

Mid-Suffolk District Council Five-Year Housing Land Supply Position Statement 2020

Mid-Suffolk District Council

5th October, 2020

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Executive Summary

Purpose of this report

This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared by Lichfields on behalf of Mid-Suffolk District Council ('the Council'). The purpose of this report is to set out the up-to-date 5YHLS position for the Council covering the five-year period from the 1st April 2020 to the 31st March 2025 using the latest available evidence. The report has been prepared in accordance with relevant policy and guidance to demonstrating a 5YHLS.

Consultation on this report

The Council undertook a consultation of this 5YHLS position statement alongside the corresponding report for Babergh District Council. The consultation started on the 14th August 2020 and lasted until midday on the 14th September 2020. The purpose of this consultation was to gather additional evidence on sites and seek the views of the community, Councillors, and developers in respect of the position. The responses to that consultation have been fully considered and responded too as part of this final report.

The five-year requirement

For Mid-Suffolk district, the 5YHLS requirement is 2,809 units between the 1st April 2020 to the 31st March 2025. This is based on the districts Local Housing Need figure (as calculated using the Standard Method) plus a buffer of 5%.

The Council's deliverable supply

In light of relevant policy and guidance, the Council has undertaken a thorough deliverability review of its supply. This has included gathering 'clear evidence' to demonstrate the deliverability of its 'Category B' sites. The Council has also undertaken a review of local lead-in times and build rates to inform its trajectory and has taken account of market signals following engagement with developers – particularly in response to the effects of the COVID-19 pandemic on housing delivery.

From this exercise, the Council considers it can demonstrate a 'deliverable' supply of 4,310 units across the five-year period. This includes a windfall allowance of 70 dpa in years four and five of the five-year period.

The Council's five-year housing land supply position

The Council therefore considers it can demonstrate a 7.67-year supply.

Mid-Suffolk District Council's 5YHLS Position between 1st April 2020 to 31st March 2025

Five-Year Requirement	2,809 units
Total Supply	4,310 units
Years Supply	7.67 years
Surplus/Deficit	+1,501

Source: Mid-Suffolk District Council / Lichfields Analysis

Compliance Sheet

Policy / Guidance		Compliance
National Planning Policy Framework (2019)		
Paragraph 73	Requires LPAs to prepare and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.	The Council's previous assessment was published in September 2019. This report, its appendices, and supporting material details the Council's annual assessment of its supply of specific deliverable sites.
Paragraph 73 & Footnote 37	<p>The calculation of how much land is required should be either based on the housing requirement set out in adopted strategic policies, or against their Local Housing Need where the strategic policies are more than five years old.</p> <p>In the case of the later, Footnote 37 requires use of Standard Method set out in national guidance to calculate Local Housing Need unless where strategic policies have been reviewed and found not to require updating.</p>	<p>See Paragraphs 2.2 to 2.6.</p> <p>In the case of Mid-Suffolk District Council, in accordance with Paragraph 73 and Footnote 37 of the NPPF (2019) the Council should use the Standard Method to calculate Local Housing Need.</p>
Paragraph 73 & Footnote 39	<p>Requires that the supply of sites should, in addition, include a buffer or either 5%, 10% or 20%.</p> <p>In accordance with Footnote 39 a 20% buffer is only appropriate where the Housing Delivery Test indicates delivery was below 85% of the housing requirement. A 10% buffer is only applicable where the Council wishes to demonstrate its position in an annual position statement or recently adopted plan.</p>	<p>See Paragraphs 2.9 to 2.12.</p> <p>In the case of Mid-Suffolk District Council, in accordance with Paragraph 73 and Footnote 39, a 5% buffer is appropriate as determined by the Housing Delivery Test.</p>
Annex 2 – 'Deliverable'	Annex 2 sets out the definition of a 'deliverable' site.	<p>See Section 3.0 of this report.</p> <p>The Council has fully considered the meaning of 'deliverable' taking account of relevant guidance and appeal precedents.</p>
Planning Practice Guidance		
ID:2a-004	How is a minimum annual local housing need figure calculated using the standard method?	As explained at Appendix 1 to this document, the Council has calculated its Local Housing Need figure using the Standard Method detailed at 2a-004.
ID: 68-007	What constitutes a 'deliverable' housing site in the context of plan-making and decision-taking?	<p>See Section 3.0 of this report.</p> <p>The Council has fully considered the type of evidence that can form 'clear evidence' detailed in 68-007 in preparing its proforma for 'Category B' sites.</p>

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1.0 Introduction

Purpose

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

1.2 The purpose of the report is to set out an up-to-date 5YHLS position for the Council covering the five-year period from the 1st April 2020 to the 31st March 2025. The report has been prepared in accordance with relevant policy and guidance on demonstrating a 5YHLS. All data presented is the most up-to-date available at the time of publication. It should be noted that this 5YHLS position statement, while only setting out the supply position for Mid-Suffolk district, has been prepared jointly with Babergh District Council.

What is a five-year housing land supply and how is it assessed?

1.3 A 5YHLS is a forward-looking measure of whether a Local Planning Authority ('LPA') has sufficient sites to meet its housing requirement in the next five-years. All LPAs in England are required by the National Planning Policy Framework ('NPPF') (2019) (Paragraph 73) to assess their 5YHLS position on an annual basis taking account of relevant national policy in the NPPF (2019), planning policy guidance ('PPG'), and this can be interpreted in the context of planning precedent (for example planning appeal decisions and legal judgments).

1.4 There are two parts to the calculation of a 5YHLS:

- 1 **Housing Need:** What is the relevant housing requirement for the five-year period; and
- 2 **Housing Supply:** What is the Council's supply of housing from 'deliverable' sites in the five-year period.

1.5 The number of homes expected to be delivered (part 2) is then compared against the number of homes required (part 1) to arrive at a land supply figure: expressed in a number of years'-worth of supply.

Why is the Council's five-year housing land supply position important?

1.6 Whether or not an LPA can demonstrate a 5YHLS informs how both planning applications and planning appeals for housing are determined. Where a Council is unable to demonstrate a 5YHLS then Paragraph 11(d) of the NPPF (2019) is engaged. This means that local policies most important for determining the application are considered 'out-of-date' and the NPPF (2019) requires that planning decisions for housing should be granted unless:

- The application is in a protected area as defined in the NPPF (2019): for example, land within the Green Belt, in the AONB, or within a National Park; or
- Any adverse impacts would significantly and demonstrably outweigh the benefits of the proposed scheme. Such impacts could include the impact to a protected landscape or ecological feature.

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

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

- 1.8 Yes. The Council's previous 5YHLS position – published in September 2019 – covered the five-year period from the 1st April 2019 to the 31st March 2024. This concluded that the Council could demonstrate a 5.66-year supply.

Does COVID-19 have an impact on the Council's 5YHLS?

- 1.9 The COVID-19 global pandemic has inevitably had an impact on developers' ability to build homes. This is as a result of both the immediate lockdown – where many developers stopped building works on site for a number of weeks – as well as social distancing measures imposed following lockdown: lengthening the time it takes developers to build homes. There is a further issue of general economic uncertainty and the current recession. This report therefore considers these impacts on the delivery of local sites.

Consultation of this document

- 1.10 The Council undertook a consultation of this 5YHLS position statement alongside the corresponding report for Babergh District Council. The consultation started on the 14th August 2020 and lasted until midday on the 14th September 2020. The purpose of this consultation was to gather additional evidence on sites and seek the views of the community, Councillors, and developers in respect of the position. The responses to that consultation have been fully considered and responded too in relevant sections of this final report.

Structure

- 1.11 The report is structured as follows with relevant policy discussed in each section of the report:
- **Section 2.0** sets out the calculation of the Council's five-year housing requirement;
 - **Section 3.0** provides an overview of what a 'deliverable' site is and how the Council has gone about assessing the deliverability of its sites;
 - **Section 4.0** summarises the Council's housing supply of specific deliverable sites;
 - **Section 5.0** details the Council's assessment of its 'windfall' allowance; and
 - **Section 6.0** finally sets out the Council's concluded 5YHLS position.
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2.0 The Council's Five-Year Housing Requirement

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

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

What is the 'basic' five-year requirement?

2.2 On the appropriate housing requirement for calculating 5YHLS, Paragraph 73 of the NPPF (2019) states the following:

*"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing **against their housing requirement set out in adopted strategic policies (36), or against their local housing need where the strategic policies are more than five years old.**" (Lichfields emphasis)*

2.3 The Mid-Suffolk Core Strategy – which contains the Council's strategic policies – was adopted in 2012 and is therefore more than five years old. While the Council is currently preparing a joint Local Plan with Babergh District Council, this is yet to undergo examination and be formally adopted. Furthermore, no review of the Core Strategy has been undertaken since 2014 that has found the housing requirement not to need updating. Therefore, in accordance with Paragraph 73 and Footnote 37 of the NPPF (2019) the Council must assess whether it has a 5YHLS against its 'Local Housing Need'.

2.4 To determine the Council's Local Housing Need figure, Footnote 37 of the NPPF (2019) states that this should be calculated using the 'Standard Method' set out in the PPG

2.5 The Standard Method is a national formula that takes account of both projected housing growth and historic housing under-supply (through an adjustment to the household projections based on housing affordability) within a given area. The formula is detailed as part of the PPG (ID: 2a-004) and the calculation for Mid-Suffolk district is detailed at Appendix 2.

2.6 This shows that the Standard Method figure for Mid-Suffolk district – with a 2020 base date – is 416 dwellings per annum ('dpa'). The basic five-year requirement is therefore this figure multiplied by five years; which **equals 2,675 units.**

Is there a backlog of supply?

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

2.8 However, the PPG (ID: 68-031) confirms that in circumstances where the Standard Method is used to calculate the 'basic' five-year requirement (which is the case for Mid-Suffolk) 'Step 2' of the calculation already factors in past under-delivery by resetting the calculation. Consequently,

no backlog of supply should be added to the 'basic' five-year requirement in the case of Mid-Suffolk district.

What is the appropriate buffer?

2.9 Paragraph 73 of the NPPF (2019) requires an additional buffer should be added to the five-year requirement. It presents three potential buffers as detailed below:

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

- *5% to ensure choice and competition in the market for land; or*
- *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan(38), to account for any fluctuations in the market during that year; or*
- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving a planned supply(39)”.*

2.10 Firstly, this 5YHLS statement is not an 'Annual Position Statement' ('APS') and therefore a 10% buffer is not appropriate for Mid-Suffolk district¹. The appropriate buffer for the district is as a consequence either a default 5% or a 20% buffer.

2.11 A 20% buffer is only appropriate where there 'has been a significant under delivery of housing over the previous three years'. As per Footnote 39 of the NPPF (2019), this is determined by the district's Housing Delivery Test ('HDT') measurement. Where an LPA records an HDT measurement below 85%, Footnote 39 requires the addition of a 20% buffer. Should the measurement be above 85%, a 5% buffer is appropriate.

2.12 The latest HDT (2019) was published in February 2020, Mid-Suffolk district recorded a measurement of 123% as detailed in Table 2.1. Therefore, a 5% buffer is appropriate for Mid-Suffolk

Table 2.1 Mid-Suffolk District Council HDT 2019 Measurement

	2016/17	2017/18	2018/19	Total
Number of Homes Required	420	430	585	1,435
Number of Homes Delivered	305	426	690	1,421
2019 Measurement	99%			
2019 Consequence	None			

Source: MHCLG (published February 2020)

The Council's five-year housing requirement

2.13 Bringing the above together the Council's 5YHLS requirement is **2,809 units** in the five-year period from 1st April 2020 to the 31st March 2025 as detailed in Table 2.2 below.

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

Table 2.2 Assessment of Mid-Suffolk District Council 5YHLS Requirement

Mid-Suffolk District Council 5YHLS Requirement	
Annual Requirement	535 dpa
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,809 units

Source: Lichfields Analysis

- 2.14 Therefore, for the Council to be able to demonstrate a 5YHLS it must have a deliverable supply equal to or greater than 2,809 units in the five-year period. The next sections present an assessment of the Council’s deliverable supply including a summary of what constitutes a ‘deliverable’ site.
- 2.15 The Government are currently consulting on changes to the standard method formula. The Council note this but given this is currently at consultation stage only, it is not appropriate to assess the Council’s supply against the current output of the proposed methodology until such a time as a new calculation is introduced.
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3.0 Housing Supply: The Council's Approach to Demonstrating Deliverability

3.1 To demonstrate a 5YHLS, the Council must identify specific 'deliverable' sites sufficient to provide a minimum of five years' worth of housing: in this case 2,809 units between the 1st April 2020 and the 31st March 2025. This section of the 5YHLS report considers what a 'deliverable' site is in accordance with policy and guidance. It also details how the Council has gone about demonstrating the deliverability of sites in the district.

Policy and guidance

The definition of 'deliverable'

3.2 A 'deliverable' site is defined in the NPPF (2019) glossary (Annex 2) as:

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

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

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

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

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

3.4 In addition, sites must be 'achievable'; which means there is a 'realistic prospect' – the 'central test' of deliverability² – that it will be delivered at a point in time envisaged: in this case, within the five-year period. As explained in PPG (ID: 3-020) this is "essentially a judgement about the economic viability of the site, and the capacity of the development to complete and ... sell the development over a certain period".

² As per the 'North Worcestershire Golf Club' planning appeal (ref. 3192918) (IR 14.39 to 14.41)

3.5 In the context of 5YHLS the assessment of whether a site is ‘achievable’ depends on the size and planning status of the development in question. The definition of deliverable provides for two categories of sites:

- **Category A sites:**

These are sites that involve non-major development or involve major development that has a detailed planning permission. These types of sites are inherently more certain of delivering within the five-year period given their planning status and/or size (non-major housing development is defined as a development less than 10 units or development on a site less than 0.5ha in size³).

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

- **Category B sites:**

Category B sites are those that involve major development without a detailed planning permission: for example, a site with an allocation for housing development or an extant outline planning permission. These are sites that are inherently less certain of delivery within the five-year period given a detailed permission must still be applied for and approved before homes can be delivered. Consequently, in accordance with the NPPF (2019), the Council must prepare site specific ‘clear evidence’ for these sites to be considered deliverable.

3.6 The Secretary of State recently confirmed his interpretation that the definition of ‘deliverable’ should not be taken as being a ‘closed list’⁴. He stated that “*examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition*” (Para B of the Consent Order). Therefore, sites not specifically listed in the definition of deliverable can be found to be ‘deliverable’ where that site can be shown to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’.

What is ‘clear evidence’ in respect of Category B sites?

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

“Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*

³ As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015

⁴ See Consent Order for East Northamptonshire Council v Secretary of State for Communities and Local Government (CO/917/2020) - <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

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

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

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

As confirmed by the ‘Popes Lane’ decision⁵, it is the evidential value of the evidence gathered that demonstrates that a development’s prospects of delivery are realistic: forming ‘clear evidence’. The value of any site-specific evidence is itself dependant on the site’s context and the specific circumstances of that site⁶.

2 While there is no minimum criterion for clear evidence⁷, the type and form of ‘clear evidence’ for Category B sites will vary depending on circumstances of the site (e.g. its size or how quickly it is expected to deliver).

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

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

In the ‘Rectory Farm’ decision⁸ the Inspector noted that the Council did not simply accept the proforma returns from developers on face-value. Where the Council thought the rates overly ambitious, the rates were altered. This demonstration of critical judgement appeared to give additional weight to the Council’s findings. Another Inspector in the earlier ‘Land to the south of Williamsfield Road’ decision⁹ echoed these comments.

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

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

⁵ Appeal ref. 3216104 (IR 23)

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

⁷ Land to the South of Williamsfield Road (ref. 3207411) (IR 27)

⁸ Appeal ref. 3234204 (IR 32)

⁹ Appeal ref. 3207411 (IR 27)

- 3.11 All sites included in this calculation have been identified as being deliverable and will make a contribution to the Council's supply in the relevant five-year period. While the evidence post-dates the base date (which is an inevitable product of how annual monitoring is carried out) the Secretary of State recently confirmed that this is accepted given it supported sites identified as deliverable as of the base date¹⁰.
- 3.12 In reviewing the sites, the Council has first removed sites that have a net zero contribution to housing supply and then split up the trajectory between the two Categories of supply: A and B. Following the recent SoS confirmation that the definition of 'deliverable' should not be interpreted as a 'closed list' the Council takes this as meaning that any site not specifically listed in Category A (which are presumed to be deliverable) falls in to Category B (requiring 'clear evidence' to be deliverable)¹¹.

Category A

- 3.13 In respect of **Category A** sites, the Council has:
- 1 Split out development (both major and non-major) that has commenced and not-commenced;
 - 2 Split out non-major development under each of these categories from step 1. Unless the Council has received site specific evidence that non-major development sites are no longer viable, or the permission has expired, the Council has presumed these non-major development sites to be deliverable in accordance with the definition of deliverable (Annex 2, NPPF, 2019) and the PPG (ID: 68-007). It is also anticipated that these sites will deliver within years one to three of the trajectory;
 - 3 Small sites with older permissions (i.e. expected to have expired pre-2020) that have not commenced have been stripped out. It has been assumed these sites will no longer come forward despite there being an extant permission that could still be built out. This approach is considered more accurate than applying a blanket lapse rate. This step removes 115 units;
 - 4 For major development sites that have commenced the Council presumes these are deliverable and have applied local median build rates (unless there is any robust site-specific delivery evidence);
 - 5 For major development that has yet to commence, the Council again presumes these are deliverable absent evidence to the contrary. Local lead-in times and median build rates have then been applied to these sites (unless there is any robust site-specific delivery evidence);
 - 6 For some of the larger Category A sites expected to deliver beyond the five-year period, the Council has issued a 'Category A proforma' to relevant developers/landowners/agents requesting that they confirm the expected delivery from these sites in the five-year period. The proforma also requests details on what, if any, impact the COVID-19 pandemic has had on the site's delivery and asks for justification of the proposed build rates put forward. A copy of this proforma can be seen at Appendix 3; and
 - 7 Finally, a wider consultation has been undertaken on this 5YHLS report to gather additional comments on its Category A sites.

¹⁰ 'Land to the East of Newport Sands' (ref. 3169314) (Para 12)

¹¹ It should also be noted that the Council considers residential conversions via permitted development rights to fall in to Category A as these have a 'detailed' permission from The Town and Country Planning (General Permitted Development) (England) Order 2015. This approach has been endorsed by the Secretary of State in the 'Land to the East of Newport Sands' decision (ref. 3169314) (Para 12)

Category B

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

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

- 3.15 In light of our analysis of relevant policy and guidance, the Council has sought to gather ‘clear evidence’ to support the deliverability of its Category B sites.
- 3.16 Where a site with outline permission also had a reserved matters application for housing submitted – but not determined – at the base date the Council considers this to be sufficient clear evidence in and of itself of the sites deliverability (irrespective of whether or not a proforma was returned). Such sites already had firm progress towards becoming a Category A site with a detailed permission (through the submission of a reserved matters).
- 3.17 Some respondents to the consultation considered the above is not in accordance with policy and guidance. The Council has considered this response but is satisfied that the submission of a reserved matters application for housing constitutes ‘clear evidence’ in accordance with policy and guidance. For example, it demonstrates there is firm progress towards the submission of an application (as there is one submitted); it shows there has been firm progress to site assessment work (as such work would have been undertaken for the submission), and provides detail of required infrastructure for the scheme, suggests viability etc. Moreover, these are sites that are suitable now and available now. Developers are unlikely to prepare and submit reserved matters applications – investing significant money in them – if they were not then intent on developing the site out. We are therefore satisfied there is a realistic prospect of these sites coming forward in the five-year period.
- 3.18 For other Category B sites, the Council prepared a ‘Category B site proforma’ (prepared jointly with Mid-Suffolk): a copy of which can be seen at Appendix 3. This proforma was sent to the relevant developers/landowners/agents of Category B sites. As can be seen, the proforma:
- Confirms to developers/landowners/agents that the Council, as a starting point, approach all Category B sites as not being deliverable;
 - Requires details of the progress being made towards the submission of detailed applications, the discharge of conditions, and the progress of site assessment work;
 - Requires details of whether a house builder/s has been secured to develop the site and if not, what progress has been made to do so. This is to consider the capacity of a particular house builder/s and the likely lead-in times if one has not been secured;
 - Asks the respondent to provide their anticipated build-out trajectory for the site and importantly to justify why the rates suggested are reasonable. For example, details are requested on how many outlets are likely to be delivering from the site and the levels of affordable housing: both of which are known to impact delivery rates¹²; and
 - Requires details of key risks in achieving the identified trajectory. This includes questions regarding whether the site is available now; relevant viability information; relevant infrastructure information; and the potential impact of the COVID-19 pandemic.
- 3.19 The Council considers that the proforma seeks to ascertain a variety of site-specific evidence that, taken together, will be of a high-evidential value sufficient to demonstrate the deliverability

¹² As detailed in Lichfields research ‘Start to Finish’ (second edition) published in February 2020

of a full range of Category B sites where they are to be included. The questions not only expand upon the examples of what constitutes ‘clear evidence’ in the PPG (ID: 68-007) but they are written to be deliberately direct in order to elicit firm and detailed responses.

3.20 Crucially – as made clear on the proforma – the Council has undertaken its own assessment of the proforma returns. This is to consider whether the evidence provided is realistic and robust. In addition, the Council has undertaken a wider consultation on this report to gather additional comments on the deliverability of its sites.

3.21 It is of note that as part of the consultation there were some responses asking why some sites were not considered deliverable or did not form part of the supply. The reason for this is because the Council must be able to evidence its Category B supply in accordance with the relevant tests. While the Council may anticipate a site will come forward in the five-year period, that is not the test of ‘deliverability’. Where the Council has not been able to obtain ‘clear evidence’ in support of Category B sites it cannot count said sites delivery to the ‘deliverable’ supply. Furthermore, some sites were approved after the base date¹³. Hence, some sites are not included in the supply.

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

3.22 The Council has undertaken a local analysis of developments across both Babergh and Mid-Suffolk districts to benchmark lead-in times and build rates for differing site sizes. This local analysis has also supplemented with national evidence detailed in Lichfields’ research ‘Start to Finish’ (second edition) published in February 2020. These together:

- Provide a benchmark to assess whether proforma returns are realistic taking account of additional detail provided that could justify higher rates; and
- Provide statistical averages that can be applied in the Council’s trajectory to sites (by size) where the developer/landowner has not provided expected delivery rates.

3.23 This analysis is fully detailed in Appendices 4 and 5; however, Table 3.1 and Table 3.2 below details a summary of the findings. In the table:

- Lead-in Time (1) = the time from validation of first application to first completion; and
- Lead-in Time (2) = the time from approval of first detailed permission to first completion.

Table 3.1 Local Lead-in Time Analysis

Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Mean	Median	Mean	Median	
10-99 dwellings	3.3 years	2.7 years	2.0 years	1.6 years	13
100-499 dwellings	3.9 years	3.5 years	1.7 years	1.6 years	37

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

¹³ i.e. DC/20/00771

Table 3.2 Local Build Rate Analysis

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	14 dpa	13 dpa	8
50-99 dwellings	29 dpa	32 dpa	17
100-499 dwellings	33 dpa	33 dpa	8

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

- 3.24 The median lead-in times and build-rates have been applied in the accompanying trajectory to sites where the Council has no site-specific information or where the Council considers proposed rates/lead-in times to be overly optimistic. The median is used as the benchmark given this is the mid-point scheme: accounting for a distribution of data that is not equal around the average.
- 3.25 As part of the consultation one comment questioned whether reviewing lead-in times and build rates across both Districts was a robust approach. By way of response, it is worth emphasising that, the Council has historically reviewed its build rates and lead-in times with Mid-Suffolk. The areas are broadly similar with many developers operating in both Districts. While there are currently different policy structures, the Councils are preparing a joint local plan and currently share a development management team. Importantly, measuring across both districts provides a larger dataset of local lead-in times and build rates which helps smooth out any outliers in the data. Therefore, the data provides a more realistic benchmark of how long it takes developments to come forward across two broadly comparable districts. The Council is therefore satisfied that reviewing build rates across both Districts is robust.
- 3.26 Finally, it should also be noted that the lead-in and build-rate analysis has been updated in response to consultation feedback¹⁴.

