 276 dwellings in size) to provide comparable context to the national evidence outlined earlier in the section. All sites have been considered in

<sup>1</sup> Includes residential garden land

the sample, but only those where building control records are available on a plot by plot completion basis have been included.

- 6.8 In the previous consultation on Mid Suffolk's Interim Position Statement, responses were submitted that claimed the sample size was too small and therefore it was sought to address this issue this time around by combining the assessment information of Mid Suffolk and Babergh.
- 6.9 Tables 5 and 6 below demonstrate that sites in Babergh and Mid Suffolk of over 100 dwellings are delivering on average 72dpa, whilst sites of less than 100 are delivering in the region of 39dpa.

**Table 5. Local Evidence on Delivery Rates of Sites Over 100 Dwellings**

PP Ref	District	Site Address	Site Capacity	Dev. Progress	No. of Days Between First/Latest Completion	No. of Years between 1st & Final/Latest Comp	Total Comps	Ave. comps /annum
B/14/00804/FUL	Babergh	Land east of Carsons Drive, Great Cornard	166	U/C	384	1.1	76	72
B13/00113/OUT	Babergh	Guildford Europe, Radiator Road, Great Cornard	112	U/C	686	1.9	99	53
M/2986/15/OUT	Mid Suffolk	Land adjacent Bramford Playing Field, The Street	130	U/C	105	0.3	23	80
M/0846/13/OUT	Mid Suffolk	Former Grampian/Harris Factory, St. Edmund Drive	190	U/C	302	0.8	49	59
M/3310/14/FUL	Mid Suffolk	Former Masons Cement Wks	276	U/C	1,084	3.0	225	76
M /3153/14/FUL	Mid Suffolk	Needham Chalks Ltd, Ipswich Rd	266	U/C	69	0.2	21	111
M /2722/13/FUL	Mid Suffolk	Land at Chilton Leys, Bury Rd	215	U/C	1,053	2.9	163	57
<b>Average</b>								<b>72</b>

**Table 6. Local Evidence on Delivery Rates of Sites Under 100 Dwellings**

PP Ref	District	Site Address	Site Capacity	Dev. Progress	No. of Days Between First/Latest Comp	No. of Years between 1st & Final/Latest Comp	Total Comps	Ave. comps /annum
M /1492/15/FUL	Mid Suffolk	Land W of Farriers Rd, Edgecomb Park, (Phase 1)	75	U/C	477	1.3	31	24
M /0210/15/FUL	Mid Suffolk	Land off Kingfisher Drive/Chalk Hill Rise	23	Completed	403	1.1	23	21
M/0669/08/OUT	Mid Suffolk	Chapel Farm, Off Mill Street	23	Completed	400	1.1	23	21
M /0254/15/OUT	Mid Suffolk	GR Warehousing Site, Old Station Rd	56	U/C	523	1.4	49	34
M/2910/11/FUL	Mid Suffolk	Former Unilever Site, High Street, Needham Maltings	90	Completed	707	1.9	90	46
M /0958/16/FUL	Mid Suffolk	9 Finborough Road (off Iliffe Way)	22	Completed	407	1.1	22	20



M/1662/14/FUL	Mid Suffolk	Land Adjoining Roundabout, Bury Road	27	U/C	435	1.2	24	20
M/2742/14/FUL	Mid Suffolk	Land at St Marys Road-Phase 2	62	Completed	432	1.2	62	52
M/3112/15/OUT	Mid Suffolk	Land between Gipping Road and Church Road (Phase 1)	75	U/C	300	0.8	60	73
B/14/00499	Babergh	Walnut Tree Hospital, Sudbury	55	U/C	574	1.6	49	31
B/15/01043/FUL	Babergh	Fleetwood Caravan Site	44	U/C	508	1.4	33	24
B/13/00917	Babergh	Land E of Bulmer Rd, Sudbury	43	U/C	98	0.3	26	97
B/2178/14/FUL	Babergh	Tranche 2, Steeles Road	34	Completed	321	0.9	34	39
B/14/01288/FUL	Babergh	Land on E Side of Ipswich Rd	78	U/C	564	1.5	74	48
<b>Average</b>								<b>39</b>

6.10 These past delivery rates have also been tested against past performance in the wider region. The results of which are outlined in Table 7 below and a site by site analysis is contained at Appendix 4.

**Table 7. Comparison of Past Performance in Mid Suffolk and Babergh with Regional and National Evidence on Sites of Less than 500 Dwellings**

Type	Lower	Mean	Higher
Mid Suffolk and Babergh	20dpa	50dpa	111dpa
Regional Evidence	14dpa	47dpa	111dpa
National Evidence (NLP)	27dpa	44dpa	60dpa
Housebuilder Evidence	32dpa	44dpa	55dpa
<b>Average</b>	<b>23dpa</b>	<b>46dpa</b>	<b>84dpa</b>

**c) Conclusion on Potential Delivery Rates**

6.11 In respect of delivery rates, the local evidence suggests that annual delivery on sites could be in the region of 50dpa (Table 7). Whilst the national evidence of sales or delivery rates by housebuilders suggests delivery rates to be in the region of 44dpa. The NLP research suggests delivery rates on sites of between 0-500 dwellings to be in the region of 27-60dpa.

6.12 Local evidence could lead to a conclusion that a delivery rate of 50dpa should be used. The local evidence has been sense checked against regional evidence which confirms Mid Suffolk and Babergh Council's past rates of delivery to be higher than the rest of the region (see Table 7 and Appendix 4). However, given the sample size and lower figures from national housebuilders and national research, a delivery rate of **45dpa** is considered to be an appropriate rate of delivery on individual sites. As such, 45dpa is a reasonable rate of delivery based upon clear evidence. If there is local evidence that a housebuilder has a track record of delivering above (or below as is anticipated to be the case at Needham Chalks and North of Norton Road) this rate of delivery, the higher (or lower) rate will be used (such is the case for Taylor Wimpey at Chilton Leys, see Appendix 3).

## 7.0 LOCAL EVIDENCE OF LEAD-IN TIMES

7.1 In respect of lead-in times, the following tables consider the past lead-in times of 27 sites in the district. In summary, for sites of 100+ dwellings there is an average lead-in time from submission of application to first completion recorded on site of 3.7 years, and for sites less than 100 dwellings this is 3.0 years. The overall average is 3.3 years which is broadly in line with the national evidence on lead-in times detailed in Table 11 and Section 3b of this report.

7.2 Lead-in times measure the period between the submission date of the first planning application made for the scheme and the first housing completion on site.

**Table 8. Summary of Local Evidence on Lead-in Times**

Site Size	Lead-In Time	Sample Size
0-99 dwellings	3.0yrs	19
100-499 dwellings	3.7yrs	8
<b>Average</b>		<b>3.3yrs</b>

7.3 The tables below provide evidence as to how the lead-in times have been calculated.

**Table 9. Local Evidence of Lead-In Times of Sites Over 100 Dwellings**

PP Ref	District	Site Address	Site Capacity	Dev. Status	Dev. Progress	Submission of 1st App	First Comp	Days between Submission of App and First Comp	No. of Years
<b>100+ Dwellings</b>									
B/14/00804/FUL	Babergh	Land east of Carsons Drive, Great Cornard	166	FUL permission	U/C	19/06/14	31/05/18	1442	4.0
B/12/01198/OUT	Babergh	Harp Close Meadow, Waldingfield Rd	100	OUT Permission	U/C	02/10/12	31/03/19	2371	6.5
B/13/00113/OUT	Babergh	Guildford Europe, Radiator Road, Great Cornard	112	OUT Permission	U/C	25/01/13	23/11/16	1398	3.8
M/2986/15/OUT	Mid Suffolk	Land adjacent Bramford Playing Field, The Street	130	OUT Permission	U/C	21/08/15	18/02/19	1277	3.5
M/0846/13/OUT	Mid Suffolk	Former Grampian/Harris Factory, St. Edmund Drive	190	OUT Permission	U/C	26/03/13	01/12/17	1711	4.7
M/3310/14/FUL	Mid Suffolk	Former Masons Cement Wks, Land btwn Gipping and Bramford Rd	276	FUL permission	U/C	17/10/14	01/03/16	501	1.4
M/3153/14/FUL	Mid Suffolk	Needham Chalks Ltd, Ipswich Rd	266	FUL permission	U/C	01/10/14	19/01/18	1206	3.3
M/2722/13/FUL	Mid Suffolk	Land at Chilton Leys, Bury Rd	215	FUL permission	U/C	16/09/13	11/11/15	786	2.2
<b>Average</b>									<b>3.7yrs</b>

**Table 10. Local Evidence of Lead-In Times of Sites Under 100 Dwellings**

PP Ref	District	Site Address	Site Capacity	Dev. Status	Dev. Progress	Submission of 1st App	First Comp	Days between Submission of App & First Comp	No. of Years
B/14/00499	Babergh	Walnut Tree Hospital, Sudbury	55	FUL permission	U/C	16/04/14	26/10/17	1289	3.5
B/15/01043/FUL	Babergh	Former Fleetwood Caravan Site	44	FUL permission	U/C	06/08/15	09/11/17	826	2.3
B/13/00917	Babergh	Land east of Bulmer Road	43	OUT Permission	U/C	05/08/13	31/01/19	2005	5.5
B/2178/14/FUL	Babergh	Tranche 2, Steeles Rd	34	FUL permission	Completed	08/07/14	23/03/16	624	1.7
B/14/01288/FUL	Babergh	Land on the East Side of Ipswich Road, Holbrook	78	FUL permission	U/C	03/10/13	15/09/17	1078	3.0
M/1492/15/FUL	Mid Suffolk	Land W of Farriers Rd, Edgecomb Park (Phase 1)	75	FUL permission	U/C	23/04/15	06/12/16	593	1.6
M/0210/15/FUL	Mid Suffolk	Land off Kingfisher Drive/Chalk Hill Rise	23	FUL permission	Completed	20/01/15	21/02/17	763	2.1
M/0669/08/OUT	Mid Suffolk	Chapel Farm	23	OUT Permission	Completed	01/02/08	27/10/14	2460	6.7
M/0254/15/OUT	Mid Suffolk	GR Warehousing Site, Old Station Rd	56	OUT Permission	U/C	22/01/15	15/12/17	1058	2.9
M/2910/11/FUL	Mid Suffolk	Former Unilever Site, High Street, Needham Maltings	90	FUL permission	Completed	30/08/11	19/04/13	598	1.6
M/0958/16/FUL	Mid Suffolk	9 Finborough Road	22	FUL permission	Completed	23/02/16	02/02/17	345	0.9
M/1662/14/FUL	Mid Suffolk	Land Adjoining Roundabout	27	FUL permission	U/C	23/05/14	04/04/18	1412	3.9
M/2742/14/FUL	Mid Suffolk	Land at St Marys Road-Phase 2	62	FUL permission	Completed	26/08/14	18/11/16	815	2.2
M/3112/15/OUT	Mid Suffolk	Land between Gipping Road and Church Road (Phase 1)	75	OUT Permission	U/C	27/08/15	17/07/18	1055	2.9
M/0683/15/FUL	Mid Suffolk	115 Ipswich Street	25	FUL permission	n/a	20/02/15	24/10/18	1,342	3.7
M/1850/13/FUL	Mid Suffolk	Land at Village Centre, Creeting Rd East	70	FUL permission	n/a	25/01/13	31/03/15	795	2.2
M/2279/13/FUL	Mid Suffolk	Land at St Mary's Road, Stowmarket	14	FUL permission	Completed	19/08/13	14/05/15	546	1.5
M/1008/11/FUL	Mid Suffolk	Land adj Donard Back Lane, Badwell Ash	17	FUL permission		18/03/11	01/04/18	2,571	7.0
M/2792/13/FUL	Mid Suffolk	Hartismere Hospital	60	FUL permission	Completed	20/09/13	28/09/15	738	2.0
<b>Average</b>									<b>3.0yrs</b>

**a) Conclusion on Potential Lead-In Times**

7.4 The local evidence available in Babergh and Mid Suffolk does not include sites in excess of 500 dwellings and therefore all comparisons to national and housebuilder evidence are made using a similar benchmark. The final assessment below compares the local evidence to those pieces of national evidence which provide comparable figures for sites less than 500 dwellings.

7.5 Table 11 provides a summary of local evidence compared with national evidence on lead-in times. The lead-in times are calculated from the submission of the

application to start on site/first completion being recorded.

- 7.6 This demonstrates that the average lead-in time considering local and national evidence is between 3.1 – 3.4 years. The local lead-in time of **3.3 years** has been used as a lead-in time and applied to all sites not yet commenced in Mid Suffolk unless there is evidence to suggest otherwise. This is considered an adequate reflection for Mid Suffolk as it is based upon a sample of 27 sites, but 3.3 years is also the mid-range when compared to the regional evidence and Chamberlain Walker and NLP research (Table 11).
- 7.7 The lead-in time covers the following stages of the development:
- Submission of application to permission (e.g. inclusion in local plan, negotiation of S106, scale of development and performance of LPA);
  - Permission to Start on Site (e.g. landownership, ground works, site infrastructure, discharge of planning conditions);
  - Construction phase to First Completion (e.g. constraints of speed of construction, site size, market absorption, infrastructure requirements).

**Table 11. Comparison of National and Local Evidence on Lead-In Times on Sites Less than 500 dwellings**

Type	Average Lead-In Time
Local Evidence (Babergh & Mid Suffolk)	3.3 years
Regional Evidence (incl Babergh & Mid Suffolk)	3.8 years
National Evidence (NLP, 2016) <sup>2</sup>	2.8-4.1 years
National Evidence (Chamberlain Walker Economics 2017)	2.5 years
<b>Average</b>	<b>3.1-3.4 years</b>

<sup>2</sup> Table 3 of this Report

## 8.0 SITE ASSESSMENTS

8.1 Section 3 of this report identifies the process undertaken in the assessment of Mid Suffolk's housing land supply and the process for removing or including sites when undertaking a review of the evidence. This section goes into detail on a site by site basis providing the justification for including or excluding sites.

### a) Sites with Detailed Planning Permission

8.2 Following the assessment of all sites with detailed planning permission, the following sites have been removed from the five-year supply as these permissions were due to expire shortly after 1<sup>st</sup> April 2019 where there is no evidence or indication that they will be implemented or where the Council had no record of commencement for permissions which had appeared to lapse prior to 1<sup>st</sup> April 2019:

- a. Land at Prentice Road which expired on 21<sup>st</sup> April 2018 (33 dwellings);
- b. Land at Creting Road West which expired on 4<sup>th</sup> March 2019 (14 dwellings);
- c. Mulberry House which expired on 3<sup>rd</sup> March 2019 (14 dwellings);
- d. Grove Farm, Queen Street which expired on 24<sup>th</sup> March 2019 (44 dwellings);
- e. Former Scotts/Fisons site, Paper Mill Lane which expired on 8<sup>th</sup> April 2019 (Hybrid Permission: 74 dwellings detailed permission and 98 dwellings outline permission);
- f. Whitton Park Retirement Home which expired on 8<sup>th</sup> April 2019 (19 dwellings).

8.3 This totals 188 dwellings.

8.4 It is also noted that following the consultation, adjustments were made to the following three sites which have detailed planning permission or are under construction. These sites are controlled by Hopkins Homes, submissions made by their agent to the consultation requested the following changes based on current delivery programmes:

- a. Land South of Union Road, Onehouse (M/4455/16/FUL) – Construction Due to commence in 2020, one year earlier than originally forecasted by the Council. This results in an increase of **+45 dwellings** to the Council's supply.
- b. Needham Chalks, Needham Market (M/3153/14) – Site is currently under construction and scheduled to deliver 33dpa per year for duration of 5-year period. This results in a reduction of **-38 dwellings** from the Council's supply.
- c. Land South of Norton Road, Thurston (DC/18/01376) – Construction has commenced, and first completions are scheduled for 2020/21 with the completion of whole development programmed within five-year period. This results in an increase of **+78 dwellings** to the Council's supply.

### b) Sites with Outline Planning Permission

8.5 The following list of sites had outline planning permission at 1<sup>st</sup> April 2019 and in accordance with the Framework's definition of 'deliverable' have been included in the Council's five-year housing land supply. It is considered there is clear evidence completions will be delivered on site within 5 years.

8.6 These sites had clear evidence at 31<sup>st</sup> March 2019 to justify their inclusion in the five-year land supply. SoCG/MoU's were prepared between November 2018 and July 2019

to support the clear evidence already available at the start of the monitoring year.

**Table 12. Sites with Outline Planning Permission Considered Deliverable**

Site Address	Planning Reference	Type of Application	Site Capacity	5Yr Supply	Reason for inclusion in 5 Year Supply
Land North of Chilton Leys	M/5007/16/OUT	Outline	600	175	<p>Outline planning permission was granted on 5<sup>th</sup> July 2018. The site is owned by Taylor Wimpey UK Limited a national house builder with a good track record of housing delivery.</p> <p>A reserved matters application for 175 dwellings was submitted in July 2018 (and subsequently approved in November 2018) by Taylor Wimpey, shortly after the outline application was granted.</p> <p>The Council were aware of this application at the start of the monitoring period of 1<sup>st</sup> April 2019.</p> <p>Phase 1 for 215 dwellings is already under construction by Taylor Wimpey and nearing completion. The element of the supply to which this outline planning permission relates is Phase 2 for 600 dwellings.</p> <p>Taylor Wimpey and the Council have also signed a Memorandum of Understanding in respect of the site. This document outlines the following:</p> <ul style="list-style-type: none"> <li>• A number of pre-commencement conditions have been submitted under reference DC/18/04761 and will be determined shortly (approved in January 2019);</li> <li>• Confirmation that no additional site assessment works will affect Taylor Wimpey's intention to deliver the site as planned;</li> <li>• Confirmation that unless there is a significant change in the housing market viability, financial viability will not affect the deliverability of the site;</li> <li>• The outline permission for the wider site is controlled by Taylor Wimpey and therefore there are no issues with site ownership or access affecting the commencement of the site;</li> <li>• The infrastructure to serve the site has already been approved under a full planning application (Ref: 5005/16) and is already under construction. Therefore, the infrastructure will be in place allowing the reserved matters applications to be brought forward promptly and assist the speed of delivery.</li> </ul> <p>The MoU confirms the intention of Taylor Wimpey to deliver the site in the region of 50dpa. Phase 1 has delivered in excess of 50dpa in each full year of construction to date including 2018/19.</p> <p>Taylor Wimpey have a track record of delivering such levels of completions and the evidence support a deviation from the prescribed delivery rates in section 3.</p> <p>This provides clear evidence of the intention of Taylor Wimpey, a national housebuilder, in bringing this site forward, notwithstanding Taylor Wimpey are currently delivering 215 dwellings directly adjacent to the site.</p> <p>It is also of note that the Inspector for the Land on east side of Green Road, Woolpit appeal considered this site to demonstrate the clear evidence required to be included in the five-year supply and considered the site capable of delivering 200 dwellings in the five year supply in his decision dated 28<sup>th</sup> September 2018 (Ref: 3194926, paragraph 68 and footnote 12)</p>

					<p>This demonstrates clear evidence that completions will begin on site within five years.</p> <p>175 dwellings have been included in the five-year supply to reflect the reserved matters approval for the next phase of development.</p> <p>The reserved matters application was approved on 2<sup>nd</sup> November 2018 by Mid Suffolk Council.</p>
Land west of Ixworth Road, Thurston	M/4963/16/OUT	Outline	250	200	<p>Outline planning consent was approved on 9<sup>th</sup> July 2018 under reference 4963/16.</p> <p>A reserved matters application for 250 dwellings was submitted in August 2018 by Persimmon Homes, a national housebuilder, under reference DC/18/03547. The Council were aware of this application at the start of the monitoring period of 1<sup>st</sup> April 2019 and provided the Council with the clear evidence needed of the intention of Persimmon to bring this site forward.</p> <p>The site was owned by Mr Adrian Nice and Mrs Pauline Nice at 8<sup>th</sup> July 2019, with an option to purchase the site dated 19<sup>th</sup> July 2018 by Persimmon Homes.</p> <p>A SoCG has been prepared and signed between the Council and Persimmon Homes. This SoCG is attached at Appendix 3b. In summary, this outlines that two meetings have taken place since submission of the reserved matters application and amendments have been made to address the comments and expect the application to be presented to planning committee on 13<sup>th</sup> February 2019. The SoCG confirms there are no issues with viability. The site is under single ownership and Persimmon have an option to purchase the site. Persimmon expect completions of 50dpa from the year 2020/21. Persimmon are currently delivering a site in Babergh (Carsons Drive) at a rate of 72dpa and therefore have a proven capability of delivering at a rate of 50dpa.</p> <p>The reserved matters application was subsequently approved in June 2019.</p> <p>This demonstrates clear evidence that completions will begin on site within five years.</p>
Land on the north side of Norton Road, Thurston	M/5070/16/OUT	Outline	200	166	<p>Outline planning consent was approved on 29<sup>th</sup> March 2018 and was submitted by Pigeon Capital Investment and Mr Peter Hay. An SoCG has been prepared and signed between the Council and Linden (Thurston) LLP, a subsidiary of Linden Homes which is attached at Appendix 3c. It outlines that a reserved matters application was submitted in March 2019 for the first phase of development (87 dwellings). Conditions are in the process of being discharged and the S278 agreement for the site access is in draft form and is with the Highways Authority for comment, although there is an existing field access which can be used for construction purposes in advance of the S278 being finalised. The SoCG confirms no issue with viability.</p> <p>The site is expected to deliver completions from 2020/21 and at a rate of 40dpa with a lead-in year in 2019/20 of 6 dwellings (see Appendix 3c), which is in line with local evidence.</p> <p>The reserved matters application is due to go to committee on 24<sup>th</sup> July 2019 with a recommendation for approval.</p> <p>This demonstrates clear evidence that completions will begin on site within five years.</p>

Land East of Borley Crescent, Elmswell	M/3469/16/OUT	Outline	60	60	<p>Outline planning consent was approved on 26<sup>th</sup> May 2017 and was submitted by Mr Matthew Jewers.</p> <p>A reserved matters application and application to discharge conditions 4, 5, 11, 12, 13 and 21 of the outline application were submitted in September 2018 by Orbit Homes, a regional housebuilder. The Council were aware of the application at 1<sup>st</sup> April 2019.</p> <p>The reserved matters application was subsequently approved in June 2019.</p> <p>This demonstrates clear evidence that completions will begin on site within five years.</p>
Land to The East of Ashfield Road Elmswell	M/0210/17/OUT	Outline	106	106	<p>Outline planning consent was approved on 3<sup>rd</sup> July 2018 and was submitted by the Godbold Turner Partnership.</p> <p>The Council were aware of the reserved matters application being prepared at 1<sup>st</sup> April 2019 as a result of pre-application discussions including a meeting with planning officers on 5<sup>th</sup> March 2019.</p> <p>A reserved matters application was submitted on 22<sup>nd</sup> May 2019 and is currently pending. The application was submitted by Matthew Homes.</p> <p>In email correspondence in June and July 2019, Matthew Homes confirms they expect to deliver at a rate of 40dpa following commencement on site at the beginning of 2020. (Appendix 3d). Therefore, by applying the Council's lead-in time of 3.3 years, completions can be expected on site in year 3.</p> <p>The application is due to be determined this summer and officers are working positively with the applicant to enable a decision to be made. Further applications to discharged planning conditions have also been received.</p> <p>This demonstrates clear evidence that completions will begin on site within five years.</p>



Land W of Farriers Rd, Edgecomb Park, Hybrid App (Phase 2)	M/1492/15/OUT	Outline	110	110	<p>Phase 1 for 75 dwellings is currently under construction by Reason Homes and is included separately in the supply.</p> <p>Phase 2, also included in the land supply, is for 110 dwellings and obtained outline planning consent as part of a hybrid application granted in July 2016 alongside full planning permission for Phase 1. The application was submitted by Reason Homes (Construct Reason), an East Anglian Housebuilder.</p> <p>A reserved matters application was submitted in December 2018 for Phase 2 (110 dwellings) also by Reason Homes. The Council were aware of the reserved matters application at 1<sup>st</sup> April 2019.</p> <p>The reserved matters application was subsequently approved in June 2019.</p> <p>At 1<sup>st</sup> April 2019, 60 of the 75 dwellings under Phase 1 had been completed which equates to a build rate of 26dpa. Assuming the remaining 15 units from Phase 1 are completed in 2019/20 and Phase 2 succeeds Phase 1, completions can be expected from 2019/20 at a rate of 26dpa based on past performance of Phase 1.</p> <p>This demonstrates clear evidence that completions will begin on site within five years.</p>
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### c) Small Sites with Planning Permission (Less than 10 Dwellings)

8.7 Through the public consultation, representations were made regarding small sites, after consideration by the Council, the following list of sites have been removed from the supply and totals a reduction of **-27 dwellings** from the supply:

- a. Ingham's Farm, Little Blakenham (M/4060/15/FUL), Double counted, reduction of **-1 dwellings** from the supply;
- b. Latin Hall, Mendlesham (M/3084/16/FUL), Permission expired shortly after 1<sup>st</sup> April 2019, reduction of **-2 dwellings** from the supply;
- c. Jubilee House, Rickinghall (M/1128/16/OUT), permission expired shortly after 1<sup>st</sup> April 2019, reduction of **-3 dwellings** from the supply;
- d. Rowell Farm, Bacton (DC/18/05242/FUL), replacement dwellings with no net gain, reduction of **-1 dwelling** from the supply;
- e. Red House Farm, Ashbocking (M/0817/17/PRN), double counted, reduction of **-2 dwellings** from the supply;
- f. Land to the rear of 7 & 8 Earls Green, Bacton (DC/18/00537/FUL), double counted, reduction of **-2 dwellings** from the supply;
- g. Land adj The Acorns, Barking (DC/17/05533/OUT), double counted, reduction of **-3 dwellings** from the supply;
- h. Ashton House, Bramford (DC/18/03715/FUL), replacement dwelling with no net gain, reduction of **-1 dwelling** from the supply;
- i. Caretakers Bungalow, Claydon (DC/18/01209/FUL), change of use from

- dwelling to other use, reduction of **-1 dwellings** from the supply;
- j. Aporia, Cotton, Stowmarket (DC/18/01204/OUT), double counted, reduction of **-1 dwelling** from the supply;
  - k. Railway Tavern, Elmswell (DC/18/02259/FUL), scheme is for 8 dwellings, not 9 dwellings, reduction of **-1 dwelling** from the supply;
  - l. Charro Lodge, Fressingfield (DC/18/02991/LCE), lawful use certificate, not net gain, reduction of **-1 dwelling** from the supply;
  - m. Gedding Grange, Drinkstone Road, Gedding (DC/17/04782/FUL), double counted, reduction of **-1 dwelling** from the supply;
  - n. 70 & 72 Chapel Lane, Great Blakenham (DC/17/04306/OUT), double counted, reduction of **-2 dwellings** from the supply;
  - o. Hillcrest, Eye (DC/18/02621/FUL & DC/18/02624/FUL), double counted, reduction of **-2 dwellings** from the supply;
  - p. Land at Sudbourne Farm, Wyverstone (DC/18/02866/FUW), holiday lodged not dwellings, reduction of **-3 dwellings** from the supply.

