

Babergh District Council

Five-Year Housing Land Supply Position Statement 2025

Babergh District Council

05 January 2026

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Executive Summary

Purpose of this position statement

This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared by Lichfields on behalf of Babergh District Council ('the Council'). Babergh and Mid Suffolk District Councils adopted a new 'Joint Local Plan - Part 1' in November 2023. This plan outlines the district's housing need and supply over a plan period from 2018 to 2037.

The purpose of this position statement is to set out the up-to-date 5YHLS position for the Council covering the five-year period from the 1 April 2025 to the 31 March 2030 using the latest available evidence.

The five-year requirement

For Babergh, its 5YHLS requirement is 2,184 homes. This is derived from the annualised requirement of 416 dwellings per annum as set out in adopted Policy SP01 with a 5% buffer.

The Council's deliverable supply

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

From this exercise, the Council considers it can demonstrate a 'deliverable' supply of 2,334 homes across the five-year period. This includes a windfall allowance of 50 dpa in years four and five.

The Council's five-year housing land supply position

The Council therefore considers it can demonstrate a 5.34 years supply.

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

Five-Year Requirement	2,184
Total Supply	2,334
Years Supply	5.34 Years
Surplus/Deficit	+165 homes

Source: Babergh District Council/Lichfields Analysis

Compliance Sheet

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

Policy/Guidance		Compliance
	<p>That housing requirement is based on either the local plan figure (if up to date) plus a buffer of 5% or 20% if the Council records a Housing Delivery Test measurement of below 85%.</p> <p>Note that from July 2026, the 20% buffer applies - regardless of previous housing delivery - if an up-to-date housing requirement is 80% of less than the most up-to-date Local Housing Need figure.</p>	
Annex 2 – ‘Deliverable’	Annex 2 sets out the definition of a ‘deliverable’ site.	<p>See Section 3.0 of this position statement.</p> <p>The Council has fully considered the meaning of ‘deliverable’ taking account of relevant guidance and appeal precedents.</p>
Planning Practice Guidance		
ID: 68-007	What constitutes a ‘deliverable’ housing site in the context of plan-making and decision-taking?	<p>See Section 3.0 of this position statement.</p> <p>The Council has fully considered the type of evidence that can form ‘clear evidence’ detailed in 68-007 in preparing its proforma for ‘Category B’ sites.</p>

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Glossary

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

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

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

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

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

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

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

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

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

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

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

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. This includes adopted Local

Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

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

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

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

Five Year Housing Land Supply (5YHLS): Paragraph 78 of the National Planning Policy Framework (2024) requires Local Planning Authorities to be able to demonstrate five years' worth of housing; known as a Five-Year Housing Land Supply.

Housing Delivery Test (HDT): As defined in Annex 2 of the National Planning Policy Framework (2024) this is a mechanism which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State should publish the Housing Delivery Test results for each local authority in England. The outcome of which determines whether a 20% buffer is applied to the five-year land supply requirement. The latest HDT is the 2023 measurement.

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

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

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

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

Local Housing Need (LHN): The number of homes identified as being needed through the application of the Standard Method set out in national planning. Note the methodology was updated in December 2024.

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

Local Plan: Defined in Annex 2 of the National Planning Policy Framework (2024) as a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

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

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

National Planning Policy Framework (NPPF): sets out government's planning policies for England and how these are expected to be applied. The most recent NPPF was published in December 2024.

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

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

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

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

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

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

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

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

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

1.0 Introduction

Purpose

- 1.1 This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared on behalf of Babergh District Council ('the Council').
- 1.2 The purpose of this position statement is to set out an up-to-date 5YHLS position for the Council covering the five-year period from the 'base date' of 1 April 2025 to the 31 March 2030. It has been prepared in accordance with relevant policy and guidance. All data presented is the most up-to-date available at the time of publication. While this position statement only sets out the supply position for Babergh district, the methodology and local market considerations have been prepared jointly with Mid Suffolk District Council.

What is a 5YHLS and how is it assessed?