How has the Council considered the impact of the COVID-19 pandemic in its assessments for both Category A and B sites?

- 3.27 The below sets out the Council's consideration and approach to assessing the impact COVID-19 will have on delivery in the district. This includes a review of market signals and appeal precedent in terms of calculating 5YHLS post-COVID.

Market intelligence

- 3.28 The Council has engaged with developers regarding the impact of the pandemic. As of now, many local developers have already indicated a positive trend. Whilst they note there was an initial sharp downturn to the economy and delivery as a result of the lockdown this is beginning to reverse. Through a local developers' forum, it was estimated that delivery in the 2020/21 period would likely be reduced by a third of what had been expected. More detail was provided in some of the proformas returned as part of the 5YHLS engagement exercise. For example, Taylor Wimpey commented as part of the five-year housing land supply evidence that its sites closed down during lockdown, but they had been steadily getting back online, with full staff levels albeit working in a different way. Following a period of slow sales, it was experiencing a steady sales rate typically at a 30%+ reduction to its previous rates, across the region, but were optimistic about a small recovery in 2021/22 with further gains in 2022/23. Persimmon has also indicated that the pandemic had not had a detrimental impact on sales thus far.
- 3.29 Nationally, a number of developers have provided trading updates to the stock exchange including:

¹⁴ For example, M/3153/14/FUL amended from 136 dpa to 35.5 dpa based on revised completions data provided by developer.

- 1 Barratt's trading update on the 6th July 2020 notes a yearly drop of 29.4% in completions to March 22nd 2020 as a result of the COVID-19 pandemic compared to the previous year. It also states that on sites that have been reopened for four weeks or more are operating at c.75% of construction levels prior to lockdown given social distancing requirements.
- 2 Taylor Wimpey Business Update of the 5th June 2020 states the team are on track to reach meaningful production capacity from the end of June 2020 and that their priority remains scaling up operations in a controlled, safe and responsible way. More recently, Berkeley has indicated that it expects to deliver 40% fewer homes this year.
- 3 Persimmon released a COVID-19 Update on the 14th May 2020 which stated that the Group began a phased return to work on its construction sites in England and Wales on 27 April 2020 and that during the week beginning 4 May 2020 c. 65% of production capacity had been restored.
- 4 Berkeley Final Results Announcement of the 17th June 2020 state that after an initial reduction to around 40% of normal production capacity, activities have been largely restored and stabilised through the effective implementation of these safe working practices and, on average, sites are currently operating at around 80% of production capacity.
- 5 Bellway's Trading Update published on the 9th June 2020 stated that resuming construction activity on a phased basis began on Monday 4 May, focusing primarily on those properties in the latter stages of production. Following the success of this trial, Bellway has now restarted construction activity on around 230 sites, although productivity is reduced, and work is still primarily limited to those homes which are nearing completion. Over the coming weeks, the careful introduction of further social distancing working practices should enable more than one tradesperson to work in a home at the same time, albeit on separate floors. This will help to increase the construction rate, whilst maintaining a safe onsite working environment.
- 6 Redrow's Trading Update of the 30th June 2020 stated that construction activities were currently underway across 124 developments. The new construction protocols that have been put in place, together with extended customer handover procedures, lengthened build times and this will continue to impact the pace of output over coming weeks.
- 7 Vistry Trading Update of 20th May 2020 states over 70% of normal production capacity has already been restored as teams get used to the new COVID-safe operating procedures.

Appeal precedent

3-30

There have also been a few appeal decisions issued since the start of the pandemic that consider the impact of COVID-19. These focus on whether an appellant should make a blanket discount to a LPA's housing supply position as a result of the pandemic. In summary:

- **Land North of Nine Mile Road (LPA: Wokingham) (ref. 3238084):** This decision was issued on the 9th April 2020: i.e. at the start of lockdown. The Inspector agreed with the appellant that given the impact of the lockdown many sites had been temporarily mothballed and concluded a blanket discount should be made to the Council's supply;
 - **Land at Hawthorns (LPA: Waverley BC) (ref. 3211033):** This appeal was recovered by the Secretary of State. In this appeal the Secretary of State noted the Wokingham appeal but did not apply a blanket discount to the Council's supply. This was because the appellant did not put forward any specific evidence about the deliverability of sites and the specific impact of COVID-19;
 - **Woburn Sands (LPA: Milton Keynes) (ref. 3169314):** This is another recovered appeal by the Secretary of State. Again, the Secretary of State made no blanket discount
-

given the appellant put forward no site-specific evidence about the deliverability of individual sites in relation to COVID-19.

- **Land off Maldon Road (LPA: Colchester BC) (ref. 3248038) (CD 6.18):** The Inspector concluded that making a wider ‘allowance’ or ‘adjustment’ for COVID-19 was not appropriate based on the evidence available before him. However, the Inspector also suggested that forecasts on the pandemic’s effect on actual housing delivery were not directly relevant to 5YHLS as it does not affect the number of deliverable sites (DL 54).

3.31 As of writing, the Council is unaware of a decision relating to a case in which the Council has applied a discount to their own supply to account for the impacts of COVID-19.

The Council’s approach

3.32 Taking the above together, the Council has applied a COVID-19 discount to its own supply on the delivery of sites in 2020/21. It is clear COVID-19 has, and will have, an impact on delivery and the Council considers it only right to account for this now to provide a more realistic assessment. A discount has only been applied to sites where the Council have used median lead-in times and build rates to determine delivery within the five-year period. For this discount, it has been assumed that a developer’s capacity to build will only be 55% of a normal year (i.e. a 45% discount to its capacity). This discount accounts for:

- 1 An initial three-month period (from April to June 2020) where the Council takes a ‘worst-case’ position that no completions would have been recorded during the main period of lockdown; and
- 2 For the remaining nine-month period (from July 2020 to the end of March 2021) where delivery output is 75% of normal rates given social distancing requirements on construction sites.

3.33 No discount is applied from April 2021 whereby it is assumed delivery output will be 100% of normal build rates. Of course, this is an evolving position and the Councils do not know how long social distancing will remain and in what format, but a period to end of March 2021 is considered a reasonable assumption at this stage. Even if they are still in place at this point, it is considered that by this point developers will have had sufficient time to make efficient gains to allow them back up to full delivery output.

3.34 The below sets out some examples of how the discount works in practice:

- If a 100-unit development was under construction and was expected to deliver at the median rate of 33 dpa in 2020/21 the Council have assumed that only 18-units will actually be delivered; and
- If a 100-unit scheme was under construction but only had 10 units to complete in 2020/21, then it would be assumed that all 10 units will be delivered. This is because 10 units is within 55% of normal capacity (in this case a maximum of 18 units).

3.35 As aforementioned, the Council has only applied a COVID-19 discount to sites where the Council applies median lead-in times and build-rates. For sites with a proforma return (either Category A or B), the developers own figures have typically been applied because this is already factored into their assumptions. The Council has only done this where it is satisfied the proforma takes a prudent approach to delivery rates and fully considers the impact of COVID-19 on the site’s delivery.

3.36 Where sites were expected to start delivering units in 2020/21 based on median lead-in times, the Council has assumed delivery will now start from 2021/22. Again, this demonstrates a

prudent approach allowing additional time for developments that would otherwise reasonably be expected to commence to get on site and deliver homes.

- 3.37 Overall, the approach taken is considered to be appropriately prudent. The effects of the pandemic to housing delivery are still unfolding, and the Council therefore applies what it considers to be a worst-case scenario to delivery in 2020/21: as judged against the market intelligence set out above with most developers at between 70-80% capacity. While a more optimistic position could be adopted (i.e. a 30% discount or less) it is felt that to have the most robust supply position in a time of great uncertainty a worst-case scenario is appropriate. In any case, the discount does not make a significant difference to the overall supply position given most sites are of a scale that would still be expected to deliver in full within the five-year period irrespective of a discount to delivery in just the year 2020/21. While there is appeal precedent against applying a blanket 'COVID' discount, this is from the side of an appellant seeking to apply one retrospectively in circumstances where the Council's position pre-dates the pandemic. The Council's approach here is one of prudence and applying a discount now demonstrates an appropriate response to the current uncertainties. Furthermore, applying a discount from the outset negates any potential for a discount to be applied ad-hoc post publication of this report.

Consultation responses regarding the COVID-19 discount

- 3.38 As part of the consultation, the Council received responses that it was being too pessimistic with regards to the COVID-19 discount applied. In response to this, a 45% discount does appear to be on the upper end of the potential loss in delivery based on market intelligence. The Council did consider applying a smaller discount (i.e. a more mid-range discount) but concluded applying a more cautious 'upper-range' discount would be more robust given current uncertainties.
- 3.39 The Council also received responses that a discount should also be applied to 2021/22 (i.e. year two of the five-year period). This is to account for the potential availability of a vaccine mid-2021, resulting in lower delivery rates in this year. In response to this the Council is satisfied its discount is sufficiently prudent and it will not apply a discount to 2021/22. The discount was applied to 2020/21 based on market intelligence from which it is clear the capacity of developers was initially impacted but that it is increasing as work practices embed. The longer-term impacts of the pandemic are unknown, and the Council does not yet know when a vaccine will be available nor what social distancing measures will be in place next monitoring year. The Council therefore considers it unreasonable to apply a discount to 2021/22 based on speculation as well as the current monitoring year for which a discount is applied based on a broader review of market intelligence.

Conclusions

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

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

4.1 The below summarises the findings of the Council's full deliverability review of the Council's deliverable supply reviewed in accordance with the methodology set out in Section 3.0. A separate table of housing supply accompanies this report detailing year-by-year completions. This includes key site information and a summary detailing why the Council considers each individual site to be deliverable. In addition, the returns from both the Category A and B proformas are included at Appendix 6.

Proforma and consultation feedback

4.2 The Council issued Category A proformas and Category B proformas to relevant developers/landowners/agents. In total, 16 sites have proforma returns (some proforma's cover multiple sites) which can be viewed at Appendixes 6 and 7 of this report.

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

Category A Sites

4.3 The below summarises the Category A supply that the Council has identified. As per the review of policy and guidance in Section 3.0 of this report, these are sites that have a detailed planning permission and are presumed to be deliverable. Site-specific delivery rates and site commentary is included in the accompanying Mid-Suffolk 5YHLS Trajectory (2020).

Major (commenced)

4.4 In total, the Council has identified 24 major development sites that have already commenced development and are considered to be deliverable. The Council has received nine proformas in support of these sites. Across the five-year period these are expected to deliver 1,520 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2020/21	2021/22	2022/23	2023/24	2024/25	
Full PP	13	149	151	120	126	77	623
Reserved Matters	11	129	255	230	173	110	897
Permitted Development	0	0	0	0	0	0	0
Total	24	278	406	350	299	187	1,520

Source: Mid Suffolk District Council / Lichfields

Non-Major (commenced)

4.5 In total, the Council has identified 194 non-major development sites that have already commenced development and are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 326 units. Given these are non-major development sites relating to development of nine or less units, it has been assumed that the majority will be built out in 2020/21 – even when applying a COVID discount. There are however a few sites of either eight or nine units in size where applying a COVID discount would mean some delivery in 2021/22.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total
Full PP	142	214	0	0	0	0	214
Reserved Matters	38	85	5	0	0	0	90
Permitted Development	14	22	0	0	0	0	22
Total	194	321	5	0	0	0	326

Source: Mid Suffolk District Council / Lichfields

Major (not-commenced)

- 4.6 In total, the Council has identified 21 major development sites that have not yet commenced development but are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 973 units. As set out in Section 3.0, longer lead-in times have been applied to sites that would normally be expected to start delivering in 2020/21 given the COVID-19 pandemic. This results in their being no delivery in 2020/21 from this source of supply.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total
Full PP	13	0	213	169	92	51	525
Reserved Matters	8	8	130	207	102	1	448
Permitted Development	0	0	0	0	0	0	0
Total	21	8	343	376	194	52	973

Source: Mid Suffolk District Council / Lichfields

Non-Major (not-commenced)

- 4.7 In total, the Council has identified 316 non-major development sites that have not yet commenced development but are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 646 units.
- 4.8 For non-major development, the Council has assumed that non-implemented sites with full planning permission, reserved matters, or permitted development right prior approvals to deliver in Year 2 (2021/22). Non-major permissions with outline permission are assumed to deliver in Year 3 (2022/23) to account for the need to gain reserved matters approval before commencement.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total
Full PP	162	0	305	0	0	0	305
Reserved Matters	16	0	43	0	0	0	43
Outline Permission	91	0	0	225	0	0	225
Permitted Development	48	0	74	0	0	0	74
Total	316	0	422	225	0	0	647

Source: Mid Suffolk District Council / Lichfields

Category B Sites

- 4.9 From the Council's review, there are 11 deliverable Category B sites based on the evidence available. The reasoning for each site is set out in the accompanying Mid-Suffolk table of housing supply. Of these, the Council received a proforma for six sites. Nine sites (including five for which a proforma was returned) also had a reserved matters application submitted as of the base-date: four of which have since been approved.
- 4.10 Finally, it should be noted that the Council reviewed a further twenty-two sites (totalling 1,103 units) that currently have an extant outline planning permission: some of which had only recently been approved as of the base date. While proforma's were sent to relevant developers/landowners/agents and non were returned. The Council has therefore not considered these as being deliverable for the purposes of this assessment as they could not be demonstrated as deliverable at the base date. This includes a site that has since had a reserved matters application submitted after the base date which will be included in the Council's next 5YHLS assessment.

Table 4. Category B Sites Expected Five-Year Delivery

PP Type	No. Sites	Delivery in Five-Year Period					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total
Outline Permission	11	0	76	201	215	212	704

Source: Mid Suffolk District Council / Lichfields

The Council's supply from specific sites

- 4.11 Taking the above together, the Council has total deliverable supply of 4,169 from 566 specific sites. This comprises both Category A and B development from major and non-major sites. 44% of the development expected to be delivered in the five-year period are on sites that have already commenced as of the base date.

Table 4.5 Mid Suffolk District Council Deliverable Supply

PP Type	No. Sites	Delivery in Five-Year Period					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total
Category A (Commenced)	218	599	411	350	299	187	1,846
Category A (Non-Comm)	337	8	765	601	194	52	1,620
Category B	11	0	76	201	215	212	704
Total	566	607	1,252	1,152	708	451	4,170

Source: Mid Suffolk District Council / Lichfields Analysis

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

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

Policy and guidance

5.2 The NPPF (2019) permits Council's to include an allowance for windfall (i.e. unplanned for) development. Paragraph 70 states:

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

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

Assessment of historic rates of windfall development

5.4 Monitoring records show that since 2014/15, windfall sites have consistently delivered a significant proportion of Mid-Suffolk's housing completions. Table 5.1 presents the total number of windfall completions between 2014/15 to 2019/20 as a proportion of total completions. This shows that since 2014/15, 78% of net completions on all residential development has been windfall sites (including garden land development and large sites).

Table 5.1 Windfalls as a Proportion of Net Completions

Monitoring Year	Net Completions	Windfall Completions (Including Garden land development)	% of Net Completions
2014/15	416	246	59%
2015/16	304	240	79%
2016/17	305	230	75%
2017/18	426	292	69%
2018/19	690	583	84%
2019/20	433	425	98%
Totals	2,574	2,016	78%

Source: Mid-Suffolk District Council / Lichfields Analysis

Windfalls: methodology and calculation

5.5 The methodology for calculating the districts windfall allowance remains – in the main – consistent with that in the September 2019 'Housing Land Supply Position Statement'. Previous windfall development over the past seven years has been analysed and in doing so the following have been removed from the assessment:

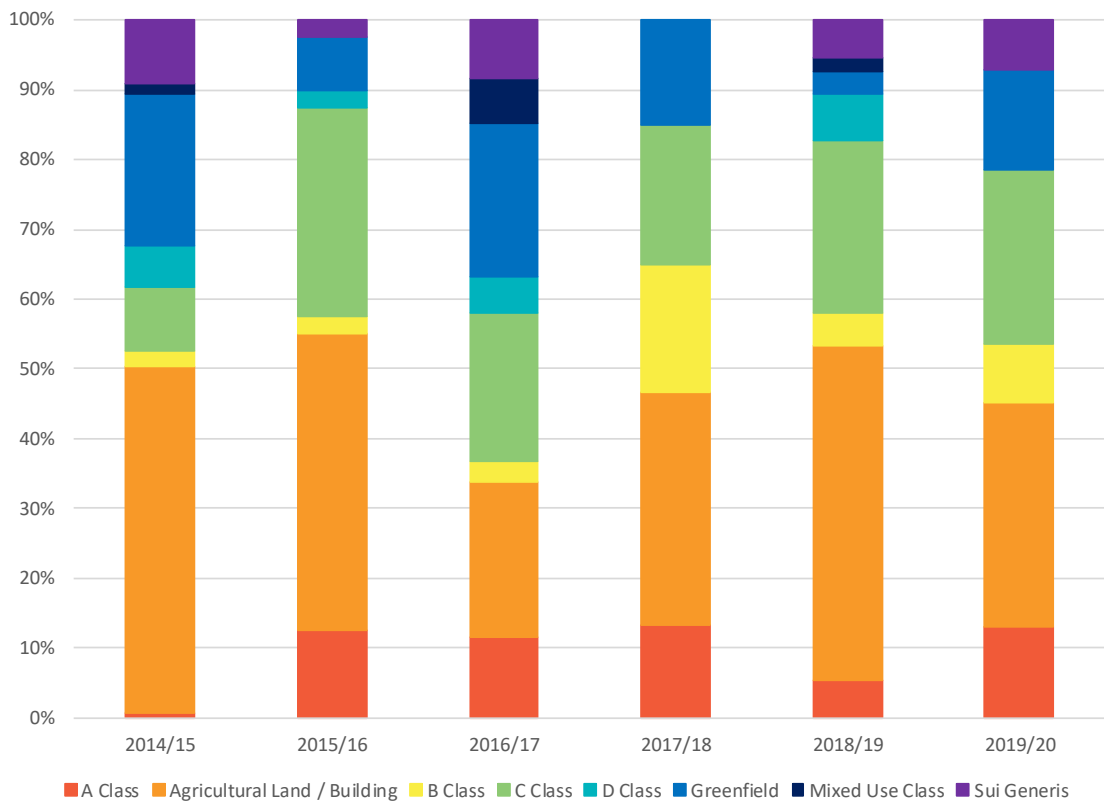
- 1 Sites in residential gardens (given policy aims to restrict such development); and
- 2 Major development (i.e. 10 or more dwellings in size) as these sites would be expected to be allocated in the emerging plan and are therefore not a reliable source of supply moving forwards.

5.6 Further to the above, it has been established that the Council does not hold complete records to allow identification of all windfall sites for fewer than ten dwellings granted on appeal. Where such information is available, it would usually be the case that relevant records are considered a potentially unreliable source of future supply based on their contribution to past trends.

Sources of windfall

5.7 There are a variety of sources of windfall development in the district. Figure 5.1 and Table 5.2 presents a breakdown of the sources of windfall development (excluding garden development). As also shown in Table 5.2, in the last six years, the largest proportions of windfall development have come from agricultural buildings/land, sites which have previously been in C-Class use, and greenfield sites.

Figure 5.1 Proportion of Windfall Development



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

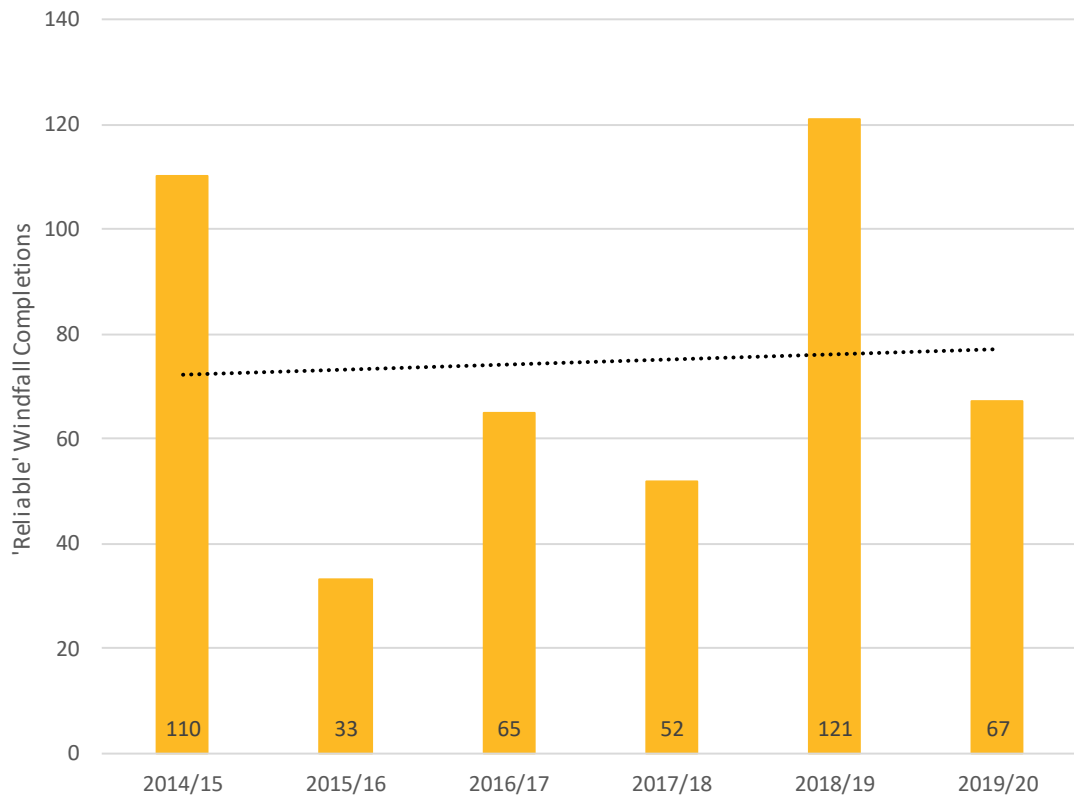
Table 5.2 Breakdown of Windfall Development in Mid-Suffolk District Since 2014/15

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	44	8%
Agricultural Buildings/Land	223	40%
B Use Class	32	6%
C Use Class	114	20%
D Use Class	24	4%
Greenfields	79	14%
Mixed Use Class	11	2%
Sui Generis	35	6%

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

- 5.8 Given the rural nature of the district and changes in modern agriculture it is reasonable to assume that windfall completions on previous agricultural buildings/land and greenfield sites will continue to provide a consistent source of windfall. It is also expected that windfall completions on B Use Class buildings will continue to provide a very modest contribution due to the temporary change to permitted development rights remaining, as can development from former C Use Class Buildings. As shown in Figure 5.1 both of these sources have consistently delivered units since 2014/15.
- 5.9 Based on historical trends, the following sources of windfall development have been deemed unreliable in that they are unlikely to provide a reliable source of supply taking into account current and future planning policy:
- A Use Classes;
 - D Use Classes;
 - Mixed Use Classes; and
 - Sui Generis.
- 5.10 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers 'reliable' sources of windfall development. On average, the Council has delivered 74.6 dpa from these sources of windfall; albeit with a peaks in 2014/15 and 2018/19.
- 5.11 Recent fundamental changes have been announced to the Use Classes Order that will have come in to effect on the 1st September 2020. The primary change is the combination of various A, D, and B class development into a new 'E' Class allowing greater flexibility to move between uses. Furthermore, additional permitted development rights are being implemented – including the ability to demolish vacant office buildings and rebuild them with residential uses. At this stage, it is unclear how these changes will impact future levels of windfalls given there is no previous trend data or capacity study to make a robust future projection. For now, the above approach is considered prudent and robust based on past trends.