**d) Summary of Housing Land Supply**

8.8 Table 13 below outlines the components of housing land supply by type of application.

**Table 13. Number of Sites in Housing Land Supply by Type of Permission**

<b>Type<sup>3</sup></b>	<b>No. of Sites</b>
Under Construction	22
Full Planning Permission	11
Reserved Matters Permission	1
Outline Planning Permission	6
Small Sites (<10 Dwellings)	472
<b>Total Sites</b>	<b>512</b>

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<sup>3</sup> See Appendix 6 for trajectory of each permission type.

## 9.0 WINDFALL ASSESSMENT

- 9.1 The Framework and Guidance allow for local authorities to include a windfall allowance in their five-year housing land supply where there is *“compelling evidence that they will provide a reliable source of supply”* (Paragraph 70 of the Framework).
- 9.2 Windfall is defined in the Glossary of the Framework (Annex 2) as *“sites not specifically identified in the development plan”*.
- 9.3 Paragraph 70 of the Framework states that *“any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”*.
- 9.4 Paragraph 014 of the Guidance also requires annual position statements of five-year land supply to assess the permissions granted for windfall development by year and how this compared with the windfall allowance.
- 9.5 This section examines the past trends and considers the potential for future delivery of housing on windfall sites across Mid Suffolk and considers whether there is justification to include an allowance for windfall in the five-year housing land supply. Analysis of historic trends and consideration of future windfall sources has been undertaken to ascertain the level of any such allowance.
- 9.6 Monitoring records show that since 2014/15 windfall has consistently delivered a significant proportion of Mid Suffolk’s housing completions. Table 14 presents the total number of windfall completions between 2014/15 and 2018/19 as a proportion of total completions. The table demonstrates that since 2014/15, 74% of net completions on all residential development has been on windfall sites.

**Table 14. Windfall as a Proportion of Net Completions<sup>4</sup>**

AMR Year	Net Completions	No. of Windfall Completions <sup>5</sup>	% of Net Completions
2018/19	690	583	84%
2017/18	426	292	69%
2016/17	305	230	75%
2015/16	304	240	79%
2014/15	416	246	59%
<b>Total</b>	<b>2,141</b>	<b>1,591</b>	<b>74%</b>

### a) Methodology

- 9.7 Analysis on windfall dwelling delivery rates has been conducted for the 5 years 2014/15 to 2018/19 for which the Council have adequately detailed records.
- 9.8 As part of the analysis, the following types of windfall were removed from the assessment:
- Sites in residential gardens. Although no longer restricted in the inclusion of windfall assessments, this type of windfall as a continued source is uncertain.
  - Sites larger than 0.25ha or more than 10 dwellings in size. These sites have been removed, as sites of this size would be expected to be allocated in the emerging Local Plan. At the year in which windfalls make a contribution to land

<sup>4</sup> Source: Table 10 of 2017-18 Annual Monitoring Report

<sup>5</sup> Includes residential garden land

supply in this assessment, it is likely that there will have been further progress on the emerging Local Plan, possibly to plan examination stage.

- c. Sites granted through appeal. All sites granted by appeal cannot be relied upon due to the nature of their determination, and the closer the Council comes to adopting a Local Plan (including the period after adoption), it is likely there will be fewer appeals. Permissions granted by appeal have therefore been removed across all site types.

**b) Sources of Windfall**

9.9 Following the removal of a number of sites detailed above, the source of remaining windfall sites has been analysed.

9.10 Chart 1 identifies the nature of windfall completions and sites that have come forward over the last 5 years in Mid Suffolk. Sites which have previously been used as agricultural dwellings have contributed the biggest proportion of windfall completions annually over the last 5 years, this equates to 32% of windfall. Greenfield sites have contributed 26% of windfall completions in the last 5 years.

**Chart 1: Small Windfall Completions by Source**



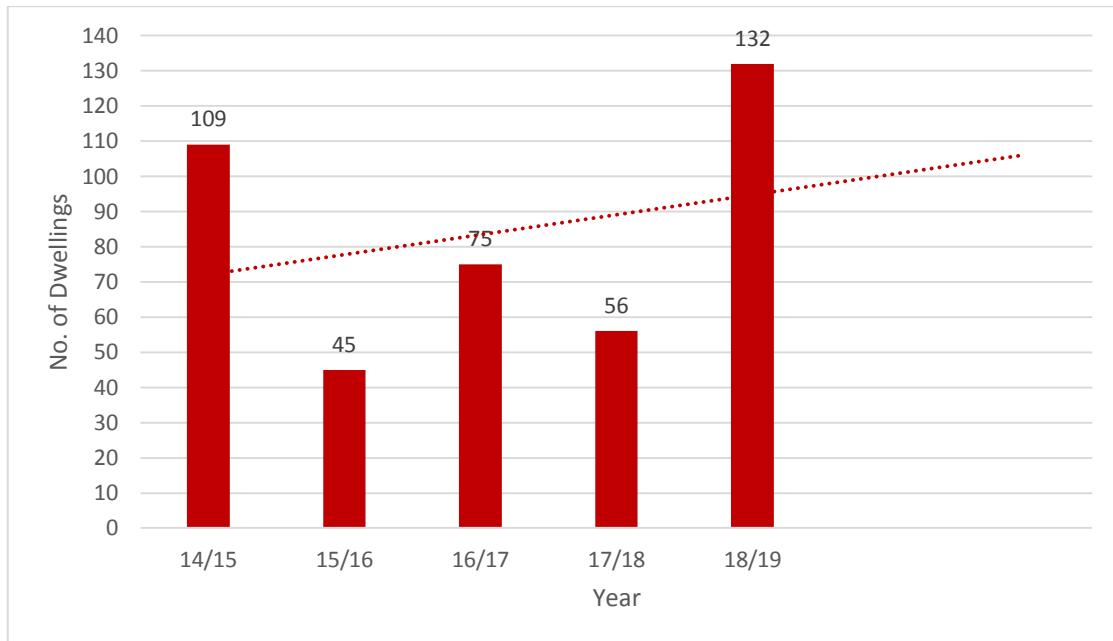
9.11 Given the rural nature of the district and changes in modern agriculture, it is reasonable to assume that windfall completions on previous agricultural buildings and greenfield sites will provide a future consistent source of windfall.

9.12 It is also expected that windfall completions on conversions of former B Use Class buildings will continue to provide a modest contribution due to the temporary change to permitted development rights remaining, and furthermore a contribution can be

expected from former C Use Class buildings.

- 9.13 Chart 2 has been produced removing windfall completions from sources which are considered to be unreliable or do not provide a constant form of supply, namely:
- a. A Use Classes;
  - b. D Use Classes;
  - c. Mixed Use Classes;
  - d. Sui Generis
- 9.14 When removing sources of supply likely to be inconsistent, it can be demonstrated that future trends are expected to increase to approximately 100dpa in the immediate future (See chart 2).
- 9.15 The previous assessment contained in the 2018/19 HLSPS published in March 2019 identified a windfall allowance of 25dpa in years 3-5 based on past trends. This windfall assessment has been updated to include new data from the most recent monitoring year (2018/19). In light of this new information, completions on windfall sites are now expected to increase. Average annual windfall completions in the last 5 years is 84dpa, however the linear forecast (see Chart 2) suggests by 2021/22, windfall completions will be in the region of 100-105dpa.
- 9.16 However, it is considered that due to the Council's intention to adopt a new Local Plan, which will provide site allocations and direct development into specific locations, this will reduce the contribution from windfall sites towards annual completions. Albeit, there is a noticeable increase in windfall completions in recent years, and for this reason, it is considered appropriate to increase the windfall allowance from 25dpa to 30dpa to reflect the recent increase in windfall completions, but not to 84dpa due to the anticipation of a new Local Plan.
- 9.17 Following the most recent consultation, the windfall allowance has been reduced from years 3-5 to years 4-5 to reflect the 3-year implementation period of planning permissions and the number of permissions approved in 2018/19 on small sites. This is to ensure no double counting occurs.
- 9.18 Therefore, a windfall allowance of **30dpa** has been applied to years 4 and 5 of the five-year housing land supply to avoid the double counting in years 1, 2 and 3 of smaller sites already in the 5-year supply.

**Chart 2: Small Windfall Completions by Year from 'Reliable' Sources<sup>6</sup>**



<sup>6</sup> Excluding A, D, Mixed and Sui Generis Use Classes

## 10.0 LAND SUPPLY POSITION

- 10.1 This section concludes the housing land supply position in Mid Suffolk drawing on the evidence set out in sections 4 to 9 of this report. The assessment of deliverability, as explained in section 8, was carried out on all sites and those which were not considered deliverable have been removed. Overall, there are 532 sites with extant permissions which meet the relevant requirements set out in the 2019 Framework and Guidance.
- 10.2 Drawing on the evidence on housing delivery taken from national research, national housebuilder performance and local evidence, a delivery rate of **45dpa** and a lead-in time of **3.3 years** has been applied. This is outlined in detail in sections 5, 6 and 7 of this report. Where MoUs/SoCGs set out different lead-in times and delivery rates, these have been used if there is local evidence to support such assumptions. Applying these assumptions to deliverable sites equates to a housing land supply of 3,743 dwellings to 2024.
- 10.3 There are 6 sites with outline planning consent at 31<sup>st</sup> March 2019 that are considered to demonstrate the clear evidence as required by the Framework (2019) to be included in the housing land supply. These 6 sites had a reserved matters application lodged by a national or regional housebuilder at the start of the monitoring year and have been approved. No sites are included in the supply which did not have a planning permission on 31<sup>st</sup> March 2019.

### a) Housing Land Supply Components and Housing Land Supply Position

- 10.4 A summary of the sites which comprise Mid Suffolk's Housing Land Supply are outlined in Table 15. This table also calculates the housing land supply position of Mid Suffolk District Council to be **5.66 years**. A detailed trajectory is contained at Appendix 6.

**Table 15. Components of Five-Year Housing Land Supply**

Housing Land Supply Components	Housing Land Supply 2019-2024	
	Under Construction	1,312
	Full Planning Consent	540
	Reserved Matters Consent	175
	Outline Planning Consent	817
	Small Sites (<10 dwellings)	872
	Windfall Allowance	60
	<b>Total</b>	<b>3,776</b>
Requirement Calculations	Requirement Scenario	
	Base LHN requirement (dpa)	<b>556</b>
	Requirement over 5 years	2,780
	With Buffer @ 20%	3,336
	Dwellings Per Annum	667
5 Year Supply	Council Supply	
	Council Deliverable Supply	3,776
	Years @ 20% Buffer	<b>5.66</b>
	Supply against Requirement	<b>+440</b>

- 10.5 Therefore, as required by the Framework (Paragraph 73 and Glossary in Annex 2) and





in accordance with the guidance set out in the Framework and accompanying Guidance, Mid Suffolk District Council can demonstrate a 5.66 years housing land supply.

## APPENDIX 1: GLOSSARY OF TERMS

**Annual Monitoring Report (AMR):** an annual assessment of the implementation of the Local Development Scheme, which monitors the extent to which local development plan policies are being used and performance against other key indicators.

**Annual Position Statement (APS):** A document setting out the 5-year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.

**A Use Class:** Use of premises for shops, financial and professional services, restaurants and cafes, drinking establishments or hot food takeaways as described in the Town and Country Planning (Use Classes) Order 1987 (as amended).

**Build-Out Rate:** The annual build-out rate 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) Order 1987 (as amended).

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

**Core Strategy:** The Core Strategy is one of the development plan documents forming part of a local authority's Local Plan (formerly the LDF). It sets out the long-term vision for the area, the strategic objectives, and the strategic planning policies needed to deliver that vision.

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

**C3 Use Class:** Use of premises as a 'dwelling house' by a single person or by people living together as a family; or by no more than six people living together as a single household, as described in the Town and Country Planning (Use Classes) Order 1987 (as amended).

**Deliverable:** As defined in Annex 2 of the National Planning Policy Framework (2019) 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.

**Delivery Rate:** The annual build rate on a site.

**Detailed Planning Permission:** A planning application seeking full permission for a development proposal, with no matters reserved for later planning 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, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**D Use Class:** Use of premises as a non-residential institution or for assembly and leisure as described in the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

**Housing Delivery Test (HDT):** As defined in Annex 2 of the National Planning Policy Framework (2019) as a mechanism which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November. The outcome of which determines whether a 5% or 20% buffer is applied to the five-year land supply requirement.

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

**Local Development Scheme (LDS):** The local planning authority's scheduled plan for the preparation of Local Development Documents.

**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 60 of this Framework) as defined in Annex 2 of the National Planning Policy Framework (2019).

**Local Plan:** As defined in Annex 2 of the National Planning Policy Framework (2019) 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.



**Memorandum of Understanding (MoU):** A Memorandum of Understanding is a written statement of agreement between the Council and the site developer(s) which confirms the developers' delivery intentions and anticipated start and built-out rates.

**Mixed Use Class:** Use of premises which provides a mix of complementary uses, such as 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.

**National Planning Practice Guidance (Guidance):** The National Planning Practice Guidance adds further context to the National Planning Policy Framework ("NPPF") and it is intended that the two documents should be read together.

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

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

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

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

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

**Statement of Common Ground (SoCG):** A Statement of Common Ground is a written statement of agreement between the Council and the site developer(s) which confirms the developers' delivery intentions and anticipated start and built-out rates.

**Sui Generis:** Uses of land and buildings which do not fall within a specified use class of the Town and Country Planning (Use Classes) Order 1987 (as amended).

**Windfall Sites:** Defined in Annex 2 of the National Planning Policy Framework (2019) 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).

## APPENDIX 2: FRAMEWORK/GUIDANCE CHECKLIST

A1.1 This appendix provides a check between the paragraphs of the Framework and Guidance and which part of this report addresses it (or otherwise).

Reference	Location
Housing Delivery Test (20% buffer)	Section 4 (a), pages 12 & 13
Guidance 036/047: relevant to Sites with Outline Planning Consent:  Evidence may include:  <ul style="list-style-type: none"> <li>“any progress being made towards the submission of an application;</li> <li>any progress with site assessment work; and</li> <li>any relevant information about site viability, ownership constraints or infrastructure provision.”</li> </ul> For example:  <ul style="list-style-type: none"> <li>“a statement of common ground between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.</li> <li>a hybrid planning permission for large sites which links to a planning performance agreement that sets out the timescale for conclusion of reserved matters applications and discharge of conditions.”</li> </ul>	Section 8 (b), pages 28-31
Guidance 052: Consultation with Stakeholders such as:  <ul style="list-style-type: none"> <li>“small and large developers;</li> <li>land promoters;</li> <li>private and public landowners;</li> <li>infrastructure providers (such as utility providers, highways, etc);</li> <li>upper tier authorities (county councils) in two-tier areas;</li> <li>neighbouring authorities with adjoining or cross-boundary sites.”</li> </ul>	See Section 3  Appendix 7 provides a summary of the consultation responses received.
Guidance 047: Assumption on delivery rates and lead-in times to be based on clear evidence.	Sections 5, 6 & 7, pages 14-27
Guidance 048: Assessments will be expected to include:  “for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates”	Available records were not sufficient to adequately evidence this.
Guidance 048: Assessments will be expected to include “for small sites, details of their current planning status and record of completions and homes under construction by site”	See Housing Trajectory
Guidance 048: Assessments will be expected to include “permissions granted for windfall development by year and how this compares with the windfall allowance”	Section 9, pages 34-36
Guidance 048: Assessments will be expected to include “details of demolitions and planned demolitions which will have an impact on net completions”	See Housing Trajectory
Guidance 048: Assessments will be expected to include “total net completions from the plan base date by year (broken down into types of development e.g. affordable housing)”	Table 4, page 22
Guidance 048: Assessments will be expected to include “the 5 year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.”	Table 15, page 38
NPPF Paragraph 73: Standard Method for Calculating Local Housing Need where adopted Local Plans are more than 5 years old	Section 4, pages 12



### **APPENDIX 3: STATEMENTS OF COMMON GROUND/DELIVERABILITY EVIDENCE**

Appendix 3a: Chilton Leys (Taylor Wimpey)

Appendix 3b: Land west of Ixworth Road (Persimmon Homes)

Appendix 3c: Land on the north side of Norton Road (Linden Homes)

Appendix 3d: Land at Ashfield Road (Matthew Homes)

Babergh and Mid Suffolk District Councils  
Memorandum of Understanding on Deliverability

November 2018

Between: (i) Mid Suffolk District Council  
(ii) Developer Taylor Wimpey

Purpose of this Understanding

This Memorandum of Understanding has been prepared by two parties to address issues of deliverability in respect of the development at **Land North of Chilton Leys, Chilton Leys, Stowmarket**.

It addresses the following deliverability indicators cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance:

1. The planning status of the site.
2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence.
3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence.
4. Any relevant information about financial viability affecting the commencement of development.
5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.
6. Any relevant information about infrastructure provision necessary to support / enable the development.

For the purpose of this Statement, Mid Suffolk District Council is “The Local Planning Authority” and Taylor Wimpey are “The Developer”.

1. The planning status of the site

Outline planning permission for development of approximately 600 new dwellings, together with a local centre, sports pavilion, open space and recreation facilities, was approved at Mid Suffolk District Councils Development Control Committee on Wednesday 26<sup>th</sup> July 2017 - DC/18/03111

A Full Planning Application for highway and utilities infrastructure, including: main spine road, emergency access, drainage and attenuation, a pumping station, electricity substations and other utilities was approved on 3 July 2017 – 5005/16

This Memorandum focuses on the first RM application for 175 dwellings including associated landscaping and infrastructure was approved at MSDC Development Control Committee on the 24<sup>th</sup> October 2018 - DC/18/03111

2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence

All Pre-Commencement conditions (attached to the OPP) listed below have been submitted under reference number DC/18/04761 and are due to be determined on or before 25<sup>th</sup> December 2018

4. Action required prior to commencement of works: pre-commencement condition: approval of phasing of development - approved with RM Application ref: DC/18/03111
5. Action required prior to the commencement of development - archaeological works action required prior to the commencement of development: construction management to be agreed
8. Action required prior to the commencement of development: construction management to be agreed
12. Action required prior to commencement of development: landscape protection
13. Action required in accordance with a specific timetable: agreement of materials
20. Action required prior to commencement of works: superfast broadband – approved with RM Application ref: DC/18/03111
3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence

A site wide strategy for the archaeological works was produced in tandem with Suffolk County Council and the works are being undertaken on a staged basis as agreed with the County Archaeologist. GCN mitigation works have commencement and will be in place for the duration of the development. There are no additional site assessment works that will affect our intentions to deliver this site as planned.

4. Any relevant information about financial viability affecting the commencement of development.

The viability assessment carried out at the time of the Outline Planning Application is reflected within both the parameters for design and the accompanying S106 agreement. Unless there is a significant change in the housing market viability will not affect our ability to deliver housing.

5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.

The land subject to the Outline Planning Consent is controlled by Taylor Wimpey therefore there is no issue in this regard.

6. Any relevant information about infrastructure provision necessary to support / enable the development.

The infrastructure which serves the development has been approved under a separate Full Planning Application (ref:5005/16) and is already well under construction. This means that the infrastructure will be in place allowing the Reserved Matters applications to be brought forward promptly. It will also assist the speed of delivering the site in a safe and strategic manner.



## Deliverability assessment – Phase 1

The table below are the actual recorded delivery rates for Phase 1 of this development (2015-18). We hope this will provide assurances that the forecasts within table 1.2 will be adhered to, and will be completed with the remaining numbers outlined.

Table 1.1

<b>Stage</b>	<b>Programme / Timescales</b>
<b>Application Reference</b>	2722/13
<b>Total No. Dwellings</b>	215
<b>Full RTG</b>	12 Mar 2014
<b>S106 Agreed</b>	2 April 2015
<b>Decision Date</b>	17 Apr 2015
<b>Completions Per Year</b>	
<b>Year</b>	<b>(No. of dwellings)</b>
2015	8
2016	52
2017	57
2018 (Jan to Oct)	46
2018 (Nov to Dec)	13
2019 (to be completed)	35
2024 (to be completed)	4 – show homes

## Deliverability assessment – Phase 2a

The table below outlines our intentions for delivery of Phase 2a of this development, and Taylor Wimpey remain fully committed to these forecasts.

Table 1.2

<b>Stage</b>	<b>Programme / Timescales</b>
<b>Application Reference</b>	DC/18/03111
<b>Total No. Dwellings</b>	175
<b>S106 Agreed</b>	6 July 2018
<b>Committee Date</b>	24 October 2018
<b>Decision Notice Issued</b>	2 November 2018
<b>Completions Per Year</b>	
<b>Year</b>	<b>(No. of dwellings)</b>
2019	15
2020	50
2021	50
2022	50
2023	10

Deliverability assessment – Phase 2b

The table below outlines our expectations for delivery of Phase 2b of the Chilton Leys development. This is based on Phases 1 and 2a (above), and Taylor Wimpey remain fully committed to these forecasts.

Table 1.3

<b>Stage</b>	<b>Programme / Timescales</b>
<b>Application Reference</b>	Future application
<b>Total No. Dwellings</b>	425
<b>Completions Per Year</b>	
<b>Year</b>	<b>(No. of dwellings)</b>
<b>2023</b>	40
<b>2024</b>	50
<b>2025</b>	50
<b>2026</b>	50
<b>2027</b>	50
<b>2028</b>	50
<b>2029</b>	50
<b>2030</b>	50
<b>2031</b>	35

**Signed on behalf of Taylor Wimpey East Anglia:**

**Print Name: Daniel Hewett**

**Position: Strategic Land and Planning Manager**

**Date: 22nd November 2018**

**Signed on behalf of Mid Suffolk District Council:**

**Print Name: Steven Stroud**

**Position: Strategic Projects and Delivery Manager**

**Date: 22<sup>nd</sup> November 2018**

## **Outline, PiP, Brownfield Register, allocations and Majors:**

Babergh and Mid Suffolk District Councils

Statement of Common Ground on Deliverability

January 2019

Between: (i) Mid Suffolk District Council

(ii) The Developer – Persimmon Homes

### Purpose of this Statement of Common Ground

This Statement of Common Ground has been prepared by two parties to address issues of deliverability in respect of the development(s) at Ixworth Road, Thurston.

It addresses the following deliverability indicators cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance:

1. The planning status of the site
2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence
3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence
4. Any relevant information about financial viability affecting the commencement of development.
5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.
6. Any relevant information about infrastructure provision necessary to support / enable the development.
7. Expected delivery and build-out rates.

For the purpose of this Statement, Mid Suffolk District Council is “The Local Planning Authority” and Persimmon Homes “The Developers”.

#### 1. The planning status of the site

Outline planning permission for up to 250 dwellings was approved on 9th July 2018 (Ref. 4963/16)

The permission is subject to a condition requiring the submission of Reserved Matters within 2 years and implementation within 2 years of submission of Reserved Matters.

2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence

Pre-application advice was offered by the LPA in June 2018. The feedback was generally positive.

A Reserved Matters application was registered on 9th August 2018 (Ref. DC/18/03547). The layout took account of comments made at the pre-application stage.

Following submission of the reserved matters, two meetings have taken place with the case officer and amendments have been made to address the comments made. The case officer has advised that there are no fundamental issues with the layout, though a comment was made about the location of the Public open Space. The POS has been located in a position which was established through the principles of the outline planning permission. Amendments to the layout and design have now been submitted to the Council and we expect the application to be presented to the planning committee on 13th February 2019.

Mid Suffolk District Council will make best endeavours to discharge conditions expeditiously and within statutory timescales.

3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence

A strategy for dealing with the surface water drainage has been prepared and the detailed surface water drainage scheme (required by condition) is being progressed. This was delayed until we had comfort from the LPA that the layout was acceptable.

The following conditions will require to be discharged prior to commencement of works:-

- Hard and soft landscaping scheme (note the strategic landscaping proposals have been submitted with the reserved matters)
- Construction Management Plan
- Surface Water Drainage Scheme
- Implementation, Maintenance and Management of Surface Water Drainage Scheme
- Construction Surface Water Management Plan
- Prevention of discharge of water onto the highway
- Archaeology (WSI) – note the investigative work has commenced

Mid Suffolk District Council will make best endeavours to discharge conditions expeditiously and within statutory timescales.

4. Any relevant information about financial viability affecting the commencement of development.

There are no viability issues on this site. s106 requirements have been established at the outline stage and 35% affordable housing is provided in line with Mid Suffolk

District Council's policies. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years.

5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.

The site is owned by a single landowner with Persimmon having the option on the site. There are no site ownership or access constraints in respect of the site which would prevent the delivery of the site within 5 years.

6. Any relevant information about infrastructure provision necessary to support / enable the development.

There are no infrastructure issues associated with this development.

7. The developer's delivery intentions and anticipated start and build-out rates



This site is considered to be deliverable within 5 years. There are no issues or constraints with this site that would stall development. Following approval of the reserved matters and agreement of details required by pre-commencement conditions, it is envisaged that construction would get underway later this year.

The anticipated build programme would be 50 units per year with completion of the development in 2024, as follows:

2019	2020	2021	2022	2023	2024
0	50	50	50	50	50

Deliverability assessment

Based on the above information, it is considered that there is clear evidence that the site is deliverable having regard to the tests within Annexe 2 of the NPPF and PPG.

<p>Signed</p>  <p>Steven Stroud Strategic Projects Manager</p> <p>Date 10<sup>th</sup> January 2019</p>	<p>On behalf of Mid Suffolk District Council</p>
<p>Signed</p>  <p>Date 10<sup>th</sup> January 2019</p>	<p>On behalf of Persimmon Homes</p>

## Statement of Common Ground between (i) Mid Suffolk District Council and (ii) the Developer – Linden (Thurston) LLP

<b>Site Address:</b>  Land at Norton Road, Thurston
<b>Planning Reference(s)/ Local Plan Reference(s):</b>  5070/16 and DC/19/01602
<b>Date: 3<sup>rd</sup> July 2019</b>

### Purpose of this Statement of Common Ground

This Statement of Common Ground has been prepared by two parties to address issues of deliverability in respect of the development(s) at Land at Norton Road, Thurston.

It addresses the following deliverability indicators cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance:

1. The planning status of the site
2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence
3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence
4. Any relevant information about financial viability affecting the commencement of development.
5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.
6. Any relevant information about infrastructure provision necessary to support / enable the development.
7. Expected delivery and build-out rates.

For the purpose of this Statement, Mid Suffolk District Council is “The Local Planning Authority” and Linden (Thurston) LLP “The Developers”. Linden (Thurston) LLP is a wholly owned subsidiary of Linden Homes, a national housebuilder delivering circa 3,500 new homes per annum, set up for the specific purpose of delivering this development.