- 1.3 5YHLS is a forward-looking measure determining whether a Local Planning Authority ('LPA') has sufficient sites to meet its housing requirement in the next five-years. All LPAs are required to demonstrate a 5YHLS in accordance with Paragraph 78 of the NPPF (2024).
- 1.4 There are two parts to the calculation of 5YHLS:
- 1 **Housing requirement:** how many homes need to be delivered in the five-year period; and
 - 2 **Housing Supply:** What is the Council's supply of housing from 'deliverable' sites in the five-year period?
- 1.5 The number of homes expected to be delivered (part 2) is then compared against the number of homes required (part 1) to arrive at a 5YHLS figure: expressed in a number of years' worth of supply.
- 1.6 It should be noted that in accordance the supply of sites for travellers is assessed separately.

Why is the Council's 5YHLS position important?

- 1.7 Whether or not an LPA can demonstrate a 5YHLS informs how both planning applications and planning appeals for housing are determined. Where an LPA cannot demonstrate a sufficient 5YHLS, local policies most important for determining the application are considered 'out-of-date' and the NPPF (2024) at paragraph 11(d) requires that planning decisions for housing should be granted unless:
- The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed (footnote 7 establishes the polices referred to in the NPPF); or
 - Any adverse impacts of doing so [granting permission] would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 1.8 Paragraph 11(d) of the NPPF is often known as the 'tilted balance'. The purpose of this national policy is to bring forward additional land for housing that in normal circumstances (i.e. where policies are considered up-to-date) might otherwise not have been granted planning permission.

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

- 1.9 Yes. The Council’s previous 5YHLS position – published in December 2024 – covered the five-year period from the 1 April 2024 to the 31 March 2029. This concluded that the Council could demonstrate a 6.75-year supply. It is of note that following the publication of the revised NPPF in December 2024, the Council applied the then required 5% buffer: advancing a position of 6.43 years.

Consultation of this document

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

- 1 The use of the housing requirement in the adopted local plan requirement rather than the 2024 standard method figure;
- 2 Why a blanket lapse rate was not applied to sites which had not commenced;
- 3 How evidence is used to establish the deliverability of sites, particularly “Category B” sites; and
- 4 a Critique of the inclusion of positions not taken forward by the Council’s, namely scenario testing of lapse rates and accounting for oversupply, in Section 6.

- 1.11 The report has been updated to address these comments (to both Babergh and Mid Suffolk’s reports as they were consulted on together), where it was necessary to do so. Where changes have been made, they have been done primarily to add clarity around the approach taken. It was not necessary to change the approach of the assessment because of the consultation responses, nor was it necessary to amend any results. One comment was received seeking to promote a Site for inclusion in the 5YHLS assessment. This was not included because the site is not deliverable.

Structure

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

2.0 The Council's Five-Year Housing Requirement

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

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

What is the ‘basic’ five-year requirement?

2.2 With regards to the appropriate housing requirement for calculating 5YHLS, Paragraph 78 of the NPPF (2024) states that it should either be the requirement in adopted strategic policies - if adopted in the past five-years or if older but having been reviewed and found not to need updating - or against local housing need calculated using the standard method.

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

2.4 In December 2024, the NPPF and PPG were updated to include a new stock-based standard method for calculating local housing need, which generates a housing need figure of 779 dpa in Babergh. One consultation response suggested that this figure should form the basis of the assessment. However, it is not relevant to this assessment of the Council’s current 5YHLS position in accordance with relevant policy and guidance noting the Council’s Part 1 Plan is less than five years old.

Is there a backlog of supply? Or an oversupply?

2.5 In calculating a 5YHLS requirement, there must be an assessment determining whether there has been a shortfall of housing delivery against adopted planned requirements from previous years. In accordance with PPG (ID:68-031), this should be calculated from the base-date of the adopted Local Plan (in this case 2018) and added to the basic-five-year requirement.

2.6 Table 2.1 below demonstrates that there has been an oversupply of 926 homes in the plan period to 31 March 2025. Therefore, no shortfall is added on to the requirement.