Figure 5.2 'Reliable' Windfall Development



Source: Mid-Suffolk District Council / Lichfields Analysis

5.12 Consistent with the previous 5YHLS position statement (September 2019) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions. This is to ensure no double counting occurs with current permissions. Based on the analysis above, it is concluded that there is compelling evidence that windfall allowance of 70 dpa in years four and five is justified and reasonable.

Conclusion

5.13 On the basis of the above assessment the Council considered there is compelling evidence that a windfall allowance of 70 dpa for years four and five.

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

6.1 The below summarised Mid-Suffolk District Council's concluded 5YHLS position for the relevant five-year period from the 1st April 2020 to the 31st March 2025.

Summary

The Council's five-year requirement

6.2 As detailed in Section 2.0, the five-year requirement is 2,809 dwellings across the five-year period. This is on the basis of the Standard Method annual requirement of 614 dpa plus a 5% buffer.

Table 6.1 Mid-Suffolk District Council 5YHLS Requirement

Mid-Suffolk District Council 5YHLS Requirement	
Annual Requirement	535 dpa
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,809 units

Source: Lichfields Analysis

The Council's deliverable supply

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

6.4 As explained in this report and evidence in its appendices, the Council's process of identifying and evidencing the 'deliverability' of its sites has taken account of relevant policy, guidance and planning precedent. It has also been informed by a review of local and national lead-in times and build-out rates as well as taking account of local and national market signals: in particular the potential impact of COVID-19.

6.5 From this exercise, the Council considers it can demonstrate a supply of 4,169 units from specific sites. This report also provides compelling evidence that a windfall allowance of 70 units in years four and five is also justified. In total, the Council's five-year supply is therefore 4,309 units as detailed in Table 6.2.

Table 6.2 Mid-Suffolk District Council Deliverable Supply

Source of Supply	Supply (units)
Category A (Commenced)	1,846
Category A (Not Commenced)	1,620
Category B	704
Windfall Allowance	140
Total Supply	4,310

Source: Mid-Suffolk District Council / Lichfields Analysis

The Council’s concluded 5YHLS position

6.6 On the basis of the above, the Council can demonstrate a 7.67-year supply between the 1st April 2020 to the 31st March 2025 as detailed in Table 6.3.

Table 6.3 Mid-Suffolk District Council’s 5YHLS Position between 1st April 2020 to 31st March 2025

Five-Year Requirement	2,809
Total Supply	4,310
Years Supply	7.67 years
Surplus/Deficit	+1,501

Source: Mid-Suffolk District Council / Lichfields Analysis

Figure 6.1 Mid-Suffolk Five-Year Supply Projection



Source: Mid-Suffolk District Council / Lichfields

Scenario testing

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

Scenario 1 – 10% buffer

6.8 As detailed in Section 2.0 of this report, a 10% buffer would only apply should the Council wish to confirm its supply. While the Council is unable to confirm its supply now, it may wish to do so through the emerging Joint Local Plan. In this Scenario, the Council would be able to demonstrate a 7.32-year supply as detailed below.

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

Five-Year Requirement (10% buffer)	2,943
Total Supply	4,310
Years Supply	7.32 years
Surplus/Deficit	+1,367

Source: Mid-Suffolk District Council / Lichfields Analysis

Scenario 2 – 20% buffer

- 6.9 As detailed in Section 2.0 of this report, a 20% buffer would be imposed on the Council should its 2020 HDT (due to be published in November 2020) measurement be less than 85%. The Council does not anticipate this will occur given the 2019/20 completions recorded. However, should for whatever reason a 20% buffer be imposed the Council would be able to demonstrate a 6.71-year supply as detailed below.

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

Five-Year Requirement (20% buffer)	3,210
Total Supply	4,310
Years Supply	6.71 years
Surplus/Deficit	+1,100

Source: Mid-Suffolk District Council / Lichfields Analysis

Scenario 3 – Small sites lapse

- 6.10 There is no explicit requirement in either policy or guidance to apply a lapse rate to small sites, however in some cases LPAs have considered it appropriate. In the case of Mid Suffolk, the Council has not applied a lapse rate to its 5YHLS in previous assessments. Notwithstanding, the below sets out three scenarios whereby a lapse rate of either 5%, 10%, or 20% has been applied to all non-major small sites that have not commenced (which currently totals 647 units) plus the small sites already removed as per Stage 3 (Paragraph 3.13) of calculating the Council's total Category A supply (which totals 115 units). These sites are added back in otherwise the Council would be applying a double lapse rate as part of this exercise.
- 6.11 The below scenario is not advanced by the Council as the basis for its 5YHLS assessment, but the exercise serves as a demonstration of the Council's robust supply. Indeed, even if all non-commenced small sites lapsed with no delivery – an unlikely scenario – the Council would still be able to demonstrate a five-year supply with a 5% buffer given a surplus of 1,501 units has been demonstrated. This is of course despite applying prudent median local build rates and a worst case COVID-19 scenario for 2020/21 to ensure a robust supply position.

Table 6.6 Mid-Suffolk District Council's 5YHLS: Stress Test Scenario 3

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement (5% buffer)	2,809	2,809	2,809
Total Supply (Applying SS Lapse)	4,371	4,316	4,207
Years Supply	7.78 Years	7.68 Years	7.49 Years
Surplus/Deficit	+1,562	+1,507	+1,399

Source: Mid-Suffolk District / Lichfields Analysis

- 6.12 As part of the consultation, some respondents advocated applying a lapse rate to the small site delivery. The Council has not applied a lapse rate historically and no Inspector has recommended for one to be applied. The test of deliverability is clear, that small sites with an extant permission are presumed deliverable and there is no requirement to apply a lapse rate to this supply.
- 6.13 Furthermore, the Council also stripped out small sites that had commenced with historical permissions (see stage 3, paragraph 3.13). These are sites that may have had a material start on site but may not have delivered a unit for a considerable period of time. Doing this, in effect applies a lapse rate given these sites would be treated as deliverable against the policy definition. Thus, the Council is not applying an additional lapse rate, partly to avoid double counting.

Appendix 1 Glossary of Terms

Annual Position Statement (APS): A document prepared by a Local Planning Authority with engagement with local developers/landowners/interested parties that is submitted to the Planning Inspectorate. This can 'confirm' a Local Planning Authority's Five-Year Housing Land Supply position for up to a year.

A Use Class: 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 Rate: The annual build-out rate of new dwellings on a site.

B Use Class: Use of premises for business, general industrial or storage and distribution as described in the Town and Country Planning (Use Classes) 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 Local Development Framework). It sets out the long-term vision for the area, the strategic objectives, and the strategic planning policies needed to deliver that vision.

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

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

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

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

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

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

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

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

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

Dwellings per Annum (dpa)

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

Five Year Housing Land Supply (5YHLS): Paragraph 73 of the National Planning Policy Framework (2019) requires Local Planning Authorities to be able to demonstrate five years' worth of housing: known as a Five Year Housing Land Supply.

Housing Delivery Test (HDT): As defined in Annex 2 of the National Planning Policy Framework (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 should publish the Housing Delivery Test results for each local authority in England every November. The outcome of which determines whether a 5% or 20% buffer is applied to the five-year land supply requirement.

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

Local Housing Need (LHN): The number of homes identified as being needed through the application of the Standard Method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework) as defined in Annex 2 of the National Planning Policy Framework (2019).

Local Plan: 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.

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

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

National Planning Policy Framework (NPPF): sets out government's planning policies for England and how these are expected to be applied. The most recent NPPF was published in February 2019.

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

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

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

Pre-Commencement Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local

Development Order or Neighbourhood Development Order which must be discharged prior to commencement of development.

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

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

Sui Generis: Uses of land and buildings which do not fall within a specified use class of 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 Standard Method Calculation for Mid-Suffolk District Council (2020)

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

Step 1 – Setting the baseline

The districts 2014-based housing projections¹⁵ are:

- 44,652 households in 2020
- 48,733 households in 2030

Therefore, 4,081 new households are projected in the district during this period. This equates to an average of 408 new households per year.

Step 2 – An adjustment to take account of affordability

The districts median workplace-based affordability ratio (i.e. the ratio of workplace-based earnings to house prices) is 8.99. Given this is over 4, the following adjustment is required.

The adjustment factor is calculated using the following formula:

Figure 6.2 Adjustment Factor Formula - Standard Method

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

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

Therefore, the adjustment factor for the district is 1.311875.

Step 3 – Capping the level of any increase

The level of increase of the adjustment factor is capped depending on whether or not the Council has adopted a local plan within the last five-years. Given the Mid-Suffolk Core Strategy (2008) is more than five-years old, the potential cap is 40% above the higher of:

- a The average household growth for the district calculated in step 1: 408 dpa; or
- b The average housing requirement figure set out in the most recently adopted strategic policies (i.e. the Mid-Suffolk Core Strategy): 430 dpa.

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

The average baseline figure (calculated in Step 1) times the adjustment factor (calculated in Step 2) equals 535 dpa which is below the cap of 602 dpa.

The Standard Method figure for Mid-Suffolk District Council with a 2020 base date is therefore 535 dpa.

¹⁵ In calculating the standard method more recently published household projections are not used in accordance with the PPG (ref. 2a-005)

Appendix 3 Category A and B Proformas

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY A SITES

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

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

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

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

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
XX	XX	XX	XX	XX	XX

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

[INSERT]

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

[INSERT]

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

DRAFT

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY B SITES

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

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Mid-Suffolk and Babergh District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2019) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

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

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

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

[INSERT]

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

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
XX	XX	XX	XX	XX	XX

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2025 if known as well. This will support the Council's local plan trajectory which is also being prepared)

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

c. Is the site available for development now?

[INSERT]

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

[INSERT]

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

[INSERT]

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

- f. What could be the impact of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate? How are you mitigating against any risks?

[INSERT]

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

[INSERT]

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

Appendix 4 Lead-in Time Analysis (Babergh & Mid-Suffolk)

Local Lead-in Time Analysis

The following provides a review of past lead-in times considering 50 sites (major development) in both Babergh and Mid-Suffolk districts. For this exercise, the developments have been split by the size of the sites (above and below 100 units) and have measured two lead-in times:

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

Local analysis: sites 100-499 units

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

PP Ref.	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
B/14/00804/FUL	Babergh	166	FULL	19/06/14	15/02/16	31/05/18	4.0	2.3
B/12/01198/OUT	Babergh	100	OUT	10/02/12	16/03/15	31/03/19	7.1	4.0
B/13/00113/OUT	Babergh	112	OUT	25/01/13	15/10/15	23/11/16	3.8	1.1
DC/19/04650/RES DC/17/04052/OUT	Babergh	130	OUT	04/08/17	13/06/18	05/03/20	2.6	1.7
M/2986/15/OUT	Mid Suffolk	130	OUT	21/08/15	14/07/17	18/02/19	3.5	1.6
M/0846/13/OUT	Mid Suffolk	190	OUT	26/03/13	02/06/16	12/01/17	3.8	0.6
M/3310/14/FUL*	Mid Suffolk	276	FULL	17/05/08	17/06/15	03/01/16	7.7	0.5
M/3153/14/FUL	Mid Suffolk	266	FULL	10/01/14	14/12/15	19/01/18	4.0	2.1
M/2722/13/FUL	Mid Suffolk	215	FULL	16/09/13	17/04/15	11/11/15	2.2	0.6
M/4455/16/FUL	Mid Suffolk	300	FULL	22/11/16	17/08/18	18/03/20	3.3	1.6
DC/18/03547/RES M/4963/16/OUT	Mid Suffolk	248	OUT	05/01/17	05/07/18	11/11/19	2.9	1.4
DC/18/01376/RES DC/5010/16/OUT	Mid Suffolk	175	OUT	17/12/16	01/11/17	14/02/20	3.2	2.3
DC/17/02232/FUL	Mid Suffolk	129	FULL	20/05/17	09/07/18	09/03/20	2.8	1.7
Average							3.9	1.7
Median							3.5	1.6

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

Local analysis: sites less than 100 units

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

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
B/14/00499	Babergh	55	FULL	16/04/14	22/02/16	26/10/17	3.5	1.7
B/15/01043/FUL	Babergh	44	FULL	08/06/15	23/03/16	11/09/17	2.3	1.5
B/13/00917	Babergh	43	OUT	08/05/13	18/12/17	31/01/19	5.7	1.1
B/2178/14/FUL	Babergh	34	FULL	07/08/14	24/03/15	23/03/16	1.6	1.0
B/14/01288/FUL	Babergh	78	FULL	10/03/13	28/07/15	15/09/17	4.5	2.1
DC/17/05332/FUL	Babergh	51	FULL	21/10/17	29/06/18	03/03/20	2.4	1.7
DC/19/02020/RES DC/18/00306/OUT	Babergh	10	OUT	19/01/18	17/05/18	29/01/20	2.0	1.7
DC/18/04309/RES DC/18/00200/OUT	Babergh	32	OUT	13/01/18	18/04/18	12/08/19	1.6	1.3
B/16/00760/FUL	Babergh	65	FULL	06/08/16	15/08/17	12/08/19	3.0	2.0
DC/18/04812/FUL	Babergh	21	FULL	05/11/18	15/11/19	23/03/20	1.4	0.4
DC/19/03185/RES DC/17/03100/OUT	Babergh	25	OUT	27/06/17	08/11/17	06/01/20	2.5	2.2
B /16/01038/FUL	Babergh	10	FULL	22/07/16	16/11/17	08/04/19	2.7	1.4
B /14/01375/FUL	Babergh	20	FULL	27/10/14	08/04/16	05/04/19	4.4	3.0
B /03/00074/FUL	Babergh	12	FULL	15/01/03	21/10/03	14/08/19	16.6	15.8
B /17/00950/FUL	Babergh	34	FULL	27/04/17	20/04/18	17/02/20	2.8	1.8
DC/18/02513/RES (B /17/01023/OUT)	Babergh	19	OUT	04/05/17	22/11/17	11/12/19	2.6	2.1
M /1492/15/FUL	Mid Suffolk	75	FULL	23/04/15	06/07/16	12/06/16	1.1	0.1
M /0210/15/FUL	Mid Suffolk	23	FULL	20/01/15	24/11/15	21/02/17	2.1	1.2
M/0669/08/OUT	Mid Suffolk	23	OUT	02/01/08	09/05/13	27/10/14	6.8	1.5
M /0254/15/OUT	Mid Suffolk	56	OUT	22/01/15	13/10/16	15/12/17	2.9	1.2
M/2910/11/FUL	Mid Suffolk	90	FULL	30/08/11	13/12/12	19/04/13	1.6	0.4
M /0958/16/FUL	Mid Suffolk	22	FULL	23/02/16	28/09/16	02/02/17	0.9	0.3
M/1662/14/FUL	Mid Suffolk	27	FULL	23/05/14	29/07/15	04/04/18	3.9	2.7
M/2742/14/FUL	Mid Suffolk	62	FULL	26/08/14	26/03/15	18/11/16	2.2	1.6
M/3112/15/OUT	Mid Suffolk	75	OUT	27/08/15	07/11/17	17/07/18	2.9	0.7
M/0683/15/FUL	Mid Suffolk	25	FULL	20/02/15	29/02/16	24/10/18	3.7	2.7
M/1850/13/FUL	Mid Suffolk	70	FULL	25/01/13	20/12/13	31/03/15	2.2	1.3

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
M/2279/13/FUL	Mid Suffolk	14	FULL	19/08/13	14/11/13	14/05/15	1.7	1.5
M/1008/11/FUL	Mid Suffolk	17	FULL	18/03/11	23/06/14	04/01/18	6.8	3.5
M/2792/13/FUL	Mid Suffolk	60	FULL	20/09/13	16/12/13	28/09/15	2.0	1.8
DC/19/01602/RES DC/5070/16/OUT	Mid Suffolk	87	OUT	23/12/16	16/10/19	21/10/19	2.8	0.0
M/2112/16/FUL	Mid Suffolk	49	FULL	25/05/16	11/09/17	03/12/19	3.5	2.2
DC/19/03729/RES DC/18/02050/OUT	Mid Suffolk	28	OUT	19/05/18	23/10/19	13/11/19	1.5	0.1
M/4714/16/FUL	Mid Suffolk	28	FULL	18/11/16	01/11/17	14/02/20	3.2	2.3
M/2982/15/FUL	Mid Suffolk	19	FULL	27/08/16	08/04/16	01/04/19	2.6	3.0
M/2028/15/FUL	Mid Suffolk	14	FULL	23/06/15	28/09/18	18/06/19	4.0	0.7
M/2452/14/FUL	Mid Suffolk	11	FULL	08/08/14	01/04/16	28/05/19	4.8	3.2
Average							3.3	2.0
Median							2.7	1.6

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

Summary of Local Findings

Local Lead-in Time Analysis Summary

Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	3.3 years	2.7 years	2.0 years	1.6 years	13
100-499 dwellings	3.9 years	3.5 years	1.7 years	1.6 years	37

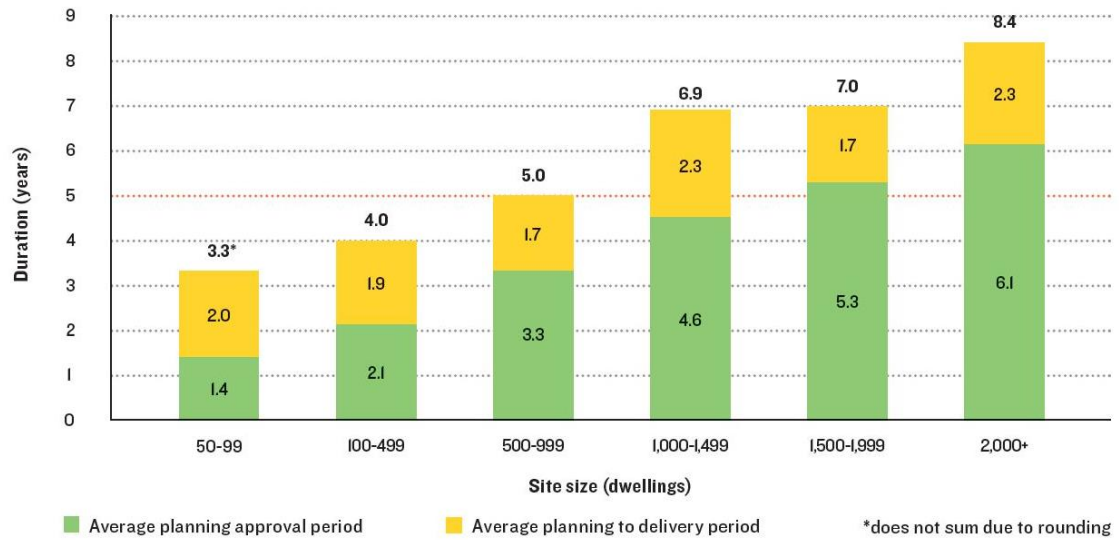
Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

National Lead-in Time Evidence: Start to Finish (2nd Edition)

6.14

'Start to Finish' (2nd Edition) is a report published by Lichfields in February 2020. It reviews the factors affecting the build-out rates of large sites including the lead-in times. The below graph (extracted from Start to Finish) details the average lead-in times for both the period from validation of the first application to first completion and from approval of the first detailed permission to first completion.

Start to Finish (2nd Edition) – Average timeframes from validation of first application to completion of the first dwelling



Source: Lichfields 2020

- 6.15 Comparing the local data with the national data in ‘Start to Finish’ it would appear sites in the districts have lead-in times that are similar. In respect of sites under 100 dwellings (or in the case of Start to Finish 50-99) the average lead-in times are identical. For sites 100 to 499 in size, the local evidence suggests a lower lead-in time of 3.3 years compared to 4.0 years in ‘Start to Finish’. However, this is likely explained by the fact that the largest site reviewed locally is 300 dwellings.
- 6.16 In lieu of local data, ‘Start to Finish’ is considered to provide robust lead-in time assumptions for larger sites. This is considered robust on account of how well ‘Start to Finish’ aligns with data for smaller sites and given the research reviews 97 large sites (above 500 units) in size; while locally there is not sufficient data on such large sites to come to a robust conclusion.

Appendix 5 Build-Out Rate Analysis (Babergh & Mid-Suffolk)

Local Build Rate Analysis

The following detail a review of the past delivery rates from 33 sites (major development) in both Babergh and Mid-Suffolk districts. For this exercise, we have split up the developments by the size of the sites in to three categories and only reviewed sites that are at least 50% complete. This is to average out earlier years following commencement where delivery is likely to be less. The median build rates are also shown which accounts for extremes in the data set.

Local analysis: sites 100-499 units

Local Build Rate Analysis: sites 100-499 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
M/3310/14/FUL	Mid Suffolk	FULL	437	433	8.52	50.8	12%
M/3153/14/FUL*	Mid Suffolk	FULL	266	77	2.17	35.5	13%
DC/18/01679/RES	Mid Suffolk	FULL	240	30	1.31	22.8	10%
M/2722/13/FUL	Mid Suffolk	FULL	215	194	4.23	45.8	21%
M/3918/15/RES	Mid Suffolk	FULL	190	95	3.13	30.3	16%
B/14/00804/FUL	Babergh	FULL	166	134	4.99	26.9	16%
B/15/00993/FUL	Babergh	FULL	145	14	0.96	14.5	10%
M/0156/17/RES	Mid Suffolk	FULL	130	70	1.97	35.6	27%
Average						32.8	16%
Median						32.9	15%

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis *As part of the consultation, it was raised that this site in fact only delivered 77 units with a start date of 'February 2017'. We have assumed completions started on 01/02/17 for the data. This is 2.17 years from the base date of this 5YHLS position. This results in an average build rate of 35.5 dpa.