1. The planning status of the site  
The site has Outline Planning Permission for residential development granted on 29<sup>th</sup> March 2018.
2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence  
A Reserved Matters Application was submitted in March 2019 for the first phase of development amounting to 87 dwellings (57 open market and 30 affordable houses)

3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence

No further site assessment work needs to be undertaken. Applications to clear the pre-commencement conditions have been submitted and are being processed by MSDC. The S278 Agreement for the site accesses is in draft form and submitted to the Local Highways Authority for comment.

4. Any relevant information about financial viability affecting the commencement of development.

There are no financial viability issues which would prevent a start on site.

5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.

Linden (Thurston) LLP own the site and there is an existing field access which can be used for construction purposes in advance of the S278 Agreement being finalised. Applications have been made to the relevant utilities operators to divert services where necessary along the Norton Road frontage.

6. Any relevant information about infrastructure provision necessary to support / enable the development.

There is nothing of significance which would prevent a start on site or the progression of the development.

7. The developer's delivery intentions and anticipated start and build-out rates:

Start on Site anticipated August 2019

Forecast build delivery from 1<sup>st</sup> April to 31<sup>st</sup> March of each year as follows:


2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
6	40	40	40	40	34


8. Updates Since Last Statement of Common Ground (if applicable)

N/A

Deliverability assessment

Based on the above information, it is considered that there is clear evidence that the site is deliverable having regard to the tests within Annexe 2 of the NPPF and PPG.

<b>Signed on behalf of Mid Suffolk District Council</b>	
<b>Name</b>	Steven Stroud
<b>Position</b>	Strategic Projects Manager
<b>Date</b>	3rd July 2019

<b>Signed on behalf of 'the Developer'</b>	
<b>Name</b>	John Baines
<b>Position</b>	Land & Planning Director
<b>Date</b>	3-7-19.

<b>Version</b>	1
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## Karen Moshkovitz

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**From:** Emma Raine  
**Sent:** 12 July 2019 10:40  
**To:** Emma Raine  
**Subject:** FW: 0210/17 - Land at Ashfield Road, Elmswell

**From:** Chris Santer <[chris.santer@matthew-homes.com](mailto:chris.santer@matthew-homes.com)>  
**Sent:** 26 June 2019 17:16:53  
**To:** Steven Stroud  
**Subject:** RE: 0210/17 - Land at Ashfield Road, Elmswell

Hi Steven,

Yes this sounds about right but obviously dependant upon the market, weather or other things outside of our control.

Regards

Chris

Chris Santer  
Senior Land Manager  
01707 655550  
07929 127753  
[chris.santer@matthew-homes.com](mailto:chris.santer@matthew-homes.com)

**Matthew Homes Limited**  
Head Office: Matthew House, 45-47 High Street, Potters Bar EN6 5AW  
Reg.No: 1210027 England  
Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ

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**From:** Steven Stroud <[Steven.Stroud@babberghmidsuffolk.gov.uk](mailto:Steven.Stroud@babberghmidsuffolk.gov.uk)>  
**Sent:** 26 June 2019 16:39  
**To:** Chris Santer <[chris.santer@matthew-homes.com](mailto:chris.santer@matthew-homes.com)>  
**Subject:** Re: 0210/17 - Land at Ashfield Road, Elmswell

Hi Chris,

Apologies for my delayed response, I am out of the office at present.

That's fantastic, thank you and this is very useful to know. We have estimated, taking into account local and national evidence, that a build-out rate of 40 dwellings per annum is achievable; does that tally with your own estimations for this site?

Best wishes,

Steve

**Steven Stroud**

Strategic Projects and Delivery Manager  
Babergh and Mid Suffolk District Councils - Working Together  
T 07895 331825  
E [steven.stroud@baberghmidsuffolk.gov.uk](mailto:steven.stroud@baberghmidsuffolk.gov.uk)

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given.

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**From:** Chris Santer <[chris.santer@matthew-homes.com](mailto:chris.santer@matthew-homes.com)>  
**Sent:** 20 June 2019 12:41  
**To:** Steven Stroud  
**Subject:** RE: 0210/17 - Land at Ashfield Road, Elmswell

Hello Steve,

Thanks for the email.

As you know our application is in and the consultation period ends this week. I'm expecting to be able to speak to the case officer next week to discuss what comments have been received and how these will be addressed. Given the pre-application work completed we are expecting a positive response from the statutory consultees. Of course we would like to achieve a positive outcome by the prescribed determination date of 22<sup>nd</sup> August and plans are already in place to ensure we hit the ground running should a favourable decision be forthcoming on this date.

All being well, our aim at present is to be on site at the beginning of 2020 and I'd be interested to know how this sits with your expectation?

Regards

Chris

Chris Santer  
Senior Land Manager  
01707 655550  
07929 127753  
[chris.santer@matthew-homes.com](mailto:chris.santer@matthew-homes.com)

**Matthew Homes Limited**

Head Office: Matthew House, 45-47 High Street, Potters Bar EN6 5AW

Reg.No: 1210027 England

Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ

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**From:** Steven Stroud <[Steven.Stroud@babberghmidsuffolk.gov.uk](mailto:Steven.Stroud@babberghmidsuffolk.gov.uk)>

**Sent:** 20 June 2019 10:50

**To:** Chris Santer <[chris.santer@matthew-homes.com](mailto:chris.santer@matthew-homes.com)>

**Subject:** 0210/17 - Land at Ashfield Road, Elmswell

**Importance:** High

Dear Chris,

I am writing in respect of the above site and your recent submission of the reserved matters and details to deal with obligations/conditions attached to the planning permission; it is good to see some positive progression.

Delivery is an important consideration to our Members and something that it would be helpful to report on, not least when discussing the merits of your scheme and the ability for a contribution to our land supply to be made.

Can I enquire as to how this is moving forward and what your projections are for delivery?

I'm happy to discuss if you have any queries and look forward to hearing from you.

Thanks

Steve

**Steven Stroud**

Strategic Projects and Delivery Manager

Babergh and Mid Suffolk District Councils - Working Together

T 07895 331825

E [steven.stroud@babberghmidsuffolk.gov.uk](mailto:steven.stroud@babberghmidsuffolk.gov.uk)

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given.

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

## APPENDIX 4: REGIONAL EVIDENCE OF DELIVERY

PP Ref	District	Site Address	Site Capacity	Dev. Progress	No. of Days between First/Latest Completion	No. of Years	Total Comps	Ave. completions /annum
<b>Sites Greater than 100 Dwellings in Size</b>								
B/14/00804/FUL	Babergh	Land E of Carsons Drive	166	U/C	384	1.1	76	72
B/13/00113/OUT	Babergh	Guildford Europe, Radiator Road	112	U/C	686	1.9	99	53
M/2986/15/OUT	Mid Suffolk	Land adjacent Bramford Playing Field, The Street	130	U/C	105	0.3	23	80
M/0846/13/OUT	Mid Suffolk	Former Grampian/Harris Factory, St. Edmund Drive	190	U/C	302	0.8	49	59
M/3310/14/FUL	Mid Suffolk	Former Masons Cement Wks	276	U/C	1084	3.0	225	76
M /3153/14/FUL	Mid Suffolk	Needham Chalks Ltd	266	U/C	69	0.2	21	111
M /2722/13/FUL	Mid Suffolk	Land at Chilton Leys	215	U/C	1053	2.9	163	57
DC/01/0977/OUT	East Suffolk	Woods Meadow, Land south of Hall Lane, Oulton	800	U/C	1217	3.3	252	76
06/0795/OUT	Cambridge	Bell School Development Site	271	U/C	1225	3.4	154	46
05/01078/OUT	Peterborough	Tranche NC2 Phase 2	173	U/C	1351	3.7	130	35
10/01976/OUT	Chelmsford	Land off Belsteads Farm	74	U/C	453	1.2	73	59
							<b>Average</b>	<b>66dpa</b>
<b>Sites Less than 100 Dwellings in Size</b>								
M /1492/15/FUL	Mid Suffolk	Land W of Farriers Rd, Edgecomb Park, (Phase 1)	75	U/C	477	1.3	31	24
M /0210/15/FUL	Mid Suffolk	Land off Kingfisher Drive/Chalk Hill Rise	23	Completed	403	1.1	23	21
M/0669/08/OUT	Mid Suffolk	Chapel Farm	23	Completed	400	1.1	23	21
M /0254/15/OUT	Mid Suffolk	GR Warehousing Site, Old Station Rd	56	U/C	523	1.4	49	34
M/2910/11/FUL	Mid Suffolk	Former Unilever Site, High Street, Needham Maltings	90	Completed	707	1.9	90	46
M /0958/16/FUL	Mid Suffolk	9 Finborough Road	22	Completed	407	1.1	22	20
M/1662/14/FUL	Mid Suffolk	Land Adjoining Roundabout, Bury Road	27	U/C	435	1.2	24	20
M/2742/14/FUL	Mid Suffolk	Land at St Marys Road-Phase 2	62	Completed	432	1.2	62	52
M/3112/15/OUT	Mid Suffolk	Land between Gipping Road and Church Road (Phase 1)	75	U/C	300	0.8	60	73
B/14/00499	Babergh	Walnut Tree Hospital, Walnut Tree Lane	55	U/C	574	1.6	49	31
B/15/01043/FUL	Babergh	Former Fleetwood Caravan Site, Hall Street	44	U/C	508	1.4	33	24
B/13/00917	Babergh	Land east of Bulmer Road	43	U/C	98	0.3	26	97
B/2178/14/FUL	Babergh	Tranche 2, Steeles Road	34	Completed	321	0.9	34	39
B/14/01288/FUL	Babergh	Land on the East Side of Ipswich Road, Holbrook	78	U/C	564	1.5	74	48
DC/11/1095/FUL	East Suffolk	Former Fire Station Normanston Drive	32	Completed	685	1.9	32	17
DC/14/2046/OUT	East Suffolk	Land off Fairview Road	22	U/C	497	1.4	20	15
15/2321/FUL	Cambridge	Eastfields, Cambridge	50	U/C	288	0.8	49	62
14/01781/FUL	Chelmsford	Land adjacent Cock Inn, Main Road, Boreham	28	Completed	340	0.9	28	30
13/00951/OUT	Peterborough	Land to the south of Woburn Drive, Thorney	80	U/C	452	1.2	47	38
14/00076/FUL	Peterborough	Land east of Fountains Place, Eye	50	U/C	1000	2.7	37	14
13/00649/FUL	Peterborough	Land off Thorney Road	52	U/C	609	1.7	51	31
							<b>Average</b>	<b>36dpa</b>

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<https://www.avanthomes.co.uk/about-us/corporate-news/avant-homes-announces-reord-financial-results-and-40-per-cent-rise-in-profits-for-2018/>

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## **APPENDIX 6: HOUSING TRAJECTORY**

Sites Under Construction																				
Planning Reference	Development Status	Parish	Address	Date of Approval	New Dwellings	Dwellings Lost	Net Dwellings	MSDC_start	Development Progress	N/S	U/C	Completions at 1st April 2019	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Total in 5yrs	Total incl. Completions	Remaining Outside SYR Period
M /1008/11/FUL	FUL permission	Badwell Ash	Land adj to Donard, Back Lane, Badwell Ash	12/04/2012	17	0	17	14/08/2018	Under Construction	8	7	2	15					15	17	0
M /0156/17/RES	FUL permission	Bramford	Land adjacent to Bramford Playing Field, The Street	14/07/2017	130	0	130	15/02/2018	Under Construction	90	17	23	45	45	17			107	130	0
M /1492/15/FUL	FUL permission	Combs	Land W of Farriers Rd, Edgecomb Park, Hybrid App (Phase 1)	06/07/2016	75	0	75	31/03/2019	Under Construction	0	15	60	15					15	75	0
DC/18/01679/RES	FUL permission	Elmswell	Land adjacent to Wetherden Road, Elmswell, IP10 9DG	25/10/2018	240	0	240	26/11/2018	Under Construction	239	1	0	45	45	45	45	45	225	225	15
M /3918/15/RES	FUL permission	Elmswell	Former Grampian/Harris Factory, St. Edmund Drive	02/06/2016	190	6	184	24/01/2017	Under Construction	126	11	47	45	45	45	2		137	184	0
DC/17/06092/RES	FUL permission	Gislingham	Land On The South Side Of Thornham Road, Gislingham, IP23 8HP	01/06/2018	40	0	40	13/08/2018	Under Construction	39	1	0	40					40	40	0
M /3310/14/FUL	FUL permission	Great Blakenham	Former Masons Cement Wks, Land btwn Gipping and Bramford Rd	17/06/2015	437	0	437	29/06/2016	Under Construction	2	18	417	20					20	437	0
DC/18/01487/RES	FUL permission	Great Blakenham	Land On The West Side Of Stowmarket Road, Great Blakenham, Suffolk	27/06/2018	130	0	130	18/02/2018	Under Construction	129	1	0	45	45	40			130	130	0
DC/17/04375/FUL	FUL permission	Laxfield	Land adjacent to Mill Road (south side of 13 Noyes Avenue)	23/11/2017	12	0	12		Under Construction	1	0	11	1					1	12	0
M /2211/16/RES	FUL permission	Mendlesham	GR Warehousing Site, Old Station Rd	13/10/2016	56	0	56	22/03/2017	Under Construction	0	15	41	15					15	56	0
M /3153/14/FUL	FUL permission	Needham Market	Needham Chalks Ltd, Ipswich Rd	14/12/2015	266	2	264	12/07/2017	Under Construction	189	14	61	33	33	33	33	33	165	226	38
M /2452/14/FUL	FUL permission	Onehouse	Land at Red Willows Ind' Estate, Finborough Rd	01/04/2016	11	0	11	28/05/2019	Under Construction	5	6	0	11					11	11	0
M /4195/15/FUL	FUL permission	Palgrave	Land south east of Lion Road	18/11/2016	21	0	21	08/08/2017	Under Construction	2	19	0	21					21	21	0
M /2722/13/FUL	FUL permission	Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Onehouse)	17/04/2015	215	0	215	31/03/2019	Under Construction	0	23	192	23					23	215	0
DC/18/03111/FUL	FUL permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket	02/11/2018	175	0	175	31/03/2019	Under Construction	169	6	0	45	45	45	40		175	175	0
M /4556/16/FUL	FUL permission	Stowmarket	Phase 3D Cedars Park, Land South of Gun Cotton Way	08/01/2018	48	0	48	04/03/2018	Under Construction	47	1	0	45	3				48	48	0
M /3756/12/FUL	FUL permission	Stowmarket	19-21 Violet Hill Road, Stowmarket	14/01/2014	13	0	13	31/03/2018	Under Construction	0	13	0	13					13	13	0
DC/18/00097/RES	FUL permission	Stowupland	Land between Gipping Road and Church Road (Phase 2)	10/04/2018	100	0	100	12/10/2018	Under Construction	72	28	0	45	45	10			100	100	0
DC/17/02755/RES	FUL permission	Stowupland	Land between Gipping Road and Church Road (Phase 1)	07/11/2017	75	0	75	05/12/2017	Under Construction	0	23	52	23					23	75	0
M /4974/16/FUL	FUL permission	Tostock	Land east of Norton Road, (south of Fiddlers Creek, north of Tostock Village Hall)	17/07/2017	14	0	14	17/01/2018	Under Construction	6	8	0	14					14	14	0
DC/17/06283/RES	FUL permission	Laxfield	Land On West Side Of, Bickers Hill Road, Laxfield	22/08/2018	10	0	10	28/08/2018	Under Construction	0	6	4	6					6	10	0
M /1795/16/FUL	FUL permission	Stowmarket	Wade House (former Care Home) Violet Hill Road	01/11/2016	38	30	8	01/04/2017	Under Construction	7	1	0	8					8	8	0
<b>Sub Total</b>												<b>910</b>	<b>573</b>	<b>306</b>	<b>235</b>	<b>120</b>	<b>78</b>	<b>1312</b>	<b>2222</b>	<b>53</b>
<b>5 Year Supply</b>															<b>1312</b>					

**Sites with Full Planning Permission**

Planning Reference	Development Status	Parish	Site Address	Date of Approval	New Dwellings	Dwellings Lost	Net Dwellings	Development Progress	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Total	Remaining Outside SYR Period
DC/17/04849/FUL	FUL permission	Badwell Ash	Land At The Broadway Back Lane, Badwell Ash	25/05/2018	13	0	13	Not Started			13			13	0
M /0191/17/FUL	FUL permission	Barham	Land rear of De Saumarez Drive, Barham, IP6 0SN	25/01/2018	23	0	23	Not Started			23			23	0
M /2700/12/FUL	FUL permission	Bramford	Former Scotts/Fisons site, Paper Mill Lane Hybrid: Application ref. used twice for Full and Outline	08/04/2016	74	0	74	Not Started						0	74
M /4455/16/FUL	FUL permission	Onehouse	Land To The South Of Union Road, Onehouse, IP14 3EH	17/08/2018	300	0	300	Not Started		15	45	45	45	150	150
DC/18/01163/FUL	FUL permission	Stowmarket	Land South Of Gun Cotton Way, Stowmarket, Suffolk	19/12/2018	68	0	68	Not Started				45	23	68	0
M /3668/13/FUL	FUL permission	Stowmarket	Land at Prentice Road (ref to as 'Station Qtr' in SAAP)	21/04/2015	33	0	33	Not Started						0	33
M /2028/15/FUL	FUL permission	Stowmarket	Land off Creeting Road West	04/03/2016	14	0	14	Not Started						0	14
M /3208/15/FUL	FUL permission	Stowmarket	Mulberry House, Milton Road South, Stowmarket, IP14 1EZ	03/03/2016	14	0	14	Not Started						0	14
M /4005/14/FUL	FUL permission	Stradbroke	Grove Farm, Queen Street	24/03/2016	44	0	44	Not Started						0	44
M /4714/16/FUL	FUL permission	Thorndon	Kerrison Conference & Training Centre, Stoke Ash Road, Thorndon, IP23 7JG	09/11/2017	28	0	28	Not Started			28			28	0
DC/17/02232/FUL	FUL permission	Thurston	Land On The West Side Of Barton Road, Thurston, Suffolk	05/07/2018	129	0	129	Not Started			23	45	45	113	16
M /4942/16/FUL	FUL permission	Thurston	Land at Meadow Lane, Thurston, IP31 3QG	08/01/2019	64	0	64	Not Started				45	19	64	0
M /2982/15/FUL	FUL permission	Whitton	Whitton Park Retirement Home, Thurleston Lane	08/04/2016	19	0	19	Not Started						0	19
M /2112/16/FUL	FUL permission	Woolpit	Land on the East Side of Green Road, Woolpit	28/09/2018	49	0	49	Not Started				45	4	49	0
M /0928/17/FUL	FUL permission	Barham	Land at Norwich Road, (adjacent to Henry VIII Farmhouse)	29/03/2018	10	0	10	Not Started			10			10	0
M /0117/17/FUL	FUL permission	Stowupland	Land at Church Road	19/12/2017	10	0	10	Not Started			10			10	0
M /2480/16/FUL	FUL permission	Wortham	Land south of Bury Road, Wortham, IP22 1PW	12/05/2017	12	0	12	Not Started			12			12	0
<b>Sub Total</b>									<b>0</b>	<b>15</b>	<b>164</b>	<b>225</b>	<b>136</b>	<b>540</b>	<b>364</b>
<b>5 Year Supply</b>											<b>540</b>				

Sites with Outline Planning Permission																
Planning Reference	Development Status	Parish	Site Address	Date of Approval	New Dwellings	Lost Dwellings	Net Dwellings	Development Progress	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Total	Remaining Outside SYR Period	
M /3270/16/OUT	OUT permission	Bacton	Land adjacent Wyverstone Road, Bacton, IP14 4LH	22/12/2017	64	0	64	Not Started						0	64	
DC/18/00723/OUT	OUT permission	Bacton	Land To The East Of Turkeyhall Lane And To The North Of North Close, Bacton	03/07/2018	51	0	51	Not Started						0	51	
M /0764/15/OUT	OUT permission	Bacton	Land West of Broad Road, Bacton	05/04/2016	47	0	47	Not Started						0	47	
DC/17/02760/OUT	OUT permission	Botesdale	Land South of Diss Road Street, Botesdale, IP22 1DA	03/07/2018	69	0	69	Not Started						0	69	
M /0460/17/OUT	OUT permission	Botesdale	Land At Back Hills Botesdale Suffolk	05/07/2018	40	0	40	Not Started						0	40	
M /2700/12/OUT	OUT permission	Bramford	Former Scotts/Fisons site Paper Mill Lane Hybrid: Application ref. used twice for OL and Full.	08/04/2016	98	0	98	Not Started						0	98	
M /0408/17/OUT	OUT permission	Bramford	By-pass Nurseries, Bramford Road	16/03/2018	20	0	20	Not Started						0	20	
M /1492/15/OUT	OUT permission	Combs	Land W of Farriers Rd, Edgecomb Park, Hybrid App (Phase 2)	06/07/2016	110	0	110	Not Started	11	26	26	26	21	110	0	
M /4188/15/OUT	OUT permission	Creeting St Mary	J. Breheny Contractors Ltd. Flordon Road	08/04/2016	52	0	52	Not Started						0	52	
M /0210/17/OUT	OUT permission	Elmswell	Land To The East Of Ashfield Road Elmswell IP30 9HG	03/07/2018	106	0	106	Not Started			23	40	43	106	0	
M /3469/16/OUT	OUT permission	Elmswell	Land East of Borley Crescent, Elmswell	26/05/2017	60	0	60	Not Started		15	45			60	0	
M /4909/16/OUT	OUT permission	Elmswell	Land East Of Warren Lane And West Of Cresmedow Way, Elmswell	21/06/2018	38	0	38	Not Started						0	38	
M /3563/15/OUT	OUT permission	Eye	Land South of Eye Airfield, Castleton Way	27/03/2018	280	0	280	Not Started						0	280	
M /4410/16/OUT	OUT permission	Fressingfield	Land and buildings at Red House Farm, Priory Road	15/08/2017	28	0	28	Not Started						0	28	
M /3872/16/OUT	OUT permission	Fressingfield	Land South West Of School Lane, Fressingfield IP21 5PZ	04/07/2018	18	0	18	Not Started						0	18	
DC/17/03568/OUT	OUT permission	Great Bricett	Great Bricett Business Park, The Street Great Bricett Suffolk IP7 7DZ	07/01/2019	51	0	51	Not Started						0	51	
DC/17/04968/OUT	OUT permission	Great Finborough	Land At Pear Tree Place, High Road, Great Finborough, Suffolk	02/07/2018	24	0	24	Not Started						0	24	
DC/17/04113/OUT	OUT permission	Haughley	Land East Of King George's Field, Green Road, Haughley, IP14 3RA	31/05/2018	98	0	98	Not Started						0	98	
M /4242/16/OUT	OUT permission	Mendlesham	Land to North West of Mason Court (known as Old Engine Meadow)	27/02/2018	28	0	28	Not Started						0	28	
DC/17/05549/OUT	OUT permission	Needham Market	Land North West Of Hill House Lane, Needham Market, IP6 8RH	10/07/2018	66	0	66	Not Started						0	66	
M /3679/13/OUT	OUT permission	Needham Market	Land W of Anderson Close, Hill House Lane	09/06/2016	37	0	37	Not Started						0	37	
DC/18/00229/OUT	OUT permission	Rattlesden	Land Adjacent Roman Rise, Rattlesden IP30 0QY	09/07/2018	22	0	22	Not Started						0	22	
M /3858/16/OUT	OUT permission	Rickinghall	Land Adj Greenacres, Garden House Lane Rickinghall Superior IP22 1EA	19/11/2018	42	0	42	Not Started						0	42	
M /5007/16/OUT	OUT permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket	05/07/2018	600	0	600	Not Started		25	50	50	50	175	425	
M /5024/16/OUT	OUT permission	Stowupland	Land to the West of Thorney Green Road Stowupland	18/05/2018	85	0	85	Not Started						0	85	
M /0195/16/OUT	OUT permission	Stowupland	Land to the West of Thorney Green Road, Stowupland	18/05/2018	58	0	58	Not Started						0	58	
M /4963/16/OUT	OUT permission	Thurston	Land West Of Ixworth Road, Thurston IP31 3PB	09/07/2018	250	0	250	Not Started		50	50	50	50	200	50	
M /5070/16/OUT	OUT permission	Thurston	Land on the North side of Norton Road	29/03/2018	200	0	200	Not Started	6	40	40	40	40	166	34	
M /2613/11/OUT	OUT permission	Thurston	Thurston Granary, Station Hill, Thurston	19/05/2015	97	0	97	Not Started						0	97	
M /1352/17/OUT	OUT permission	Walsham le Willows	Land West of Wattisfield Road, Walsham Le Willows, Suffolk	05/07/2018	60	0	60	Not Started						0	60	
DC/17/02783/OUT	OUT permission	Walsham le Willows	Land Opposite Broad Meadow, Walsham Le Willows Suffolk	30/05/2018	22	0	22	Not Started						0	22	
M /1832/17/OUT	OUT permission	Whitton	Land To The West Of Old Norwich Road And To The East Of The A14 Claydon	04/03/2019	190	0	190	Not Started						0	190	
M /1636/16/OUT	OUT permission	Woolpit	Land South Of Old Stowmarket Road Woolpit	06/07/2018	120	0	120	Not Started						0	120	
M /5013/16/OUT DC/19/01650	OUT permission	Mellis	Land at Bullocks Farm, Earlsford Road	07/03/2018	10	0	10	Not Started						0	10	

DC/17/02657/OUT	OUT permission	Rickingham	Land at Rectory Hill	01/02/2018	10	0	10	Not Started									10
M /2798/16/OUT	OUT permission	Rickingham	Land to the rear of Willowmere, Garden House Lane	12/01/2018	10	0	10	Not Started									10
DC/17/04689/OUT	OUT permission	Worlingworth	Land to South of shop street, Worlingworth, IP13 7HX	02/07/2018	26	0	26	Not Started							0		26
<b>Sub Total</b>									17	156	234	206	204	817		2370	
<b>Sub Total</b>											817						

**Sites with Reserved Matters Consent**

Planning Reference	Development Status	Parish	Site Address	Date of Approval	New Dwellings	Dwellings Lost	Net Dwellings	Development Progress	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Total	Remaining Outside 5YR Period
DC/18/01376/RES	FUL permission	Thurston	Land to the south of Norton Road	12/10/2018	175	0	175	Not Started		40	45	45	45	175	0
<b>Sub Total</b>									<b>0</b>	<b>40</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>175</b>	<b>0</b>