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

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Number of Homes Required	416	416	416	416	416	416	416	2,912
Number of Homes Delivered	579	293	403	758	624	604	577	3,838 (+926)

Source: Babergh and Mid Suffolk AMR Reports | Lichfields Analysis

2.7 Given the Council has recorded an oversupply in the plan-period to date, there also needs to be a consideration as to whether oversupply should be netted of the five-year requirement. In 2021, a judgment was issued in the Tewkesbury Case¹ that confirmed policy and guidance was - at that time - silent on the issue of whether oversupply should be netted off a five-year requirement. It was therefore a matter of planning judgement.

2.8 Since that judgement:

- 1 The 2023 NPPF was adopted in which Paragraph 77 confirmed the Government wanted oversupply to be considered but that how that would be achieved would be detailed in Planning Practice Guidance ('PPG'). However, that guidance was never published.
- 2 In July 2024, the consultation version of the NPPF was published that removed the oversupply reference in Paragraph 77. The supporting 'Scope of Consultation' document stated that *"We are also proposing to remove the wording on past oversupply in paragraph 77, which was introduced to set out that previous oversupply could be set against upcoming supply."* (Paragraph 20²)
- 3 In December 2024, the NPPF was adopted with the relevant former reference at Paragraph 77 removed. However, the consultation response stated removal of this text *"has no bearing on local authorities' ability to account for over-supply - this can continue to be taken into account as it is currently."*³
- 4 Alongside the NPPF, Planning Practice Guidance was also updated. However, the only reference to oversupply - to which Government is presumably referring to - is that oversupply can be used to offset previous shortfalls (ID: 68-032).

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

2.10 Considering the specifics of Babergh district:

- Its adopted housing requirement was based on the former standard method, but it was expressed as a minimum figure across the plan period (Policy SP01);
- Policy SP01 does not specifically allow for oversupply to be accounted for;
- Babergh did not have a sufficient supply to meet its needs across the plan period at the point of the JLP's (2023) adoption; and
- A Part 2 JLP - that would have addressed supply later in the plan-period - is no longer being prepared. Instead, the Part 1 JLP (2023) is undergoing a full review and the new standard method for the district - that said emerging plan will need to address - is considerably higher at 779 dpa.

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

² <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system#:~:text=This%20consultation%20will%20begin%20on,on%20Tuesday%2024%20September%202024>

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

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

What is the appropriate buffer?

2.12 Paragraph 78(b) of the NPPF (2024) requires that an additional buffer should be added to the five-year requirement, in cases where delivery falls below 85% of the LPA’s housing requirement. In all other cases (i.e. HDT measurements of > 85%), no buffer is applicable.

2.13 The latest HDT (2023) was published in December 2024 with the Council recording a measurement of 164%. Therefore, a 5% buffer is required as of publication.

Table 2.2 Babergh District Council HDT 2023 Measurement

	2020/21	2021/22	2022/23	Total
Number of Homes Required	277	403	416	1,096
Number of Homes Delivered	393	758	644	1,795
2023 Measurement	164%			
2023 Consequence	None			

Source: MHCLG (published December 2024)

The Council’s five-year housing requirement

2.14 Bringing the above together the Council’s current 5YHLS requirement is **2,184 homes** in the five-year period from 1 April 2025 to the 31 March 2030 as detailed in Table 2.3 below.

Table 2.3 Assessment of Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	As of Publication
Annual Requirement	416 dpa
Basic Five-Year Requirement	2,080
Shortfall	0
Buffer	5%
Total Five-Year Requirement	2,184 homes

Source: Lichfields Analysis (rounded up)

2.15 Therefore, for the Council to be able to demonstrate a 5YHLS it must have a deliverable supply equal to or greater than 2,184 units in the five-year period. The following sections present an assessment of the Council’s deliverable supply including a summary of what constitutes a ‘deliverable’ site.

3.0 Housing Supply: The Council's Approach to Demonstrating Deliverability

3.1 To demonstrate a 5YHLS, the Council must identify specific 'deliverable' sites sufficient to provide a minimum of five years' worth of housing: in this case 2,184 homes between the 1 April 2025 and the 31 March 2030. This section of the 5YHLS position statement considers what a 'deliverable' site is in accordance with policy and guidance. It also details how the Council has gone about demonstrating the deliverability of sites in the district.