Local analysis: sites 50 – 99 units

Local Build Rate Analysis: sites 50-99 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
M /1709/16/FUL	Mid Suffolk	FULL	89	89	2.47	36.1	41%
B /14/01288/FUL	Babergh	FULL	78	78	2.22	35.1	45%
B /16/01581/RES	Babergh	FULL	77	38	2.51	15.1	20%
M /1492/15/FUL	Mid Suffolk	FULL	75	67	3.34	20.1	27%
DC/17/02755/RES	Mid Suffolk	FULL	75	66	1.98	33.4	44%
DC/18/00097/RES	Mid Suffolk	FULL	66	44	1.43	30.8	47%
M /2211/16/RES	Mid Suffolk	FULL	56	56	2.54	22.1	39%
B /16/01192/FUL	Babergh	FULL	55	55	1.43	38.4	70%
Average						28.9	42%
Median						32.1	43%

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

Local analysis: sites 10 – 49 units

Local Build Rate Analysis: sites 10-49 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
B /15/01043/FUL	Babergh	FULL	48	48	1.39	34.4	72%
B /16/01216/RES	Babergh	FULL	30	17	0.84	20.1	67%
B /13/01238/FUL	Babergh	FULL	29	29	2.44	11.9	41%
M /1662/14/FUL	Mid Suffolk	FULL	27	27	2.91	9.3	34%
M /0683/15/	Mid Suffolk	FULL	25	25	2.21	11.3	45%
B /14/01259/FUL	Babergh	FULL	25	25	2.00	12.5	50%
DC/17/06289/FUL	Babergh	FULL	24	18	1.76	10.2	43%
M /0210/15/FUL	Mid Suffolk	FULL	23	23	1.81	12.7	55%
M /0958/16/FUL	Mid Suffolk	FULL	22	22	1.12	19.6	89%
B /16/00817/RES	Babergh	FULL	22	22	1.00	22.0	100%
M /4195/15/FUL	Mid Suffolk	FULL	21	16	2.64	6.1	29%
M /2982/15/FUL	Mid Suffolk	FULL	19	19	1.00	19.0	100%
B /14/01600/FUL	Babergh	FULL	15	15	0.99	15.2	101%

DC/17/04375/FUL	Mid Suffolk	FULL	12	11	1.74	6.3	53%
B /15/00490/FUL	Babergh	FULL	12	12	0.87	13.8	115%
DC/17/06283/RES	Mid Suffolk	FULL	10	10	1.26	7.9	79%
Average						14.1	67%
Median						12.5	65%

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

Summary of Local Findings

Local Build Rate Analysis Summary

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	14.1 dpa	12.5 dpa	8
50-99 dwellings	28.9 dpa	32.1 dpa	17
100-499 dwellings	32.8 dpa	3.9 dpa	8

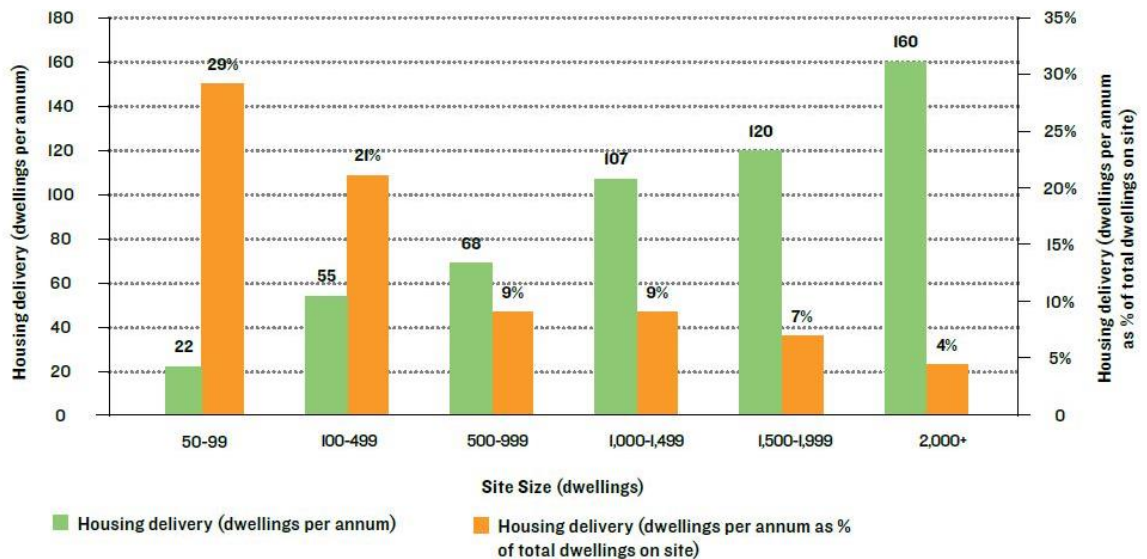
Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

National Lead-in Time Evidence: Start to Finish (2nd Edition)

6.17

‘Start to Finish’ (2nd Edition) is a report published by Lichfields in February 2020. It reviews the factors affecting the build-out rates of large sites including the lead-in times. Figure 6.3 below details the average build rates for varying site sizes. Figure 6.4 also shows the variation the across the Start to Finish data; including the minimum, mean, median and maximum build rates by site size.

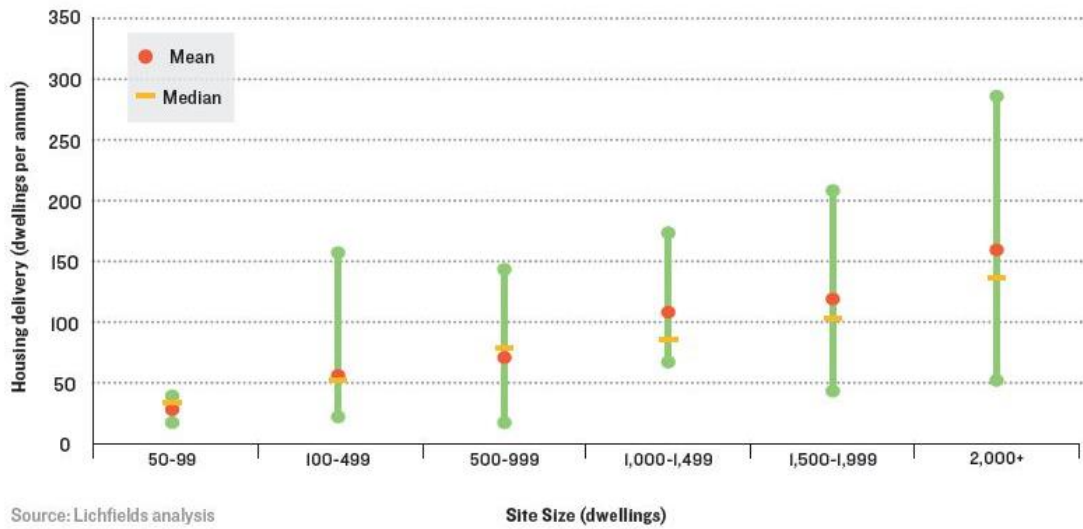
Figure 6.3 Start to Finish (2nd Edition) – Build our rate by size of site (dpa)



Source: Lichfields analysis

Source: Lichfields 2020

Figure 6.4 Start to Finish (2nd Edition) - National Build Rate Analysis: Data variation including minimum, mean, median, and maximum build-out rates by size of site (dpa)



Source: Lichfields analysis

Site Size (dwellings)

Source: Lichfields 2020

6.18

Assessing the local data alongside the national data in ‘Start to Finish’ again it would appear sites in the districts deliver at comparable rates. In lieu of local data, ‘Start to Finish’ provides robust average build rates for larger sites. Also akin to ‘Start to Finish’ the Council’s median rates are generally below that of the arithmetic mean.

Appendix 6 Proforma Returns

Ref. MSP1

**Babergh and Mid Suffolk District Councils: Site Deliverability
Proforma / Site Questions (2020) – CATEGORY A SITES**

Site Address: Land to the West of Ixworth Road, Thurston
Developer/Site Promoter: Persimmon Homes

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Outline Planning Permission reference: 4963/16
- Reserved Matters approval reference: DC/18/03547

Development commenced on 11.11.19

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
60	80	80	28	XX	XX

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)


3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

Delayed for initial period over lockdown.

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

The site is owned by Persimmon Homes and we are confident of delivering the units as outlined. Persimmon Homes is all about delivery of houses. As you are aware the s106 does not allow occupation until a footway and cycleway is provided to connect the site to the village. Residents object to the removal of trees (which was agreed by Mid Suffolk DC) which are required to allow for the required visibility splays and the construction of the cycleway. Discussions are underway to achieve an alternative arrangement which will allow a number of trees earmarked for removal to be retained. This is dependent on external landowners agreeing to the proposal. If a solution is not reached then the occupation of the dwellings will be delayed.

Discussions are ongoing and Persimmon has been pro-active in finding a solution.

Signed on behalf of Persimmon Homes (Suffolk) Ltd	
Name	Stuart McAdam
Position	Planning Manager
Date	2.07.20

Ref. MSP2

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY B SITES

<p style="text-align: center;">Site Address:</p> <p style="text-align: center;">Land South of Castleton Way, Eye</p>
<p style="text-align: center;">Developer/Site Promoter:</p> <p style="text-align: center;">Persimmon Homes</p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2019) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

1. Site Planning Status:

- Allocation reference: Policy 4 of Eye Neighbourhood Development Plan
- Outline Planning Permission reference: 3563/15

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

Pre-application meeting have taken place the most recent in June 2020. The layout is being amended following these discussions. A meeting with representatives of the LPA and Eye Town Council is due to take place in the w/c 6th July 2020 and an application will follow in August 2020.

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

Details of Surface Water Drainage have already been submitted to the Council and discussions are ongoing.

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

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

Persimmon Homes.

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

Excellent.

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

n/a

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
05	60	60	60	27	XX

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2025 if known as well. This will support the Council's local plan trajectory which is also being prepared)

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

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

January 2021

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

June 2021

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

The development will be built out in one phase

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

One

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

20%. RP not yet assigned.

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

There are no viability issues with the site and no major constraints that would stall development. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years. The Covid-19 pandemic has not had a detrimental impact on sales thus far.

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

n/a

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

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

A s106 has been secured as part of the outline application.

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

A s106 has been secured as part of the outline application.

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

There are no viability issues on this site. The s106 requirements have been established at the outline planning stage and 20% affordable housing is provided in line with the s106. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years.

d. Is the site available for development now?

Yes - Pending completion of the archaeology works and final contractual issues with the landowner.

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

No.

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


There are no significant infrastructure requirements associated with this site.

g. What could be the impact of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate? How are you mitigating against any risks?

Unless there is a significant change in the housing market as a result of the Covid-19 pandemic which results in a significant downturn in the economy this will not affect Persimmon's ability to deliver housing within 5 years. It is difficult to assess what impact may arise at this stage.

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

No.

Signed on behalf of Persimmon Homes (Suffolk) Ltd	
Name	Stuart McAdam
Position	Planning Manager
Date	2.07.20

Ref. MSP3

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY A SITES

Site Address: Land on the West side of Barton Road, Thurston
Developer/Site Promoter: Vistry Group (Bovis Homes)

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Full Planning Permission reference: DC/17/02232
- Development commenced on: Not yet commenced

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
0	25	30	30	30	115

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
14	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

Reduced expected delivery rate by around one third.

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

Build rate reduced due to social distancing (smaller workforce), and expected downturn in housing market.

Signed on behalf of Vistry Eastern	<i>H Short</i>
Name	Hannah Short
Position	Planning & Design Co-ordinator
Date	02/07/2020

Ref. MSP4

**Babergh and Mid Suffolk District Councils: Site Deliverability
Proforma / Site Questions (2020) – CATEGORY A SITES**

Site Address: Former Grampian/Harris Bacon Factory, Elmswell
Developer/Site Promoter: Taylor Wimpey East Anglia

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status :

- Outline Planning Permission reference: 0846/13
- Reserved Matters reference: 3918/15

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
20	31	12	00	00	63

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
00	00	00	00	00	00	00	00	00

(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

Taylor Wimpeys experience of Covid-19 to date has seen sites close down for a considerable period and then reopen in a measured and conservative format, slowly increasing our staff levels until we are [as of early June] were back to full capacity, albeit a different way of working in many instances. After in initial stop on all sales, since investing in remote customer interaction, we have seen a slow but steady sales rates in line with a typical 30%+ reduction across our region. Elmswell is no different. Although we are now able to reopen our sales areas and make reservations via Microsoft Teams Meetings, we remain cautious that the above figures reflect a tough 2020/21 with a small recovery in 2021/22 and are optimistic of a recovery in 2022/2023.

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

Taylor Wimpey have been on sale in Elmswell for several years and have always maintained a consistent sales rate, shared previously with BMSDC. We are confident that our projected slow down in 2020/21 and to a lesser extent 2021/22 is consistent with the markets reaction to Covid-19. We are fully remobilised and anticipate customers to be steadily returning to the market.

Signed on behalf of <i>Taylor Wimpey</i>	
Name <i>Andrew Wright</i>	
Position <i>Design and Planning Manager</i>	
Date <i>01/07/20</i>	

Ref. MSP5

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY A SITES

Site Address: Land to the West of Thorney Green Road, Stowupland
Developer/Site Promoter: Vistry Group (Linden Homes)

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Outline Planning Permission reference: 5024/16 & 0195/16
- Reserved Matters reference: DC/19/05317 & DC/1905316

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
0	30	30	30	30	120

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
23	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

Reduced expected delivery rate by around one third.

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

Build rate reduced due to social distancing (smaller workforce), and expected downturn in housing market.

Signed on behalf of <i>Vistry Eastern</i>	<i>H Short</i>
Name	Hannah Short
Position	Planning & Design Co-ordinator
Date	02/07/2020

Ref. MSP6

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY B SITES

Site Address: Land North of Norton Road, Thurston
Developer/Site Promoter: Vistry Group (Linden Homes)

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2019) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

1. Site Planning Status:

- Outline Planning Permission reference: 5070/16
- Reserved Matters reference Phase 1: DC/19/01602
- Development commenced on: October 2019

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

Phase 1 RM approved and commenced on site. Phase 2 RM under consideration. Phase 2 hybrid application (uplift in unit numbers) under consideration.

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

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

Pre-commencement conditions discharged or part discharged for phase 1:

Outline: 5, 6, 12, 16, 18, 19, 21, 22, 24,

RM: 2, 5, 9, 10

Pre-commencement conditions to be discharged:

Outline: 26, 27, 28

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

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

Vistry Eastern (Linden Homes)

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

First development in Mid-Suffolk, however successfully working in surrounding local authority areas and nationwide

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

[INSERT]

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
12	30	30	30	30	132

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
30	30	8	XX	XX	XX	XX	XX	XX

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2025 if known as well. This will support the Council's local plan trajectory which is also being prepared)

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

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

Commenced October 2019

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

November 2020

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

Phase 1 – 87 units, commenced October 2019

Phase 2 – 113 units inc 9 self build, commencement tbc

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

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

1

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

35%. Delivery in line with s106 i.e 50% of affordable housing to be delivered prior to occupation of 50% of open market dwellings. Remaining 50% of AH to be delivered prior to occupation of 80% of open market dwellings. We are in contract with an RSL.

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

Work has commenced on site and delivery of dwellings is integral to our business plan.

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

n/a

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

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

Yes

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

Viable as approved.

c. Is the site available for development now?

Yes

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

No

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

n/a

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

f. What could be the impact of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate? How are you mitigating against any risks?

Forecast above allows for Covid-19 impact, expected delivery rate reduced by one third from original forecast.

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

n/a

Signed on behalf of Linden (Thurston) LLP (Vistry Eastern)	<i>H Short</i>
Name	Hannah Short
Position	Planning & Design Co-ordinator
Date	02/07/2020

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY A SITES

<p>Site Address:</p> <p>Land East of King George's Field, Haughley</p>
<p>Developer/Site Promoter:</p> <p>Bloor Homes</p>

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Outline Planning Permission reference: DC/17/04113
- Reserved Matters reference: DC/19/05958

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
15	50	33	-	-	98

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
-	-	-	-	-	-	-	-	-

(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

At the moment we are not anticipating there to be an impact on build in Haughley but the progress of build will be led by market conditions which are closely monitored. The build rate

will be adjusted accordingly. There is a great deal of uncertainty as to the medium and longer term impact of COVID-19.

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

The build rate is based on build rates (Pre COVID-19) achieved on other Bloor sites (completed and current) within the area and assessment of the market. As set out above the build rate in Haughley will be continuously reviewed and adjusted to reflect market conditions.

Signed on behalf of <i>Bloor Homes Eastern</i>	<i>Sophie Waggett</i>
Name	Sophie Waggett
Position	Planning Manager
Date	30/06/2020

Ref. MSP8

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY A SITES

Site Address: Land on the West side of Stowmarket Road, Gt Blakenham
Developer/Site Promoter: Persimmon Homes

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Outline Planning Permission reference: 2022/16
- Reserved Matters reference: DC/18/01487
- Development commenced on: 18.02.19

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
80	30	XX	XX	XX	XX

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
XX	XX	XX	XX	XX	XX	XX	XX	XX


(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

Unless there is a significant change in the housing market as a result of the Covid-19 pandemic which results in a significant downturn in the economy this will not affect Persimmon's ability to deliver housing within 5 years. It is difficult to assess what impact may arise at this stage.

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

The site is owned by Persimmon Homes and we are confident of delivering the units as outlined. Persimmon Homes is all about delivery of houses.

Signed on behalf of Persimmon Homes (Suffolk) Ltd	
Name	Stuart McAdam
Position	Planning Manager
Date	2.07.20

Ref. MSP9

**Babergh and Mid Suffolk District Councils: Site Deliverability
Proforma / Site Questions (2020) – CATEGORY B SITES**

<p style="text-align: center;">Site Address:</p> <p style="text-align: center;">Land North of Chilton Leys, Stowmarket</p>
<p style="text-align: center;">Developer/Site Promoter:</p> <p style="text-align: center;">Taylor Wimpey East Anglia</p>

Purpose of this proforma:

This proforma has been prepared in order to gather relevant site-specific evidence to allow Babergh and Mid Suffolk District Councils to determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2019) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

1. Site Planning Status:

- Outline Planning Permission references:
- Reserved Matters reference: *[INSERT]*

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

Taylor Wimpey is currently building out its first 175 dwellings of its final phase (Ph2a) of the aforementioned development. We are in discussions with BMSDC for a subsequent 'balance of site' RMA for the remaining 425 dwellings, which we hope to submit in August 2020.

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

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

N/A

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

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

Taylor Wimpey

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

Taylor Wimpey have consistently delivered a vast volume of new build homes in BMSDC and are regarded as one of the 'heavy lifters' contributing to BMSDC's housing delivery

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

N/A

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
38	44	47	66	66	261

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2025 if known as well. This will support the Council's local plan trajectory which is also being prepared)

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

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

Phase 2a is underway

Phase 2b – May 2022

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

Phase 2b – Feb 2023

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

N/A

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

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

One

- e. What level of affordable housing is to be delivered on the site and when are these likely to be delivered? Has a Registered Provider been selected?

20% integrated through the housing delivery with the Private Homes.

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

Taylor Wimpey have been on site for many years and have always maintained a strong sales rate. We have taken caution on our projections in 2020/21 and 2021/22 but see no reason why these figures cannot be achieved.

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

N/A

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

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

Yes

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

Yes

- c. Is the site available for development now?

Yes

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

No

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

All infrastructure has RM Approval and had been constructed on site.

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

- f. What could be the impact of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate? How are you mitigating against any risks?

Our projected figures are done so with allowance for risk.

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

Continuity of housing delivery is subject to the next RMA being approved in a timely manner by BMSDC in order to maintain build continuity and reach the larger volumes in 2022 and beyond.

Signed on behalf of Taylor Wimpey	
Name Andrew Wright	
Position Design and Planning Manager	
Date 01.07.20	

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY A SITES

<p>Site Address:</p> <p>Land to the South of Union Road, Onehouse, Stowmarket</p>
<p>Developer/Site Promoter:</p> <p>Hopkins Homes</p>

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Full Planning Permission reference: 4455/16
- Development commenced on October 2019

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
10	58	46	36	36	186

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
36	36	36	6					

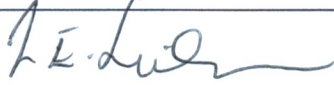
(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

Hopkins Homes typically build around 36 market dwellings per annum. We anticipate that this may reduce to around 30 dwellings over the next 24 months (due to COVID restrictions). As such, 12 dwellings would come out of the five-year supply.

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

As above.

Signed on behalf of Hopkins Homes	
Name	Jonathan Lieberman
Position	Head of Planning
Date	06/07/2020

**Babergh and Mid Suffolk District Councils: Site Deliverability
Proforma / Site Questions (2020) – CATEGORY A SITES**

<p>Site Address:</p> <p>Land South of Norton Road, Thurston</p>
<p>Developer/Site Promoter:</p> <p>Hopkins Homes</p>

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Outline Planning Permission reference: 5010/16
- Reserved Matters reference: DC/18/01376
- Development commenced on: Sept 2019

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
55	45	57	18		175

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+

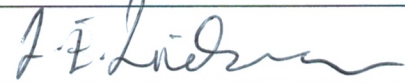
(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

None, we still anticipate all units will be completed within 5 years.

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

Hopkins Homes typically seek to build 36 market dwellings per annum. We anticipate that this may reduce to 30 dwellings over the next 24 months (due to social distancing requirements, staff/contractor availability and issues sourcing materials). Hence the first two years have a slightly reduced build rate.

Signed on behalf of Hopkins Homes	
Name	Jonathan Lieberman
Position	Head of Planning
Date	06/07/20

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY A SITES

<p>Site Address:</p> <p>Needham Chalks Ltd, Ipswich Road, Needham Market</p>
<p>Developer/Site Promoter:</p> <p>Hopkins Homes</p>

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Full Planning Permission reference: 3153/14
- Development commenced on: Feb 2017

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
30	42	36	36	36	180

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
9								

(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

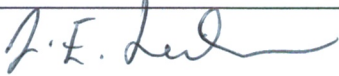
3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

Hopkins Homes typically build 36 market dwellings per annum. We anticipate that this may reduce to 30 dwellings over the next 24 months (due to social distancing

requirements, staff/contractor availability and issues sourcing materials). As such, 12 dwellings would come out of the five-year supply.

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

As above

Signed on behalf of Hopkins Homes	
Name	Jonathan Lieberman
Position	Head of Planning
Date	06/07/20

Ref. MSP13

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2020) – CATEGORY A SITES

Site Address: Land adj. to Wetherden Road, Elmswell
Developer/Site Promoter: Crest Nicholson

Purpose of this proforma:

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

However, in light of the COVID-19 pandemic, we are seeking the below information to confirm delivery rates and gauge the impact on the delivery of sites expected to deliver both within and beyond the five-year period.

1. Site Planning Status:

- Outline Planning Permission reference: 4911/16
- Reserved Matters reference: DC/18/01679
- Development commenced on: 01/02/2019

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
93	63	36	22	XX	214

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2025 if known. This will support the Council's local plan trajectory which is being prepared alongside the 5YHLS report)

3. What impact, if any, has the COVID-19 pandemic had on the number of dwellings to be completed within the next five years on this site?

The COVID-19 pandemic is likely to slow the build out rate on site in the short term as measures are taken to ensure the safety of on-site workers. We still anticipate a build out rate of around 50 dwellings per annum.

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

Our Elmswell site is served by one sales outlet and we hope to see around 30 private completions a year in the short term. This is boosted by the delivery of affordable housing that will increase occupations in the near term.

Signed on behalf of [insert name of developer/site promoter]	Barnaby Orr
Name	Barnaby Orr
Position	Planning Graduate
Date	27/07/2020

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Mid-Suffolk District Council 5YHLS	
Calculation of Requirement	
Standard Method	535
Backlog	~
Buffer	5%
Five-Year Requirement	2809
Supply	
Cat A (Commenced)	1846
Cat A (Not Commenced)	1620
Cat B	704
Windfall	140
Total Supply	4310
Years Supply	7.67
Surplus / Deficit	1501

Scenario Testing	
Scenario Test 1 (10% Buffer)	
Standard Method	535
Backlog	~
Buffer	10%
Five-Year Requirement	2943
Years Supply	7.32
Surplus / Deficit	1368

Scenario Test 2 (20% Buffer)	
Standard Method	535
Backlog	~
Buffer	20%
Five-Year Requirement	3210
Years Supply	6.71
Surplus / Deficit	1100

Scenario Test 3 (SS Lapse)	
5% SS Lapse (Supply)	4261
Years Supply	7.59
Surplus/Shortfall	1453
10% SS Lapse (Supply)	4213
Years Supply	7.50
Surplus/Shortfall	1404
20% SS Lapse (Supply)	4115
Years Supply	7.33
Surplus/Shortfall	1307

Key

Red figures in completions
Council have applied average lead-in time and delivery rates.