**Small Sites (<10 Dwellings) with Planning Permission**

Planning Reference	Development Status	Parish	Site Address	Date of Approval	New Dwellings	Dwellings Lost	Net Dwellings	Building Control Start Date	Development Progress	No. of Dwellings in 5 Year Supply
DC/17/04643/FUL	FUL permission	Akenham	Church Farm Barn, Thurleston Lane, Akenham, Ipswich, IP1 6TH	30/07/2018	1	1	0	31/10/2018	Under Construction	0
DC/18/00355/OUT	OUT permission	Ashbocking	Red House Farm, Access Road From B1078 To The Red House, Ashbocking, IP6 9LD	07/06/2018	5	1	4		Not Started	4
DC/18/03154/FUL	FUL permission	Ashbocking	Land To The North Of The White House, The Green Ashbocking, IP6 9JZ	07/09/2018	1	0	1		Not Started	1
M /0817/17/PRN	FUL permission	Ashbocking	Red House, Access Road from B1078 to Red House Farm, IP6 9LD	20/04/2017	2	0	2		Not Started	0
M /1597/16/OUT	OUT permission	Ashbocking	Land adjacent to El Olivar, The Green, Ashbocking IP6 9PG	30/06/2017	1	0	1		Not Started	1
DC/18/01402/FUL	FUL permission	Ashfield cum Thorpe	Pear Tree Farm, The Street	06/06/2018	1	0	1		Not Started	1
DC/17/03896/FUL	FUL permission	Bacton	Willow Cottage, Earls Green Road	03/11/2017	1	0	1		Not Started	1
DC/17/04398/FUL	FUL permission	Bacton	Land adjacent to Mills Cottage Broad Road	21/11/2017	1	0	1		Not Started	1
DC/17/04991/OUT	OUT permission	Bacton	Land to south west of Nutwood The Street	28/11/2017	5	0	5		Not Started	5
DC/18/00537/FUL	FUL permission	Bacton	Land to rear of 7 & 8 Earls Green Bacton	27/03/2018	2	0	2	12/11/2018	Under Construction	0
DC/18/01774/FUL	FUL permission	Bacton	Montenotte, Clay Lane, Bacton, Stowmarket, Suffolk, IP14 4NL	18/06/2018	1	1	0	18/06/2018	Under Construction	0
DC/18/02803/FUL	FUL permission	Bacton	2 Pound Hill, Bacton Stowmarket, Suffolk IP14 4LP	14/08/2018	1	0	1		Not Started	1
DC/18/03024/FUL	FUL permission	Bacton	Land To The Rear Of 7 And 8 Earls Green Bacton, Suffolk	29/08/2018	2	0	2		Not Started	2
DC/18/03527/RES	FUL permission	Bacton	Land Adjacent Homeland, Rectory Road Bacton Stowmarket	21/11/2018	2	0	2		Not Started	2
DC/18/05242/FUL	FUL permission	Bacton	Rowell Farm, Rowells Lane Bacton, Stowmarket IP14 4LD	24/01/2019	1	0	1		Not Started	1
M /1214/12/FUL	FUL permission	Bacton	1-2 Broadway House, Broadway (Cotton - but within 'Bacton - Church' SB map)	25/06/2013	4	2	2	03/09/2018	Under Construction	1
M /2759/13/FUL	FUL permission	Badley	Woodlands Stowmarket Road Badley	04/02/2014	1	0	1	09/12/2016	Under Construction	1
DC/17/02761/FUL	FUL permission	Badwell Ash	The Boltons, The Street	03/08/2017	1	0	1	31/12/2018	Under Construction	1
DC/17/03035/FUL	FUL permission	Badwell Ash	Land at Broadway Back Lane, Badwell Ash	14/09/2017	6	0	6	14/08/2018	Under Construction	6
DC/17/05056/FUL	FUL permission	Badwell Ash	Street Farm The Street	05/01/2018	1	0	1		Not Started	1
DC/17/06268/OUT	OUT permission	Badwell Ash	Land at Wyverstone Road, Long Thurlow	20/03/2018	3	0	3		Not Started	3
DC/18/01468/FUL	FUL permission	Badwell Ash	The Poplars, Hunston Road, Badwell Ash, Bury St Edmunds, Suffolk, IP31 3DJ	27/06/2018	1	0	1		Not Started	1
DC/18/03581/RES	FUL permission	Badwell Ash	Land at Dovedale Close, Badwell Ash	30/11/2018	3	0	3		Not Started	3
M /2674/15/FUL	FUL permission	Badwell Ash	Badwell Ash Primary School, The Street Badwell Ash IP31 3DG	20/11/2015	2	0	2	14/11/2018	Under Construction	2
DC/18/00602/FUL	FUL permission	Barham	Chelston Norwich Road, Barham	27/03/2018	1	0	1		Not Started	1
DC/18/00739/FUL	FUL permission	Barham	Land Between Lower Farm And Honeymoon Cottages Norwich Road Barham, IP6 ONZ	07/06/2018	1	0	1		Not Started	1
DC/18/01910/OUT	OUT permission	Barham	The Sorrel Horse Norwich Road Barham Ipswich Suffolk IP6 OPG	28/06/2018	1	0	1		Not Started	1
DC/18/02626/FUL	FUL permission	Barham	Land To The South Of Pesthouse Lane Barham Ipswich IP6 ONZ	10/10/2018	2	0	2		Not Started	2
DC/18/05523/FUL	FUL permission	Barham	Land North Of 3 Lower Farm Cottages Norwich Road	28/02/2019	1	0	1		Not Started	1
DC/19/00393/FUL	FUL permission	Barham	Tanglewood, Sandy Lane Barham, Ipswich Suffolk IP6 OPB	21/03/2019	1	0	1		Not Started	1
DC/17/03564/OUT	OUT permission	Barking	Land on the southern side of Barking Road, Barking Tye	18/08/2017	5	0	5		Not Started	5
DC/17/03936/PRN	FUL permission	Barking	Barking Tye Service Station, The Tye	04/10/2017	1	0	1		Not Started	1
DC/17/05533/OUT	OUT permission	Barking	Land Adj The Acorns, Willisham Road Barking, IP6 8HY	13/04/2018	3	0	3		Not Started	0

DC/18/02352/FUL	FUL permission	Barking	Land To The South Of The Acorns Willisham Road Barking Ipswich, Suffolk IP6 8HY	02/08/2018	3	0	3	22/08/2018	Under Construction	3
M /1215/17/FUL	FUL permission	Barking	Ashburnham Farm, Needham Road, Barking IP6 8HJ	18/01/2018	1	0	1		Not Started	1
M /1401/17/FUL	FUL permission	Barking	Land adjacent to Home Farm Hascot Hill	06/06/2017	1	0	1	19/06/2017	Under Construction	1
M /3140/15/FUL	FUL permission	Barking	Plots 5 & 6, Moat Farm Barns, The Tye Barking IP6 8JE	20/06/2016	2	0	2	11/12/2018	Under Construction	0
M /4933/16/OUT	OUT permission	Barking	Land to the north of 1 Tye Green	24/01/2018	9	0	9		Not Started	9
DC/18/03049/FUL	FUL permission	Battisford	Gibbons Farm, Hascot Hill, Battisford, IP14 2HJ	30/11/2018	1	0	1		Not Started	1
DC/18/04545/OUT	OUT permission	Battisford	Land Off Stoke Farm Drive, Battisford, Stowmarket Suffolk, IP14 2NA	10/12/2018	2	0	2		Not Started	2
DC/18/05128/FUL	FUL permission	Battisford	Manor Farm, Church Road, Battisford, IP14 2HE	19/02/2019	5	0	5		Not Started	5
DC/18/05259/OUT	OUT permission	Battisford	Land At Bowl Road, Battisford Tye, Combs, Stowmarket, IP14 2QE	28/01/2019	9	0	9		Not Started	9
M /2314/09/FUL	FUL permission	Battisford	Barns at Baker's Farm, Straight Road	07/10/2009	3	0	3	07/08/2014	Under Construction	3
DC/17/05873/RES	FUL permission	Bedfield	Land north of Chapel House, Long Green, Bedfield, IP13 7JQ	16/03/2018	2	0	2	22/05/2018	Under Construction	2
DC/18/00722/FUL	FUL permission	Bedfield	Crown Farm House, Church Lane, Bedfield, Woodbridge, Suffolk, IP13 7JJ	19/04/2018	1	0	1	18/03/2018	Under Construction	1
DC/18/03931/FUL	FUL permission	Bedfield	Land adjacent the rabbits, School Road, Bedfield Suffolk IP13 7EB	26/10/2018	1	0	1		Not Started	1
M /0615/17/FUL	FUL permission	Bedfield	Land adj Autumn Meadow, Church Lane, Bedfield IP13 7JJ	20/04/2017	1	0	1	26/06/2017	Under Construction	1
M /2905/16/FUL	FUL permission	Bedfield	Land At Mill Farm, Long Green, Bedfield	14/09/2016	2	1	1	16/01/2018	Under Construction	1
DC/17/05731/FUL	FUL permission	Beyton	Land adjacent to Guerdon Cottage, Drinkstone Road	05/02/2018	1	0	1	31/12/2018	Under Construction	1
DC/19/00698/FUL	FUL permission	Beyton	Land Adj Grange Cottage, Tostock Road, Beyton Bury St Edmunds, Suffolk, IP30 9AG	21/03/2019	1	0	1		Not Started	1
M /0314/16/FUL	FUL permission	Beyton	Land Adjacent to Guerdon Cottage, Drinkstone Road Beyton, IP30 9AQ	05/02/2018	1	0	1	20/12/2017	Under Construction	0
M /0833/17/FUL	FUL permission	Beyton	Land at Guerdon Cottage, Drinkstone Road	10/05/2017	2	0	2	21/06/2016	Under Construction	2
M /2237/16/FUL	FUL permission	Beyton	2 Gracechurch Street, Ladn Adjacent To The Laurels Beyton, Suffolk	07/10/2016	1	0	1		Not Started	1
M /2638/16/FUL	FUL permission	Beyton	Land to the east of The Grange, Tostock Road	31/08/2016	2	0	2	31/12/2018	Under Construction	2
M /3895/16/OUT	OUT permission	Beyton	Rear garden to 2 Balmedie House, Bear Meadow IP30 9HS	03/02/2017	1	0	1		Not Started	1
DC/17/02845/PRN	FUL permission	Botesdale	The Barn, Lodge Farm, Mill Road, IP22 1LG	03/08/2017	1	0	1	31/12/2018	Under Construction	1
DC/17/03002/FUL	FUL permission	Botesdale	Land at Common Road, Botesdale	22/12/2017	1	0	1	13/07/2018	Under Construction	1
DC/17/05076/FUL	FUL permission	Botesdale	The Limes, Diss Road, Botesdale, IP22 1DD	11/01/2018	4	1	3	05/11/2018	Under Construction	3
DC/18/04643/FUL	FUL permission	Botesdale	Sunnyholme, The Street, Botesdale, Diss, Suffolk IP22 1BX	12/12/2018	1	0	1		Not Started	1
M /0241/17/PRN	FUL permission	Botesdale	Grove Flock Farm, (Worker's Welfare building) Mill Road, IP22 1LH	04/04/2017	1	0	1		Not Started	1
DC/17/03060/FUL	FUL permission	Bramford	Land at Hibbard Road, Bramford, IP8 4BJ	24/11/2017	1	0	1	01/02/2018	Under Construction	1
DC/17/04261/OUT	OUT permission	Bramford	Land adjacent to Rosehaven, Hibbard Road, Bramford	24/11/2017	1	0	1		Not Started	1
DC/17/04304/PRN	FUL permission	Bramford	Rushbrook House, Paper Mill Lane Bramford, IP8 4DE	19/10/2017	6	0	6	31/03/2019	Under Construction	6
DC/17/06271/OUT	OUT permission	Bramford	Land At Hibbard Road, Bramford, IP8 4BN	22/06/2018	1	0	1		Not Started	1
DC/18/00745/FUL	FUL permission	Bramford	Rear Of 3-5 The Street, Bramford, Suffolk	28/06/2018	1	0	1		Not Started	1
DC/18/03173/FUL	FUL permission	Bramford	Rose Cottage, Bullen Lane, Bramford, Ipswich Suffolk, IP8 4JH	26/10/2018	3	0	3		Not Started	3
DC/18/03260/OUT	OUT permission	Bramford	Land To The Rear Of Oakleigh, Hibbard Road Bramford, Ipswich, IP8 4BJ	25/01/2019	1	0	1		Not Started	1
DC/18/03715/FUL	FUL permission	Bramford	Ashton House, Vicarage Lane, Bramford, IP8 4AE	05/11/2018	1	0	1	27/02/2019	Under Construction	0
DC/18/04605/FUL	FUL permission	Bramford	36-38 The Street, Bramford, Ipswich, Suffolk, IP8 4EB	06/12/2018	2	1	1		Not Started	1
M /0257/15/FUL	FUL permission	Bramford	Land at Hillcrest Approach	27/05/2015	2	0	2	07/09/2018	Under Construction	2



DC/19/00441/RES	FUL permission	Brome and Oakley	Brome Triangle, Norwich Road, Brome And Oakley Suffolk	27/03/2019	7	0	7		Not Started	7
DC/18/01551/AGDW	FUL permission	Brundish	Valley Farm, The Street, Brundish, Woodbridge Suffolk, IP13 8BP	25/05/2018	1	0	1		Not Started	1
DC/18/02008/FUL	FUL permission	Brundish	Newtons Farm, Stradbroke Road, Brundish, IP13 8BG	16/07/2018	1	0	1		Not Started	1
DC/18/02724/AGDW	FUL permission	Brundish	Dairy Farm, The Street, Brundish, Woodbridge	06/08/2018	3	0	3	12/11/2018	Under Construction	3
DC/17/05519/REM	FUL permission	Buxhall	Oaklands, Rattlesden Road	20/12/2017	1	0	1	11/05/2018	Under Construction	1
DC/18/00786/FUL	FUL permission	Buxhall	Green Pastures, Brettenham Road, Buxhall, Stowmarket, Suffolk, IP14 3DX	31/01/2019	1	0	1		Not Started	1
DC/18/02933/FUL	FUL permission	Buxhall	Barns At Leffey Hall, Brettenham Road, Buxhall, Suffolk	21/09/2018	1	0	1		Not Started	1
DC/18/02934/FUL	FUL permission	Buxhall	Barns At Leffey Hall, Brettenham Road Buxhall, Suffolk	21/09/2018	1	0	1		Not Started	0
DC/18/01209/FUL	FUL permission	Claydon	Caretakers Bungalow, Claydon High School Church Lane, Claydon, Ipswich, Suffolk, IP6 0EG	12/06/2018	1	0	1		Not Started	1
M/0842/15/FUL	FUL permission	Claydon	High House Farm, Church Lane	06/05/2015	5	0	5	08/02/2018	Under Construction	5
M/0893/13/FUL	FUL permission	Claydon	11 Norwich Road, Claydon	23/05/2013	1	0	1		Not Started	0
M/4887/16/FUL	FUL permission	Claydon	Land at Taimoshan, Church Lane	09/02/2017	1	0	1	13/04/2017	Under Construction	1
DC/17/03868/FUL	FUL permission	Coddenham	Barn at Lime Kiln Farm, Needham Road	16/11/2017	1	0	1	21/12/2018	Under Construction	1
M/0539/16/FUL	FUL permission	Coddenham	Pink Cottages (destroyed by fire) Old Norwich Road Barham (in parish of Coddenham)	01/04/2016	2	2	0		Not Started	0
M/0897/16/PRN	FUL permission	Coddenham	Glebe Barn, Vicarage Farm, Needham Road	27/04/2016	1	0	1	22/12/2016	Under Construction	0
M/3146/16/FUL	FUL permission	Coddenham	Orchard Way, School Road	06/03/2017	1	0	1		Not Started	1
M/4326/16/FUL	FUL permission	Coddenham	Barn at Little Choppins Stud, Spring Lane	01/12/2017	1	0	1	26/02/2018	Under Construction	1
M/4888/16/FUL	FUL permission	Coddenham	Beechwood, School Road	06/01/2017	1	0	1	07/02/2017	Under Construction	1
DC/17/04413/FUL	FUL permission	Combs	Hilrose, Little London	20/10/2017	1	1	0	20/02/2018	Under Construction	0
DC/17/04786/FUL	FUL permission	Combs	Fen Stables, Combs Lane	16/11/2017	1	0	1		Not Started	1
DC/17/05032/PRN	FUL permission	Combs	Pole Barn, Holy Oak Farm, Church Lane	29/01/2018	1	0	1		Not Started	1
M/0587/16/FUL	FUL permission	Combs	Heathervale, Combs Lane	06/04/2016	2	0	2		Not Started	0
M/0631/16/FUL	FUL permission	Combs	The Thatches, Moats Tye	06/06/2016	1	0	1	19/09/2017	Under Construction	1
M/2692/15/FUL	FUL permission	Combs	Tannery Cottage, Park Road	25/09/2015	1	0	1	31/03/2019	Under Construction	1
M/4912/16/FUL	FUL permission	Combs	High View, Little London	03/02/2017	1	1	0	01/04/2017	Under Construction	0
DC/17/02809/FUL	FUL permission	Cotton	Kimberley, Blacksmith Road, Cotton, Stowmarket Suffolk, IP14 4QN	04/04/2018	1	0	1	31/10/2018	Under Construction	1
DC/17/05520/FUL	FUL permission	Cotton	Willowfields, Willow Farm, Willow Lane	26/02/2018	1	0	1	26/02/2018	Under Construction	1
DC/18/01204/OUT	OUT permission	Cotton	Aporia, 1 Mill Hill, Cotton, Stowmarket Suffolk, IP14 4RT	11/06/2018	1	0	1		Not Started	0
DC/18/03558/FUL	FUL permission	Cotton	Willow House, Mendlesham Road, Cotton, Stowmarket, Suffolk, IP14 4RE	24/10/2018	2	0	2		Not Started	2
DC/18/04480	FUL permission	Cotton	Aporia, 1 Mill Hill, Cotton, IP14 4RT	29/11/2018	1	0	1	02/01/2019	Under Construction	1
DC/18/05010/RES	FUL permission	Cotton	Land to rear of Broadway Cottage, Broad Road	10/01/2019	2	0	2		Not Started	2
M/1109/17/REM	FUL permission	Cotton	Site north of Trowel & Hammer Inn, Mill Road	11/05/2017	1	0	1	01/06/2017	Under Construction	1
DC/17/02339/FUL	FUL permission	Creeting St Mary	Creeting House, All Saints Road	21/08/2017	1	0	1		Not Started	1
DC/17/04743/OUT	OUT permission	Creeting St Mary	Land adjacent 1 Red Houses, All Saints Road	21/11/2017	1	0	1		Not Started	1
DC/18/01001/FUL	FUL permission	Creeting St Mary	3 All Saints Road, Creeting St Mary, Ipswich, Suffolk IP6 8NF	10/07/2018	2	0	2	27/09/2018	Under Construction	2
DC/18/01362/OUT	FUL permission	Creeting St Mary	Grange Farm, All Saints Road Creeting St Mary, Ipswich, Suffolk, IP6 8NG	30/05/2018	1	0	1		Not Started	1
DC/18/01442/OUT	OUT permission	Creeting St Mary	1 Stone Cottages, Creeting Hills, Creeting St Mary Ipswich, Suffolk, IP6 8PZ	20/06/2018	1	0	1		Not Started	1
DC/18/01493/OUT	OUT permission	Creeting St Mary	Land Adjacent To 2 St Marys Road, Creeting St Mary Ipswich, Suffolk, IP6 8LZ	06/06/2018	1	0	1		Not Started	1
DC/18/01743/OUT	FUL permission	Creeting St Mary	Lyndale Lodge, All Saints Road, Creeting St Mary Ipswich, Suffolk, IP6 8PW	24/07/2018	4	0	4		Not Started	4

DC/18/01760/OUT	OUT permission	Creeting St Mary	Land Adjacent Red House Farm, All Saints Road Creeting St Mary, IP6 8PW	03/07/2018	1	0	1		Not Started	1
DC/18/01957/FUL	FUL permission	Creeting St Mary	All Saints Barn, Low Lane, Creeting St Mary, Ipswich	09/08/2018	2	0	2		Not Started	2
DC/18/04102/OUT	OUT permission	Creeting St Mary	Kenzel, Creeting Bottoms, Creeting St Mary, IP6 8PH	30/11/2018	2	0	2		Not Started	2
DC/18/04782/FUL	FUL permission	Creeting St Mary	The Bungalow, Flordon Road, Creeting St Mary, Ipswich, Suffolk, IP6 8NH	24/12/2018	4	1	3	18/03/2018	Under Construction	3
DC/19/00075/FUL	FUL permission	Creeting St Mary	Land South East Of All Saints Road, Creeting St Mary Suffolk	07/03/2019	3	0	3		Not Started	3
M /0447/15/PRN	FUL permission	Creeting St Mary	The Barn, Osier Farm, The Lords Highway	07/04/2015	1	0	1	21/07/2017	Under Construction	1
M /4617/16/REM	FUL permission	Creeting St Mary	The Laurels, Flordon Road	26/04/2017	1	0	1	01/07/2017	Under Construction	1
M /4968/16/PRN	FUL permission	Creeting St Mary	Land to the rear of 1 Red Houses, All Saints Road	04/05/2017	1	0	1	14/11/2018	Under Construction	1
DC/18/03598/FUL	FUL permission	Crowfield	Building At Potash Farm, Church Road, Crowfield Ipswich, Suffolk, IP6 9TG	25/10/2018	1	0	1		Not Started	1
DC/18/04831/FUL	FUL permission	Crowfield	Land Adjacent To Bridge House, Debenham Road Crowfield, Ipswich, Suffolk, IP6 9TD	27/12/2018	1	0	1		Not Started	1
M /0993/08/FUL	FUL permission	Crowfield	The Old Stores, Stone Street	01/05/2008	1	0	1	14/10/2010	Under Construction	0
M /3105/15/PRN	FUL permission	Crowfield	Home Farm, Coddham Green	27/10/2015	2	0	2	31/12/2018	Under Construction	0
M /3952/16/OUT	OUT permission	Crowfield	Land adjacent Bridge House, Debenham Road	02/04/2017	1	0	1		Not Started	1
M /3928/14/FUL	FUL permission	Darmsden	Rose Cottage, Darmsden Hall Lane	23/12/2015	1	1	0		Not Started	0
DC/17/02757/OUT	OUT permission	Debenham	8 Gracechurch Street	21/08/2017	1	0	1		Not Started	1
DC/17/04072/FUL	FUL permission	Debenham	Hogs Kiss, Priory Lane	08/02/2018	6	0	6	27/11/2018	Under Construction	6
DC/17/05702/FUL	FUL permission	Debenham	Cherry Tree Inn 1 Cherry Tree Lane Debenham IP14 6QT	14/12/2018	2	0	2		Not Started	2
DC/18/00192/OUT	OUT permission	Debenham	Land Bounded By Derry Brook Lane And Little London Hill, Debenham	12/12/2018	8	0	8		Not Started	8
DC/18/02783/AGDW	FUL permission	Debenham	2 Fields Farm, Debenham, Suffolk	13/08/2018	3	0	3		Not Started	3
DC/18/03084/FUL	FUL permission	Debenham	Land Adjacent 8 Great Back Lane, Debenham IP14 6PZ	05/09/2018	1	0	1	01/02/2019	Under Construction	1
DC/18/04393/FUL	FUL permission	Debenham	The Bullock Barn, Off Stony Lane, Debenham IP14 6PU	28/11/2018	1	0	1		Not Started	1
M /0898/15/FUL	FUL permission	Debenham	The Trainshed, Little London Hill	04/08/2015	1	1	0		Not Started	0
M /2213/14/FUL	FUL permission	Debenham	Land adjacent The Red House, Little London Hill	24/11/2015	1	0	1	14/11/2018	Under Construction	1
M /2671/16/PRN	FUL permission	Debenham	Debenham Hall, Gracechurch Street	20/09/2016	1	0	1	01/04/2017	Under Construction	1
M /4374/15/FUL	FUL permission	Debenham	The Angel Inn, 5 High Street	14/06/2016	1	0	1	11/06/2018	Under Construction	1
DC/19/00136/OUT	OUT permission	Denham	Corner Cottage, Denham Corner, Denham, Eye, Suffolk, IP21 5DN	08/03/2019	1	0	1		Not Started	1
M /0189/17/FUL	FUL permission	Denham	Greenlands Farm, Hoxne Road	14/03/2017	1	0	1	27/07/2018	Under Construction	1
M /2801/15/PRN	FUL permission	Denham	Street Farm, The Street	08/10/2015	1	0	1		Under Construction	1
M /3054/16/FUL	FUL permission	Denham	The Barn, Vicarage Farmhouse, Hoxne Road	10/03/2017	1	0	1		Not Started	1
DC/17/03975/FUL	FUL permission	Drinkstone	Yew Tree Farm Barn, Cross Street	25/10/2017	1	1	0	17/11/2017	Under Construction	0
DC/18/01234/AGDW	FUL permission	Drinkstone	Joli Farm, Hill Farm Lane, Drinkstone, Suffolk	23/05/2018	1	0	1		Not Started	1
DC/18/01268/OUT	OUT permission	Drinkstone	Land On The North Side Of Shortgate, Beyton Road Drinkstone, Suffolk	20/06/2018	2	0	2		Not Started	2
DC/18/01476/FUL	FUL permission	Drinkstone	Briar Cottage, Gedding Road, Drinkstone, Bury St Edmunds	06/07/2018	1	0	1		Not Started	1
DC/18/01502/AGDW	FUL permission	Drinkstone	Joli Farm, Hill Farm Lane, Drinkstone, Suffolk	22/05/2018	1	0	1		Not Started	1
DC/18/01727/FUL	FUL permission	Drinkstone	Land Adjacent To Greyfriars Rattlesden Road Drinkstone Suffolk IP30 9TL	04/07/2018	1	0	1	24/07/2018	Under Construction	1
DC/18/05409/OUT	OUT permission	Drinkstone	Abbots Lodge, The Street, Drinkstone, IP30 9SX	04/02/2019	1	0	1		Not Started	1
M /4033/16/OUT	OUT permission	Drinkstone	The Cottage, Rattlelesden Road	10/01/2017	1	0	1		Not Started	1
DC/17/04244/RES	FUL permission	Elmswell	Land adjacent to The Barn Grove Lane	11/10/2017	1	0	1	21/10/2017	Under Construction	1
DC/18/00367/FUL	FUL permission	Elmswell	St Johns House, Church Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9DY	25/04/2018	3	0	3	20/06/2018	Under Construction	3
DC/18/01381/FUL	FUL permission	Elmswell	Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ	26/07/2018	2	1	1	29/11/2018	Under Construction	1