Policy and guidance

The definition of 'deliverable'

3.2 A 'deliverable' site is defined in the NPPF (2024) glossary (Annex 2) as:

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

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

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

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

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

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

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

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

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

- **Category A sites:**

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

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

- **Category B sites:**

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

3.6 The Secretary of State (SoS) has confirmed their interpretation that the definition of 'deliverable' should not be taken as being a 'closed list'⁶. He stated that "*examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition*" (paragraph B of the Consent Order). Therefore, sites not specifically listed in the definition of deliverable can be found to be 'deliverable' where that site can be shown to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The 2024 NPPF did not propose any revisions to how the test of deliverability will be conducted.

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

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

"Such evidence, to demonstrate deliverability, may include:

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

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

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

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

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

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

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

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

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

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

Evidence can also take account of information gathered after the base date (in this case 1 April 2025) as long as it is used to support sites identified as deliverable as of the base date¹⁰. However, to ensure consistency in the approach to assessing a five-year supply

⁷ Appeal ref. 3216104 (IR 23)

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

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

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

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

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

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

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

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

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

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

Category A

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

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

¹¹ Appeal ref. 3234204 (IR 32)

¹² Appeal ref. 3207411 (IR 27)

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

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

¹⁵ NPPF Annex 2: Glossary page 69

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

- 3 To ensure the robustness of the supply the Council has removed sites as follows:
 - a All sites not commenced where planning permission would have expired by 1 April 2025 have been removed. It is assumed these have now expired unless the Council has received evidence to the contrary. This is a conservative approach and means that there may be some supply from this category which could be included in the future if they have in fact commenced. This step removes 34 homes.
 - b Commenced non-major sites with older permissions (i.e. would have expired pre-1 April 2025) have been removed where no completions have yet been recorded (unless there is specific evidence to the contrary that they are deliverable - i.e. from a Council site visit that confirms commencement of development). These sites would have had at least a year to record a completion since development commenced, but one has not been forthcoming, which could mean a material start was made, but the project has fallen away. As a conservative estimate, it has been assumed these sites will no longer come forward despite there being an extant permission that could still be built out.

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

This step removes 42 homes.
- 4 For the remaining major development sites that have commenced, the Council presumes these are deliverable, absent evidence to the contrary, and have applied local median build rates (unless there is any robust site-specific delivery evidence).
- 5 For the remaining major development sites with a more recent permission that have not commenced, the Council again presumes these are deliverable, absent evidence to the contrary. Local lead-in times and median build rates have then been applied to these sites (unless there is any robust site-specific delivery evidence).
- 6 For some of the larger Category A sites expected to deliver within and beyond the five-year period, the Council has issued a 'Category A proforma' to relevant developers/landowners/agents requesting that they confirm the expected delivery from these sites in the five-year period. A copy of this proforma can be seen at Appendix 1.

Category B

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

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

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

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

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

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

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

- 2 There may be Category B sites that local residents are aware of but that are not included in the supply. The reason for this is because the Council must be able to evidence its Category B supply in accordance with the relevant tests. While the Council may anticipate a site will come forward in the five-year period, that is not the test of ‘deliverability’. Where the Council has not been able to gather sufficient ‘clear evidence’ in support of Category B sites it cannot count the site’s delivery to the ‘deliverable’ supply. Furthermore, some sites may have been approved after the base date which are also not included.

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

3.22 The Council has undertaken an update to its local analysis of developments across both Mid Suffolk and Babergh districts to benchmark lead-in times and build rates for differing site sizes. In undertaking this update, the Council has removed some older data.