Supply Breakdown						
Category A Commenced						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Major: Full Planning permission	149	151	120	126	77	623
Major: Reserved Matters	129	255	230	173	110	897
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	214	0	0	0	0	214
Non-Major: Reserved Matters consent	85	5	0	0	0	90
Non-Major: Permitted Development	22	0	0	0	0	22
Total	599	411	350	299	187	1846
Category A Not Commenced						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Major: Full Planning permission	0	213	169	92	51	525
Major: Reserved Matters	8	130	207	102	1	448
Non-Major: Full Planning permission	0	305	0	0	0	305
Non-Major: Reserved Matters consent	0	43	0	0	0	43
Non-Major: Outline consent	0	0	225	0	0	225
Non-Major: Permitted Development	0	74	0	0	0	74
Total	8	765	601	194	52	1620
Category B						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Outline	0	76	201	215	212	704
Total	0	76	201	215	212	704
Windfall Allowance						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Total	0	0	0	70	70	140
Total Supply						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Total	607	1252	1152	778	521	4310



Category A: Commenced																		
Site Ref.	Planning Permission Reference	Development Status	Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding Dwellings	Not Started	Commenced	2020/21	2021/22	2022/23	2023/24	2024/25	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major: Full Planning permission																		
MS1	M /3310/14/FUL	FUL permission	Great Blakenham	Former Masons Cement Wks, Land btwn Gipping and Bramford Rd	17/06/2015	437	4	2	2	4	0	0	0	0	4	Only 4 outstanding units. Even with a COVID discount it is considered reasonable that 4 completions will occur in 2020/21.	Deliverable	~
MS2	M /4455/16/FUL	FUL permission	Onehouse	Land To The South Of Union Road Onehouse IP14 3EH	17/08/2018	300	299	299	0	10	30	30	36	36	142	A series of conditions have now been discharged on this site. Hopkins Homes proforma return states the site started in October 2019 with 10 completions in 2020/21 which appears reasonable when taking account of COVID. The proforma then states that they anticipate 30 units per annum for the next two years but have completed the trajectory with higher figure. These have been amended with 36 dpa there after which appears reasonable.	Deliverable	Y - Ref. MSP10
MS3	M /3153/14/FUL	FUL permission	Needham Market	Needham Chalks Ltd, Ipswich Rd	14/12/2015	266	203	189	14	18	33	33	33	33	150	Proforma return from Hopkins Homes details rates slightly above media rates. It also states that completions are likely to reduce to 30 dpa over the next two years given COVID restrictions. Median build rates applied with a COVID discount in 2020/21 to take a cautious approach.	Deliverable	Y - Ref. MSP12
MS4	M /2722/13/FUL	FUL permission	Stowmarket	Land at Chilton Leys, Bury Rd (also in parishes of Haughley and Onehouse)	17/04/2015	215	21	0	21	18	3	0	0	0	21	Only 21 outstanding units within a five year period. Applied median build rates with a COVID discount in 2020/21.	Deliverable	~
MS5	DC/18/03111/FUL	FUL permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket	02/11/2018	175	175	169	6	38	44	44	44	5	175	Proforma considered for remaining CAT B RMs. Developer has taken into consideration the impact of COVID on delivery.	Deliverable	Y - Ref. MSP1
MS7	M /1492/15/FUL	FUL permission	Combs	Land W of Farriers Rd, Edgcomb Park, Hybird App (Phase 1)	06/07/2016	75	9	0	9	9	0	0	0	0	9	Only 9 outstanding units, within a five year period it is more than reasonable to assume the remaining 9 will be completed even with a COVID discount to median delivery rates. COVID discount applied to later phase which is set to commence (ref. DC/18/05397/RES)	Deliverable	~
MS8	DC/19/01947/FUL	FUL permission	Stowupland	Land At Church Road And Gipping Road Stowupland Stowmarket IP14 4BG	21/02/2020	53	37	7	30	18	19	0	0	0	37	As completion of 15 dwelling came before April 2020, it is reasonable to assume the remaining 37 could follow swiftly in 2020/21. Median build rate of 32 dpa for sites of 50-99 units applied for this site. COVID discount applied to 2020/21.	Deliverable	Y - Ref. MSP4
MS9	M /2112/16/FUL	FUL permission	Woolpit	Land on the East Side of Green Road, Woolpit	28/09/2018	49	49	28	21	7	13	13	13	3	49	As development had commenced 21 dwellings before April 2020, it is reasonable to assume completions could start swiftly in 2020/21. Median build rate of 13 dpa for sites of 10-49 units applied for this site. COVID discount applied to 2020/21.	Deliverable	Y - Ref. MSP11
MS10	M /1795/16/FUL	FUL permission	Stowmarket	Wade House (former Care Home) Violet Hill Road	01/11/2016	38	8	8	0	7	1	0	0	0	8	Only 8 outstanding units within a five year period. Median build-rates applied of 13 dpa for sites of 10-49 units. COVID discount applied to 2020/21.	Deliverable	~
MS11	M /4714/16/FUL	FUL permission	Thorndon	Kerrison Conference & Training Centre Stoke Ash Road Thorndon IP23 7JG	09/11/2017	28	7	6	1	7	0	0	0	0	7	Only 7 outstanding units within a five year period. It is considered reasonable that 7 units will be completed against median build-rates even applying a COVID discount.	Deliverable	Y - Ref. MSP8
MS12	M /4195/15/FUL	FUL permission	Palgrave	Land south east of Lion Road	18/11/2016	21	5	0	5	5	0	0	0	0	5	Only 5 outstanding units within a five year period. It is considered reasonable that 5 units will be completed against median build-rates even applying a COVID discount.	Deliverable	Y - Ref. MSP6
MS13	M /1008/11/FUL	FUL permission	Badwell Ash	Land adj to Donard Back Lane Badwell Ash	16/12/2016	17	15	7	8	7	8	0	0	0	15	As completion of 2 dwellings occurred before April 2020, it is reasonable to assume completions could swiftly continue in 2020/21. Median build rate of 13 dpa for sites of 10-49 units applied for this site. COVID discount applied to 2020/21.	Deliverable	~
MS16	DC/17/04375/FUL	FUL permission	Laxfield	Land adjacent to Mill Road (south side of 13 Noyes Avenue)	23/11/2017	12	1	1	0	1	0	0	0	0	1	Only 1 outstanding unit, within a five year period it is more than reasonable to assume the remaining 1 will be completed even with a COVID discount.	Deliverable	~
Major: Reserved Matters																		
MS18	DC/18/03547/RES	RES permission	Thurston	Land To The West Of Ixworth Road Thurston Suffolk	18/06/2019	248	248	247	1	0	33	33	33	33	132	Site has detailed approval and has been commenced. As per CAT A proforma, the developer notes a risk of delay given potential re-design of access arrangements. Overall there is no hinderance to the delivery of the approved scheme. Persimmon anticipate short lead-in time and very high delivery rates. Longer lead-in time assumed with completions from start of 2021/22. Also applied median delivery rates.	Deliverable	Y - Ref. MSP1

MS19	DC/18/01679/RES	RES permission	Elmswell	Land adjacent to Wetherden Road Elmswell IP10 9DG	25/10/2018	240	210	210	0	18	33	33	33	33	150	As development is underway with the first dwellings already complete, we can expect delivery throughout 2020/21. A proforma was returned but the rates appear optimistic against median build rates - especially factoring in a COVID delay. Therefore, the median build out rate of 33 dpa for sites of 100-499 units is applied. COVID discount applied to 2020/21.	Deliverable	Y - Ref. MSP13
MS20	M /3918/15/RES	RES permission	Elmswell	Former Grampian/Harris Factory St. Edmund Drive	02/06/2016	190	95	80	15	18	33	33	11	0	95	Proforma return detailing the anticipated delivery. These are considered reasonable against local median build rates. It is noted the Council's completions figures and developers do not match. Sometimes there is a delay in returns to the Council in terms of recording completions. Additional dwellings added to the developers assessment. Therefore, median build rates applied with a COVID discount to 2020/21.	Deliverable	Y - Ref. MSP4
MS21	DC/18/01376/RES	RES permission	Thurston	Land to the south of Norton Road Thurston	12/10/2018	175	175	174	1	18	30	33	33	33	147	As development has commenced on the first dwelling, its completion can be expected by the start of 2021/22. Proforma return indicates completions in 2020/21 which appears reasonable given commencement in September 2019. Rates appear overly optimistic against local medians. Proforma also details 30 dpa average for the next two years. Therefore, median rates have been applied to be cautious.	Deliverable	Y - Ref. MSP11
MS22	M /0156/17/RES	RES permission	Bramford	Land adjacent to Bramford Playing Field, The Street	14/07/2017	130	60	46	14	18	33	9	0	0	60	As development is underway with the first dwellings already complete, we can expect delivery throughout 2020/21. The median build rate or 33 dpa for sites of 100-499 units is applied. COVID discount applied to 2020/21.	Deliverable	~
MS23	DC/18/01487/RES	RES permission	Great Blakenham	Land On The West Side Of Stowmarket Road Great Blakenham Suffolk	27/06/2018	130	127	126	1	18	33	33	33	10	127	Delivery rates supplied by the developer appear overly optimistic based on local medians, so the rates have been reduced accordingly. COVID also discount applied to 2020/21.	Deliverable	Y - Ref. MSP8
MS24	DC/19/01602/RES	RES permission	Thurston	Land On The North Side Of Norton Road Thurston Suffolk	16/10/2019	87	87	86	1	12	30	30	15	0	87	This corresponds to phase 1 of the development which commenced works on site in October 2019. The first dwelling is expected to be completed in November 2020 and the build out rates provided are almost exactly the area average and so have been applied. The developer has considered the impact of COVID on the delivery.	Deliverable	Y - Ref. MSP6
MS25	DC/17/02755/RES	RES permission	Stowupland	Land between Gipping Road and Church Road (Phase 1)	07/11/2017	75	9	0	9	9	0	0	0	0	9	As development is underway with the first dwellings already complete, we can expect delivery throughout 2020/21. As the median build out rate for a site of this size is 32 dpa, it is anticipated the outstanding units can be completed in 2020/21.	Deliverable	~
MS26	DC/18/00097/RES	RES permission	Stowupland	Land between Gipping Road and Church Rod (Phase 2)	10/04/2018	66	22	0	22	18	4	0	0	0	22	As development is underway with the first dwellings already complete, we can expect delivery throughout 2020/21. The median build out rate for a site of this size is 32 dpa with a COVID discount applied in 2020/21.	Deliverable	~
MS27	DC/17/06092/RES	RES permission	Gislingham	Land On The South Side Of Thornham Road Gislingham IP23 8HP	01/06/2018	40	40	39	1	0	13	13	13	1	40	Development has commenced on the first dwelling. Assumed completions from 2021/22 onwards applying median build out rate of 13 dpa for sites of 10-49 units.	Deliverable	~
MS28	DC/19/03729/RES	RES permission	Needham Market	Land Off Luff Meadow Needham Market Suffolk	23/10/2019	28	28	18	10	0	13	13	2	0	28	Development has commenced on the first dwelling. Assumed completions from 2021/22 onwards applying median build out rate of 13 dpa for sites of 10-49 units.	Deliverable	~
Non-Major: Full Planning permission																		
MS97	M /0615/17/FUL	FUL permission	Bedfield	Land adj Autumn Meadow Church Lane Bedfield IP13 7JJ	20/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS145	M /0821/17/FUL	FUL permission	Hemingstone	Primrose Hill Farm (Threshing Barn) Main Road	20/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS127	M /0087/17/FUL	FUL permission	Elmswell	Land North Of Southview Spong Lane Elmswell Suffolk	04/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS65	M /1090/17/FUL	FUL permission	Worlingworth	Springfield House Shop Street	05/05/2017	3	1	1	0	1	0	0	0	0	1	As development of the first two dwellings is complete before April 2020, it is reasonable to assume completion of the remaining dwelling in 2020/21.	n/a	n/a

MS179	M /1122/17/FUL	FUL permission	Redlingfield	The Old School Low Road	13/05/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS187	M /4789/16/FUL	FUL permission	Stonham Earl	Venns Farm Debenham Road	13/05/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS92	M /1401/17/FUL	FUL permission	Barking	Land adjacent to Home Farm Hascot Hill	06/06/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS190	M /4962/16/FUL	FUL permission	Stowlangtoft	The Granary Kiln Farm Kiln Lane	04/07/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS79	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	2	0	2	2	0	0	0	0	0	2	As development commenced on both dwellings before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS217	M /0118/17/FUL	FUL permission	Wetherden	Ye Old Smithy Elmswell Road Wetherden IP14 3LL	21/07/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS176	DC/17/02686/FUL	FUL permission	Onehouse	Land at Riverside Fisheries, Riverside Lake Wash Lane	16/08/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS112	DC/17/02339/FUL	FUL permission	Creeping St Mary	Creeping House All Saints Road	21/08/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS129	M /4767/16/FUL	FUL permission	Elmswell	Land at Kiln Lane Elmswell	07/09/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS34	DC/17/03035/FUL	FUL permission	Badwell Ash	Land at Broadway Back Lane Badwell Ash	14/09/2017	6	5	2	3	5	0	0	0	0	0	5	As development commenced on the first 3 dwellings before April 2020, it is reasonable to assume completion of all 5 dwellings in 2020/21.	n/a	n/a
MS188	DC/17/03479/FUL	FUL permission	Stonham Parva	Barns at Four Elms Farm Norwich Road	15/09/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS174	M /2437/16/FUL	FUL permission	Old Newton with Dagworth	Land at Finningham Road (Adjacent to Holly Lodge)	02/10/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS221	DC/17/04054/FUL	FUL permission	Wilby	Cowslip Barn (Unit 2) Messuage Farm Russell Green	05/10/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS209	DC/17/03697/FUL	FUL permission	Thrandeston	Barns at Abbey Farm Great Green	18/10/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS226	DC/17/04343/FUL	FUL permission	Woolpit	Grassy Lane Farm Warren Lane	27/10/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS107	DC/17/03868/FUL	FUL permission	Coddenham	Barn at Lime Kiln Farm Needham Road	16/11/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS158	DC/17/04083/FUL	FUL permission	Mellis	Breccles Rectory Road	17/11/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS86	DC/17/04398/FUL	FUL permission	Bacton	Land adjacent to Mills Cottage Broad Road	21/11/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS141	DC/17/04199/FUL	FUL permission	Great Finborough	The Cottage High Road	21/11/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS101	DC/17/03060/FUL	FUL permission	Bramford	Land at Hibbard Road Bramford IP8 4BJ	24/11/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS139	DC/17/03655/FUL	FUL permission	Great Ashfield	Rookery Farm Daisy Green	30/11/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS52	DC/17/05075/FUL	FUL permission	Gislingham	Lodge Farm Back Street Gislingham Eye Suffolk IP23 8JH	01/12/2017	3	2	0	0	2	0	0	0	0	0	2	As development has commenced with the first dwelling completed before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS204	DC/17/05198/FUL	FUL permission	Thorndon	Land opposite Clint Cottage Clint Road IP23 7JF	07/12/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS168	DC/17/04639/FUL	FUL permission	Norton	Barn at Haydons Farm Ashfield Road	12/12/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS227	DC/17/04673/FUL	FUL permission	Woolpit	Land south of The Firs Broomhill Lane	19/12/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

MS31	DC/17/05065/FUL	FUL permission	Stowmarket	Land north of Burns Drive, Chilton Way, Stowmarket	20/12/2017	8	2	0	2	2	0	0	0	0	0	2	As development of the first 6 dwellings completed before April 2020, it is reasonable to assume completion of all 2 dwellings in 2020/21.	n/a	n/a
MS100	DC/17/03002/FUL	FUL permission	Botesdale	Land at Common Road Botesdale	22/12/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS177	M /3196/15/FUL	FUL permission	Onehouse	Riverside Lake Wash Lane	10/01/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS41	DC/17/05076/FUL	FUL permission	Botesdale	The Limes Diss Road Botesdale IP22 1DD	11/01/2018	4	2	1	1	2	0	0	0	0	2	As the first dwelling has been completed and work has begun on the next before April 2020, it is reasonable to assume completion of the remaining 2 dwellings in 2020/21.	n/a	n/a	
MS171	DC/17/05868/FUL	FUL permission	Occold	Land to the rear of The Cottage Mill Road	17/01/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS98	DC/17/05731/FUL	FUL permission	Beyton	Plot 5 Land adjacent to Guerdon Cottage Drinkstone Road	05/02/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS32	DC/17/04072/FUL	FUL permission	Debenham	Hogs Kiss Priory Lane Debenham Stowmarket Suffolk IP14 6QD	08/02/2018	7	4	4	0	4	0	0	0	0	4	As development commenced on the first 2 dwellings before April 2020, it is reasonable to assume completion of all 4 dwellings in 2020/21.	n/a	n/a	
MS205	DC/17/05894/FUL	FUL permission	Thorndon	Land at Stoke Road Thorndon	09/02/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS146	DC/17/06024/FUL	FUL permission	Hessett	Five Bells Inn The Street	09/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS76	DC/17/05227/FUL	FUL permission	Laxfield	Yew Tree Farm Station Road	13/03/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a	
MS153	DC/17/06313/FUL	FUL permission	Laxfield	Land to rear of Suffolk House, Underlimes and St. Helens, High Street	13/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS233	DC/17/06179/FUL	FUL permission	Yaxley	Crossways Cottage (Hares Lodge) Mellis Road	13/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS131	DC/18/00408/FUL	FUL permission	Eye	Highbanks 6 Victoria Hill IP23 7BX	20/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS191	DC/17/06097/FUL	FUL permission	Stowmarket	12 St. Edmunds Road Stowmarket IP14 1NP	27/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS130	DC/18/00341/FUL	FUL permission	Eye	Land adjacent Fairfields Langton Green Eye	28/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS214	DC/18/00562/FUL	FUL permission	Wattisfield	Land Adjacent 'The Elms' Walsham Rd Wattisfield IP22 1NZ	10/04/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS206	DC/18/00712/FUL	FUL permission	Thorndon	Barn Adjacent To Hestley Hall Hestley Green Thorndon Eye Suffolk IP23 7LR	13/04/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS44	DC/18/00684/FUL	FUL permission	Norton	Land At Stanton Street Ixworth Road Norton Suffolk	17/04/2018	4	4	0	4	4	0	0	0	0	4	As development has commenced on all 4 of the dwellings before April 2020, it is reasonable to assume completion of all 4 dwellings in 2020/21.	n/a	n/a	
MS50	DC/18/00367/FUL	FUL permission	Elmswell	St Johns House Church Road Elmswell Bury St Edmunds Suffolk IP30 9DY	25/04/2018	3	3	0	3	3	0	0	0	0	3	As development has commenced on all 3 dwellings before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a	
MS180	DC/17/06321/FUL	FUL permission	Somersham	Old Chapel House Main Road Somersham Ipswich Suffolk IP8 4SF	21/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	
MS215	DC/18/01797/FUL	FUL permission	Wattisfield	Land Adjacent To Pottery House Pottery Hill Wattisfield IP22 1NH	11/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a	

MS218	DC/18/00077/FUL	FUL permission	Wetheringsett cum Brockford	Deerbolts Cottage Blacksmiths Green Wetheringsett Cum Brockford Stowmarket Suffolk IP14 5PZ	11/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS159	DC/17/02766/FUL	FUL permission	Mendlesham	Green Farm Lodge Mendlesham Green Mendlesham Stowmarket Suffolk IP14 5RE	12/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS219	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	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS163	DC/18/01452/FUL	FUL permission	Metfield	Land On The South Side Of Christmas Lane Metfield Harleston Suffolk IP20 0JY	21/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS140	DC/18/01473/FUL	FUL permission	Great Blakenham	Ormesby House 25 Gipping Road Great Blakenham Ipswich Suffolk IP6 0JH	03/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS122	DC/18/01727/FUL	FUL permission	Drinkstone	Land Adjacent To Greyfriars Rattlesden Road Drinkstone Suffolk IP30 9TL	04/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS210	DC/18/01042/FUL	FUL permission	Thurston	The Hollies Church Road Thurston Bury St Edmunds	04/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS63	DC/18/01660/FUL	FUL permission	Woolpit	Land At Rear Of Orlanda Juniper And The Cottage The Heath Woolpit Suffolk	05/07/2018	3	3	0	3	3	0	0	0	0	3	As development has commenced on all 3 dwellings before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a
MS121	DC/18/01476/FUL	FUL permission	Drinkstone	Briar Cottage Gedding Road Drinkstone Bury St Edmunds	06/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS73	DC/18/01001/FUL	FUL permission	Creeting St Mary	3 All Saints Road Creeting St Mary, Ipswich Suffolk IP6 8NF	10/07/2018	2	2	0	2	2	0	0	0	0	2	As development commenced on both dwellings before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS154	DC/18/02051/FUL	FUL permission	Laxfield	Low Farm House Barn Mill Road Laxfield IP13 8HH	17/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS196	DC/18/02621/FUL	FUL permission	Stradbroke	Hillcrest New Street Stradbroke Eye Suffolk IP21 5JJ	10/08/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS87	DC/18/02803/FUL	FUL permission	Bacton	2 Pound Hill Bacton Stowmarket Suffolk IP14 4LP	14/08/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS74	DC/18/03269/FUL	FUL permission	Great Blakenham	70 And 72 Chapel Lane Great Blakenham Ipswich Suffolk IP6 0JZ	03/09/2018	2	2	0	2	2	0	0	0	0	2	As development commenced on both dwellings before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS84	DC/18/03154/FUL	FUL permission	Ashbocking	Land To The North Of The White House The Green Ashbocking IP6 9JZ	07/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS181	DC/18/03055/FUL	FUL permission	Somersham	Land To The West Of Black Barn Close Somersham Ipswich Suffolk IP8 4PX	18/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

MS105	DC/18/02933/FUL	FUL permission	Buxhall	Barns At Leffey Hall Brettenham Road Buxhall Suffolk	21/09/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS165	DC/18/03419/FUL	FUL permission	Needham Market	The Willow Hall The Causeway Needham Market Ipswich IP6 8BD	21/09/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS197	DC/18/03643/FUL	FUL permission	Stradbroke	The Oaks Doctors Lane Stradbroke Eye Suffolk IP21 5HU	15/10/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS115	DC/18/03598/FUL	FUL permission	Crowfield	Building At Potash Farm Church Road Crowfield Ipswich Suffolk IP6 9TG	25/10/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS95	DC/18/03931/FUL	FUL permission	Bedfield	Land adjacent the rabbits School Road Bedfield Suffolk IP13 7EB	26/10/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS124	DC/18/04113/FUL	FUL permission	Elmswell	Spinnakers, ashfield road, elmswell, Bury st edmunds,	31/10/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS192	DC/18/03889/FUL	FUL permission	Stowmarket	Rose Cottage Mill Street Stowmarket IP14 5BL	13/11/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS66	DC/18/01895/FUL	FUL permission	Wortham	Dashes Farm Low Road Wortham IP22 1SQ	16/11/2018	3	3	2	1	3	0	0	0	0	0	3	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a
MS56	DC/18/01265/FUL	FUL permission	Stowupland	Elm House Stowmarket Road Stowupland IP14 4DS	23/11/2018	3	2	1	1	2	0	0	0	0	0	2	As development of the first dwelling is complete and development has commenced on the second dwelling before April 2020, it is reasonable to assume completion of the 2 outstanding dwellings in 2020/21.	n/a	n/a
MS169	DC/18/03107/FUL	FUL permission	Norton	Martindale Halls Lane Norton IP31 3LG	29/11/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS123	DC/18/03885/FUL	FUL permission	Elmswell	The Pastures Ashfield Road Elmswell Bury St Edmunds Suffolk IP30 9HJ	03/12/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS33	DC/18/03710/FUL	FUL permission	Great Finborough	Land Off Pear Tree Place Great Finborough Suffolk	06/12/2018	7	7	5	2	7	0	0	0	0	0	7	As development of the first dwellings have already completed before April 2020, it is reasonable to assume completion of the remaining 4 dwellings in 2020/21.	n/a	n/a
MS228	DC/18/02178/FUL	FUL permission	Woolpit	Land Opp. Onamarsh Warren Lane Woolpit Bury St Edmunds IP30 9RT	07/12/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS78	DC/18/03299/FUL	FUL permission	Ringshall	Land On The South Side Of Lower Farm Road Ringshall Suffolk	10/12/2018	2	2	0	2	2	0	0	0	0	0	2	As development commenced on both dwellings before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS134	DC/18/04584/FUL	FUL permission	Felsham	Castle Farm Brettenham Road Felsham Bury St Edmunds Suffolk IP30 OPT	13/12/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS135	DC/18/04834/FUL	FUL permission	Finningham	Caravan At Green Lane Farm Green Lane Finningham Stowmarket Suffolk IP14 4TJ	17/12/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