DC/18/02259/FUL	FUL permission	Elmswell	Railway Tavern, School Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9EE	17/01/2019	8	0	8		Not Started	8
DC/18/02553/OUT	OUT permission	Elmswell	Hedgerows, Grove Lane, Elmswell, Bury St Edmunds	20/08/2018	2	0	2		Not Started	2
DC/18/02792/RES	FUL permission	Elmswell	Land At Grove Lane, Elmswell, Suffolk	31/07/2018	5	0	5	17/08/2018	Under Construction	5
DC/18/02826/FUL	FUL permission	Elmswell	Orchard House And Woodstock, Ashfield Road Elmswell, Bury St Edmunds, Suffolk, IP30 9HJ	15/08/2018	2	0	2		Not Started	2
DC/18/03087/FUL	FUL permission	Elmswell	1 Royston Park, Kiln Lane, Elmswell, Bury St Edmunds Suffolk, IP30 9QR	05/09/2018	1	1	0	26/02/2019	Under Construction	0
DC/18/03885/FUL	FUL permission	Elmswell	The Pastures, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HJ	03/12/2018	1	0	1	11/02/2019	Under Construction	1
DC/18/04113/FUL	FUL permission	Elmswell	Spinnakers, ashfield road, elmswell, Bury st edmunds,	31/10/2018	1	0	1	31/10/2018	Under Construction	1
DC/18/04264/OUT	OUT permission	Elmswell	Land South Of Field View, Ashfield Road, Elmswell Bury St Edmunds, Suffolk, IP30 9HJ	13/03/2019	6	0	6		Not Started	6
DC/18/05363/FUL	FUL permission	Elmswell	Kiln Farm Cottage, Kiln Lane, Elmswell, IP30 9QR	01/02/2019	2	0	2		Not Started	2
DC/19/00399/FUL	FUL permission	Elmswell	Land Adjacent To Marlborough, Cross Street Elmswell, Suffolk	25/03/2019	1	0	1		Not Started	1
M/0087/17/FUL	FUL permission	Elmswell	South View, Spong Lane	04/05/2017	1	0	1		Not Started	1
M/1637/10/EXT	FUL permission	Elmswell	Plot adj The Grove, Warren Lane	23/07/2010	1	0	1		Not Started	0
M/1680/16/FUL	FUL permission	Elmswell	Tirole House, Church Road	09/06/2016	1	0	1	01/04/2017	Under Construction	1
M/3991/11/FUL	FUL permission	Elmswell	Eastwood Farm, Ashfield Road	09/01/2012	1	1	0	05/01/2015	Under Construction	0
M/4767/16/FUL	FUL permission	Elmswell	Land at Kiln Lane, Elmswell	07/09/2017	1	0	1	20/10/2017	Under Construction	1
DC/17/05440/FUL	FUL permission	Eye	Land Between Broad Street And Dove Lane, Eye	16/04/2018	4	0	4		Not Started	4
DC/18/00341/FUL	FUL permission	Eye	Land adjacent Fairfields, Langton Green, Eye	28/03/2018	1	0	1	10/05/2018	Under Construction	1
DC/18/00408/FUL	FUL permission	Eye	Highbanks, 6 Victoria Hill, IP23 7BX	20/03/2018	1	0	1	31/12/2018	Under Construction	1
DC/18/00999/RES	FUL permission	Eye	Conifers, Mellis Road, Yaxley, Eye, Suffolk, IP23 8DB	04/05/2018	2	0	2		Not Started	2
DC/18/01578/FUL	FUL permission	Eye	6 Cross Street, Eye, Suffolk, IP23 7AB	21/06/2018	1	0	1		Not Started	1
DC/18/02097/FUL	FUL permission	Eye	Eye Library, Buckshorn Lane, Eye, Suffolk, IP23 7AZ	02/08/2018	2	0	2		Not Started	2
DC/18/04242/FUL	FUL permission	Eye	Part Of The Garden Of 7 Ludgate Causeway Eye, Suffolk, IP23 7NH	10/12/2018	1	0	1		Not Started	1
M/2387/13/FUL	FUL permission	Eye	2 Magdalen Street, Eye	19/11/2013	2	0	2		Under Construction	0
M/3350/16/FUL	FUL permission	Eye	Land adjacent to Rookery House, 5 The Rookery IP23 7AR	11/10/2016	1	0	1	25/01/2018	Under Construction	1
M/3394/15/FUL	FUL permission	Eye	1A Victoria Hill, Eye, IP23 7HH	23/12/2015	2	1	1	22/12/2016	Under Construction	0
M/4135/15/RES	FUL permission	Eye	Land rear of 37 Oak Crescent, Eye, IP23 7BY	15/01/2016	1	0	1	20/05/2016	Under Construction	1
DC/18/04584/FUL	FUL permission	Felsham	Castle Farm, Brettenham Road, Felsham, Bury St Edmunds, Suffolk, IP30 0PT	13/12/2018	1	0	1		Not Started	1
DC/18/05300/FUL	FUL permission	Felsham	The Old Barn, Cockfield Road, Felsham, Bury St Edmunds, Suffolk, IP30 0HP	29/01/2019	1	0	1		Not Started	1
M/2816/15/FUL	FUL permission	Felsham	Moat Farm Bungalow, Dakings Lane	19/08/2016	1	1	0		Not Started	0
DC/17/05871/FUL	FUL permission	Finningham	Gosford House, Station Road	07/02/2018	1	0	1	26/02/2018	Under Construction	1
DC/18/01302/FUL	FUL permission	Finningham	Meadowbank Farm, Westhorpe Road, Finningham, Stowmarket, Suffolk, IP14 4TW	22/05/2018	1	0	1		Not Started	1
DC/18/04834/FUL	FUL permission	Finningham	Caravan At Green Lane Farm, Green Lane, Finningham Stowmarket, Suffolk, IP14 4TJ	17/12/2018	1	0	1		Not Started	1
DC/18/05257/RES	FUL permission	Finningham	Gosford House, Station Road, Finningham, Stowmarket, Suffolk, IP14 4TH	30/01/2019	1	0	1	25/02/2019	Under Construction	1
DC/18/05280/FUL	FUL permission	Finningham	Land Adjacent Gosford House, Station Road Finningham, IP4 4TH	22/02/2019	1	0	1	18/03/2019	Under Construction	1
DC/18/05535/OUT	OUT permission	Finningham	Land South Side Of Westhorpe Road Finningham IP14 4TW	07/02/2019	6	0	6		Not Started	6
DC/19/00317/OUT	OUT permission	Finningham	Meadowbank Farm, Westhorpe Road, Finningham, Stowmarket, Suffolk, IP14 4TW	12/03/2019	1	0	1		Not Started	1
M/1030/13/FUL	FUL permission	Finningham	Elmer Farm, Walsham Road	17/06/2013	1	0	1	25/09/2013	Under Construction	0
DC/17/03205/RES	FUL permission	Fressingfield	Peeler House, Stradbroke Road	21/09/2017	1	0	1	26/03/2018	Under Construction	1

DC/18/00901/AGDW	FUL permission	Fressingfield	Barn At Storeys Lane, Fressingfield, Suffolk IP21 5SY	01/05/2018	1	0	1		Not Started	1
DC/18/02329/FUW	FUL permission	Fressingfield	Annexe At Tithe Farm, Laxfield Road, Fressingfield Eye, Suffolk, IP21 5PY	17/07/2018	1	0	1		Not Started	1
DC/18/02991/LCE	FUL permission	Fressingfield	Charro Lodge, Storeys Lane, Fressingfield, Eye Suffolk, IP21 5SY	31/07/2018	1	0	1		Not Started	0
M /3501/16/FUL	FUL permission	Fressingfield	Land to the north of Midnight Mill, Harleston Hill	08/09/2017	3	0	3		Not Started	3
M /4170/16/OUT	OUT permission	Fressingfield	The Cottage, Church Street	02/12/2016	1	0	1		Not Started	0
DC/17/04782/FUL	FUL permission	Gedding	Gedding Grange, Drinkstone Road	14/12/2017	2	0	2	31/12/2018	Under Construction	2
DC/18/00505/FUL	FUL permission	Gedding	Gedding Grange Barn, Drinkstone Road, Gedding Bury St Edmunds, Suffolk, IP30 0QE	13/04/2018	1	0	1	30/04/2018	Under Construction	0
DC/18/02697/AGDW	FUL permission	Gedding	Grange Farm, Drinkstone Road, Gedding, Suffolk	08/08/2018	1	0	1		Not Started	1
M /0376/13/FUL	FUL permission	Gedding	Clematis Cottage, Cockfield Road, Felsham (in the parish of Gedding)	29/04/2013	1	1	0	31/03/2019	Under Construction	0
DC/17/02765/RES	FUL permission	Gislingham	Rowan Cottage, Mill Street	20/07/2017	5	0	5	21/12/2017	Under Construction	5
DC/17/05075/FUL	FUL permission	Gislingham	Lodge Farm, Back Street, Gislingham, Eye, Suffolk, IP23 8JH	01/12/2017	3	0	3		Under Construction	2
M /0067/16/FUL	FUL permission	Gislingham	(Adjacent Home Farm) Waters Edge, Little Green, Mill Street, Gislingham	05/04/2016	3	0	3	18/03/2019	Under Construction	3
DC/17/05739/PRN	FUL permission	Gosbeck	The Granary, Fellows Farm, Kings Lane	26/01/2018	1	0	1		Not Started	1
DC/18/00760/FUL	FUL permission	Gosbeck	Building Next To Street Farm, Helmingham Road Gosbeck, Suffolk	10/08/2018	1	0	1		Not Started	1
DC/17/03655/FUL	FUL permission	Great Ashfield	Rookery Farm, Daisy Green	30/11/2017	1	0	1	18/05/2018	Under Construction	1
M /1721/13/FUL	FUL permission	Great Ashfield	Oak Tree Bungalow, Elmswell Road	05/08/2013	1	0	0	06/02/2014	Under Construction	0
DC/17/04306/OUT	OUT permission	Great Blakenham	70 & 72 Chapel Lane, Great Blakenham, IP6 0JZ	10/11/2017	2	0	2		Not Started	0
DC/18/01473/FUL	FUL permission	Great Blakenham	Ormesby House 25 Gipping Road Great Blakenham Ipswich Suffolk IP6 0JH	03/07/2018	1	0	1	28/11/2018	Under Construction	1
DC/18/03269/FUL	FUL permission	Great Blakenham	70 And 72 Chapel Lane, Great Blakenham, Ipswich Suffolk, IP6 0JZ	03/09/2018	2	0	2	02/03/2018	Under Construction	2
M /3165/14/FUL	FUL permission	Great Blakenham	Land to rear of 56 and 58 Chapel Lane	18/09/2015	2	0	2	24/03/2017	Under Construction	1
DC/18/01756/OUT	OUT permission	Great Bricett	Land East Of Brambles, Great Bricett	18/06/2018	5	0	5		Not Started	5
DC/18/05447/OUT	OUT permission	Great Bricett	Land Adjoining The Brambles, The Street, Great Bricett, Suffolk	28/03/2019	4	0	4		Not Started	4
DC/17/04199/FUL	FUL permission	Great Finborough	The Cottage, High Road	21/11/2017	1	0	1	31/12/2018	Under Construction	1
DC/18/03710/FUL	FUL permission	Great Finborough	Land Off Pear Tree Place, Great Finborough, Suffolk	06/12/2018	7	0	7		Not Started	7
DC/18/05541/OUT	OUT permission	Great Finborough	Willowmere Combs Lane Great Finborough IP14 3BN	11/02/2019	1	0	1		Not Started	1
DC/17/03118/OUT	OUT permission	Haughley	Fieldwood House, Haughley Green	11/09/2017	1	0	1		Not Started	1
DC/18/00079/FUL	FUL permission	Haughley	Hill House, Haughley Green	20/03/2018	1	0	1		Not Started	1
DC/18/04614/OUT	OUT permission	Haughley	Land South Of Ashdown, Haughley Green, Haughley Stowmarket, Suffolk, IP14 3RR	11/01/2019	1	0	1		Not Started	1
DC/18/05108/AGDW	FUL permission	Haughley	Bridge Farm, Green Road, Haughley, IP14 3RA	05/02/2019	4	0	4		Not Started	4
M /0734/12/FUL	FUL permission	Haughley	Laurel Farm, Wetherden Road	04/05/2012	1	0	1	13/05/2013	Under Construction	0
M /0869/15/FUL	FUL permission	Haughley	Land adjacent Meadow End Cottage, Fir Tree Lane, Haughley Green	06/05/2015	1	0	1	31/03/2019	Under Construction	1
M /1999/15/FUL	FUL permission	Haughley	Plot 8, The Old Auction Yard, Old Street, Haughley, Stowmarket, IP14 3NX	24/08/2015	1	0	1	08/07/2014	Under Construction	0
M /4048/16/FUL	FUL permission	Haughley	2-4 St Mary's Avenue, Haughley, IP14 3NZ	23/12/2016	2	1	1	18/10/2016	Under Construction	1
DC/18/00219/FUL	FUL permission	Hemingstone	Fairview, Ashbocking Road	12/03/2018	1	1	0	21/01/2019	Under Construction	0
M /0821/17/FUL	FUL permission	Hemingstone	Primrose Hill Farm, (Threshing Barn), Main Road	20/04/2017	1	0	1	23/11/2017	Under Construction	1
M /4138/16/FUL	FUL permission	Hemingstone	Barns at Charity Farm, Main Road	10/05/2017	1	0	1	17/08/2017	Under Construction	1
DC/18/03482/RES	FUL permission	Henley	Headlands, Ashbocking Road, Henley, Ipswich, Suffolk, IP6 0QX	04/10/2018	1	0	1	07/01/2019	Under Construction	1
M /0393/17/PRN	FUL permission	Henley	White House Farm, Ashbocking Road	09/05/2017	1	0	1	31/12/2018	Under Construction	1

DC/17/06024/FUL	FUL permission	Hessett	Five Bells Inn, The Street	09/03/2018	1	0	1	06/04/2018	Under Construction	1
DC/18/01914/AGDW	FUL permission	Hessett	Mixing House Malting Farm Heath Road Hessett Suffolk IP30 9BJ	04/07/2018	1	0	1		Not Started	1
M /0959/13/FUL	FUL permission	Hessett	The Old Mill (Spring Farm), The Green, IP30 9BQ	30/05/2014	1	0	1	01/08/2014	Under Construction	0
DC/17/05953/OUT	OUT permission	Hinderclay	Ynysddu (to rear of Crown House), The Street	25/01/2018	1	0	1		Not Started	1
DC/18/04444/FUL	FUL permission	Hinderclay	Plough Farm, Thorpe Street, Hinderclay, Diss, Suffolk, IP22 1HT	21/01/2019	1	0	1		Not Started	1
DC/17/04943/OUT	OUT permission	Horham	Land opposite Manor Park and fronting Worlingworth Road	29/03/2018	7	0	7		Not Started	7
DC/18/02811/RES	OUT permission	Horham	Benacre, Worlingworth Road	15/08/2018	1	0	1	01/10/2018	Under Construction	1
M /3212/14/FUL	FUL permission	Horham	Land adjacent Firethorn, The Street	15/01/2015	2	0	2	31/03/2018	Under Construction	0
DC/17/02868/OUT	OUT permission	Hoxne	Land adjacent 6 Abbey Terrace, Abbey Hill	25/08/2017	4	0	4		Not Started	4
DC/17/04905/FUL	FUL permission	Hoxne	The Lodge, Reading Green	05/12/2017	1	0	1	11/12/2017	Under Construction	1
DC/18/05335/FUL	FUL permission	Hoxne	Land North East Of Cross Street, Hoxne, Eye, Suffolk, IP21 5AH	22/01/2019	1	0	1		Not Started	1
DC/18/05378/FUL	FUL permission	Hoxne	Nine Oaks Poultry Farm And 1 And 2 Elm House Cottages, Green Street, Hoxne, IP21 5AX	11/02/2019	3	0	3		Not Started	3
DC/19/00425/AGDW	FUL permission	Hoxne	Home Farm, Eye Road, Hoxne, Eye, Suffolk, IP21 5BA	21/03/2019	1	0	1		Not Started	1
M /0145/17/PRN	FUL permission	Hoxne	Green Street (southern side) Hoxne	03/03/2017	1	0	1		Not Started	1
M /0397/13/FUL	FUL permission	Hoxne	The Pipeworks, Eye Road	09/12/2013	1	0	1	31/03/2017	Under Construction	1
M /1230/17/PRN	FUL permission	Hoxne	The Barn, Waveney Farm, Capons Lane	09/05/2017	1	0	1	21/05/2018	Under Construction	1
M /3319/13/FUL	FUL permission	Hoxne	Farm Cottage, Heckfield Green	10/01/2014	1	0	1	08/12/2016	Under Construction	1
M /4370/15/FUL	FUL permission	Hoxne	Chestnut Tree Farmhouse, Denham Road	05/04/2016	1	0	1		Under Construction	1
DC/17/03859/FUL	FUL permission	Kenton	Old Kenton Station, Eye Road	05/10/2017	2	0	2		Not Started	2
DC/18/01228/AGDW	FUL permission	Kenton	Barn At Former Kenton Station, Kenton, Suffolk, IP23 7LH	22/05/2018	1	0	1		Not Started	1
DC/18/01688/FUL	FUL permission	Kenton	Pig Buildings At Former Kenton Station Yard, Kenton, IP23 7LH	08/08/2018	1	0	1		Not Started	1
M /0747/13/FUL	FUL permission	Kenton	Barn at Messuage Farm, Eye Road	24/06/2013	1	0	1	31/03/2017	Under Construction	0
DC/17/03600/FUL	FUL permission	Langham	Langham Hall Bungalow, Stock Hill	03/11/2017	1	0	1	09/03/2018	Under Construction	1
DC/17/03501/FUL	FUL permission	Laxfield	The Villa, High Street	12/09/2017	1	0	1		Not Started	1
DC/17/04774/PRN	FUL permission	Laxfield	Chestnut Tree Farm, Framlingham Road	13/11/2017	1	0	1		Not Started	1
DC/17/05227/FUL	FUL permission	Laxfield	Yew Tree Farm, Station Road	13/03/2018	2	0	2	19/03/2018	Under Construction	2
DC/17/06313/FUL	FUL permission	Laxfield	Land to rear of Suffolk House, Underlimes and St. Helens, High Street	13/03/2018	1	0	1	11/06/2018	Under Construction	1
DC/18/02051/FUL	FUL permission	Laxfield	Low Farm House Barn, Mill Road, Laxfield, IP13 8HH	17/07/2018	1	0	1	20/08/2018	Under Construction	1
DC/18/03616/FUL	FUL permission	Laxfield	Sandale, Banyards Green, Laxfield, Woodbridge Suffolk, IP13 8EU	29/10/2018	1	0	1		Not Started	1
DC/18/04432/FUL	FUL permission	Laxfield	Land To Rear Of Underlimes And St Helens, High Street, Laxfield, IP13 8DU	28/11/2018	1	0	1		Not Started	1
DC/19/00038/FUL	FUL permission	Laxfield	Land To The East Of Mill Road, Laxfield	13/02/2019	4	0	4		Not Started	4
M /2326/14/FUL	FUL permission	Laxfield	Brick barn at Corner Farm, Banyards Green	03/06/2015	1	0	1	31/03/2019	Under Construction	1
M /3500/16/PRN	FUL permission	Laxfield	Corner Farm, Banyards Green	12/10/2016	2	0	2		Not Started	2
M /3844/12/FUL	FUL permission	Laxfield	Belle View, Cake Street	04/04/2013	1	1	0	31/12/2018	Under Construction	0
DC/17/04149/OUT	OUT permission	Little Blakenham	Lakeside Cottage, 1 The Common	06/11/2017	1	0	1		Not Started	1
DC/17/05995/FUL	FUL permission	Little Blakenham	Chestnut Tree Farm, Framlingham Road	09/02/2018	1	0	1		Not Started	1
DC/18/00924/FUL	FUL permission	Little Blakenham	Inghams Farm, Nettlestead Road, Little Blakenham Ipswich, Suffolk, IP8 4LR	30/04/2018	1	0	1		Not Started	1
DC/18/01097/OUT	OUT permission	Little Blakenham	Land Adjacent To Arden House Leather Bottle Hill Little Blakenham	14/02/2019	1	0	1		Not Started	1
DC/18/03202/FUL	FUL permission	Little Blakenham	Broomvale Lodge, Bramford Road, Little Blakenham IP8 4JT	28/11/2018	1	0	1		Not Started	1
M /4060/15/FUL	FUL permission	Little Blakenham	Ingham's Farm, Nettlestead Road	05/02/2016	1	0	1		Not Started	0
DC/17/04083/FUL	FUL permission	Mellis	Breccles, Rectory Road	17/11/2017	1	0	1		Not Started	1
DC/17/05926/FUL	FUL permission	Mellis	Breccles, Rectory Road, Mellis, Eye, Suffolk, IP23 8DZ	29/05/2018	5	1	4		Not Started	4

M /2843/16/REM	FUL permission	Mellis	White House Farm, The Common	13/10/2016	1	0	1	04/10/2018	Under Construction	1
M /2882/16/FUL	FUL permission	Mellis	Pyecote, Rectory Road	22/09/2016	1	0	1		Not Started	1
DC/17/02241/PRN	FUL permission	Mendlesham	Elms Farm, Old Station Road	14/07/2017	1	0	1	17/12/2018	Under Construction	1
DC/17/02766/FUL	FUL permission	Mendlesham	Green Farm Lodge, Mendlesham Green, Mendlesham, Stowmarket, Suffolk, IP14 5RE	12/06/2018	1	0	1	12/06/2018	Under Construction	1
DC/17/05608/FUL	FUL permission	Mendlesham	Poplar Farm, Mendlesham, Stowmarket, Suffolk IP14 5SN	18/04/2018	1	0	1		Not Started	1
DC/17/06103/FUL	FUL permission	Mendlesham	Champaigns Toft, Hoggars Road	27/03/2018	1	0	1	13/09/2018	Under Construction	1
DC/18/00545/OUT	OUT permission	Mendlesham	56 Ducksen Road, Mendlesham, Stowmarket	03/04/2018	1	0	1		Not Started	1
DC/18/04362/FUL	FUL permission	Mendlesham	The Stackyard Nursery, Old Station Road, Mendlesham, IP14 5RS	18/02/2019	1	0	1		Not Started	1
DC/18/04709/FUL	FUL permission	Mendlesham	Land Adjacent To Willow House, Mill Road Mendlesham, IP14 5TA	21/12/2018	1	0	1	12/02/2019	Under Construction	1
DC/18/05434/RES	FUL permission	Mendlesham	Land adjacent Jasmine Cottage, Hobbies Lane	30/01/2019	1	0	1		Not Started	1
M /0366/17/OUT	OUT permission	Mendlesham	Land adjacent to 17 Brockford Road	27/09/2017	2	0	2		Not Started	2
M /0509/16/PRN	FUL permission	Mendlesham	Tollgate Farm Barn, Norwich Road	23/03/2016	1	0	1	31/03/2019	Under Construction	1
M /1149/16/FUL	FUL permission	Mendlesham	Land at Poplar Cottage, Oak Farm Lane, Mendlesham Stowmarket, IP14 5TE	09/05/2016	1	1	0		Not Started	0
M /1220/13/FUL	FUL permission	Mendlesham	Cherrygate Farm, Norwich Road	06/06/2013	1	1	0		Not Started	0
M /3084/16/FUL	FUL permission	Mendlesham	Latin Hall, Brockford Road	24/08/2016	2	0	2		Not Started	0
M /4305/11/FUL	FUL permission	Mendlesham	Land adjacent Acorns Wash Lane	07/01/2013	1	0	1	10/07/2013	Under Construction	0
DC/17/03174/PRN	FUL permission	Metfield	Stackyard Barn at Common Farm, The Common	06/11/2017	1	0	1		Not Started	1
DC/18/01452/FUL	FUL permission	Metfield	Land On The South Side Of Christmas Lane, Metfield Harleston, Suffolk, IP20 0JY	21/06/2018	1	0	1	28/01/2018	Under Construction	1
DC/18/03507/FUL	FUL permission	Metfield	Hattens Farm Nurseries Caravan, Fressingfield Road Metfield, Harleston, Suffolk, IP20 0LL	21/12/2018	1	0	1	11/01/2019	Under Construction	1
M /0531/17/FUL	FUL permission	Metfield	Skinnners Cottage, Skinnners Lane	26/04/2017	1	0	1		Not Started	1
M /1158/13/FUL	FUL permission	Metfield	Main Barn and Cartlodge at Rookery Farm, Christmas Lane	12/07/2013	1	0	1		Not Started	0
M /3699/16/FUL	FUL permission	Metfield	Haxby Ceramics Ltd (E of The Old School), School Lne	30/11/2016	1	0	1		Not Started	1
M /4215/16/FUL	FUL permission	Metfield	Skinnners Cottage, Skinnners Lane	06/12/2016	2	1	1		Not Started	1
DC/18/01925/OUT	OUT permission	Needham Market	Land North East Of Gipping View, Hill House Lane Needham Market, Ipswich, Suffolk, IP6 8EA	25/06/2018	1	0	1		Not Started	1
DC/18/02043/FUL	FUL permission	Needham Market	122 High Street, The Institute Club, Needham Market IP6 8DW	11/07/2018	4	0	4	06/03/2019	Under Construction	4
DC/18/03419/FUL	FUL permission	Needham Market	The Willow Hall, The Causeway, Needham Market, Ipswich, IP6 8BD	21/09/2018	1	0	1	21/09/2018	Under Construction	1
DC/18/03965/RES	FUL permission	Needham Market	Land Adjacent To 96 Stowmarket Road, Needham Market, Suffolk	06/12/2018	9	0	9		Not Started	9
DC/18/04551/FUL	FUL permission	Needham Market	23 Fairfax Gardens, Needham Market, Ipswich, Suffolk, IP6 8AZ	07/12/2018	1	0	1		Not Started	1
M /0012/15/FUL	FUL permission	Needham Market	Land off Luff Meadow, Needham Market	29/07/2015	8	0	8	27/07/2018	Under Construction	8
M /0471/14/FUL	FUL permission	Needham Market	Barn 50m north west of Hawks Mill House	23/07/2015	1	0	1	14/11/2017	Under Construction	1
M /1127/17/FUL	FUL permission	Needham Market	8 Freehold Road, Needham Market, IP6 8DU	27/11/2017	2	0	2	26/07/2018	Under Construction	2
M /1850/17/FUL	FUL permission	Needham Market	Unit 4, 3 Station Yard	19/10/2017	2	0	2		Not Started	2
M /3104/16/OUT	OUT permission	Needham Market	Agric' Bldg & Land, Hill House Lane	16/09/2016	2	0	2		Not Started	2
M /3295/16/FUL	FUL permission	Nettlestead	Coach House, High Hall, High Hall Road	14/09/2016	1	0	1		Not Started	1
DC/17/03668/OUT	OUT permission	Norton	Land at the rear of Salvation Army Hall, Woolpit Road	02/03/2018	5	0	5		Not Started	5
DC/17/03786/OUT	OUT permission	Norton	Greenacre Cottage, Ixworth Road	14/11/2017	1	0	1		Not Started	1
DC/17/04639/FUL	FUL permission	Norton	Barn at Haydons Farm, Ashfield Road	12/12/2017	1	0	1	14/01/2019	Under Construction	1
DC/17/06115/FUL	FUL permission	Norton	Land South of Halfboys, Ixworth Road	27/02/2018	3	0	3		Not Started	3
DC/18/00091/FUL	FUL permission	Norton	Little Green Cottage, Ashfield Road, Norton Bury St Edmunds, Suffolk, IP31 3NN	17/05/2018	1	0	1		Not Started	1
DC/18/00684/FUL	FUL permission	Norton	Land At Stanton Street, Ixworth Road, Norton Suffolk	17/04/2018	4	0	4	18/12/2018	Under Construction	4