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

3.24 These together:

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

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

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

Table 3.1 Local Lead-in Time Analysis

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

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

Table 3.2 Local Build Rate Analysis

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	25	22	18
50-99 dwellings	29	26	7
100-499 dwellings	51	46	10

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

- 3.26 The median lead-in times and build-rates have been applied in the accompanying trajectory to sites where the Council has no site-specific information or where the Council considers proposed rates/lead-in times to be overly optimistic. The median is used as the benchmark given this is the mid-point scheme: accounting for a distribution of data that is not equal around the average.
- 3.27 The Council monitors build rates and lead-in times together with Mid Suffolk. The areas are broadly similar with many developers operating in both districts. The Councils adopted a Joint Local Plan in November 2023 and currently share a development management team. Importantly, measuring across both districts provides a larger dataset of local lead-in times and build rates which helps smooth out any outliers in the data. Therefore, the data provides a more realistic benchmark of how long it takes developments to come forward across two broadly comparable districts. The Council is therefore satisfied that reviewing build rates across both districts is robust.
- 3.28 It should be noted that our analysis has been updated from the four previous 5YHLS reports produced in 2020, 2021, 2022, and 2024. Compared with the 2024 report, lead-in times have increased. Mean and median build out rates have also broadly slowed.

Conflicts in stated completions/net supply remaining

- 3.29 The Council has calculated the number of homes remaining from sites based on completions recorded from (1) building control records or (2) site visits (usually in early April). As in past 5YHLS assessments, proforma returns from developers this year (both Category A and Category B sites) have conflicting records as to the number of homes remaining to the Council’s records. Developer returns sometimes suggest more completions have already occurred with fewer to be built out in the five-year period, or they suggest fewer completions have occurred.
- 3.30 While there is a conflict in the recorded data, the Council has for this 5YHLS position decided to use its completions data to inform the number of net homes remaining to be built out on sites (noting there are a number of conflicts). This is because:
- 1 The Council only records a completion as being a completion once there is a building control record or is it is confirmed on site via a site visit. Developers may take a different view as to when a home is ‘completed’; and
 - 2 There is no double counting as the Council did not record any completions in the previous monitoring year that the developer did. Therefore, if the Council did not record those homes as homes to be built, those homes would be lost in the completions/supply records.
- 3.31 Whilst the assessment was undergoing consultation, a representation was made suggesting that the approach set out above (i.e. using the Council’s completions data over developer returns where there is a conflict) would have the effect of generating additional supply. However, the points made above demonstrate that this is not the case.

Conclusions

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

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

4.1 The below summarises the findings of the Council’s full deliverability review of housing supply in accordance with the methodology set out in Section 3.0. A separate detailed table of housing supply accompanies this position statement detailing year-by-year completions. This includes key site information and a summary detailing why the Council considers each individual site to be deliverable. In addition, the returns from both the Category A and B proformas are included at Appendix 4.

Proforma feedback

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

Category A Sites

4.3 The below summarises the Category A supply that the Council has identified split into major/non-major and commenced/not-commenced sites. As per the review of policy and guidance in Section 3.0 of this position statement, these are sites that have a detailed planning permission and are presumed to be deliverable. Site-specific delivery rates and site commentary is included in the accompanying Babergh 5YHLS Trajectory (2025).

Major (Commenced)

4.4 In total, the Council has identified 31 major development permissions that have already commenced development and are considered to be deliverable. Across the five-year period these are expected to deliver 1,637 units. Note that this includes the delivery of a care home (use class C2) element on one site to which we have applied a ratio of 1.9 to as per the Housing Delivery Test 2023 Measurement Technical Note.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Full PP	13	261	106	89	89	121	666
Reserved Matters	18	369	224	179	150	49	971
Permitted Development	0	0	0	0	0	0	0
Total	31	630	330	268	239	170	1,637

Source: Babergh District Council/Lichfields

Non-Major (Commenced)

In total, the Council has identified 116 non-major development permissions that have already commenced development and are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 230 units. Given these are non-major development sites relating to development of nine or less units and they have already begun, it has been assumed that the majority will be built out in 2025/26.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2025/26	2026/27	2027/28	2028/29	2029/30	
Full PP	90	178	0	0	0	0	178
Reserved Matters	16	40	0	0	0	0	40
Permitted Development	10	12	0	0	0	0	12
Total	116	230	0	0	0	0	230

Source: Babergh District Council/Lichfields

Major (Not-Commenced)

In total, the Council has identified two major development permissions that have not yet commenced development but are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 46 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2025/26	2026/27	2027/28	2028/29	2029/30	
Full PP	2	0	46	0	0	0	46
Reserved Matters	0	0	0	0	0	0	0
Permitted Development	0	0	0	0	0	0	0
Total	0	0	46	0	0	0	46

Source: Babergh District Council/Lichfield

Non-Major (Not-Commenced)

4.5

In total, the Council has identified 126 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 246 units.