MS160	DC/18/04709/FUL	FUL permission	Mendlesham	Land Adjacent To Willow House Mill Road Mendlesham IP14 5TA	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS164	DC/18/03507/FUL	FUL permission	Metfield	Hattens Farm Nurseries Caravan Fressingfield Road Metfield Harleston Suffolk IP20 0LL	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS231	DC/18/04990/FUL	FUL permission	Wyverstone	Yew Tree House Potash Lane Wyverstone Stowmarket Suffolk IP14 4SL	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS116	DC/18/04831/FUL	FUL permission	Crowfield	Land Adjacent To Bridge House Debenham Road Crowfield Ipswich Suffolk IP6 9TD	27/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS77	DC/18/05172/FUL	FUL permission	Norton	Southleigh Ashfield Road Norton Bury St Edmunds Suffolk IP31 3NN	21/01/2019	2	2	0	2	2	0	0	0	0	2	As development commenced on both dwellings before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS148	DC/18/04444/FUL	FUL permission	Hinderclay	Plough Farm Thorpe Street Hinderclay Diss Suffolk IP22 1HT	21/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS211	DC/18/05281/FUL	FUL permission	Thurston	Land Adjacent To Popples Barrells Road Thurston IP31 3SF	25/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS104	DC/18/00786/FUL	FUL permission	Buxhall	Green Pastures Brettenham Road Buxhall Stowmarket Suffolk IP14 3DX	31/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS54	DC/18/03996/FUL	FUL permission	Norton	Land To The North Of Ashfield Road Norton	01/02/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a
MS64	DC/18/04454/FUL	FUL permission	Woolpit	Southlands Old Stowmarket Road Woolpit IP30 9QS	05/02/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a
MS193	DC/18/05012/FUL	FUL permission	Stowmarket	1 Temple Road Stowmarket IP14 1AX	08/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS43	DC/19/00038/FUL	FUL permission	Laxfield	Land To The East Of Mill Road Laxfield	13/02/2019	4	4	3	1	4	0	0	0	0	4	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 4 dwellings in 2020/21.	n/a	n/a
MS82	DC/18/05568/FUL	FUL permission	Tostock	Westwood Leys Road Tostock IP30 9PN	13/02/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS136	DC/18/05280/FUL	FUL permission	Finningham	Land Adjacent Gosford House Station Road Finningham IP4 4TH	22/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS212	DC/19/00197/FUL	FUL permission	Thurston	Land Adj Rojulina Hollow Lane Thurston Bury St Edmunds IP31 3RG	04/03/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS49	DC/19/00075/FUL	FUL permission	Creeting St Mary	Land South East Of All Saints Road Creeting St Mary Suffolk	07/03/2019	3	3	0	3	3	0	0	0	0	3	As development has commenced on all 3 dwellings before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a

MS89	DC/19/00393/FUL	FUL permission	Barham	Tanglewood Sandy Lane Barham Ipswich Suffolk IP6 0PB	21/03/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS38	DC/19/00549/FUL	FUL permission	Norton	Land On The South Side Of Halfboys Ixworth Road Norton Suffolk	29/03/2019	5	5	4	1	5	0	0	0	0	5	As development commenced on the first dwelling before April 2020, it is reasonable to assume completion of 5 dwellings in 2020/21.	n/a	n/a
MS184	DC/19/00690/FUL	FUL permission	Stonham Aspal	Land Adjacent To Highbank Mill Green Stonham Aspal Stowmarket Suffolk IP14 6DA	03/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS40	DC/19/00782/FUL	FUL permission	Beyton	Land Adj Guerdon Cottage Drinkstone Road Beyton Suffolk	08/04/2019	4	1	0	1	1	0	0	0	0	1	As three of the dwellings were completed before April 2020, it is reasonable to assume completion of the remaining dwelling in 2020/21.	n/a	n/a
MS103	DC/17/03424/FUL	FUL permission	Brundish	Crown Inn Tannington Long Road Brundish Woodbridge Suffolk IP13 8BE	09/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS198	DC/19/00853/FUL	FUL permission	Stradbroke	Oak Cottage Laxfield Road Stradbroke Eye Suffolk IP21 5HX	15/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS83	DC/19/00272/FUL	FUL permission	Worlingworth	Moss Farm Water Lane Worlingworth Woodbridge Suffolk IP13 7LT	23/04/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS72	DC/19/00338/FUL	FUL permission	Cotton	Willow House Mendlesham Road Cotton Stowmarket Suffolk IP14 4RE	24/04/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS93	DC/19/00942/FUL	FUL permission	Battisford	Plantation House Mill Road Battisford Stowmarket Suffolk IP14 2LR	24/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS155	DC/19/01082/FUL	FUL permission	Laxfield	Land At Chestnut Tree Farm Framlingham Road Laxfield Suffolk	16/05/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS102	DC/19/00411/FUL	FUL permission	Bramford	Land Rear Of Aralia Hibbard Road Bramford Suffolk	22/05/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS216	DC/18/05600/FUL	FUL permission	Westhorpe	The Old Crown Finningham Road Westhorpe Stowmarket Suffolk IP14 4TE	29/05/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS46	DC/19/00286/FUL	FUL permission	Whitton	Land Adjacent To Brockenhurst Old Norwich Road Whitton Suffolk	05/06/2019	4	4	3	1	4	0	0	0	0	4	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 4 dwellings in 2020/21.	n/a	n/a
MS118	DC/19/01305/FUL	FUL permission	Debenham	14 Low Road Debenham Stowmarket Suffolk IP14 6QU	12/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS125	DC/19/00996/FUL	FUL permission	Elmswell	Annexe Kiln Farm Cottage Kiln Lane Elmswell Suffolk	17/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

MS36	DC/19/02138/FUL	FUL permission	Rattlesden	Land Adjacent To 12 & 13 St Nicholas Close Rattlesden IP30 0RY	19/06/2019	6	6	0	6	6	0	0	0	0	0	6	As development commenced on all 6 dwellings before April 2020, it is reasonable to assume completion of 6 dwellings in 2020/21.	n/a	n/a
MS199	M/1000/17/FUL	FUL permission	Stradbroke	Neaves Cottage Laxfield Road Stradbroke Suffolk	21/06/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS85	DC/19/00041/FUL	FUL permission	Ashfield cum Thorpe	Ashton House School Road Great Ashfield Bury St Edmunds Suffolk IP31 3HN	25/06/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS229	DC/19/01548/FUL	FUL permission	Woolpit	Land North West Of Warren Lane Woolpit Bury St Edmunds Suffolk IP30 9RT	27/06/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS161	DC/19/02283/FUL	FUL permission	Mendlesham	Land Adjacent Riverside Cottages Mendlesham Green Mendlesham Suffolk	02/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS30	DC/19/02039/FUL	FUL permission	Occold	Land At Church Street Occold Eye IP23 7PS	10/07/2019	8	7	7	0	7	0	0	0	0	0	7	As development of the first dwelling completed before April 2020, it is reasonable to assume completion of the remaining dwellings in 2020/21.	n/a	n/a
MS194	DC/19/02648/FUL	FUL permission	Stowmarket	33 Hall Road Stowmarket Suffolk IP14 1TN	10/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS90	DC/19/00394/FUL	FUL permission	Barham	Pond Farm Barn Barham Green Barham Ipswich Suffolk IP6 0QF	16/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS96	DC/19/02643/FUL	FUL permission	Bedfield	Crown Farm Barn Church Lane Bedfield Woodbridge Suffolk IP13 7JJ	22/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS113	DC/19/02671/FUL	FUL permission	Creting St Mary	Grange Farm All Saints Road Creting St Mary Ipswich Suffolk IP6 8NG	22/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS110	DC/19/02077/FUL	FUL permission	Combs	Fen Stables Combs Lane Combs Stowmarket Suffolk IP14 2NJ	28/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS94	DC/19/01639/FUL	FUL permission	Baylham	Moat Farm Lower Street Baylham Ipswich Suffolk IP6 8JW	29/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS157	DC/19/02469/FUL	FUL permission	Little Blakenham	Broomvale Lodge Bramford Road Little Blakenham Ipswich Suffolk IP8 4JU	31/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS67	DC/19/02948/FUL	FUL permission	Bacton	Homelands Rectory Road Bacton Stowmarket Suffolk IP14 4LE	05/08/2019	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a
MS111	DC/19/03100/FUL	FUL permission	Cotton	Land At Scuffins Lane Cotton Stowmarket Suffolk IP14 4QJ	14/08/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

MS137	DC/19/03163/FUL	FUL permission	Finningham	Land North Of Gosford House Station Road Finningham Suffolk	20/08/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS132	DC/19/03543/FUL	FUL permission	Eye	7 Ludgate Causeway Eye Suffolk IP23 7NH	18/09/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS203	DC/19/03970/FUL	FUL permission	Tannington	Barn North Of Oak Farm Dog Lane Tannington Suffolk	24/09/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS91	DC/19/03698/FUL	FUL permission	Barham	Land Between Lower Farm And Honeymoon Cottages Norwich Road Barham Suffolk	07/10/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS51	DC/19/03104/FUL	FUL permission	Fressingfield	Thrie Cassyn Heath Road Thurston Bury St Edmunds Suffolk IP31 3PJ	10/10/2019	3	3	2	1	3	0	0	0	0	0	3	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a
MS126	DC/19/04368/FUL	FUL permission	Elmswell	Land North Of Grove Road Elmswell Suffolk	31/10/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS59	DC/19/03680/FUL	FUL permission	Thorndon	land north west of Rose Cottage, Hall road, thorndon, suffolk	15/11/2019	3	3	2	1	3	0	0	0	0	0	3	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a
MS189	DC/19/03862/FUL	FUL permission	Stowlangtoft	Street Farm The Street Stowlangtoft Bury St Edmunds Suffolk IP31 3JX	17/12/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS114	DC/19/04836/FUL	FUL permission	Creeting St Mary	Land North West Of All Saints Road Creeting St Mary Ipswich Suffolk IP6 8PS	19/12/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS42	DC/19/04831/FUL	FUL permission	Creeting St Mary	Land North Of Lyndale Lodge All Saints Road Creeting St. Mary Suffolk IP6 8PU	30/12/2019	4	4	3	1	4	0	0	0	0	0	4	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 4 dwellings in 2020/21.	n/a	n/a
MS182	DC/19/05400/FUL	FUL permission	Stoke Ash	Cousins Barn At Land To The North Of Clay Lane Stoke Ash Suffolk	08/01/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS232	DC/19/05399/FUL	FUL permission	Wyverstone	Land Adjacent Winchester House Rectory Road Wyverstone Suffolk IP14 4SH	14/01/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS686	DC/18/04782/FUL	FUL permission	Creeting St Mary	The Bungalow Flordon Road Creeting St Mary Ipswich Suffolk IP6 8NH	24/12/2018	4	3	3	1	3	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS172	DC/19/05728/FUL	FUL permission	Old Newton with Dagworth	Land South East Of Chapel Road Old Newton Stowmarket Suffolk IP14 4PP	03/02/2020	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
Non-Major: Reserved Matters																			
MS253	M /4773/16/REM	RES permission	Thorndon	Land South Of Whistle Thwaite Road Thorndon Eye Suffolk IP23 7JJ	26/01/2017	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of both dwellings in 2020/21.	n/a	n/a

MS271	M /0434/17/REM	RES permission	Ringshall	Land at Lower Farm Road Lower Farm Road Ringshall IP14 2JE	06/04/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS259	M /4617/16/REM	RES permission	Creeting St Mary	The Laurels Flordon Road	26/04/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS258	M /1109/17/REM	RES permission	Cotton	Site north of Trowel & Hammer Inn Mill Road	11/05/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS241	DC/17/02765/RES	RES permission	Gislingham	Rowan Cottage Mill Street	20/07/2017	5	5	4	1	5	0	0	0	0	0	5	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of all 5 dwellings in 2020/21.	n/a	n/a
MS272	DC/17/02813/RES	RES permission	Thorndon	Land at Thwaite Road Thorndon	04/08/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS245	DC/17/03371/REM	RES permission	Stonham Aspal	Land behind Lugano The Street Stonham Aspal IP14 6AH	29/08/2017	3	3	2	1	3	0	0	0	0	0	3	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of all 3 dwellings in 2020/21.	n/a	n/a
MS263	DC/17/03205/RES	RES permission	Fressingfield	Peeler House Stradbroke Road	21/09/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS260	DC/17/04244/RES	RES permission	Elmswell	Land adjacent to The Barn Grove Lane	11/10/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS257	DC/17/05519/REM	RES permission	Buxhall	Oaklands Rattlesden Road	20/12/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS254	DC/17/05107/RES	RES permission	Whitton	Land to south of Walnut Tree Cottages Old Norwich Road	22/01/2018	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of both dwellings in 2020/21.	n/a	n/a
MS243	DC/18/00864/RES	RES permission	Rickinghall	Land Adj. To 9 Rectory Hill Rickinghall Superior IP22 1EZ	27/04/2018	5	5	0	5	5	0	0	0	0	0	5	As development has commenced on the dwelling before April 2020, it is reasonable to assume the completion of all 5 dwellings in 2020/21.	n/a	n/a
MS268	DC/18/01303/RES	RES permission	Redgrave	Charters Towers Gallows Hill Redgrave Diss Suffolk IP22 1RZ	30/05/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS246	DC/18/01993/RES	RES permission	Wortham	Land On The East Side Of Church Road Wortham Suffolk	19/07/2018	3	3	2	1	3	0	0	0	0	0	3	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of all 3 dwellings in 2020/21.	n/a	n/a
MS264	DC/18/03482/RES	RES permission	Henley	Headlands Ashbocking Road Henley Ipswich Suffolk IP6 0QX	04/10/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS244	DC/18/03581/RES	RES permission	Badwell Ash	Land at Dovedale Close Badwell Ash	30/11/2018	3	3	0	3	3	0	0	0	0	0	3	As development has commenced on all 3 dwellings before April 2020, it is reasonable to assume the completion of all 3 dwellings in 2020/21.	n/a	n/a
MS249	DC/18/05010/RES	RES permission	Cotton	Land to rear of Broadway Cottage Broad Road	10/01/2019	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of both dwellings in 2020/21.	n/a	n/a
MS267	DC/18/05089/RES	RES permission	Onehouse	Land to the East of Pips Lodge Finborough Road	15/01/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS262	DC/18/05257/RES	RES permission	Finningham	Gosford House Station Road Finningham Stowmarket Suffolk IP14 4TH	30/01/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS247	DC/19/00812/RES	RES permission	Battisford	Land Off Stoke Farm Drive Battisford Stowmarket IP14 2NA	03/04/2019	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of both dwellings in 2020/21.	n/a	n/a
MS273	DC/19/02023/RES	RES permission	Tostock	6 New Road Tostock Bury St Edmunds Suffolk IP30 9PJ	18/06/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

MS242	DC/19/02225/RES	RES permission	Palgrave	Land To The Rear Of Kylee Priory Road Palgrave Diss Suffolk IP22 1AJ	25/06/2019	5	5	4	1	5	0	0	0	0	0	5	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of all 5 dwellings in 2020/21.	n/a	n/a
MS237	DC/19/02322/RES	RES permission	Battisford	Land North East Of Bowl Road Battisford Stowmarket Suffolk IP14 2LG	02/07/2019	9	9	2	7	7	2	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2021/22 applying a COVID discount.	n/a	n/a
MS266	DC/19/02613/RES	RES permission	Old Newton with Dagworth	(Phase 2b Only) Land South East Of Chapel Road Old Newton Stowmarket Suffolk IP14 4PP	12/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS274	DC/19/02307/RES	RES permission	Tostock	Plot 1 Land Adjoining Foresters New Road Tostock Suffolk	22/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS275	DC/19/02565/RES	RES permission	Tostock	Plot 2 Land Adjoining Foresters New Road Tostock Suffolk	22/07/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS270	DC/19/02852/RES	RES permission	Rickinghall	Land Rear Of Broland Garden House Lane Rickinghall Superior Suffolk	06/08/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS269	DC/19/01202/RES	RES permission	Redgrave	Reed House The Knoll Churchway Redgrave Diss Suffolk IP22 1RW	07/08/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS238	DC/19/02987/RES	RES permission	Palgrave	Land To The East Of Priory Road Palgrave Suffolk	20/08/2019	9	9	3	6	7	2	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2021/22 applying a COVID discount.	n/a	n/a
MS250	DC/19/03135/RES	RES permission	Old Newton with Dagworth	Land South East Of Applewhite House Finningham Road Old Newton Stowmarket Suffolk IP14 4EU	29/08/2019	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of both dwellings in 2020/21.	n/a	n/a
MS240	DC/19/03437/RES	RES permission	Finningham	Land South Side Of Westhorpe Road Finningham Stowmarket Suffolk IP14 4TW	05/09/2019	6	6	5	1	6	0	0	0	0	0	6	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of all 6 dwellings in 2020/21.	n/a	n/a
MS255	DC/19/03667/RES	RES permission	Beyton	Balmedie House 2 Bear Meadow Beyton Bury St Edmunds Suffolk IP30 9HS	19/09/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS256	DC/19/02988/RES	RES permission	Bramford	Land To The Rear Of Oakleigh Hibbard Road Bramford Suffolk IP8 4BJ	24/09/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS278	DC/19/03971/RES	RES permission	Woolpit	Land At Grange Farm Green Road Woolpit Suffolk IP30 9RG	24/09/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS277	DC/19/03731/RES	RES permission	Woolpit	Land To The East Of Sharpes Row Woolpit Suffolk	02/10/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS248	DC/19/04068/RES	RES permission	Bramford	Land Adjacent To Rosehaven Hibbard Road Bramford Suffolk	22/10/2019	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume the completion of both dwellings in 2020/21.	n/a	n/a

MS239	DC/19/03463/RES	RES permission	Norton	Land To The North Of Ashfield Road Norton Suffolk	25/10/2019	8	8	7	1	7	1	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2021/22 applying a COVID discount.	n/a	n/a
MS252	DC/19/04954/RES	RES permission	Ringshall	Land On The South Side Of Lower Farm Road Ringshall Suffolk	19/12/2019	2	1	1	0	1	0	0	0	0	0	1	As the first dwelling was completed before April 2020, it is reasonable to assume the completion of second dwelling in 2020/21.	n/a	n/a
Non-Major: Permitted Development																			
MS279	DC/18/02724/AGDW	Prior Approval (agri)	Brundish	Dairy Farm The Street Brundish Woodbridge	06/08/2018	3	3	2	1	3	0	0	0	0	0	3	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of all 3 dwellings in 2020/21.	n/a	n/a
MS286	M /4968/16/PRN	Prior Approval (agri)	Creeting St Mary	Land to the rear of 1 Red Houses All Saints Road	04/05/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS291	M /0393/17/PRN	Prior Approval (agri)	Henley	White House Farm Ashbocking Road	09/05/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS295	DC/17/02241/PRN	Prior Approval (agri)	Mendlesham	Elms Farm Old Station Road	14/07/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS283	DC/17/02845/PRN	Prior Approval (agri)	Botesdale	The Barn Lodge Farm Mill Road IP22 1LG	03/08/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS297	DC/17/04304/PRN	Prior Approval (office)	Bramford	Rushbrook House Paper Mill Lane Bramford IP8 4DE	19/10/2017	6	6	5	1	6	0	0	0	0	0	6	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completions could start swiftly in 2020/21. It is reasonable to assume that 6 units could be completed in one year.	n/a	n/a
MS294	DC/17/04774/PRN	Prior Approval (agri)	Laxfield	Chestnut Tree Farm Framlingham Road	13/11/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS289	DC/17/05739/PRN	Prior Approval (agri)	Gosbeck	The Granary Fellows Farm Kings Lane	26/01/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS296	DC/17/06020/PRN	Prior Approval (agri)	Wyverstone	Home Farm Barns Mill Road	06/03/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS288	DC/18/00901/AGDW	Prior Approval (agri)	Fressingfield	Barn At Storeys Lane Fressingfield Suffolk IP21 5SY	01/05/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS290	DC/18/02339/AGDW	Prior Approval (agri)	Gosbeck	Fellowes Farm Kings Lane Gosbeck Ipswich Suffolk IP6 9TS	26/07/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS292	DC/18/02811/RES	Prior Approval (agri)	Horham	Barnacre Worlingworth Road Horham IP21 5ER	15/08/2018	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS293	DC/19/00425/AGDW	Prior Approval (agri)	Hoxne	Home Farm Eye Road Hoxne Eye Suffolk IP21 5BA	21/03/2019	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
MS281	DC/19/01420/ADGW	Prior Approval (agri)	Elmswell	Bridge House Barns Ling Road Palgrave Suffolk	14/05/2019	2	2	1	1	2	0	0	0	0	0	2	As development has commenced on the first dwelling before April 2020, it is reasonable to assume completion of both dwellings in 2020/21.	n/a	n/a

Category A: Not Commenced																
Site Ref.	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major: Full Planning permission																
MS6	DC/17/02232/FUL	FUL permission	Thurston	Land On The West Side Of Barton Road Thurston Suffolk	05/07/2018	129	129	0	25	30	30	30	115	Proforma issued that shows first delivery is now anticipated in 2021/22. Expected delivery rates have been reduced given COVID-19 impact. Council considers the developers assessment reasonable.	Deliverable	Y - Ref. MSP3
MS298	DC/18/05104/FUL	FUL permission	Needham Market	Former MSDC Offices & Assoc	10/10/2019	94	94	0	24	32	32	6	94	NMA approved in 2019 (ref. DC/19/05190). Median lead-in times and build-rates have been applied.	Deliverable	~
MS300	DC/18/01163/FUL	FUL permission	Stowmarket	Land South OfGun Cotton Wa	19/12/2018	68	68	0	32	32	4	0	68	NMA approved in 2019 (ref. DC/19/01163). Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
MS301	M /4942/16/FUL	FUL permission	Thurston	Land at Meadow LaneThursto	08/01/2019	64	64	0	32	32	0	0	64	Applications for discharge of conditions made in March and July 2020 (ref. DC/20/00770 & DC/20/01702). The March application has been approved. Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
MS303	M /4556/16/FUL	FUL permission	Stowmarket	Phase 3D Cedars Park Land South of Gun Cotton Way	08/01/2018	48	48	0	13	13	13	9	48	Appears to be a delay in the site coming forward against local lead-in time averages. The site is a hybrid permission with a commercial aspect. Assumed longer lead-in time for the residential aspect given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
MS304	DC/18/04811/FUL	FUL permission	Needham Market	Site At Needham Market Mid	10/12/2019	41	41	0	9	13	13	6	41	Median lead-in times and build-rates have been applied.	Deliverable	~
MS306	M /0191/17/FUL	FUL permission	Barham	Land rear of De Saumarez Drive Barham IP6 0SN	25/01/2018	23	23	0	13	10	0	0	23	Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
MS307	DC/17/06190/FUL	FUL permission	Framsden	Green Farm Wickham Road F	11/12/2019	14	14	0	9	5	0	0	14	Median lead-in times and build-rates have been applied.	Deliverable	~
MS309	DC/17/04849/FUL	FUL permission	Badwell Ash	Land At The Broadway Back L	25/05/2018	13	13	0	13	0	0	0	13	Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
MS310	DC/19/00156/FUL	FUL permission	Laxfield	Land To The East Of Mill Road	18/10/2019	13	13	0	11	2	0	0	13	Median lead-in times and build-rates have been applied.	Deliverable	~
MS311	M /2480/16/FUL	FUL permission	Wortham	Land south of Bury RoadWort	12/05/2017	12	12	0	12	0	0	0	12	Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied. A number of applications were made pre the base date to vary and discharge conditions.	Deliverable	~
MS312	M /0928/17/FUL	FUL permission	Barham	Land at Norwich Road(adjace	29/03/2018	10	10	0	10	0	0	0	10	Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
MS313	M /0117/17/FUL	FUL permission	Stowupland	Land at Church Road	19/12/2017	10	10	0	10	0	0	0	10	Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied. Various applications to discharge planning conditions submitted pre and post the base date.	Deliverable	~
Major: Reserved Matters																