DC/18/01000/FUL	FUL permission	Norton	Willow Brook Cottage, Ashfield Road, Norton Bury St Edmunds, Suffolk, IP31 3NN	04/05/2018	1	0	1		Not Started	1
DC/18/01239/FUL	FUL permission	Norton	Land West Of Ixworth Road, Norton, Suffolk	26/06/2018	4	0	4		Not Started	4
DC/18/01673/OUT	OUT permission	Norton	Little Haugh Hall, Ixworth Road, Norton, Bury St Edmunds, Suffolk, IP31 3LH	08/06/2018	2	0	2		Not Started	2
DC/18/01681/OUT	OUT permission	Norton	Land To The North Of Ashfield Road Norton	17/01/2019	8	0	8		Not Started	8
DC/18/02040/FUL	FUL permission	Norton	Halls Farm, Halls Lane, Norton, Bury St Edmunds Suffolk, IP31 3LG	19/09/2018	1	0	1		Not Started	1
DC/18/02508/OUT	OUT permission	Norton	Land East Of Moss Chase, Ashfield Road, Norton Suffolk	29/10/2018	1	0	1		Not Started	1
DC/18/03107/FUL	FUL permission	Norton	Martindale, Halls Lane, Norton, IP31 3LG	29/11/2018	1	0	1		Not Started	1
DC/18/03996/FUL	FUL permission	Norton	Land To The North Of Ashfield Road, Norton	01/02/2019	3	0	3		Not Started	3
DC/18/05172/FUL	FUL permission	Norton	Southleigh, Ashfield Road, Norton, Bury St Edmunds Suffolk, IP31 3NN	21/01/2019	2	0	2	11/02/2019	Under Construction	2
DC/19/00549/FUL	FUL permission	Norton	Land On The South Side Of Halfboys, Ixworth Road Norton, Suffolk	29/03/2019	5	0	5		Not Started	5
M /0263/15/FUL	FUL permission	Norton	High Hall Cottage, Ashfield Road, Norton Little Green	12/10/2015	1	1	0	09/10/2016	Under Construction	0
M /0776/17/FUL	FUL permission	Norton	The Cotswolds, Ixworth Road	30/11/2017	1	0	1		Not Started	1
M /1197/13/FUL	FUL permission	Norton	The Glen, Ashfield Road	21/10/2013	1	1	0	31/03/2017	Under Construction	0
M /2127/15/FUL	FUL permission	Norton	Haydons , Ashfield Road	25/09/2015	1	0	1	31/03/2019	Under Construction	1
M /3095/16/OUT	OUT permission	Norton	Manor Lodge, Ashfield Road	27/04/2017	1	0	1		Not Started	1
DC/17/04262/OUT	OUT permission	Occold	Land at Church Street	26/10/2017	6	0	6		Not Started	6
DC/17/05868/FUL	FUL permission	Occold	Land to the rear of The Cottage, Mill Road	17/01/2018	1	0	1		Not Started	1
M /0124/16/FUL	FUL permission	Offton	The Limeburners, Ipswich Road, (part in parish of Willisham)	02/08/2016	1	0	1		Not Started	0
DC/17/05506/OUT	OUT permission	Old Newton with Dagworth	Land adjacent Applewhite House, Finningham Road	21/12/2017	1	0	1		Not Started	1
DC/17/05761/OUT	OUT permission	Old Newton with Dagworth	Land at Chapel Road, Old Newton, IP14 4PP	17/01/2018	2	0	2		Not Started	2
DC/17/06200/FUL	FUL permission	Old Newton with Dagworth	Site adjacent to Applewhite House and 'Applewhite' (Furniture making business), Finningham Road	27/02/2018	1	0	1		Not Started	1
DC/18/00599/OUT	OUT permission	Old Newton with Dagworth	Land South East Of Applewhite House Finningham Road Old Newton Stowmarket Suffolk IP14 4EU	05/07/2018	2	0	2		Not Started	2
M /2294/13/FUL	FUL permission	Old Newton with Dagworth	White Hall Farm Barn, Whitehall Road	31/01/2014	1	0	1	08/04/2014	Under Construction	0
M /2437/16/FUL	FUL permission	Old Newton with Dagworth	Land at Finningham Road, (Adjacent to Holly Lodge)	02/10/2017	1	0	1	18/12/2018	Under Construction	1
M /4864/16/FUL	FUL permission	Old Newton with Dagworth	Barn at Old Newton Hall, Rendall Lane (New application = Sandford Road)	13/03/2017	1	0	1	07/07/2017	Under Construction	1
DC/17/02686/FUL	FUL permission	Onehouse	Land at Riverside Fisheries, Riverside Lake, Wash Lane	16/08/2017	1	0	1	25/09/2017	Under Construction	1
DC/18/05089/RES	FUL permission	Onehouse	Land to the East of Pips Lodge, Finborough Road	15/01/2019	1	0	1	21/03/2019	Under Construction	1
M /1867/17/OUT	OUT permission	Onehouse	Chilton Leys, Forest Road	10/11/2017	6	0	6		Not Started	6
M /3196/15/FUL	FUL permission	Onehouse	Riverside Lake, Wash Lane	10/01/2018	1	0	1	10/01/2018	Under Construction	1
M /4954/16/REM	FUL permission	Onehouse	Glebe Bungalow, Woodland Close, Onehouse, IP14 3HL	19/05/2016	2	1	1	31/03/2019	Under Construction	1
DC/17/03178/OUT	OUT permission	Palgrave	Land to East of Priory Road	31/01/2018	9	0	9		Not Started	9
M /0917/16/FUL	FUL permission	Palgrave	Woodside, Lion Road	26/05/2016	1	0	1	07/05/2019	Under Construction	1
M /2042/16/PRN	FUL permission	Palgrave	Barns adjacent to Bridge House, Ling Road	29/06/2016	2	0	2		Not Started	0
M /4010/16/OUT	OUT permission	Palgrave	Land adjacent Kyloe, Priory Road	29/06/2017	5	0	5		Not Started	5
DC/18/02258/FUL	FUL permission	Rattlesden	Land To The West Of 10 Top Road, Rattlesden Bury St Edmunds, Suffolk, IP30 0SJ	19/12/2018	8	0	8		Not Started	8
M /0699/15/FUL	FUL permission	Rattlesden	Townfield, Baby Lane	11/05/2015	1	1	0	11/08/2015	Under Construction	0
M /0879/16/FUL	FUL permission	Rattlesden	Rose Cottage, Poy Street Green	10/05/2016	1	1	0	01/04/2017	Under Construction	0
M /1648/16/PRN	FUL permission	Rattlesden	High Town Farm, Rear of The Balance, High Town Green	11/08/2016	2	0	2	01/04/2017	Under Construction	2

M /2194/16/FUL	FUL permission	Rattlesden	Land on the west side of Rising Sun Hill *(VIOS)*	09/01/2017	2	0	2		Not Started	2
M /4044/16/OUT	OUT permission	Rattlesden	Land adjacent to 12 & 13 St. Nicholas Close, Rising Sun Hill	03/02/2017	5	0	5		Not Started	5
M /4827/16/FUL	FUL permission	Rattlesden	Oak Gates, High Town Green	08/02/2017	1	1	0	01/07/2017	Under Construction	0
DC/18/00312/FUL	FUL permission	Redgrave	Land Adjacent To The Cottage, The Green, Redgrave, Suffolk	11/04/2018	2	0	2		Not Started	2
DC/18/01303/RES	FUL permission	Redgrave	Charters Towers, Gallows Hill, Redgrave, Diss, Suffolk, IP22 1RZ	30/05/2018	1	0	1	02/01/2019	Under Construction	1
DC/18/03950/FUL	FUL permission	Redgrave	The Mill House, The Street, Redgrave, IP22 1RY	19/11/2018	1	0	1		Not Started	1
DC/19/00008/OUT	OUT permission	Redgrave	Reed House, The Knoll, Churchway, Redgrave, IP22 1RW	19/02/2019	1	0	1		Not Started	1
M /3084/15/FUL	FUL permission	Redgrave	Bridge Farm, Fen Street	21/10/2015	1	1	0		Not Started	0
M /1122/17/FUL	FUL permission	Redlingfield	The Old School, Low Road	13/05/2017	1	0	1	09/03/2018	Under Construction	1
M /3588/09/FUL & DC/18/01244	FUL permission	Redlingfield	Kiln Farm, Cranley Road, Redlingfield, Eye, Suffolk, IP23 7NZ	13/09/2010	1	0	1		Not Started	1
DC/17/03310/PRN	FUL permission	Rickingham	Jackamans Farm, Briar Lane, Rickingham Inferior	18/08/2017	1	0	1		Not Started	1
DC/17/05854/FUL	FUL permission	Rickingham	White Horse Cottage, The Street	18/01/2018	1	0	1		Not Started	1
DC/18/00864/RES	FUL permission	Rickingham	Land Adj. To 9 Rectory Hill, Rickingham Superior IP22 1EZ	27/04/2018	5	0	5	02/01/2019	Under Construction	5
M /0276/17/FUL	FUL permission	Rickingham	Chenderit, Garden House Lane	21/03/2017	4	1	3	18/12/2018	Under Construction	3
M /1128/16/FUL	FUL permission	Rickingham	Jubilee House, The Street, Rickingham Inferior	14/07/2016	3	0	3		Not Started	0
DC/17/03031/FUL	FUL permission	Ringshall	Land at Lower Farm Road (Stocks Farm)	17/08/2017	4	0	4	27/09/2018	Under Construction	2
DC/18/03192/FUL	FUL permission	Ringshall	Plantation House, Nayland Drive, Ringshall, Stowmarket, Suffolk, IP14 2LR	11/10/2018	1	0	1		Not Started	1
DC/18/03299/FUL	FUL permission	Ringshall	Land On The South Side Of Lower Farm Road, Ringshall, Suffolk	10/12/2018	2	0	2		Not Started	2
DC/18/05045/AGDW	FUL permission	Ringshall	Chestnuts Farm, Bildeston Road, Ringshall, Stowmarket, Suffolk, IP14 2HU	12/03/2019	1	0	1		Not Started	1
DC/18/05632/OUT	OUT permission	Ringshall	Land On The South Side Lower Farm Road, Ringshall Suffolk	22/03/2019	2	0	2		Not Started	2
M /0434/17/REM	FUL permission	Ringshall	Land at Lower Farm Road Lower Farm Road, Ringshall IP14 2JE	06/04/2017	1	0	1	08/05/2017	Under Construction	1
M /0603/17/FUL	FUL permission	Ringshall	Orchard Barn, Bildeston Road	22/03/2017	1	0	1		Not Started	1
DC/17/06321/FUL	FUL permission	Somersham	Old Chapel House, Main Road, Somersham, Ipswich, Suffolk, IP8 4SF	21/05/2018	1	0	1	01/03/2019	Under Construction	1
DC/18/00218/PRN	FUL permission	Somersham	Caley Green Farm, Hadleigh Road	13/03/2018	1	0	1		Not Started	1
DC/18/03055/FUL	FUL permission	Somersham	Land To The West Of, Black Barn Close, Somersham, Ipswich, Suffolk, IP8 4PX	18/09/2018	1	0	1		Not Started	1
M /0498/17/FUL	FUL permission	Stoke Ash	Land To The North Of Brookside, The Street, Stoke Ash, Eye, Suffolk, IP23 7EW	11/07/2017	2	0	2	03/01/2019	Under Construction	2
M /0990/12/FUL	FUL permission	Stoke Ash	138 The Street, Stoke Ash	10/05/2012	1	0	1	31/03/2017	Under Construction	0
DC/17/03371/REM	FUL permission	Stonham Aspal	Land behind Lugano, The Street, Stonham Aspal IP14 6AH	29/08/2017	3	0	3	05/09/2017	Under Construction	3
DC/17/04292/FUL	FUL permission	Stonham Aspal	Angel Hill Farm, Norwich Road	07/12/2017	1	0	1		Not Started	1
DC/18/01817/AGDW	FUL permission	Stonham Aspal	Mill Green Farm Debenham Road Stonham Aspal Stowmarket Suffolk IP14 6BZ	11/07/2018	3	0	3		Not Started	3
DC/18/01901/OUT	OUT permission	Stonham Aspal	High Bank, Mill Green, Stonham Aspal, Stowmarket, Suffolk, IP14 6DA	28/06/2018	1	0	1		Not Started	1
DC/18/02756/FUL	FUL permission	Stonham Aspal	Morgans End, Debenham Road, Stonham Aspal Stowmarket	10/08/2018	1	1	0	23/08/2018	Under Construction	0
DC/18/04191/OUT	OUT permission	Stonham Aspal	Land To The Rear Of The Leas Quoits Meadow Stonham Aspal	07/02/2019	5	1	4		Not Started	4
DC/18/04808/RES	FUL permission	Stonham Aspal	Kennylands, Thornbush Lane, Stonham Aspal Stowmarket, Suffolk, IP14 5DX	15/05/2018	1	0	1		Not Started	1



DC/18/04993/RES	FUL permission	Stonham Aspal	High Elm Bungalow, Crowfield Road, Stonham Aspal, Stowmarket, Suffolk, IP14 6AW	04/01/2019	1	0	1		Not Started	1
M /0214/08/FUL	FUL permission	Stonham Aspal	White Lodge, The Street	17/03/2009	1	0	1	03/08/2011	Under Construction	0
DC/17/03999/FUL	FUL permission	Stonham Earl	Fen View, Fen Lane, Earl Stonham	27/09/2017	1	1	0	10/04/2018	Under Construction	0
DC/18/01206/FUL	FUL permission	Stonham Earl	Upper Langdales, Farmhouse, Mill Lane, Earl Stonham, Stowmarket, Suffolk, IP6 8QF	10/01/2019	4	0	4		Not Started	4
DC/18/05278/OUT	OUT permission	Stonham Earl	Land To The Rear Of Resthaven, Thornbush Lane	15/02/2019	1	0	1		Not Started	1
M /3599/15/FUL	FUL permission	Stonham Earl	Upper Langdales Farmhouse Mill Lane, Earl Stonham	15/01/2016	1	0	1		Not Started	1
M /4789/16/FUL	FUL permission	Stonham Earl	Venns Farm, Debenham Road	13/05/2017	1	0	1	12/09/2017	Under Construction	1
DC/17/03479/FUL	FUL permission	Stonham Parva	Barns at Four Elms Farm, Norwich Road	15/09/2017	1	0	1	16/04/2018	Under Construction	1
M /2885/16/FUL	FUL permission	Stonham Parva	Annexe at Four Elms, Norwich Road	07/10/2016	1	0	1		Not Started	1
DC/18/02532/FUL	FUL permission	Stowlangtoft	Glebe Farm, The Street, Stowlangtoft, IP31 3JT	14/11/2018	2	1	1		Not Started	1
DC/18/05604/FUL	FUL permission	Stowlangtoft	Street Farm, The Street, Stowlangtoft, IP31 3JX	12/02/2019	1	0	1		Not Started	1
M /4962/16/FUL	FUL permission	Stowlangtoft	The Granary, Kiln Farm , Kiln Lane	04/07/2017	1	0	1	16/10/2017	Under Construction	1
DC/17/03729/OUT	OUT permission	Stowmarket	The Uplands, Stowupland Road, Stowmarket, IP14 5AN	13/11/2017	5	0	5		Not Started	5
DC/17/04829/FUL	FUL permission	Stowmarket	Brightacres, Spoonmans Lane	17/11/2017	1	1	0	29/01/2018	Under Construction	0
DC/17/05065/FUL	FUL permission	Stowmarket	Land off Chilton Way	20/12/2017	8	0	8	13/06/2018	Under Construction	8
DC/17/05769/FUL	FUL permission	Stowmarket	38A Violet Hill Road, Stowmarket, Suffolk, IP14 1NQ	03/05/2018	4	1	3		Not Started	3
DC/17/06097/FUL	FUL permission	Stowmarket	12 St. Edmunds Road, Stowmarket, IP14 1NP	27/03/2018	1	0	1		Not Started	1
DC/17/06314/FUL	FUL permission	Stowmarket	Hill Farm, Stowupland Road, Stowmarket, IP14 5AW	28/02/2018	3	0	3		Not Started	3
DC/18/00938/OUT	OUT permission	Stowmarket	3 Danescourt Avenue, Stowmarket, Suffolk, IP14 1QL	04/05/2018	1	0	1		Not Started	1
DC/18/02163/FUL	FUL permission	Stowmarket	38 Regent Street, Stowmarket, Suffolk, IP14 1RH	11/10/2018	1	0	1		Not Started	1
DC/18/03445/FUL	FUL permission	Stowmarket	35 Stowupland Street, Stowmarket, Suffolk, IP14 1EG	25/09/2018	1	0	1		Not Started	1
DC/18/03889/FUL	FUL permission	Stowmarket	Rose Cottage, Mill Street, Stowmarket, IP14 5BL	13/11/2018	1	0	1	01/12/2018	Under Construction	1
DC/18/04963/RES	FUL permission	Stowmarket	33 Hall Road, Stowmarket, IP14 1TN	18/01/2019	1	0	1		Not Started	1
DC/18/05012/FUL	FUL permission	Stowmarket	1 Temple Road, Stowmarket, IP14 1AX	08/02/2019	1	0	1	26/03/2019	Under Construction	1
DC/18/05560/FUL	FUL permission	Stowmarket	9-11 Bond Street, Stowmarket, Suffolk, IP14 1HR	22/03/2019	4	1	3		Not Started	3
M /0573/17/FUL	FUL permission	Stowmarket	37-39 Bury Street (formerly Simpsons Toy Shop)	30/03/2017	2	0	2		Not Started	2
M /0914/16/FUL	FUL permission	Stowmarket	33 St. Peters Road, Stowmarket, IP14 1LE	15/07/2016	1	0	1	01/04/2017	Under Construction	1
M /1058/14/FUL	FUL permission	Stowmarket	Albert Mill, Crown Street	07/10/2014	2	0	2	17/08/2017	Under Construction	2
M /1873/13/FUL	FUL permission	Stowmarket	69 Ipswich Street, Stowmarket	15/10/2013	1	0	1		Not Started	0
M /2438/16/FUL	FUL permission	Stowmarket	66 Poplar Hill, Stowmarket, IP14 2AU	27/07/2016	3	1	2	22/01/2018	Under Construction	2
M /2846/15/OUT	OUT permission	Stowmarket	29 Combs Lane, Stowmarket, IP14 2DB	07/03/2016	1	0	1		Not Started	0
M /2896/15/FUL	FUL permission	Stowmarket	Land to the rear of Victoria Road	04/12/2015	3	0	3	31/03/2018	Under Construction	3
M /3024/16/FUL	FUL permission	Stowmarket	33/33A Ipswich Street, Stowmarket, IP14 1AH	10/10/2016	1	0	1		Not Started	1
M /3045/14/FUL	FUL permission	Stowmarket	Bradleys (Stowmarket) Ltd, Violet Hill Road	12/11/2014	6	0	6	01/03/2017	Under Construction	6
M /3168/16/FUL	FUL permission	Stowmarket	9 Combs Ford, Stowmarket, IP14 2AP	30/03/2017	2	1	1	18/12/2018	Under Construction	1
DC/18/01265/FUL	FUL permission	Stowupland	Elm House, Stowmarket Road, Stowupland, IP14 4DS	23/11/2018	3	0	3	13/03/2019	Under Construction	3
DC/18/01293/OUT	OUT permission	Stowupland	Land On The North Side Of Gipping Road, Stowupland Stowmarket, Suffolk IP14 4AX	29/05/2018	1	0	1		Not Started	1
DC/18/02368/RES	OUT permission	Stowupland	Land north of Gipping Road	30/08/2018	1	0	1		Not Started	1
DC/18/04805/FUL	FUL permission	Stowupland	8 Trinity Walk, Stowupland, Stowmarket, Suffolk IP14 4AS	24/01/2019	1	0	1		Not Started	1
M /4697/16/FUL	FUL permission	Stowupland	The Willows, Gipping Road	16/02/2017	1	0	1	18/12/2018	Under Construction	1
DC/17/03563/PRN	FUL permission	Stradbroke	Havensfield Farm, Fressingfield Road	06/02/2018	2	0	2		Not Started	2
DC/17/06203/FUL	FUL permission	Stradbroke	Land Formally Known As Mark Peacock Landrover Neaves Lane, Stradbroke, IP21 5JE	18/05/2018	6	0	6	25/01/2019	Under Construction	6
DC/18/01335/FUL	FUL permission	Stradbroke	Hillcrest, New Street, Stradbroke, Eye, Suffolk, IP21 5JJ	23/05/2018	2	1	1		Not Started	1
DC/18/02621/FUL	FUL permission	Stradbroke	Plot 1, Hillcrest, New Street, Stradbroke, Eye, Suffolk, IP21 5JJ	10/08/2018	1	0	1	05/09/2018	Under Construction	0
DC/18/02624/FUL	FUL permission	Stradbroke	Plot 2, Hillcrest, New Street, Stradbroke, Eye, Suffolk, IP21 5JJ	10/08/2018	1	0	1		Not Started	0

DC/18/02634/FUL	FUL permission	Stradbroke	15 Woodfields, Stradbroke, Eye, Suffolk, IP21 5JQ	16/10/2018	1	0	1		Not Started	1
DC/18/03643/FUL	FUL permission	Stradbroke	The Oaks, Doctors Lane, Stradbroke, Eye, Suffolk IP21 5HU	15/10/2018	1	0	1	25/03/2018	Under Construction	1
M /2098/13/FUL	FUL permission	Stradbroke	Land at Havensfield Farm, Fressingfield Road	20/12/2013	1	0	1	08/11/2016	Under Construction	1
M /2141/16/FUL	FUL permission	Stradbroke	Summer Place, Battlesea Green	03/08/2016	1	0	1	02/01/2019	Under Construction	1
M /2532/14/FUL	FUL permission	Stradbroke	Land adj The Laurels Bungalow, Church St, Stradbroke, IP21 5HT	15/06/2015	3	0	3	06/06/2018	Under Construction	3
M /2851/15/FUL	FUL permission	Stradbroke	Valley Farm, New Street, Stradbroke	05/10/2015	3	0	3		Under Construction	3
M /2980/16/FUL	FUL permission	Stradbroke	Land at The Paddocks, Queen Street	23/09/2016	1	0	1	01/04/2017	Under Construction	1
M /3142/09/FUL	FUL permission	Stradbroke	Land to rear of Doggetts Farm, New Street	23/12/2009	3	0	3	15/09/2010	Under Construction	0
DC/18/03834/FUL	FUL permission	Syleham	Red Barn, Syleham Road, Syleham, Eye, IP14 4LN, Suffolk	16/10/2018	1	0	1		Not Started	1
DC/18/00928/FUL	FUL permission	Tannington	Barn North Of Oak Farm, Dog Lane, Tannington Suffolk	11/05/2018	1	0	1		Not Started	1
DC/17/02813/RES	FUL permission	Thorndon	Land at Thwaite Road, Thorndon	04/08/2017	1	0	1	31/01/2018	Under Construction	1
DC/17/04154/FUL	FUL permission	Thorndon	Thorndon Hill Farm, Rishangles Road, IP23 7JU	16/01/2018	3	0	3		Not Started	3
DC/17/05198/FUL	FUL permission	Thorndon	Land opposite Clint Cottage, Clint Road, IP23 7JF	07/12/2017	1	0	1		Not Started	1
DC/17/05894/FUL	FUL permission	Thorndon	Land at Stoke Road, Thorndon	09/02/2018	1	0	1	11/06/2018	Under Construction	1
DC/18/00712/FUL	FUL permission	Thorndon	Barn Adjacent To Hestley Hall, Hestley Green, Thorndon, Eye, Suffolk, IP23 7LR	13/04/2018	1	0	1	13/04/2018	Under Construction	1
DC/18/02961/OUT	OUT permission	Thorndon	Land Adjacent 13 Kerrison Cottages, Stoke Road Thorndon, Eye, Suffolk, IP23 7JG	24/08/2018	1	0	1		Not Started	1
M /1021/17/FUL	FUL permission	Thorndon	Greenacres, Hestley Green	28/06/2017	1	1	0		Not Started	0
M /1834/16/OUT	OUT permission	Thorndon	Land opposite Clint Cottage, Clint Road	08/06/2016	1	1	1		Not Started	1
M /1836/16/FUL	FUL permission	Thorndon	Land at Hall Road, Thorndon	22/09/2016	3	0	3		Not Started	0
M /3828/10/FUL	FUL permission	Thorndon	West Barn, Hestley Hall, Hestley Green	10/03/2011	1	0	1	12/04/2011	Under Construction	1
M /4133/16/FUL	FUL permission	Thorndon	Land adjacent The Maples, Thwaite Road, Thorndon	14/12/2016	1	0	1	12/04/2017	Under Construction	0
M /4773/16/REM	FUL permission	Thorndon	Land South Of Whistle, Thwaite Road, Thorndon Eye, Suffolk, IP23 7JJ	26/01/2017	2	0	2	20/04/2017	Under Construction	2
DC/17/05585/OUT	OUT permission	Thornham Magna	The Old Post Office, 205 The Street	05/01/2018	1	0	1		Not Started	1
M /0239/16/PRN	FUL permission	Thornham Magna	Unit 16, Red House Yard, Gislingham Road	17/03/2016	1	0	1		Not Started	0
M /2255/15/FUL	FUL permission	Thornham Magna	Grove Farmhouse, Wickham Road, Thornham Magna, IP23 8LL	22/09/2015	1	0	1	19/08/2016	Under Construction	0
DC/18/05637/AGDW	FUL permission	Thornham Parva	Chandos Farm, Bull Road, Thornham Parva	26/02/2019	1	0	1		Not Started	1
DC/17/03697/FUL	FUL permission	Thrandeston	Barns at Abbey Farm, Great Green	18/10/2017	1	0	1		Not Started	1
DC/17/03941/FUL	FUL permission	Thurston	51 Barton Road, Thurston, IP31 3PD	21/09/2017	1	1	0	09/10/2017	Under Construction	0
DC/17/04197/OUT	OUT permission	Thurston	Poplar Farm, Great Green, Thurston	13/09/2018	1	0	1		Not Started	1
DC/17/04938/OUT	OUT permission	Thurston	Poplar Farm Lane, Off Norton Road	14/12/2017	1	0	1		Not Started	1
DC/17/06257/FUL	FUL permission	Thurston	Thurston Place, Beyton Road, Thurston, Bury St Edmunds, Suffolk, IP31 3QZ	17/04/2018	1	0	1		Not Started	1
DC/18/00277/PRN	FUL permission	Thurston	Barn at Moat Farm, Great Green	20/03/2018	2	0	2		Not Started	2
DC/18/01042/FUL	FUL permission	Thurston	The Hollies, Church Road, Thurston, Bury St Edmunds	04/07/2018	1	0	1	16/07/2018	Under Construction	1
DC/18/01839/OUT	OUT permission	Thurston	Highmead House, Ixworth Road, Thurston, Bury St Edmunds, Suffolk, IP31 3QE	13/09/2018	4	1	3		Not Started	3
DC/18/04463	FUL permission	Thurston	Land Adjacent Rojulina, Hollow Lane, Thurston IP31 3RG	30/11/2018	2	0	2	01/03/2019	Under Construction	2
DC/18/05281/FUL	FUL permission	Thurston	Land Adjacent To Popples, Barrells Road, Thurston IP31 3SF	25/01/2019	1	0	1		Not Started	1
DC/19/00197/FUL	FUL permission	Thurston	Land Adj Rojulina, Hollow Lane, Thurston, Bury St Edmunds, IP31 3RG	04/03/2019	1	0	1		Not Started	1
M /0933/16/OUT	OUT permission	Thurston	Popples, Barrells Road	30/09/2016	1	0	1	24/06/2019	Under Construction	1
M /1009/09/FUL	FUL permission	Thurston	Land at 13 School Lane, Thurston	14/01/2010	2	0	2	16/03/2011	Under Construction	0
M /2026/13/FUL	FUL permission	Thurston	Land at Cedars Close, Thurston	19/11/2013	1	0	1	31/03/2017	Under Construction	0
M /2630/14/FUL	FUL permission	Thurston	Land at Cedars Close, Thurston	09/06/2015	3	0	3	31/03/2018	Under Construction	3
M /3367/12/FUL	FUL permission	Thurston	Land adjoining Thedwastre Place, Station Hill	21/12/2012	3	0	3	31/03/2018	Under Construction	3