For non-major development, the Council has assumed that non-implemented sites with full planning permission, reserved matters, or permitted development right prior approvals will deliver in Year two (2026/27). Non-major permissions with outline permission are assumed to deliver in Year three (2027/28) to account for the need to gain reserved matters approval before commencement (broadly aligning with our lead-in time analysis for large sites).

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2025/26	2026/27	2027/28	2028/29	2029/30	
Full PP	86	0	181	0	0	0	181
Reserved Matters	9	0	13	0	0	0	13
Outline Permission	10	0	0	13	0	0	13
Permitted Development	21	0	39	0	0	0	39
Total	126	0	233	13	0	0	246

Source: Babergh District Council/Lichfields

Category B Sites

- 4.6 From the Council’s review, there are two deliverable Category B sites based on the evidence available. The reasoning for each site is set out in the accompanying Babergh table of housing supply. These are expected to deliver 75 homes.
- 4.7 Finally, it should be noted that the Council reviewed a further two Category B sites (totalling 119 homes). While proformas were sent to relevant developers/landowners/agents, none were returned. The Council has therefore not considered these as being deliverable for the purposes of this assessment. These sites are shown in the accompanying trajectory.

Table 4.5 Category B Sites Expected Five-Year Delivery

PP Type	No. Sites	Delivery in Five-Year Period					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Outline Permission	2	0	0	0	0	75	75
S106	0	0	0	0	0	0	0
Total	2	0	0	0	0	75	75

Source: Babergh District Council/Lichfields

The Council’s supply from specific sites

- 4.8 Taking the above together, the Council has a total deliverable supply of 2,234 units from 277 sites/permissions. This comprises both Category A and B development from major and non-major sites and 83.6% of the housing development expected to be delivered in the five-year period are on sites that have already commenced as of the base date.

Table 4.6 Babergh District Council Deliverable Supply

PP Type	No. Sites	Delivery in Five-Year Period					
		2025/26	2026/27	2027/28	2028/29	2029/30	Total
Category A (Commenced)	147	860	330	268	239	170	1,867
Category A (Non-Comm)	128	0	279	13	0	0	292
Category B	2	0	0	0	0	75	75
Total	277	860	609	281	239	245	2,234

Source: Babergh District Council/Lichfields Analysis

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

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

Policy and guidance

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

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

5.3 The PPG contains little specific guidance for calculating a windfall allowance. In respect of ‘housing and economic land availability assessments’, it simply states that an allowance may be justified subject to ‘compelling’ evidence (ID: 3-023).

Windfalls: methodology and past rates

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

- 1 Sites in residential gardens (given local planning policy has aimed at restricting such development); and
- 2 Major development (i.e. 10 or more dwellings in size) as these sites would be expected to be allocated in the emerging plan and in the future would not be termed ‘windfall’ supply.

5.5 Further to the above:

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

5.6 Reviewing small site windfall completions data from 2014/15 - stripping out garden land and major development - the Council has on average delivered 104 dpa (not including data from 2022/23).