MS314	DC/18/05397/RES	RES permission	Combs	Land West Of Farriers Road Edgecomb Park Stowmarket (In The Parish Of Combs) IP14 2FD	13/06/2019	90	90	8	33	33	16	0	90	Part of a hybrid planning permission. Phase 1 almost complete (ref. M /1492/15/FUL). Assumed completions at local median in combination with phase 1 completing in 2020/21. 8 in 2020/21 given COVID discount to median rate of 32 in combination with assumed delivery of 9 from phase 1 in this year.	Deliverable	~
MS315	DC/19/05627/RES	RES permission	Haughley	Land To The West Of Fishpond	04/03/2020	65	65	0	13	32	20	0	65	Median lead-in times and build-rates have been applied.	Deliverable	~
MS316	DC/19/02542/RES	RES permission	Bacton	Land Off Wyverstone Road	10/02/2020	64	64	0	16	32	16	0	64	Median lead-in times and build-rates have been applied.	Deliverable	~
MS317	DC/18/04267/RES	RES permission	Elmswell	Land To The East Of Borley Cre	26/06/2019	60	60	0	3	32	25	0	60	Median lead-in times and build-rates have been applied.	Deliverable	~
MS302	DC/19/04273/RES	FUL permission	Walsham le Willows	Land West Of Wattisfield Roa	19/02/2020	60	60	0	16	32	12	0	60	Median lead-in times and build-rates have been applied.	Deliverable	~
MS318	DC/18/05612/RES	RES permission	Creeting St Mary	J Breheny Contractors Ltd Flo	08/08/2019	52	52	0	32	20	0	0	52	Median lead-in times and build-rates have been applied.	Deliverable	~
MS319	DC/19/02363/RES	RES permission	Needham Market	Land Hill House Lane Needham	08/11/2019	37	37	0	10	13	13	1	37	Median lead-in times and build-rates have been applied.	Deliverable	~
MS320	DC/18/04695/RES	RES permission	Bramford	By-pass Nurseries Bramford R	19/02/2020	20	20	0	7	13	0	0	20	Median lead-in times and build-rates have been applied.	Deliverable	~
Non-Major: Full Planning permission																
MS380	M /1272/17/FUL	FUL permission	Wyverstone	Wyvern House Rectory Road	09/06/2017	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS378	DC/17/02762/FUL	FUL permission	Woolpit	Land rear of Orlando The Heat	11/08/2017	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS489	M /1732/17/FUL	FUL permission	Winston	Malt House Farm Grange Road	17/08/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS438	DC/17/03501/FUL	FUL permission	Laxfield	The Villa High Street	12/09/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS361	DC/17/03859/FUL	FUL permission	Kenton	Old Kenton Station Eye Road	05/10/2017	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS363	M /1850/17/FUL	FUL permission	Needham Market	Unit 43 Station Yard	19/10/2017	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS375	DC/17/03492/FUL	FUL permission	Wetheringsett cum Brockford	Wetheringsett House Church S	26/10/2017	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS484	DC/17/04518/FUL	FUL permission	Wetheringsett cum Brockford	Land adjoining 1 Knaves Gree	31/10/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS457	M /0776/17/FUL	FUL permission	Norton	The Cotswolds Ixworth Road	30/11/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS374	M /1630/17/FUL	FUL permission	Wetherden	The Old School Elmswell Road	06/12/2017	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS464	DC/17/04292/FUL	FUL permission	Stonham Aspal	Angel Hill Farm Norwich Road	07/12/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS385	DC/17/05056/FUL	FUL permission	Badwell Ash	Street Farm The Street	05/01/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS348	DC/17/04154/FUL	FUL permission	Thorndon	Thorndon Hill Farm Rishangles	16/01/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS394	M /1215/17/FUL	FUL permission	Barking	Ashburnham Farm Needham	18/01/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS463	DC/17/05854/FUL	FUL permission	Rickinghall	White Horse Cottage The Stre	18/01/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS458	DC/17/06200/FUL	FUL permission	Old Newton with Dagworth	Site adjacent to Applewhite F	27/02/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS346	DC/17/06314/FUL	FUL permission	Stowmarket	Hill Farm Stowupland Road St	28/02/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS431	DC/18/00079/FUL	FUL permission	Haughley	Hill House Haughley Green	20/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS389	DC/18/00602/FUL	FUL permission	Barham	Chelston Norwich Road Barham	27/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS367	DC/18/00312/FUL	FUL permission	Redgrave	Land Adjacent To The Cottage	11/04/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS332	DC/17/05440/FUL	FUL permission	Eye	Land Between Broad Street A	16/04/2018	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS475	DC/17/06257/FUL	FUL permission	Thurston	Thurston Place Beyton Road Th	17/04/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS447	DC/17/05608/FUL	FUL permission	Mendlesham	Poplar Farm Mendlesham Stov	18/04/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS443	DC/18/00924/FUL	FUL permission	Little Blakenham	Inghams Farm Nettlestead Ro	30/04/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
MS454	DC/18/01000/FUL	FUL permission	Norton	Willow Brook Cottage Ashfield	04/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

MS453	DC/18/00091/FUL	FUL permission	Norton	Little Green CottageAshfield F	17/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS424	DC/18/01302/FUL	FUL permission	Finningham	Meadowbank FarmWesthorp	22/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS330	DC/17/05926/FUL	FUL permission	Mellis	BrecclesRectory RoadMellisEy	29/05/2018	5	4	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS383	DC/18/01402/FUL	FUL permission	Ashfield cum Thorpe	Pear Tree FarmThe Street	06/06/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS491	DC/18/01209/FUL	FUL permission	Claydon	Caretakers BungalowClaydon	12/06/2018	0	-1	0	-1	0	0	0	-1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS420	DC/18/01578/FUL	FUL permission	Eye	6 Cross StreetEyeSuffolkIP23	21/06/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS333	DC/18/01239/FUL	FUL permission	Norton	Land West Ofixworth RoadNo	26/06/2018	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS386	DC/18/01468/FUL	FUL permission	Badwell Ash	The PoplarsHunston RoadBad	27/06/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS402	DC/18/00745/FUL	FUL permission	Bramford	Rear Of 3-5The StreetBramfo	28/06/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS326	DC/17/04520/FUL	FUL permission	Wattisfield	Land Adjacent To The Old Sch	05/07/2018	8	8	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS403	DC/18/02008/FUL	FUL permission	Brundish	Newtons FarmStradbroke Roa	16/07/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS357	DC/18/02097/FUL	FUL permission	Eye	Eye LibraryBuckshorn LaneE	02/08/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS437	DC/18/01688/FUL	FUL permission	Kenton	Pig Buildings At Former Kentc	08/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS354	DC/18/01957/FUL	FUL permission	Creeting St Mary	All Saints BarnLow LaneCreet	09/08/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS428	DC/18/00760/FUL	FUL permission	Gosbeck	Building Next To Street FarmH	10/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS470	DC/18/02624/FUL	FUL permission	Stradbroke	Plot 2HillcrestNew StreetStra	10/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS356	DC/18/02826/FUL	FUL permission	Elmswell	Orchard House And Woodsto	15/08/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS455	DC/18/02040/FUL	FUL permission	Norton	Halls FarmHalls LaneNortonB	19/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS466	DC/18/03445/FUL	FUL permission	Stowmarket	35 Stowupland StreetStowma	25/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS465	DC/18/02163/FUL	FUL permission	Stowmarket	38 Regent StreetStowmarket	11/10/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS471	DC/18/02634/FUL	FUL permission	Stradbroke	15 WoodfieldsStradbrokeEye	16/10/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS473	DC/18/03834/FUL	FUL permission	Syleham	Red BarnSyleham RoadSyleha	16/10/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS341	DC/18/03173/FUL	FUL permission	Bramford	Rose CottageBullen LaneBram	26/10/2018	3	3	0	3	0	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS439	DC/18/03616/FUL	FUL permission	Laxfield	SandaleBanyards GreenLaxfie	29/10/2018	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS369	DC/18/02532/FUL	FUL permission	Stowlangtoft	Glebe FarmThe StreetStowlar	14/11/2018	2	1	0	2	0	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS460	DC/18/03950/FUL	FUL permission	Redgrave	The Mill HouseThe StreetRed	19/11/2018	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS412	DC/18/04393/FUL	FUL permission	Debenham	The Bullock BarnOff Stony Lar	28/11/2018	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS440	DC/18/04432/FUL	FUL permission	Laxfield	Land To Rear Of Underlimes A	28/11/2018	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS444	DC/18/03202/FUL	FUL permission	Little Blakenham	Broomvale LodgeBramford Rd	28/11/2018	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS371	DC/18/04463/FUL	FUL permission	Thurston	Land Adjacent RojulinaHollow	30/11/2018	2	2	0	2	0	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS395	DC/18/03049/FUL	FUL permission	Battisford	Gibbons FarmHascot HillBatti	30/11/2018	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS452	DC/18/04551/FUL	FUL permission	Needham Market	23 Fairfax GardensNeedham	07/12/2018	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS401	DC/18/04643/FUL	FUL permission	Botesdale	SunnyholmeThe StreetBotesd	12/12/2018	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS355	DC/17/05702/FUL	FUL permission	Debenham	Cherry Tree Inn1 Cherry Tree	14/12/2018	2	2	0	2	0	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS325	DC/18/02258/FUL	FUL permission	Rattlesden	Land To The West Of 10Top R	19/12/2018	8	8	0	8	0	0	0	0	8	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS336	DC/18/01206/FUL	FUL permission	Stonham Earl	Upper Langdales FarmhouseM	10/01/2019	4	4	0	4	0	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS323	DC/18/02259/FUL	FUL permission	Elmswell	Railway TavernSchool RoadEl	17/01/2019	9	9	0	9	0	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS434	DC/18/05335/FUL	FUL permission	Hoxne	Land North East OfCross Stre	22/01/2019	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS468	DC/18/04805/FUL	FUL permission	Stowupland	8 Trinity WalkStowuplandStov	24/01/2019	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS423	DC/18/05300/FUL	FUL permission	Felsham	The Old BarnCockfield RoadF	29/01/2019	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS345	DC/18/05378/FUL	FUL permission	Hoxne	Nine Oaks Poultry Farm And	11/02/2019	3	3	0	3	0	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS448	DC/18/04362/FUL	FUL permission	Mendlesham	The Stackyard NurseryOld Sta	18/02/2019	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS328	DC/18/05128/FUL	FUL permission	Battisford	Manor FarmChurch RoadBatt	19/02/2019	5	5	0	5	0	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS390	DC/18/05523/FUL	FUL permission	Barham	Land North Of3 Lower Farm C	28/02/2019	1	1	0	1	0	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS399	DC/19/00698/FUL	FUL permission	Beyton	Land Adj Grange CottageTost	21/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS417	DC/19/00399/FUL	FUL permission	Elmswell	Land Adjacent ToMarlboroug	25/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS482	DC/19/00434/FUL	FUL permission	Wetherden	Land Adjacent To Dragonfly B	26/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS459	DC/19/00139/FUL	FUL permission	Old Newton with Dagworth	Ivy CottageBrown StreetOld N	01/04/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS429	DC/19/00466/FUL	FUL permission	Great Ashfield	The MillstoneLong Thurlow R	05/04/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS358	DC/19/00091/FUL	FUL permission	Eye	Cookley FarmHoxne RoadEye	11/04/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS456	DC/19/00830/FUL	FUL permission	Norton	Land Adjacent To Greenacre C	16/04/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS425	DC/19/01234/FUL	FUL permission	Finningham	Green Lane FarmGreen LaneF	07/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS347	DC/19/01133/FUL	FUL permission	Stowupland	Grain StoreRendall LaneStow	13/05/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS474	DC/19/01484/FUL	FUL permission	Thorndon	Croft CottageClint RoadThorn	15/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS397	DC/19/00801/FUL	FUL permission	Bedfield	Land Rear Of 1 Lodge Cottage	17/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS364	DC/19/01550/FUL	FUL permission	Norton	The Cotswoldsixworth RoadN	24/05/2019	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS362	DC/19/00127/FUL	FUL permission	Kenton	Old Kenton StationEye RoadK	28/05/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS418	DC/19/01596/FUL	FUL permission	Elmswell	The Old Granary Adj Ten Tenk	31/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS409	DC/19/01572/FUL	FUL permission	Cotton	Land Adjacent To Brookside N	06/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS480	DC/19/01532/FUL	FUL permission	Wattisfield	The SmallholdingsWalsham R	06/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS485	DC/19/01245/FUL	FUL permission	Wetheringsett cum Brockford	Field ViewWetherup StreetW	14/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS488	DC/19/01101/FUL	FUL permission	Willisham	The Stock BarnStrawberries L	14/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS421	DC/18/02171/FUL	FUL permission	Eye	SouthfieldsCranley RoadEyeS	17/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS467	DC/19/01954/FUL	FUL permission	Stowmarket	12 Chandlers WalkStowmarke	17/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS344	DC/19/01361/FUL	FUL permission	Great Blakenham	241 Stowmarket RoadGreat B	18/06/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS387	DC/18/04952/FUL	FUL permission	Badwell Ash	Land North of Woodside Cott	18/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS481	DC/18/03390/FUL	FUL permission	Wetherden	White House FarmUpper Tow	18/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS373	DC/19/02088/FUL	FUL permission	Tostock	1 And 2 The LodgeNorton Roa	24/06/2019	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS365	DC/19/018590/FUL	FUL permission	Norton	9 Hardings LaneNortonBury S	02/07/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS398	DC/19/02172/FUL	FUL permission	Bedfield	Land Forming Part OfEdaleLo	08/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS321	DC/19/02401/FUL	FUL permission	Baylham	Lower Barn FarmLower Stree	12/07/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS391	DC/19/02106/FUL	FUL permission	Barham	Land At 1 Lower Farm Cottage	29/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS446	DC/19/01717/FUL	FUL permission	Mellis	Barn East Of Manor Farm Hou	29/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS411	DC/19/02577/FUL	FUL permission	Creeting St Mary	Creeting HouseAll Saints Road	30/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS322	DC/19/02829/FUL	FUL permission	Beyton	Beyton Nurseries Tostock Roa	07/08/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS415	DC/19/02836/FUL	FUL permission	Drinkstone	Land Adjacent Greyfriars (Plo	23/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS410	DC/19/03309/FUL	FUL permission	Cotton	Land Adjacent Long Meadow	05/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS327	DC/19/02595/FUL	FUL permission	Buxhall	Land North Of Brettenham Rd	10/09/2019	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS450	DC/19/02892/FUL	FUL permission	Metfield	Land Adjacent To St Johns Co	10/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS379	DC/18/04542/FUL	FUL permission	Worlingworth	Swan Inn Swan Road Worling	20/09/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS407	DC/19/02872/FUL	FUL permission	Coddenham	Valley Farm Blacksmiths Lane	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS422	DC/19/03728/FUL	FUL permission	Eye	Land To The Rear Of 27-29 M	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS324	DC/18/05289/FUL	FUL permission	Redgrave	Land West Of Hall Lane, Hall l	25/09/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS338	DC/19/03130/FUL	FUL permission	Stowmarket	9-11 Bond Street Stowmarket	27/09/2019	4	3	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS406	DC/19/02133/FUL	FUL permission	Claydon	Hunston Old Ipswich Road Cla	30/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS472	DC/19/03555/FUL	FUL permission	Stradbroke	Home Farm Neaves Lane Stra	30/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS340	DC/19/02803/FUL	FUL permission	Wilby	Rookery Farm Worlingworth f	10/10/2019	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS413	DC/19/03961/FUL	FUL permission	Debenham	52 High Street Debenham Str	29/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS382	DC/19/03564/FUL	FUL permission	Yaxley	Conifers Mellis Road Yaxley E	30/10/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS349	DC/19/03809/FUL	FUL permission	Wetherden	Barns At Progress Farm,Base	04/11/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS388	DC/19/04020/FUL	FUL permission	Badwell Ash	Land South of Hill House and	07/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS329	DC/19/03339/FUL	FUL permission	Hoxne	Corner Farm Green Street Ho	08/11/2019	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS426	DC/19/00570/FUL	FUL permission	Fressingfield	fressingfield baptist chapel, c	11/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS368	DC/19/03930/FUL	FUL permission	Stonham Aspal	Grove Farm Debenham Road	13/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS405	DC/18/03846/FUL	FUL permission	Claydon	Land At Church LaneClaydonl	13/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS408	DC/19/04378/FUL	FUL permission	Combs	Moats Tye Hall Moats Tye Cor	13/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS441	DC/19/03856/FUL	FUL permission	Laxfield	the timbers. Banyards green,	15/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS490	DC/19/03434/FUL	FUL permission	Worlingworth	agricultural building, land we	15/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS486	DC/19/04515/FUL	FUL permission	Wetheringsett cum Brockford	Maple Bungalow Park Green	20/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS432	DC/19/03632/FUL	FUL permission	Henley	barn, damerons farm, main r	22/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS370	DC/19/04978/FUL	FUL permission	Stowmarket	land adjacent.116 bridge stre	26/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS396	DC/19/05053/FUL	FUL permission	Baylham	Land Adjacent Astraea Lower	17/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS435	DC/19/05144/FUL	FUL permission	Hoxne	Barn At Home Farm Eye Road	18/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS342	DC/19/04982/FUL	FUL permission	Claydon	18 - 20 Old Paper Mill Lane Cl	19/12/2019	3	1	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS360	DC/19/04340/FUL	FUL permission	Hessett	Land Off Hubbards Lane Hess	19/12/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS376	DC/19/05102/FUL	FUL permission	Wetheringsett cum Brockford	Land Adjacent The Laurels W	19/12/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS351	DC/19/05193/FUL	FUL permission	Bacton	Land To The Rear Of Mizpah B	20/12/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS430	DC/19/04494/FUL	FUL permission	Great Ashfield	Ashfield Hall Wetherden Road	23/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS359	DC/19/04888/FUL	FUL permission	Great Blakenham	241 Stowmarket Road Great Blakenham Ipswich Suffolk IP6 0LY (X)	09/01/2020	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS392	DC/19/05314/FUL	FUL permission	Barham	Land South Of Pesthouse Lan	09/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS393	DC/19/05315/FUL	FUL permission	Barham	Land South Of Pesthouse Lan	09/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS331	DC/19/03760/FUL	FUL permission	Old Newton with Dagworth	27 Church RoadOld NewtonS	13/01/2020	5	4	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS461	DC/19/05371/FUL	FUL permission	Redgrave	Ivy House FarmThe StreetRec	13/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS477	DC/19/05126/FUL	FUL permission	Thurston	Land West Of Elgin Lodge Bar	16/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS400	DC/19/05050/FUL	FUL permission	Beyton	Nursery House Tostock RoadE	22/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS339	DC/19/05657/FUL	FUL permission	Stuston	Place Farm Old Bury Road Stu	28/01/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS436	DC/19/05733/FUL	FUL permission	Hoxne	Land Adjacent Waveney Farm	28/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS343	DC/19/05810/FUL	FUL permission	Elmswell	Land At Kiln Farm CottageKiln	06/02/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS442	DC/19/05712/FUL	FUL permission	Laxfield	Barn At Little Meadows Farm	07/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS335	DC/19/05896/FUL	FUL permission	Stonham Aspal	Ubbeston HallStowmarket Ro	10/02/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS372	DC/19/05377/FUL	FUL permission	Thurston	Plots 1 And 2Cedars CloseThu	10/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS416	DC/19/05714/FUL	FUL permission	Drinkstone	Hammond LodgeRattlesden P	10/02/2020	1	0	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS433	DC/19/05834/FUL	FUL permission	Hinderclay	Walnut Tree CottageThorpe S	10/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS352	DC/19/05789/FUL	FUL permission	Barham	Land At 1 Lower Farm Cottage	12/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS381	DC/19/03345/FUL	FUL permission	Yaxley	Land Off Cherry Tree CloseYax	17/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS449	DC/19/05919/FUL	FUL permission	Mendlesham	Land Adjacent To Jasmine Cot	26/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS469	DC/20/00242/FUL	FUL permission	Stowupland	Land South Of 2 Mill StreetM	27/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS377	DC/20/00167/FUL	FUL permission	Wickham Skeith	Land East OfGrange RoadWic	06/03/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS427	DC/19/05352/FUL	FUL permission	Fressingfield	South ViewNew StreetFressin	10/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS334	DC/19/05754/FUL	FUL permission	Norton	The Old ForgeIxworth RoadN	11/03/2020	4	3	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS384	DC/20/00065/FUL	FUL permission	Bacton	Land North Of Willow Cottage	23/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS337	DC/19/03807/FUL	FUL permission	Stonham Parva	Land On The East Side OfNor	24/03/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS478	DC/19/05386/FUL	FUL permission	Thurston	Plot 8Land Off Cedars CloseTh	27/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS479	DC/20/00573/FUL	FUL permission	Thurston	Land Adjacent To Highmead H	31/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS683	DC/19/02033/FUL	FUL permission	Thurston	Corner CottageHollow LaneTh	18/06/2019	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS684	M /4048/16/FUL	FUL permission	Haughley	2-4 St Mary's AvenueHaughle	23/12/2016	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS685	M /2387/13/FUL	FUL permission	Eye	2 Magdalen StreetEye	19/11/2013	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
Non-Major: Reserved Matters																
MS492	DC/18/03965/RES	RES permission	Needham Market	Land Adjacent To 96Stowmar	06/12/2018	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS501	DC/18/04808/RES	RES permission	Stonham Aspal	KennylandsThornbush LaneSt	15/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS505	DC/18/04389/RES	RES permission	Wingfield	Land Adjacent To Jafeica Hou	12/12/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS502	DC/18/04993/RES	RES permission	Stonham Aspal	High Elm BungalowCrowfield	04/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS493	DC/19/00441/RES	RES permission	Brome and Oakley	Brome TriangleNorwich Road	27/03/2019	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS506	DC/19/00023/RES	RES permission	Wyverstone	Land Adjacent Winchester Hd	08/04/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS503	DC/19/01533/RES	RES permission	Stonham Earl	Fen BarnFen LaneEarl Stonha	13/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS496	DC/19/01487/RES	RES permission	Badwell Ash	Moat Farm HouseLong Thurlc	28/05/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS499	DC/19/03742/RES	RES permission	Haughley	Land South Of Ashdown Hau	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS504	DC/19/03892/RES	RES permission	Wattisfield	High Bank Diss Road Wattisfie	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS498	DC/19/04037/RES	RES permission	Stuston	Land At AlverstoneOld Bury R	11/10/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS494	DC/19/05393/RES	RES permission	Barking	Land On The South Side Of N	03/01/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS495	DC/19/05680/RES	RES permission	Stonham Aspal	Green FarmCrowfield RoadSt	21/02/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS497	DC/19/05948/RES	RES permission	Wortham	The CroftMellis RoadWorthar	26/02/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS724	DC/18/02368	RES permission	Stowupland	Land To The North Of Gipping	30/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS500	DC/20/00412/RES	RES permission	Norton	Land Adjacent To Manor Lodge	25/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
Non-Major: Outline																
MS562	M /3952/16/OUT	OUT permission	Crowfield	Land adjacent Bridge HouseD	02/04/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS596	M /1155/17/OUT	OUT permission	Woolpit	Green FarmGreen Road	17/05/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS552	M /1597/16/OUT	OUT permission	Ashbocking	Land adjacent to El OlivarThe	30/06/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS563	DC/17/02757/OUT	OUT permission	Debenham	8 Gracechurch Street	21/08/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS526	DC/17/02868/OUT	OUT permission	Hoxne	Land adjacent 6 Abbey Terrac	25/08/2017	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS571	DC/17/03118/OUT	OUT permission	Haughley	Fieldwood HouseHaughley Gr	11/09/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS543	M /0366/17/OUT	OUT permission	Mendlesham	Land adjacent to 17 Brockfor	27/09/2017	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS572	DC/17/04149/OUT	OUT permission	Little Blakenham	Lakeside Cottage1 The Comm	06/11/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS515	M /1867/17/OUT	OUT permission	Onehouse	Chilton LeysForest Road	10/11/2017	6	6	0	0	6	0	0	6	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS522	DC/17/03729/OUT	OUT permission	Stowmarket	The UplandsStowupland Road	13/11/2017	5	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS518	DC/17/04991/OUT	OUT permission	Bacton	Land to south west of Nutwo	28/11/2017	5	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS589	DC/17/04938/OUT	OUT permission	Thurston	Poplar Farm Lane Off Norton	14/12/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS578	DC/17/05506/OUT	OUT permission	Old Newton with Dagworth	Land adjacent Applewhite Ho	21/12/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS587	DC/17/05585/OUT	OUT permission	Thornham Magna	The Old Post Office205 The S	05/01/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS507	M /4933/16/OUT	OUT permission	Barking	Land to the north of 1 Tye Gr	24/01/2018	9	9	0	0	9	0	0	9	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS533	DC/17/05514/OUT	OUT permission	Wingfield	Land north of Vicarage Road(02/02/2018	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS592	DC/17/05759/OUT	OUT permission	Wattisfield	Land west of Walsham Road	06/02/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS520	DC/17/03668/OUT	OUT permission	Norton	Land at the rear of Salvation	02/03/2018	5	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS549	DC/18/00397/OUT	OUT permission	Woolpit	Land to South of Grassy Lane	23/03/2018	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS550	DC/18/00449/OUT	OUT permission	Woolpit	Land North of Grassy Lane Fa	23/03/2018	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