M /4471/16/PRN	FUL permission	Thurston	Harveys Garden Plants, Great Green, IP31 3SJ	23/12/2016	2	0	2		Not Started	2
M /4800/16/FUL	FUL permission	Thurston	Plancheway, Hollow Lane	26/01/2017	1	1	0	10/10/2017	Under Construction	0
DC/18/03120/FUL	FUL permission	Tostock	Foresters, New Road, Tostock, Bury St Edmunds Suffolk, IP30 9PJ	03/10/2018	2	0	2	02/11/2018	Under Construction	2
DC/18/05272/OUT	OUT permission	Tostock	6 New Road, Tostock, Bury St Edmunds, Suffolk IP30 9PJ	28/01/2019	1	0	1		Not Started	1
DC/18/05568/FUL	FUL permission	Tostock	Westwood, Leys Road Tostock, IP30 9PN	13/02/2019	2	0	2		Not Started	2
DC/19/00190/OUT	OUT permission	Tostock	Land Adjoining Foresters, New Road, Tostock Suffolk	05/03/2019	2	0	2		Not Started	2
M /1207/17/FUL	FUL permission	Tostock	Westwood, Leys Road	28/09/2017	2	1	1		Not Started	1
M /4238/16/OUT	OUT permission	Tostock	Land At Perkins Way, Tostock	05/02/2019	9	0	9		Not Started	9
M /4260/15/PRN	FUL permission	Tostock	Woodend Green Farm, Thurston (in parish of Tostock)	11/02/2016	2	0	2		Not Started	0
DC/18/04417/AGDW	FUL permission	Walsham le Willows	West Street Farm, Ixworth Road, Walsham Le Willows, IP31 3AP	28/11/2018	1	0	1		Not Started	1
M /0775/12/FUL	FUL permission	Walsham le Willows	Land adjacent to East Cottage, Badwell Road	04/05/2012	1	0	1	27/03/2014	Under Construction	0
M /3622/15/FUL	FUL permission	Walsham le Willows	Land to rear of 1 and 2 Upper Meadow (south of Cherry Tree House)	07/04/2016	3	0	3	11/10/2018	Under Construction	2
M /3940/15/FUL	FUL permission	Walsham le Willows	Harts Hall Farm, Crownland Road	21/07/2016	1	1	0	01/04/2017	Under Construction	0
DC/17/04520/FUL	FUL permission	Wattisfield	Land Adjacent To The Old School The Street Wattisfield IP22 1NT	05/07/2018	8	0	8		Not Started	8
DC/17/05759/OUT	OUT permission	Wattisfield	Land west of Walsham Road (and south of Kudu Lodge), Walsham Road	06/02/2018	1	0	1		Not Started	1
DC/18/00562/FUL	FUL permission	Wattisfield	Land Adjacent 'The Elms', Walsham Rd, Wattisfield IP22 1NZ	10/04/2018	1	0	1		Not Started	1
DC/18/01797/FUL	FUL permission	Wattisfield	Land Adjacent To Pottery House, Pottery Hill Wattisfield, IP22 1NH	11/06/2018	1	0	1	21/06/2018	Under Construction	1
DC/18/04524/OUT	OUT permission	Wattisfield	High Bank, Diss Road, Wattisfield, Diss, Suffolk, IP22 1NJ	10/12/2018	1	0	1		Not Started	1
M /1512/12/FUL	FUL permission	Westhorpe	Botany Farm, Church Road	03/07/2012	1	1	0		Not Started	0
DC/18/01668/FUW	FUL permission	Wetherden	Lynside, Base Green, Wetherden, Stowmarket Suffolk, IP14 3LS	12/06/2018	1	0	1		Not Started	1
DC/19/00434/FUL	FUL permission	Wetherden	Land Adjacent To Dragonfly Barn, Elmswell Road Wetherden, Stowmarket, Suffolk, IP14 3LL	26/03/2019	1	0	1		Not Started	1
M /0118/17/FUL	FUL permission	Wetherden	Ye Old Smithy, Elmswell Road, Wetherden, IP14 3LL	21/07/2017	1	0	1	11/12/2018	Under Construction	1
M /0500/14/FUL	FUL permission	Wetherden	Stoakes & Lime Tree Cottages, Church Street	14/04/2014	0	1	-1	06/10/2014	Under Construction	0
M /1630/17/FUL	FUL permission	Wetherden	The Old School, Elmswell Road	06/12/2017	2	0	2		Not Started	2
M /1836/14/FUL	FUL permission	Wetherden	Botany Bay Bungalow, Grove Lane	10/11/2014	1	1	0		Under Construction	0
M /3005/16/FUL	FUL permission	Wetherden	Grange Farm, Kates Lane	18/11/2016	2	0	2	12/09/2018	Under Construction	2
M /4114/16/FUL	FUL permission	Wetherden	Little London Farm, Elmswell Road	10/01/2017	1	0	1	25/04/2017	Under Construction	1
DC/17/03492/FUL	FUL permission	Wetheringsett cum Brockford	Wetheringsett House, Church Street	26/10/2017	2	0	2		Not Started	2
DC/17/04518/FUL	FUL permission	Wetheringsett cum Brockford	Land adjoining 1 Knaves Green, Brockford Green	31/10/2017	1	0	1		Not Started	1
DC/18/00077/FUL	FUL permission	Wetheringsett cum Brockford	Deerbolts Cottage, Blacksmiths Green, Wetheringsett Cum Brockford, Stowmarket, Suffolk, IP14 5PZ	11/06/2018	1	0	1		Not Started	1
DC/18/01150/FUL	FUL permission	Wetheringsett cum Brockford	Town Lane Farm, Park Green, Town Lane, Wetheringsett Cum Brockford, Stowmarket, Suffolk, IP14 5QH	20/06/2018	1	0	1		Not Started	1
M /0470/15/FUL	FUL permission	Wetheringsett cum Brockford	Land west of Station View, Hall Lane	01/06/2015	1	0	1		Under Construction	1
M /1767/15/FUL	FUL permission	Wetheringsett cum Brockford	Meadow Farm, Blacksmiths Green	02/12/2015	1	0	1	06/11/2018	Under Construction	1

M /2784/16/FUL	FUL permission	Wetheringsett cum Brockford	Land to the east of Park Hall Cottages (former Coal Yard), Wetherup Street	20/09/2016	2	0	2	02/01/2019	Under Construction	2
M /2901/16/FUL	FUL permission	Wetheringsett cum Brockford	Hillside, Hockey Hill	26/08/2016	3	0	3	02/10/2017	Under Construction	3
M /4507/16/FUL	FUL permission	Wetheringsett cum Brockford	Land to rear of Wetheringsett House, Church Street	28/02/2017	1	0	1		Not Started	1
DC/18/01451/LCE	FUL permission	Weybread	Brick Kiln Cottage, Mill Lane, Weybread, Diss, Suffolk IP21 5RS	13/06/2018	1	0	1		Not Started	1
DC/18/03163/AGDW	FUL permission	Weybread	Mattins Barn, Pear Tree Farm, The Street, Weybread, Diss, Suffolk, IP21 5TH	05/09/2018	2	0	2		Not Started	2
DC/17/05107/RES	FUL permission	Whitton	Land to south of Walnut Tree Cottages, Old Norwich Road	22/01/2018	2	0	2	25/02/2019	Under Construction	2
DC/19/00158/FUL	FUL permission	Wickham Skeith	Homeleigh, The Broadway, Wickham Skeith, Eye Suffolk, IP23 8LX	06/03/2019	1	1	0		Not Started	0
DC/17/04054/FUL	FUL permission	Wilby	Cowslip Barn (Unit 2), Messuage Farm, Russell Green	05/10/2017	1	0	1	05/10/2017	Under Construction	1
DC/17/04063/PRN	FUL permission	Wilby	Bullrush Barn (Unit 1), (Offices of Green Angel Ltd). Messuage Farm, Russell Green	27/09/2017	1	0	1		Not Started	1
M /0640/16/FUL	FUL permission	Wilby	Town Farm, Stradbroke Road	05/04/2016	1	0	1	27/09/2011	Under Construction	0
M /3300/12/FUL	FUL permission	Wilby	Barn at Prospect House Farm, Worlingworth Road	21/08/2008	1	0	1	19/07/2016	Under Construction	1
DC/18/01799/AGDW	FUL permission	Willisham	Agricultural Buildings, Crow Hall, Willisham Suffolk, IP8 4SJ	21/06/2018	3	0	3	06/07/2018	Under Construction	3
DC/18/03891/FUL	FUL permission	Willisham	Crow Hall, Strawberries Lane, Willisham, Ipswich Suffolk, IP8 4SJ	10/12/2018	1	0	1	10/07/2018	Under Construction	1
M /0141/12/FUL	FUL permission	Willisham	1 Hall Cottages, Main Road	18/07/2012	1	1	0	12/01/2015	Under Construction	0
M /2844/12/FUL	FUL permission	Willisham	Willisham Hall, Willisham Hall Road	31/10/2012	1	0	1	08/10/2018	Under Construction	1
DC/17/05514/OUT	OUT permission	Wingfield	Land north of Vicarage Road (adjacent Goulder's Farm)	02/02/2018	3	0	3		Not Started	3
DC/18/04297/OUT	OUT permission	Wingfield	Orchard House, Top Road, Wingfield, IP21 5QT	30/11/2018	1	0	1		Not Started	1
DC/18/04389/RES	FUL permission	Wingfield	Land Adjacent To Jafeica House, Earsham Street Wingfield, Eye, IP21 5RH	12/12/2018	1	0	1		Not Started	1
M /0195/13/FUL	FUL permission	Wingfield	The Gables, Earsham Street	08/04/2013	1	0	1	31/03/2016	Under Construction	1
M /1369/13/FUL	FUL permission	Wingfield	Abbey Farm, Abbey Road	01/08/2013	4	0	4	31/03/2019	Under Construction	4
M /1535/08/RES	FUL permission	Wingfield	Land adjacent to Glenadair, Church Road	29/05/2008	1	0	1	19/08/2010	Under Construction	0
M /4372/15/FUL	FUL permission	Wingfield	Castle Farm, Vicarage Road	08/04/2016	3	0	3		Not Started	0
M /1732/17/FUL	FUL permission	Winston	Malt House Farm, Grange Road	17/08/2017	1	0	1		Not Started	1
DC/17/02275/PRN	FUL permission	Woolpit	Barn at Grassy Lane Farm, Warren Lane	07/07/2017	1	0	1		Not Started	1
DC/17/02762/FUL	FUL permission	Woolpit	Land rear of Orlanda, The Heath	11/08/2017	2	0	2		Not Started	2
DC/17/03582/OUT	OUT permission	Woolpit	Land Opposite The Grange, Green Road, Woolpit IP30 9RG	03/05/2018	2	0	2		Not Started	2
DC/17/03855/FUL	FUL permission	Woolpit	Melbury, Green Road	07/11/2017	1	0	1	17/11/2017	Under Construction	1
DC/17/04343/FUL	FUL permission	Woolpit	Grassy Lane Farm, Warren Lane	27/10/2017	1	0	1	27/11/2017	Under Construction	1
DC/17/04673/FUL	FUL permission	Woolpit	Land south of The Firs, Broomhill Lane	19/12/2017	1	0	1	01/04/2018	Under Construction	1
DC/18/00397/OUT	OUT permission	Woolpit	Land to South of Grassy Lane Farm, Warrn Lane	23/03/2018	2	0	2		Not Started	2
DC/18/00449/OUT	OUT permission	Woolpit	Land North of Grassy Lane Farm, Warren Lane	23/03/2018	2	0	2		Not Started	2
DC/18/00570/FUL	FUL permission	Woolpit	Land Adj Jumbana, Masons Lane, woolpit, IP30 9QW	29/03/2018	1	0	1	20/11/2018	Under Construction	1
DC/18/00766/FUL	FUL permission	Woolpit	The Drey, Borley Green, Woolpit, Bury St Edmunds Suffolk, IP30 9RP	15/06/2018	1	0	1	22/07/2018	Under Construction	1
DC/18/01660/FUL	FUL permission	Woolpit	Land At Rear Of Orlanda Juniper And The Cottage The Heath, Woolpit, Suffolk	05/07/2018	3	0	3	05/12/2018	Under Construction	3
DC/18/02175/FUL	FUL permission	Woolpit	Land Adj Barrack Farm, Warren Lane, Woolpit	20/12/2018	1	0	1		Not Started	1
DC/18/04454/FUL	FUL permission	Woolpit	Southlands, Old Stowmarket Road, Woolpit, IP30 9QS	05/02/2019	3	0	3		Not Started	3
DC/18/05357/FUL	FUL permission	Woolpit	Swan Inn, The Street, Woolpit, IP30 9QN	26/02/2019	3	0	3		Not Started	3
M /1155/17/OUT	OUT permission	Woolpit	Green Farm, Green Road	17/05/2017	1	0	1		Not Started	1
M /4405/15/FUL	FUL permission	Woolpit	Saltings, Heath Road	15/03/2016	1	0	1		Not Started	0
M /4750/16/PRN	FUL permission	Woolpit	Barns at Grassy Lane Farm, Warren Lane	17/01/2017	2	0	2		Not Started	2

DC/17/03840/FUL	FUL permission	Worlingworth	The White Cottage, Shop Street	06/02/2018	5	0	5	14/03/2018	Under Construction	5
DC/18/04364/AGDW	FUL permission	Worlingworth	Grove Farm, Shop Street, Worlingworth, IP13 7HX	30/11/2018	1	0	1		Not Started	1
M /1090/17/FUL	FUL permission	Worlingworth	Springfield House, Shop Street	05/05/2017	3	0	3		Under Construction	1
M /2144/15/FUL	FUL permission	Worlingworth	Land at The White Cottage, Shop Street	24/11/2015	3	0	3	31/03/2018	Under Construction	3
M /3578/16/PRN	FUL permission	Worlingworth	Brick Barn, Moss Farm (Off Tannington Road)	26/10/2016	2	0	2		Not Started	2
M /5023/16/OUT	OUT permission	Worlingworth	Barnacre, Worlingworth Road, Horham, IP21 5ER	01/09/2017	1	0	1		Not Started	1
DC/18/01865/FUL	FUL permission	Worham	White House, Rectory Road, Worham, IP22 1SS	26/07/2018	2	1	1		Not Started	1
DC/18/01895/FUL	FUL permission	Worham	Dashes Farm, Low Road, Worham, IP22 1SQ	16/11/2018	3	0	3		Not Started	3
DC/18/01993/RES	FUL permission	Worham	Land On The East Side Of Church Road, Worham Suffolk	19/07/2018	3	0	3	13/09/2018	Under Construction	3
DC/18/03677/OUT	OUT permission	Worham	White House, Rectory Road, Worham, IP22 1SS	23/11/2018	1	0	1		Not Started	1
DC/18/05064/OUT	OUT permission	Worham	Green Farmhouse (formerly Honeypot Farmhouse) Bury Road	15/01/2019	4	0	4		Not Started	4
DC/18/05622/OUT	OUT permission	Worham	The Croft, Mellis Road, Worham, IP22 1PY	19/02/2019	3	0	3		Not Started	3
M /0212/15/FUL	FUL permission	Worham	Land adjacent The Old Queens, Long Green	11/02/2016	1	0	1		Under Construction	1
DC/17/06020/PRN	FUL permission	Wyverstone	Home Farm Barns, Mill Road	06/03/2018	1	0	1		Not Started	1
DC/18/01951/OUT	OUT permission	Wyverstone	Land Adjacent Winchester House Rectory Road Wyverstone IP14 4SH	06/07/2018	2	0	2		Not Started	2
DC/18/02866/FUW	FUL permission	Wyverstone	Land At Sudbourne Farm, Mill Road, Wyverstone IP14 4SE	09/08/2018	3	0	3		Not Started	0
DC/18/04990/FUL	FUL permission	Wyverstone	Yew Tree House, Potash Lane, Wyverstone, Stowmarket, Suffolk, IP14 4SL	21/12/2018	1	0	1	21/12/2018	Under Construction	1
DC/19/00440/OUT	OUT permission	Wyverstone	Land At Mill Road, Wyverstone, Suffolk, IP14 4SE	15/03/2019	1	0	1		Not Started	1
M /1272/17/FUL	FUL permission	Wyverstone	Wyvern House, Rectory Road	09/06/2017	2	1	1		Not Started	1
DC/17/06179/FUL	FUL permission	Yaxley	Crossways Cottage, (Hares Lodge), Mellis Road	13/03/2018	1	0	1	09/04/2018	Under Construction	1
DC/18/00623/FUL	FUL permission	Yaxley	Land adj. to Arch Haven, The Street	26/03/2018	1	0	1	08/12/2017	Under Construction	1
M /2156/16/FUL	FUL permission	Yaxley	Bulls Hall Farm, Ipswich Road	20/07/2016	1	0	1	01/04/2017	Under Construction	1
<b>Sub Total</b>										<b>872</b>



## **APPENDIX 7: SUMMARY OF CONSULTATION RESPONSES**

# Appendix 7



## Summary of Consultation Responses to Draft Position Statement

Ref	Key Points Raised	Action Taken/ Comments	Justification for Course of Action
MSDC1	Future allocations need to be appropriately assessed in terms of potential impact on historic environment.	No action required.	Comment noted - The suitability of sites for allocation, including any potential impacts on the historic environment, will be fully assessed through the local plan-making process.
	Future policies that allocate sites affecting heritage assets should include references to need to conserve and seek opportunities to enhance the on-site or nearby heritage assets and their setting, the need for high quality design and any other factors relevant to the historic environment.	No action required.	Comment noted - The wording of site allocation policies will be determined through the local plan-making process
	Sites that would have an unacceptable impact on the significance or special interest of heritage assets should not be taken forward.	No action required.	Comment noted – The allocation of sites for development will be determined through the local plan-making process.
MSDC2	Council needs to address past record of under-delivery of housing in view of Annex 1 of NPPF (transitional arrangements for phased introduction of HDT).	No action required.	Issues around delivery will be addressed as part of the implementation of the HDT Action Plan, which is separate to this position statement.
	The inclusion of a windfall allowance requires compelling evidence that they will continue to provide a reliable source of supply, in line with Paragraph 70 of the NPPF.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance included will provide a reliable source of supply.
	Gladman agree that a 20% buffer is required for Mid Suffolk and that this has been confirmed through the Government's Housing Delivery Test, February 2019.	No action required.	Comment noted.
	Care must be taken to ensure that the monitoring undertaken as part of this exercise sets out the position at 31 March 2019. Sites that do not fall within the definition of deliverable at this cut-off date should not be included within the supply for 2019/20 to 2023/24.	No action required.	Only those sites identified as 'deliverable' as at 31 <sup>st</sup> March 2019 have been included in the deliverable supply as part of this position statement. When an updated position statement is prepared, a new base-date will be set.
	Lead in times from submission of a planning application to start on site for sites of over 100 dwellings can be considerably longer than the average that has been identified. The average lead in times for sites with outline planning permission will be skewed by the inclusion of sites with full permission in the calculation of this average e.g. in Table 9 of the Babergh and the Mid-Suffolk statements, where the lead in times for sites with outline permission are all longer than the average lead in rate that has been calculated.	No action required.	Local evidence is supported by national evidence. Inevitably some sites will deliver significantly quicker or slower than the average, but a consistent and robust approach has been taken in applying lead-in times.
	Assumed delivery rates of 50 dwellings per annum (dpa) should be reverted to the 40 to 45dpa figure that the research undertaken has identified.	No action required.	As explained in paragraph 6.11, if there is local evidence that a housebuilder has a track record of delivering above this rate of delivery in the districts, the higher rate of 50dpa will be used (such is the case for Taylor Wimpey at Chilton Leys).
MSDC3	Clarification required on weight that will be given to the position statement in the determination of planning applications and whether Council will seek to 'confirm' the housing supply position in a subsequent annual position statement (as per NPPF paragraph 74).	Inset paragraph into Statement for clarification.	This will be the Council's position on land supply and will therefore be used in the determination of applications. Mid Suffolk do not currently have an up-to-date Local Plan, once a Plan has been adopted, consideration will be given to confirming the land supply, through an annual position statement.
	Statement should clearly reference recent changes to the PPG, including requirement of evidence to show 'firm progress' of either application submission or site assessment and 'clear relevant information' about viability and	The HLSPS has been revised to reflect the latest	Agreed.

# Appendix 7



site constraints.	updates to the Guidance.	
Agree with HLSPS confirmation of Local Housing Need of 581dpa based on 2014-based household projections and latest 2018 affordability ratio.	No action required.	Comment noted.
Agree with application of 20% buffer, as per Housing Deliver Test requirements.	No action required.	Comment noted.
Council's Action Plan identifies a need to boost housing supply in the district and improve deliver rates.	No action required.	Comment noted.
Given that the HLSPS is a standalone document for Mid Suffolk District, it is considered inappropriate to include local evidence of delivery rates from Babergh District Council in order to establish average annual completion rates for the District. It is clear from Table 6 that Mid Suffolk has a lower average annual completion rate of 35dpa compared to Babergh which is 48dpa for sites under 100 dwellings.	No action required.	The sample sites for the two districts have been combined as it is considered that the sample size for each district individually would be too small to be representative. Given the collaborative working between the two Council's, conjoint planning teams and similar characteristics of the two districts, this is considered to be appropriate. It is also noted that the previous consultation on the Interim Position Statement that respondents criticised the sample sizes of the delivery rates and lead-in times. It was therefore considered necessary to combine the assessment information for Babergh and Mid Suffolk.
The HLSPS should also make clear that if there is local evidence that a housebuilder has delivered less than the rate of 45dpa or where particular site considerations dictate, a lower rate should be used, such has been the case for Land North of Norton Road, where the Statement of Common Ground anticipates delivering at 40dpa.	Text added to paragraph 6.11 to clarify.	Agree that clarification on this point is needed.
Land to the north side of Norton Road, Thurston (M/5070/16/OUT) – site should be removed from supply until reserved matters have been submitted and progressed for remaining dwellings.	No action required.	The site has a signed MoU and therefore is compliant with the Guidance.
Land to the East of Ashfield Road, Elmswell (M/0210/17/OUT) – 106 dwellings should be removed from supply as no guarantee of delivery. Statement of Common Ground or similar should be prepared.	No action required.	The site has email confirmation of the developer's delivery intentions and is agreed with the Council therefore this is compliant with the Guidance (Paragraph 007).
2 Gracechurch Street, Land adjacent to The Laurels, Beyton (M/2237/16/FUL) – site should be removed from trajectory because development not started, permission expires on 7 <sup>th</sup> Oct 2019 and information relating to Condition 3 not been submitted.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
Corner Farm, Banyards Green, Laxfield (M/3500/16/PRN) - site should be removed from trajectory because development not started, permission expires on 12 <sup>th</sup> Oct 2019 and information relating to Condition 3 not been submitted.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
Ingham's Farm, Nettlestead Road, Little Blakenham (M/4060/15/FUL) – permission expired on 5 <sup>th</sup> February 2019 so should be removed from trajectory.	Site has been removed from the supply.	This site has been double counted and the extant permission is under reference DC/18/00924. M/4060/15/FUL has been removed.
Pyecote, Rectory Road, Mellis (M/2882/16/FUL) – permission expires on 22 <sup>nd</sup> Sept 2019 and no pre-commencement conditions submitted so should be removed from trajectory.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
Latin Hall, Brockford Road, Mendlesham (M/3084/16/FUL) – development not started and permission expires on 24 <sup>th</sup> August 2019 so should be removed from trajectory.	Site has been removed from the supply.	Permission was extant at the base-date of 1 <sup>st</sup> April 2019 but expired shortly after the consultation. The site has been removed from the supply.
Haxby Ceramics Ltd (East of The Old School),	No action	Comment noted. Permission still extant and is deliverable until