MS512	DC/17/04943/OUT	OUT permission	Horham	Land opposite Manor Park an	29/03/2018	7	7	0	0	7	0	0	7	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS575	DC/18/00545/OUT	OUT permission	Mendlesham	56 Ducksen RoadMendlesham	03/04/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS582	DC/18/00938/OUT	OUT permission	Stowmarket	3 Danescourt AvenueStowma	04/05/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS585	DC/18/01293/OUT	OUT permission	Stowupland	Land On The North Side OfGi	29/05/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS558	DC/18/01493/OUT	OUT permission	Creeting St Mary	Land Adjacent To 2 St Marys f	06/06/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS517	DC/18/00355/OUT	OUT permission	Ashbocking	Red House Farm Access Road	07/06/2018	5	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS544	DC/18/01673/OUT	OUT permission	Norton	Little Haugh Hallxworth Road	08/06/2018	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS519	DC/18/01756/OUT	OUT permission	Great Bricett	Land East Of BramblesGreat B	18/06/2018	5	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS538	DC/18/01268/OUT	OUT permission	Drinkstone	Land On The North Side Of Sh	20/06/2018	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS557	DC/18/01442/OUT	OUT permission	Creeting St Mary	1 Stone CottagesCreeting Hill	20/06/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS576	DC/18/01925/OUT	OUT permission	Needham Market	Land North East Of Gipping V	25/06/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS553	DC/18/01910/OUT	OUT permission	Barham	The Sorrel HorseNorwich Roa	28/06/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS559	DC/18/01760/OUT	OUT permission	Creeting St Mary	Land Adjacent Red House Far	03/07/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS539	DC/18/02553/OUT	OUT permission	Elmswell	HedgerowsGrove LaneElmsw	20/08/2018	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS586	DC/18/02961/OUT	OUT permission	Thorndon	Land Adjacent13 Kerrison Cot	24/08/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS588	DC/17/04197/OUT	OUT permission	Thurston	Poplar Farm,Great Green,Thu	13/09/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS577	DC/18/02508/OUT	OUT permission	Norton	Land East Of Moss ChaseAshf	29/10/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS597	DC/18/03677/OUT	OUT permission	Wortham	White HouseRectory RoadWc	23/11/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS536	DC/18/04102/OUT	OUT permission	Creeting St Mary	KenzelCreeting BottomsCreet	30/11/2018	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS595	DC/18/04297/OUT	OUT permission	Wingfield	Orchard HouseTop RoadWing	30/11/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS510	DC/18/00192/OUT	OUT permission	Debenham	Land Bounded By Derry Broo	12/12/2018	8	8	0	0	8	0	0	8	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS528	DC/18/05064/OUT	OUT permission	Wortham	Green Farmhouse (formerly H	15/01/2019	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

MS565	DC/18/05409/OUT	OUT permission	Drinkstone	Abbots LodgeThe StreetDrink	04/02/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS509	M /4238/16/OUT	OUT permission	Tostock	Land AtPerkins WayTostock	05/02/2019	9	9	0	0	9	0	0	9	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS521	DC/18/04191/OUT	OUT permission	Stonham Aspal	Land To The Rear Of The Leas	07/02/2019	5	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS570	DC/18/05541/OUT	OUT permission	Great Finborough	WillowmereCombs LaneGrea	11/02/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS573	DC/18/01097/OUT	OUT permission	Little Blakenham	Land Adjacent To Arden Hous	14/02/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS580	DC/18/05278/OUT	OUT permission	Stonham Earl	Land To The Rear Of Resthave	15/02/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS564	DC/19/00136/OUT	OUT permission	Denham	Corner CottageDenham Corn	08/03/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS568	DC/19/00317/OUT	OUT permission	Finningham	Meadowbank FarmWesthorp	12/03/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS513	DC/18/04264/OUT	OUT permission	Elmswell	Land South Of Field ViewAshf	13/03/2019	6	6	0	0	6	0	0	6	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS598	DC/19/00440/OUT	OUT permission	Wyverstone	Land At Mill RoadWyverstone	15/03/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS511	DC/18/01861/OUT	OUT permission	Norton	Land South West Of Rose Cot	02/04/2019	8	8	0	0	8	0	0	8	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS516	DC/17/03268/OUT	OUT permission	Thurston	Land On The South Side OfBa	03/04/2019	6	6	0	0	6	0	0	6	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS523	DC/18/01662/OUT	OUT permission	Wortham	Honey Pot Farm Caravan Park	03/04/2019	5	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS530	DC/19/00851/OUT	OUT permission	Bacton	The BungalowChurch RoadBa	16/04/2019	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS556	DC/19/00864/OUT	OUT permission	Brome and Oakley	The ChestnutsRectory RoadB	18/04/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS583	DC/19/01291/OUT	OUT permission	Stowmarket	8 Newton RoadStowmarketSw	08/05/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS574	DC/19/01369/OUT	OUT permission	Mellis	Land West Of Manor FarmTh	13/05/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS555	DC/19/01319/OUT	OUT permission	Battisford	Land Adjacent The Barn Nord	14/05/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS524	DC/19/00160/OUT	OUT permission	Creeting St Mary	Red House FarmAll Saints Roa	16/05/2019	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS532	DC/19/01441/OUT	OUT permission	Laxfield	Land To The Rear Of Suffolk H	21/05/2019	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS546	DC/19/01699/OUT	OUT permission	Stonham Aspal	Mill CottageMill GreenStonha	29/05/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS540	DC/19/01876/OUT	OUT permission	Elmswell	HedgerowsGrove LaneElmsw	05/06/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

MS542	DC/19/01839/OUT	OUT permission	Mendlesham	Park HouseBrockford RoadM	12/06/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS566	DC/19/01959/OUT	OUT permission	Drinkstone	Land West OfThe StreetDrink	18/06/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS547	DC/19/02224/OUT	OUT permission	Thurston	Land At Navarac Great Green	20/06/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS579	DC/19/01604/OUT	OUT permission	Rattlesden	Land Adjacent BT ExchangeRi	11/07/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS534	DC/18/02761/OUT	OUT permission	Barham	Green FarmBarham GreenBar	02/08/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS590	DC/19/03681/OUT	OUT permission	Thurston	Land Adjacent To Navarac Gre	23/09/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS599	DC/19/03846/OUT	OUT permission	Wyverstone	Land South Of Foxhollow Wyy	04/10/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS594	DC/19/00949/OUT	OUT permission	Willisham	Antler RidgeMain RoadWillish	07/10/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS561	DC/19/04441/OUT	OUT permission	Creeting St Mary	Highfield All Saints Road Cree	28/10/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS548	DC/19/04388/OUT	OUT permission	Wickham Skeith	land adjacent Bumbledown, g	07/11/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS531	DC/19/04317/OUT	OUT permission	Elmswell	holly lodge, cross street. Elms	08/11/2019	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS514	DC/19/04183/OUT	OUT permission	Mendham	Land east of Withersdale road	12/11/2019	6	6	0	0	6	0	0	6	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS560	DC/19/01566/OUT	OUT permission	Creeting St Mary	Land Adjacent To WhistonAll	13/11/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS525	DC/19/04166/OUT	OUT permission	Great Bricett	Land Adjoining The Brambles	18/11/2019	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS569	DC/19/02226/OUT	OUT permission	Fressingfield	The cottage, church street, fre	28/11/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS541	DC/18/04801/OUT	OUT permission	Horham	Land Opposite Wheatcrofts T	05/12/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS591	DC/19/05155/OUT	OUT permission	Thurston	Land At Navarac Great Green	20/12/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS529	DC/19/03712/OUT	OUT permission	Wortham	Land At Howards CloseMellis	02/01/2020	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS527	DC/19/02021/OUT	OUT permission	Norton	Land West Ofixworth RoadNo	09/01/2020	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS581	DC/19/05357/OUT	OUT permission	Stowlangtoft	Land South Of Glebe Farm Ixv	10/01/2020	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS508	DC/19/02909/OUT	OUT permission	Elmswell	Land To The East Of Oak Lane	13/01/2020	9	9	0	0	9	0	0	9	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS554	DC/19/05663/OUT	OUT permission	Barham	3 Lower CrescentBarham Ipsv	13/01/2020	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

MS593	DC/19/05446/OUT	OUT permission	Wetherden	Cedar LodgeKates Lane Weth	15/01/2020	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS537	DC/19/04868/OUT	OUT permission	Creeting St Mary	Orchard Haven All Saints Roa	31/01/2020	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS535	DC/19/05572/OUT	OUT permission	Combs	Land Adjacent To 2 Oak Thatc	06/02/2020	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS551	DC/19/05889/OUT	OUT permission	Worlingworth	The GroveShop StreetWorling	14/02/2020	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
MS545	DC/19/05860/OUT	OUT permission	Norton	Land West Of Ixworth RoadN	10/03/2020	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
Non-Major: Permitted Development																
MS622	M /0241/17/PRN	Prior Approval (Agr	Botesdale	Grove Flock Farm(Worker's W	04/04/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS616	M /0817/17/PRN	Prior Approval (Agr	Ashbocking	Red HouseAccess Road from	20/04/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS634	DC/17/03310/PRN	Prior Approval (Agr	Rickingham	Jackamans FarmBriar LaneRic	18/08/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS644	DC/17/04063/PRN	Prior Approval (Agr	Wilby	Bullrush Barn (Unit 1)(Offices	27/09/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS618	DC/17/03936/PRN	Prior Approval (Agr	Barking	Barking Tye Service StationTh	04/10/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS632	DC/17/03174/PRN	Prior Approval (Agr	Metfield	Stackyard Barn at Common Fa	06/11/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS610	DC/17/03563/PRN	Prior Approval (Agr	Stradbroke	Havensfield FarmFressingfield	06/02/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS638	DC/18/00218/PRN	Prior Approval (Agr	Somersham	Caley Green FarmHadleigh Rd	13/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS612	DC/18/00277/PRN	Prior Approval (Agr	Thurston	Barn at Moat FarmGreat Gree	20/03/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS601	DC/18/01502/AGDV	Prior Approval (Agr	Drinkstone	Joli FarmHill Farm LaneDrinks	22/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS626	DC/18/01234/AGDV	Prior Approval (Agr	Drinkstone	Joli FarmHill Farm LaneDrinks	23/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS630	DC/18/01914/AGDV	Prior Approval (Agr	Hessett	Mixing House Malting Farm H	04/07/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS608	DC/18/01817/AGDV	Prior Approval (Agr	Stonham Aspal	Mill Green Farm Debenham F	11/07/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS628	DC/18/02697/AGDV	Prior Approval (Agr	Gedding	Grange FarmDrinkstone Road	08/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS606	DC/18/02783/AGDV	Prior Approval (Agr	Debenham	2 Fields FarmDebenhamSuffo	13/08/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS613	DC/18/03163/AGDV	Prior Approval (Agr	Weybread	Mattins BarnPear Tree FarmT	05/09/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS643	DC/18/04417/AGDV	Prior Approval (Agr)	Walsham le Willows	West Street Farm	lxworth Road	28/11/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS645	DC/18/04364/AGDV	Prior Approval (Agr)	Worlingworth	Grove Farm	Shop Street	Worlingworth	30/11/2018	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS604	DC/18/05108/AGDV	Prior Approval (Agr)	Haughley	Bridge Farm	Green Road	Haughley	05/02/2019	4	4	0	4	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS642	DC/18/05637/AGDV	Prior Approval (Agr)	Thornham Parva	Chandos Farm	Bull Road	Thornham Parva	26/02/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS633	DC/19/01150/AGDV	Prior Approval (Agr)	Offton	Barn D	Tollemache Business Park	Offton	01/05/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS649	DC/19/01157/OFDV	Prior Approval (offi)	Offton	Barn A	Tollemache Business Park	Offton	01/05/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS647	DC/19/01154/STDW	Prior Approval (B8)	Offton	Barn C	Tollemache Business Park	Offton	09/05/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS646	DC/19/01826/LIDW	Prior Approval (B8)	Combs	Jockeys Hall	Jockeys Lane	Combs	06/06/2019	3	3	0	3	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS621	DC/19/01936/AGDV	Prior Approval (Agr)	Botesdale	Barn Lodge Farm	The Common	Botesdale	07/06/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS623	DC/19/01837/AGDV	Prior Approval (Agr)	Combs	The Barn	Holy Oak Farm	Churchill	10/06/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS619	DC/19/02139/AGDV	Prior Approval (Agr)	Battisford	Stoke Farm	Battisford	Stowmarket	17/06/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS639	DC/19/00403/AGDV	Prior Approval (Agr)	Stonham Earl	Barn At Yew Tree Farm	Broad	Stonham Earl	19/06/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS629	DC/19/02373/AGDV	Prior Approval (Agr)	Haughley	Old Bells Farm	Wassicks Lane	Haughley	11/07/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS617	DC/19/02723/AGDV	Prior Approval (Agr)	Athelington	Land East Of	Horham Road	Athelington	18/07/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS635	DC/19/02381/AGD	Prior Approval (Agr)	Rickinghall	The Barn	Briar Lane	Rickinghall	01/08/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS627	DC/19/03109/AGD	Prior Approval (Agr)	Drinkstone	Cambourne Farm	Rattlesden Farm	Drinkstone	22/08/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS620	DC/19/01054/AGDV	Prior Approval (Agr)	Botesdale	Nissen Hut Two	Lodge Farm	Thornham Parva	07/10/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS624	DC/19/04079/AGDV	Prior Approval (Agr)	Cotton	Cotton Hall	Cotton Hall Lane	Cotton	09/10/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS640	DC/19/04932/AGDV	Prior Approval (Agr)	Stonham Earl	Agricultural Outbuilding	Fen Farm	Stonham Earl	03/12/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS641	DC/19/05084/AGDV	Prior Approval (Agr)	Stowupland	Pooles Farm	Thorney Green Farm	Stowupland	03/12/2019	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS611	DC/19/05182/AGDV	Prior Approval (Agr)	Thornham Parva	Chandos Barns	Chandos Farm	Thornham Parva	23/12/2019	2	2	0	2	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS602	DC/19/05134/ADGV	Prior Approval (Agr)	Palgrave	Barn 1 - Bridge House	Barn De	Palgrave	02/01/2020	1	1	0	1	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

MS600	DC/19/05392/AGW	Prior Approval (Agr	Thurston	Harveys Garden Plants Great	14/01/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS636	DC/19/05338/AGD	Prior Approval (Agr	Ringshall	Chestnuts FarmBildeston Roa	15/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS637	DC/19/05716/AGD	Prior Approval (Agr	Rishangles	Barn Adjacent To Rose Cottag	20/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS607	DC/19/05690/AGDV	Prior Approval (Agr	Mendham	Agricultural BuildingsPanoran	03/02/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS609	DC/19/00883/AGDV	Prior Approval (Agr	Denham	HedgerowsHoxne RoadDenha	24/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS603	DC/20/00045/AGDV	Prior Approval (Agr	Gislingham	Former Pig Barn At Lodge Far	02/03/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS614	DC/20/00218/AGDV	Prior Approval (Agr	Weybread	Building At Watermill LaneWe	18/03/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS648	DC/19/05927/OFDV	Prior Approval (offi	Flowton	Flowton Hall BarnsFlowton H	23/03/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS625	DC/20/00691/AGDV	Prior Approval (Agr	Debenham	The Dutch BarnBakers LaneD	25/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
MS605	DC/20/00647/AGDV	Prior Approval (Agr	Hemingstone	Agricultural Building At Leede	30/03/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

Category B																
Site Ref.	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings Outstanding	2020/21	2021/22	2022/23	2023/24	2024/25	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major - Outline permission																
MS650	M/5007/16/OUT	permission	Stowmarket	Land North Of Chilton Leys Chilton Leys Stowmarket	05/07/2018	425	425	0	0	3	22	33	58	Part of a wider development that has already commenced (175 units - Phase 2a - ref. DC/18/03111). All infrastructure already approved and built out. RMs expected to be submitted August 2020. Assuming a 3-4 month determination (as per previous RM on site), plus 1.7yr lead-in 2022/23 appears reasonable for first completions. Delivery rates appear optimistic against local averages. Amended for trajectory. Assumed from 2024/25 onwards 33dpa inline with Median.	Deliverable	Y - Ref. MSP9
MS651	M/3563/15/OUT	permission	Eye	Land South of Eye Airfield Castleton Way	27/03/2018	280	280	0	0	11	33	33	77	Site is allocated in a Neighbourhood Development Plan. Developer anticipates submission of RM in August 2020. Application to discharge SUDs condition has been submitted in February 2020. Meeting with LPA and Town Council to take place in July. Lead-in times and build rates also appear overly optimistic. Conservative assumption applied that the site has RM permission by the end of 2020/21. Applied median lead-in time from 01/04/2021 and median build rates.	Deliverable	Y - Ref. MSP2
MS654	M/1636/16/OUT	permission	Woolpit	Land South Of Old Stowmarket Road Woolpit	06/07/2018	120	120	0	11	33	33	33	110	RM application was submitted in Nov 2019 (ref. DC/19/05196). This has since been approved post base-date on 16/04/20. Various applications approved to discharge conditions. Median lead-in times and build rates applied.	Deliverable	~
MS655	M/5070/16/OUT	permission	Thurston	Land on the North side of Norton Road	29/03/2018	113	113	0	0	0	15	30	45	Phase 2 RM for 113 units including 9 self build is under consideration. Phase 2 hybrid application (uplift in unit numbers) under consideration. As works have already commenced on phase 1, and the first house is anticipated to be delivered in November 2020, it is reasonable to assume that delivery of phase 2 could begin in year 4 of the 5YHLS period. This allows for sufficient time for determination of the RM and a sufficient lead in time based on local averages for delivery of the first dwelling in Phase 2.	Deliverable	Y - Ref. MSP6
MS656	M/0210/17/OUT	permission	Elmswell	Land To The East Of Ashfield Road Elmswell IP30 9HG	03/07/2018	106	106	0	11	33	33	29	106	Application for RM submitted in May 2019 (ref. DC/19/02495) which is awaiting determination. Various updated reports being considered by the Council. Assumed RM will be approved by the end of the 2020/21 (i.e. 01/04/2021). Median lead-in times and build rates applied from this point.	Deliverable	~
MS657	DC/17/04113/OUT	permission	Haughley	Land East Of King George's Field Green Road Haughley IP14 3RA	31/05/2018	98	98	0	8	33	33	24	98	RM had been submitted as of the base date and was pending consideration (ref. DC/19/5958). This has since been approved on 29/04/20. Lead in times appear optimistic. We have therefore applied median lead-in time from date of RM permission. Build rates slightly above average and proforma return highlights current COVID uncertainty on build rates. Therefore, we have also applied median build rates.	Deliverable	Y - Ref. MSP7

MS658	M/5024/16/OUT	permission	Stowupland	Land to the West of Thorney Green Road Stowupland	18/05/2018	85	85	0	15	15	15	15	60	<p>RM had been submitted as of the base date in Nov 2019 (ref. DC/19/05317). This has since been approved post base-date on 28/05/20. Various applications approved/submitted to discharge conditions.</p> <p>Proforma return for this site and linked site (M/0195/16/OUT - MS663) from Liden Homes. They have assumed 30dpa from both sites from 21/22. The lead-in times are optimistic but delivery rates have been amended down given COVID-19. Overall, the Council considers the anticipated start and build-out rates reasonable.</p>	Deliverable	Y - Ref. MSP5
MS663	M/0195/16/OUT	permission	Stowupland	Land To The West Of Thorney Green Road Stowupland IP14 4BY	18/05/2018	58	58	0	15	15	15	15	60	<p>RM had been submitted as of the base date in Nov 2019 (ref. DC/19/05316). This has since been approved post base-date on 28/05/20. Various applications approved/submitted to discharge conditions.</p> <p>Proforma return for this site and linked site (M/5024/16/OUT - MS658) from Liden Homes. They have assumed 30dpa from both sites from 21/22. The lead-in times are optimistic but delivery rates have been amended down given COVID-19. Overall, the Council considers the anticipated start and build-out rates reasonable.</p>	Deliverable	Y - Ref. MSP5
MS668	M/0460/17/OUT	permission	Botesdale	Land At Back Hills Botesdale Suffolk	05/07/2018	40	40	0	8	32	0	0	40	<p>RM had been submitted as of the base date in Nov 2019 (ref. DC/19/05316). This has since been approved post base-date on 28/05/20. Various applications submitted post base date to discharge conditions.</p> <p>Median lead-in times and build rates applied.</p>	Deliverable	~
MS672	M/4242/16/OUT	permission	Mendlesham	Land to North West of Mason Court (known as Old Engine Meadow)	27/02/2018	28	28	0	4	13	11	0	28	<p>RM had been submitted as of the base date in Jan 2020 (ref. DC/19/05949). This is awaiting determination. Various applications approved to discharge conditions.</p> <p>Assumed RM will be approved by the end of the 2020/21 (i.e. 01/04/2021). Median lead-in times and build rates applied from this point.</p>	Deliverable	~
MS674	DC/18/00229/OUT	permission	Rattlesden	Land Adjacent Roman Rise Rattlesden IP30 OQY	09/07/2018	22	22	0	4	13	5	0	22	<p>RM had been submitted as of the base date in Aug 2019 (ref. DC/19/03840). This is awaiting determination. Various applications approved/submitted to discharge conditions.</p> <p>Assumed RM will be approved by the end of the 2020/21 (i.e. 01/04/2021). Median lead-in times and build rates applied from this point.</p>	Deliverable	~