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School Lane, Metfield (M/3699/16/FUL) – Development not started, no discharge of conditions submitted and permission expires on 30 <sup>th</sup> November 2019 so should be removed from trajectory.	required.	expiration.
Skinnners Cottage, Skinnners Lane, Metfield (M/4215/16/FUL) – development not started and permission expires on 6 <sup>th</sup> December 2019 so should be removed from trajectory.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
Agricultural Building and Land, Hill House Lane, Needham Market (M/3104/16/OUT) – outline permission expires on 16 <sup>th</sup> September 2019 and no reserved matters application submitted so should be removed from trajectory.		Comment noted. Permission still extant and is deliverable until expiration.
Coach House, High Hall, High Hall Road, Nettlestead (M/3295/16/FUL) – development not started and permission expires on 14 <sup>th</sup> September 2019 so should be removed from trajectory.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
Jubilee House, The Street, Rickinghall Inferior (M/1128/16/FUL) – development not started, pre-commencement conditions not submitted and permission expired on 14 <sup>th</sup> July 2019 so should be removed from trajectory.	Site has been removed from the supply.	Permission was extant at the base-date of 1 <sup>st</sup> April 2019 but expired shortly after the consultation. The site has been removed from the supply.
Upper Langdales Farmhouse, Mill Lane, Earl Stonham (M/3599/15/FUL)- Given that the development of 1 dwelling has not started and that permission expired on 15th January 2019, it is reasonable to remove this site from the trajectory.	No action required.	Building Control Initial Notice approved in December 2018.
Annexe at Four Elms, Norwich Road, Stonham Parva (M/2885/16/FUL) - The development of 1 dwelling has not started, pre-commencement conditions have not been submitted and permission is due to expire on 7th October 2019. It is therefore reasonable to remove this site from the trajectory.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
33/33A Ipswich Street, Stowmarket, IP14 1AH (M/3024/16/FUL) - The development of 1 dwelling has not started, pre-commencement conditions have not been submitted and permission is due to expire on 10th October 2019. It is therefore reasonable to remove this site from the trajectory.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
Harveys Garden Plants, Great Green, Thurston (M/4471/16/PRN) - The development of 2 dwellings has not started, pre-commencement conditions have not been submitted and permission is due to expire on 23rd December 2019. It is therefore reasonable to remove this site from the trajectory.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
Brick Barn, Moss Farm (Off Tannington Road), Worlingworth (M/3578/16/PRN) - The development of 2 dwellings has not started and permission is due to expire on 26th October 2019. It is therefore reasonable to remove this site from the trajectory.	No action required.	Comment noted. Permission still extant and is deliverable until expiration.
Land adjacent to Bramford Playing Field, The Street, Bramford (M/0156/17/RES) – Delivery of 20dpa should be assumed for site in years 1-5, so 7 units should be removed from trajectory for this site.	No action required.	Sites deliver at different rates throughout the construction period, therefore it is not reasonable to project forward delivery rates taken from the beginning of a site's construction. The Council considers it more robust to apply a delivery rate that has been averaged over the whole construction period. Developer (Hopkins Homes) concurs with the Council's trajectory.
Former Grampian/Harris Factory, St. Edmunds Drive, Elmswell (M/3918/15/RES) - Delivery of 21dpa should be assumed for site in years 1-5, so 32 units should be removed from trajectory	No action required.	Sites deliver at different rates throughout the construction period, therefore it is not reasonable to project forward delivery rates taken from the beginning of a site's construction. The Council considers it more robust to apply a delivery rate that

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	for this site.		has been averaged over the whole construction period. It is noted in Table 5 that the site is currently delivering at a rate of 59dpa and is being delivered by Taylor Wimpey who have an established track record of delivering in excess of 50dpa in the district.
	Needham Chalks Ltd, Ipswich Road, Needham Market (M/3153/14/FUL) - Delivery of 35dpa should be assumed for site in years 1-5, so 28 units should be removed from trajectory for this site.	Trajectory has been amended to reflect submission made by Hopkins Homes of 33dpa.	Sites deliver at different rates throughout the construction period, therefore it is not reasonable to project forward delivery rates taken from the beginning of a site's construction. The Council considers it more robust to apply a delivery rate that has been averaged over the whole construction period. This site is currently being delivered by Hopkins Homes who anticipate 33dpa.
	Land W of Farriers Rd, Edgecomb Park, Hybrid App (Phase 2) (M/1492/15/OUT) – Delivery of 11 units in year 1 (2019/20) is questionable, so 11 dwellings should be removed from trajectory for this site.	No action required.	No adjustments are considered necessary. All outline sites expected to deliver the identified completions by the dates identified in the trajectory, as outlined in Table 12. This is considered a realistic anticipated delivery. Phase 1 is nearly complete with just 15 units remaining to be completed at 31 <sup>st</sup> March 2019. It is reasonable to assume Phase 2 will subsequently follow. Both Phases are being delivered by the same developer (Construct Reason). Phase 1 is currently delivering at a rate of 24dpa and the delivery assumptions for Phase 2 which are used by the Council is consistent with this past record of delivery.
	Land north of Chiltern Leys, Chiltern Leys, Stowmarket (M/5007/16/OUT) – Total dwellings to be delivered for this site within 5 years should be 139 dwellings, so 36 dwellings should be removed from the trajectory for this site.	No action required.	No adjustments are considered necessary. All outline sites expected to deliver the identified completions by the dates identified in the trajectory, as outlined in Table 12. This is considered a realistic anticipated delivery and one consistent with the signed MoUs (where relevant). This site is currently being delivered by Taylor Wimpey who have a track record on delivering 50dpa on the site.
	Land west of Ixworth Road, Thurston (M/4963/16/OUT) - Total dwellings to be delivered for this site within 5 years should be 184 dwellings, so 16 dwellings should be removed from the trajectory for this site.	No action required.	No adjustments are considered necessary. All outline sites expected to deliver the identified completions by the dates identified in the trajectory, as outlined in Table 12. This is considered a realistic anticipated delivery and one consistent with the signed MoU. There is a signed MoU which is Guidance compliant and no adjustments are required. Persimmon Homes also have a track record of delivering above the rate of 50dpa identified in the MoU in the district (see Carsons Drive, Great Cornard [B/14/00804/FUL]).
	Land to the West Side of Barton Road, Thurston (DC/17/02232) – Para. 5.27 of HLSPS confirms average completions for Bovis Homes is 43 dpa. Total dwellings to be delivered for this site within 5 years should therefore be 108 dwellings, so 5 dwellings should be removed from the trajectory for this site.	No action required.	The housebuilder evidence contained at Paragraph 5.27 of the HLSPS identifies that in 2018, on average, Bovis completed 3,759 dwellings with operations from an average of 87 sites. This has been used as a national 'sense check' but is by no means reflective of local characteristics. The mean past delivery rates of sites in Mid Suffolk and Babergh is 50dpa, this is higher than the regional evidence, national evidence and housebuilder evidence (see table 7). The national and housebuilder evidence, as well as the regional evidence has been used to 'sense check' the delivery rates and reduce the figure from 50dpa to 45dpa based on the available evidence.
	Not compelling evidence to justify inclusion of windfall allowance (which is based on small sample size of 5 years, and fact that figures have been higher in recent years due to Council being unable to demonstrate adequate 5-year housing land supply). 90 dwellings should therefore be removed from the supply.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance included will provide a reliable source of supply.
	The existence of a 5 year housing land supply should in no way preclude the approval of a sustainable development and the benefits of increasing supply now to support the maintenance of the land supply in the short to medium term should continue to be recognised by the Council in their decision making.	No action required.	Comment noted.
MSDC4	Commend Council's efforts to determine a more robust housing land supply position, and potential to provide certainty for developers,	No action needed.	Comment noted.

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landowners, local community and other stakeholders.		
Please that some of the issues we raised in our Feb 2019 representations have been addressed.	No action needed.	Comment noted.
Agree it is appropriate to use Standard Method to determine local housing need for the District.	No action needed.	Comment noted.
Agree that 10-year average of 2014-based household projections between 2019 and 2029, together with the 2018 affordability ratio, are the appropriate figures to use for calculating local housing need. Local housing need figure calculated using Standard Method must be considered the minimum number of homes to be provided.	No action needed.	Comment noted.
It should be recognised that in preparing new strategic policies it will be necessary to consider unmet needs of neighbouring areas, in addition to district's own needs.	No action needed.	Comment noted – development of strategic policies is being considered through the Local Plan-making process, separate to this Position Statement consultation.
Description of exceedance of the minimum requirement as an 'oversupply' is a mischaracterisation given that a) the NPPF confirms the local housing need represents the <i>minimum</i> number of homes to be provided; and b) the NPPF requires plans to meet the development need of an area to be sufficiently flexible to adapt to rapid change. Exceedance of minimum requirement by just 410 dwellings means the Council's 5-year land supply position is precarious and vulnerable to minor changes in circumstances.	Amend table 15 to say "Supply against requirement"	The Council will review the position statement annually in accordance with paragraphs 73 and 74 of the NPPF to ensure that a 5 year housing land supply continues to be demonstrated.
Projected future contribution of windfall based on small sample size of 5 years. There is no consistency between years in the sample, and no clear trends can be deduced. Unclear whether a windfall allowance based around consideration of last 5 years is compelling evidence that windfalls provide reliable source of supply, as required by NPPF.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance included will provide a reliable source of supply.
Concerns that recent windfall completion rates may have been increased by factors which the Council contend are no longer present: the lack of a 5-year housing land supply. A determinant factor in granting of planning permission will have been the absence of a 5-year supply and the application of 'tilted balance'. Such a source of supply cannot be relied upon in the future, particularly if Council is suggesting the District does have a 5-year land supply. Therefore, reliance on windfall completions to achieve an adequate supply represents a risk.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance included will provide a reliable source of supply.
Approach to considering detailed planning applications is inappropriate. It is unclear how the engagement with developer referred to in para. 3.18(c) has informed consideration of other factors, such as whether sites are still viable, whether developers still consider there to be demand for the development for which they have permission; and/or whether sites have long term phasing plans.	No action required,	The Framework is clear that if a site has detailed planning permission, it is to be considered deliverable and included in the housing land supply, unless clear evidence is available to confirm otherwise. If clear evidence demonstrated the site was not deliverable, then it was removed from the supply. If the representor has any clear evidence to show sites are not deliverable, then this should have been sent in to the Council for consideration.
Delivery rate of even 40dpa (in March 2019 HLSPS) would be overly optimistic. Delivery rates are variable due to local market conditions and scale of development.	No action required.	The Council considers that the delivery rate has been calculated using a robust approach based on available evidence at the time of preparing the HLSPS.
Use of national housebuilders' average delivery rates do not account for local geographical variance so unclear how useful these are.	No action required.	Delivery rates from national housebuilders have been used as a further source of evidence against which to sense-check locally derived evidence.

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			The mean past delivery rates of sites in Mid Suffolk and Babergh is 50dpa, this is higher than the regional evidence, national evidence and housebuilder evidence (see table 7). The national and housebuilder evidence, as well as the regional evidence has been used to 'sense check' the delivery rates and reduce the figure from 50dpa to 45dpa based on the available evidence.
	Cambridge, Chelmsford and Peterborough have little in common with Mid Suffolk's housing market characteristics. Tendring District Council would be more useful comparison (this used delivery rate of 30dpa).	No action required.	As noted in paragraph 3.11(d), East Suffolk, Cambridge, Peterborough and Chelmsford were selected due to their location in the East of England and the availability of online building control records and plot completion data. These authorities are ones in which similar regional housebuilders to those in Mid Suffolk District are likely to be operating, and therefore delivery rates are likely to be comparable. Tendring does not have online Building Control records to undertake the relevant assessment.
	Local delivery rate sample shows marked variation between averages of sites comprising more than 100 dwellings (72 dpa) and those below 100 dwellings (39 dpa). Questionable whether blanket delivery rate based on overall average is appropriate.	No action required.	Applying a 'blanket rate' to the sites (unless evidence indicates otherwise) ensure a conservative approach is taken to the land supply calculation. If 72dpa is applied to sites above 100 dwellings in size and 39dpa is applied to sites of less than 100 dwellings in size, this results in a land supply for Mid Suffolk of 5.84 years, higher than the 5.61 years the Council consider to be able to demonstrate at the time of the consultation.
	Sample size for delivery rates is small, meaning it is dangerous to assume future rates will continue at the same average rate.	No action required.	Although local delivery rate calculations were based on a relatively small sample, this was calculated using the best evidence available and was supported by national evidence, regional evidence and housebuilder evidence. Although it is acknowledged that delivery rates may change in the future, this will be factored into future HLSPS updates. This was a concern raised in the previous consultation and it was decided to combine Mid Suffolk and Babergh's evidence on delivery rates and lead-in times to increase the sample size.
	No consideration of market conditions and the level of affordable housing being provided and how this will impact delivery rates.	No action required.	Comments noted.
	Increase in delivery rate from 40 to 45 dpa not based on robust evidence. Council's calculation should be reviewed.	No action required.	The Council believes that the delivery rate of 45 dpa is sound and robustly calculated using available sources of local, regional and national evidence as a 'sense check' analysis as explained in the report. It is also noted that the lead-in times have lengthened as a result of the most up-to-date assessment and the sample size used for delivery rates has been increased from the Interim Position Statement.
	Land at Beyton Road, Thurston – Site should be included in housing trajectory. Planning application for outline permission for 210 dwellings submitted in July 2019 (DC/19/03486). Application for detailed permission will follow shortly. Outline application follows positive pre-app discussions with Council and other stakeholders, and Planning Performance Agreement is in place. Application is due to be determined by 22 October 2019. Site should be considered deliverable. Site's suitability for development is confirmed by the SHLAA and proposal for allocation in the Local Plan Preferred Options (LA087). Site currently projecting to deliver completions on site from 2021/22, with 165 completions by 2023/24. Bloor Homes' ability to deliver at min. rate 45dpa proven at Trinity Meadows, Stowupland site. Bloor Homes willing to sign MoU to confirm intentions regarding delivery of site.	No action required.	The Council acknowledges that whilst this site may be a proposed allocation within the emerging Local Plan, there was no clear evidence that the Council could rely upon at the base date of the HLSPS.
MSDC5	Delivery rates identified in report will be subject to change and so position statement should be reviewed and updated as appropriate to give confidence and clarity to developers.	No action required.	The Council will review the position statement annually in accordance with paragraphs 73 and 74 of the NPPF.
	Mid Suffolk's supply of 5.61 years is not robust and could easily fall below 5 years if a few of	No action required.	The Council will review the position statement annually in accordance with paragraphs 73 and 74 of the NPPF.

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	the major developments were delayed.		
MSDC6	Welcome the Council's approach to seeking views from stakeholders in developing the Position Statements.	No action required.	Comment noted.
	Agree with the Council's approach to undertaking separate assessments for each authority.	No action required.	Comment noted.
	Definition of 'deliverable' at paragraph 2.9 is based on July 2018 version of the NPPF. This should be updated to reflect the February 2019 updates.	The HLSPS has been revised to reflect the latest updates to the Guidance.	Agreed.
	Section 2 of Position Statement should be revised to reflect updates to Planning Practice Guidance on Housing Supply and Delivery.	The HLSPS has been revised to reflect the latest updates to the Guidance.	Agreed.
	Agree with Council's calculation of housing requirement for Mid Suffolk.	No action required.	Comment noted.
	Agree that lapse rate should not be applied due to use of 20% buffer.	No action required.	Comment noted.
	Windfall allowance should only be used for last 2 years of 5-year period (thereby reducing windfall allowance to 60 dwellings), reflecting the 3-year period for implementation of planning permissions. This would be consistent with Table 8 which suggests average lead-in time for sites of 0-99 dwellings of 3 years. Including a windfall allowance for year 3 will result in double counting of small sites already in the system.	Amend contribution from windfall allowance to years 4 and 5 only.	To reflect the 3-year implementation period of planning permissions and the number of permissions approved in 2018/19 on small sites.
	Agree there is 'clear evidence' that the 6 sites with outline permission will be delivered within 5 years.	No action required.	Comment noted.
	Would welcome regular dialogue between Council and delivery partners to ensure matters are kept under review.	No action required.	The Council will continue to consult with stakeholders on future updates of the HLSPS and HDT Action Plan.
Council need to recognise the need to continue to approve sustainable development in appropriate locations to ensure a proactive approach to securing levels of housing delivery required in accordance with HDT Action Plans.	No action required.	Comment noted – Applications for planning permission are determined through the development management process, which is separate to this consultation.	
MSDC7	No comments to suggest.	No action required.	Comment noted.
MSDC8	Little evidence to demonstrate how build-out rate figure of 45dpa was arrived at. This is concerning when majority of sites under 100 dwellings are not achieving anywhere close to 45dpa delivery. Overall assumption of 45dpa has been inflated by national build-out rate data from national, volume house builders. It is highly optimistic, if not inappropriate, to use the inflated figure for sites under 100 dwellings. 45dpa fails to take into account market constraints e.g. Thurston MoU that shows delivery of 640 dwellings in 5 years is ambitious, especially for years 4 and 5, which are extraordinarily high and fails to take into account likely market conditions.	No action required.	Sites of less than 100 dwellings are delivering on average 39dpa, which is not too dissimilar from evidence based figured of 45dpa. The mean past delivery rates of sites in Mid Suffolk and Babergh is 50dpa, this is higher than the regional evidence, national evidence and housebuilder evidence (see table 7) and has therefore not been inflated by such data sources. The national and housebuilder evidence, as well as the regional evidence has been used to 'sense check' the delivery rates and actually reduces the figure from 50dpa to 45dpa based on the available evidence.
	It would not be unreasonable to use evidence from Land Registry Open Data to support position on projected completions e.g. total	No action required.	The Council was able to identify completion rates for new homes using Building Control plot completions data, which has provided accurate evidence of delivery. Land Registry Open

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	transactions data allows for distinction between all houses and new homes. This would provide factual evidence of annual delivery with which to sensitivity check Council's projections and assumptions.		Data was not used.
	A more sophisticated approach to delivery of dwellings is needed, especially where there are lots of planning permissions within close proximity. Assumption of 45dpa largely depends on the sites being the only development in that market at a particular time. Contrast with Hopkins Homes' Needham Chalks development and the Persimmon site at Great Blakenham where 45dpa is quite likely as there is no competition within the local market place.	No action required.	The Council believes that the delivery rate of 45 dpa is sound and robustly calculated using available sources of local and national evidence.
	Are the sites referred to in paragraph 3.13 representative of the district? Why are the sample sizes different? It states sites were 'selected', but what was selection criteria?	No action required.	The samples used to calculate both lead-in times and delivery rates comprised all sites for which the following data were available in the past 3-5 years (as explained in paragraph 3.13): <ul style="list-style-type: none"> <li>- Corresponding date of approval</li> <li>- Known start on site date</li> <li>- Known first completion</li> </ul> The sample sizes are different because in order to calculate delivery rates, plot-by-plot completions data were required (which was not available for some sites), whereas in order to calculate lead-in times only the first plot completion record is needed.
	Does the email correspondence referred to at 3.22 comply with the PPG at para 68-007? This refers to agreements confirming intention between LPAs and developers. An agreement would likely be those referred to at 3.21 of the HLSPS as it clearly confirmed an intention in a formal agreement. The emails are likely too informal to be reliable and are not considered to be the "firm progress" mentioned within the PPG (-106 from supply).	No action required.	The email is agreed by the Council and therefore compliant with the Guidance.
MSDC9	Generally support the methodology used to calculate 5 year housing land supply and are satisfied that sites have only been included if 'clear evidence' of housing completions within 5 years has been provided. But Appendix 6 identifies backlog of outline permissions that cannot be considered deliverable, which means MSDC will experience a housing land supply deficit in the near future.	No action required.	Comment noted. The Council believes sufficient evidence has been provided to demonstrate the deliverability of the outline permissions contained in Appendix 6.
	Needham Chalks Site, Needham Market – Full planning permission granted in Dec 2015 for 266 dwellings (ref. 3153/14). Currently under construction and scheduled to deliver 33 units per year for duration of 5-year assessment period. Appendix 6 housing trajectory should be revised accordingly.	Reduction to forecasted delivery of the site by 38 dwellings to reflect developer intentions.	Site currently under construction by Hopkins Homes. The developer anticipates completions of 33dpa, not the previously forecasted 45dpa by the Council. Reduction to supply of <b>-38 dwellings</b> .
	Land South of Union Road, Onehouse, Stowmarket – Full planning permission granted in Aug 2018 for 300 dwellings (ref. 4455/16). Construction due to commence in 2020 – one year earlier than forecast within Council's trajectory estimate.	Amend trajectory to reflect developer intentions.	The developer anticipates completions one year earlier than the Council's trajectory estimate. Site delivery brought forward one year. Results in an increase of <b>+45 dwellings</b> to the Council's supply.
	Land North of The Street, Woolpit – Site proposed for allocation for 500 dwellings under Policy LA095 in draft Joint Local Plan. Outline planning application also submitted for 300 dwellings (ref. DC/18/04247) covering just over half the allocation site. Subject to grant of permission, commencement scheduled for 2022/23 with 36 housing completions expected within 5-year period.	No action required.	Comment noted, however planning permission for DC/18/04247 had not been granted as of 1 <sup>st</sup> April 2019 so site cannot be included in trajectory as it does not fall within the closed list in the definition of 'deliverable' as outlined in Annex 2 of the Framework (2019).

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	Land South of Norton Road, Thurston – Outline planning permission for 175 dwellings allowed on appeal in Oct 2017 (ref. 5010/16). Reserved matters subsequently granted in Oct 2018 (ref. DC/18/01376). Construction has commenced and first completions scheduled for 2020/21. Completion of whole development programmed within 5-year assessment period. Appendix 7 of Position Statement should be revised accordingly.	Amend trajectory to reflect developer intentions.	The developer anticipates completions one year earlier than the Council's trajectory estimate and to be completed in the five year period. This results in an average of 44dpa. Site delivery brought forward one year and delivery of entire site in 5 year period results in an increase of <b>+78 dwellings</b> to the Council's supply.
	Land South of Fitzgerald Road, Bramford – Outline planning application for up to 175 dwellings submitted March 2019 (ref. DC/19/01401). Subject to grant of permission, commencement scheduled for 2021/22, with 125 completions within 5-year assessment period.	No action required.	Comment noted, however planning permission for DC/19/01401 had not been granted as of 1 <sup>st</sup> April 2019 so site cannot be included in trajectory.
	Land South West of Main Road, Somersham – Application for full planning permission for 42 dwellings submitted in July 2018 (ref. DC/18/03115). Subject to grant of permission, commencement of construction scheduled for 2020/21 with completion in 2021/22.	No action required.	Comment noted, however planning permission for DC/18/03115 had not been granted as of 1 <sup>st</sup> April 2019 so site cannot be included in trajectory.
	Land North of The Broadway, Badwell Ash – Outline planning permission due to be approved in August 2019 (ref. DC/18/02577). Now preparing to submit a reserved matters application to enable delivery of site. Subject to grant of reserved matters, commencement of construction due in 2021/22, with completion in 2022/23.	No action required.	Comment noted, however planning permission for DC/18/02577 had not been granted as of 1 <sup>st</sup> April 2019 so site cannot be included in trajectory.
MSDC10	Revisions to NPPG have implications for Position Statement and should be taken into account.	The HLSPS has been revised to reflect the latest updates to the Guidance.	Agreed.
	Acknowledge that Council accept that housing need should be calculated using standard methodology.	No action required.	Comment noted.
	Acknowledge that Council accept that a buffer of 20% should be included based on results of Housing Delivery Test.	No action required.	Comment noted.
	Acknowledge that Council apply a windfall allowance based in evidence in accordance with requirements of NPPF, paragraph 70.	No action required.	Comment noted.
	Question sample size and dates of planning permissions used to determine delivery rate (45dpa) and lead-in time (3.3 years). Question whether these assumptions based on representative sample.	No action required.	Previous concerns were raised about the sample size as part of the consultation to the Interim Position Statement. It was decided to combine the two districts in order to increase the sample size and provide a more robust assessment. Local delivery assumptions were calculated using the best evidence available and was 'sense checked' by regional, national and housebuilder evidence and subsequently reduced from 50dpa to 45da following this review. This is considered to be a robust approach.
	Surprised that Council have not applied a non-implementation discount or lapse rate. It is reasonable to assume there are a number of permissions that will never be implemented. Council's own HDT Action Plan details a significant number of outstanding planning permissions to date that have not been implemented. To determine a rate of discounting, a comparison can be drawn with number of dwellings on permissions granted against those lapsing over past 10 years. The assessment should be undertaken separately	No action required.	The revisions to the definition of 'deliverable' mean that all sites in the five-year supply have planning permission and therefore a lapse rate would be relevant to the entire five-year land supply. Case law confirms a lapse rate is not required to be included in the five-year land supply calculation, and when applied to the deliverable supply can result in 'double counting' with the application of a 5% buffer. The Guidance no longer recommends the use of lapse rates as a means of adjusting for under-delivery.

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	<p>for small and large sites. Allowance for non-implementation usually only needed where there is uncertainty about sites coming forward. In Mid Suffolk there are a significant number of small sites which it is admitted that evidence is not reliable, therefore a non-implementation rate based on past data would be useful.</p>		
	<p>Information in Table 12 and Appendix 6 do not correspond to each other.</p>	<p>No action required.</p>	<p>The housing trajectory at Appendix 6 and Table 12 do correspond and the numbers are correct. In respect of Appendix 3, which is assumed to be the Appendix number in question, all sites included in the supply have 'clear evidence' that completions will begin on site within five years, however not all sites with outline planning permission require a MoU due to the nature of clear evidence available.</p>
	<p>There are 4 Outline Planning Permissions with signed memorandums of understandings with the developer however there are clear delays on one of these MOU's already. The Councils evidence relies on events such as Reserved Matters approval, resolution to approve subject to a legal agreement or discharge of conditions that have happened since the cut-off date of the 1st April 2019. There are two sites known as land to the East of Borley Crescent, Elmswell (106 dwellings) and land to the west of Farriers Road, Edgecomb Park Phase 2 (110 dwellings) where there are no Memorandum of Understanding provided and the deliverability evidence provided rely on events that have happened since the cut-off date of the 1st April 2019. Fundamentally the Memorandum of Understanding for each of the sites identified as part of the supply as sites with Outline Planning Permission are dated June/July 2019 clearly after this cut-off date. With the exception of the site known as land north of Chilton Leys, Stowmarket which was accepted as a deliverable site at the time of the aforementioned Woolpit appeal decision, and Land to the west of Ixworth Road, they should not be considered deliverable. These sites being land to the north side of Norton Road (166 dwellings) and land at Ashfield Road (106 dwellings). Even if the Council insist on taking account of events after the cut of date they have not taken account of a number of site specific matters and the information provided is contradictory we therefore question the deliverability of these sites.</p>	<p>No action required.</p>	<p>Only sites with outline planning permission have been included where clear evidence was available at 1<sup>st</sup> April 2019 that completions would begin on site within 5 years. In all cases, the clear evidence available at 1<sup>st</sup> April 2019 was solidified by subsequent action after the 'cut-off' date. If sites did not have clear evidence at 1<sup>st</sup> April 2019, they were not included in the land supply. It is acceptable for the MoU's to be prepared after the cut-off date, where clear evidence existed at the base date. -  <u>If the Council were taking the approach as inferred by the consultee, then it would suggest that all outline permissions would be added into the supply, then a process of retrospectively gathering evidence would take place. This is not the case.</u></p>
	<p>The Council state that they have reviewed the small-scale planning permissions and now include 897 dwellings within the overall supply, an increase from the Woolpit appeal decision. The appellant at this appeal identified 108 defective planning permissions. The increase may legitimately be on the basis of new grant of planning permissions since the appeal. We conclude that there should be a closer examination of the small planning permissions to ensure that this is in fact an accurate reflection of the position.</p>	<p>Reduction of <b>-24 dwellings</b> from the small sites trajectory.</p>	<p>The Council has undertaken further review of small site planning permissions to ensure that only those with extant permissions have been included in the deliverable supply. Following a review post inquiry, not all 108 'defective permissions' identified by the appellant, at the Woolpit inquiry, were in fact defective. Small sites have been reviewed in the process of preparing the land supply statement and a number of additional dwellings were removed from the supply. The increase in small sites is the result of new permissions granted and new sites under construction.  A review of the small sites highlighted have been reviewed and only a reduction of <b>-24 dwellings</b> is necessary.</p>



# Appendix 7