Table 5.1 Small Site Windfall Delivery in Babergh

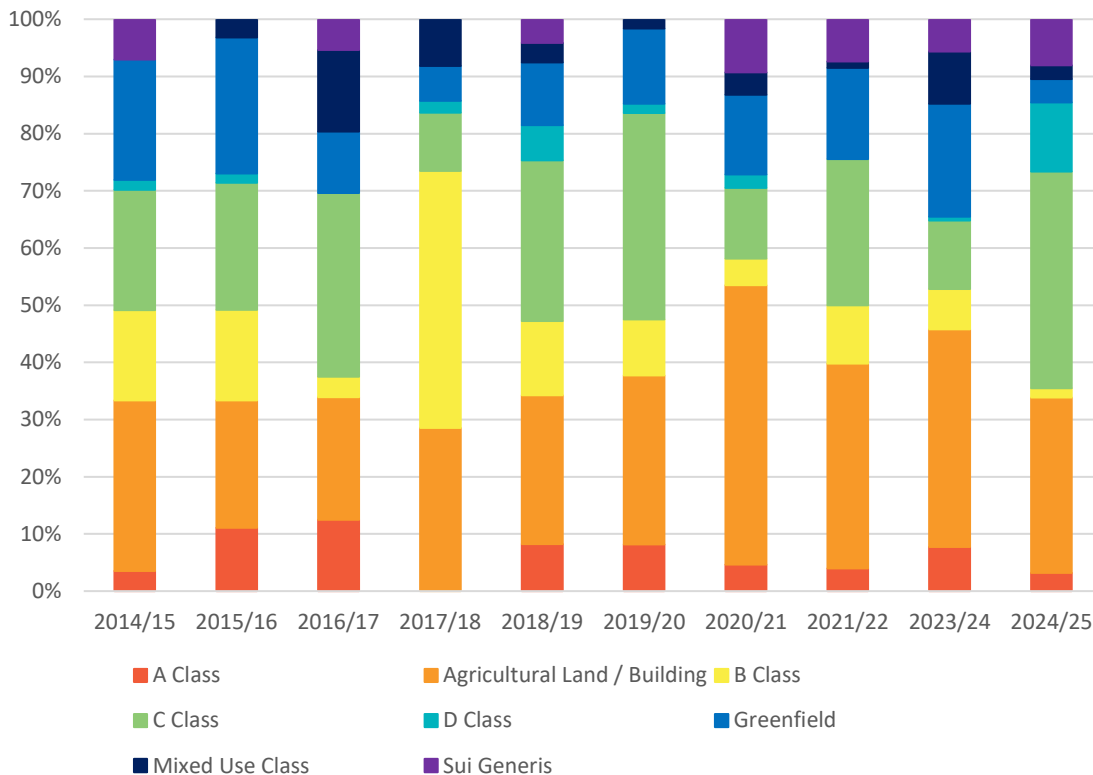
Monitoring Year	Net Completions	Small Site Windfall Completions (Not including Garden Land or major development)	% of Net Completions
2014/15	172	57	33%
2015/16	157	63	40%
2016/17	226	63	28%
2017/18	331	49	15%
2018/19	579	146	25%
2019/20	293	61	21%
2020/21	402	129	32%
2021/22	758	210	28%
2022/23	~	(no windfall data)	~
2023/24	604	142	24%
2024/25	577	124	21%
Totals*	4,099	1,044	25%
Average*	410	104	

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

Sources of windfall

- 5.7 Fundamental changes have been made to the Use Classes Order that came into effect on the 1st September 2020. The primary change was the combination of various A, D, and some B class development into a new ‘E’ Class allowing greater flexibility to move between uses. Furthermore, additional permitted development rights are being implemented - including the ability to demolish vacant office buildings and rebuild them with residential uses and rights to extend purpose-build residential blocks to accommodate new units. At this stage, it is still unclear how these changes will impact future levels of windfalls given there is a lack of previous trend data or a local capacity study to make a robust future projection. To ensure consistency with previous analysis, the Council has monitored windfalls based on the former Use Classes.
- 5.8 Reviewing recent completions, there are a variety of sources of windfall development in the district. Figure 5.1 and Table 5.2 show a breakdown of the sources of windfall development (excluding garden development). As shown in Table 5.2, in nine of the previous years, the largest proportions of windfall development have come from agricultural buildings/land, sites which have previously been in C-Use Class, and greenfield sites.

Figure 5.1 Proportion of Windfall Development



Source: Babergh District Council / Lichfields Analysis *note this graph refers to the previous Use Classes.

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

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	61	6%
Agricultural Buildings/Land	331	33%
B Use Class	104	10%
C Use Class	237	24%
D Use Class	32	3%
Greenfields	139	14%
Mixed Use Class	139	4%
Sui Generis	56	6%

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

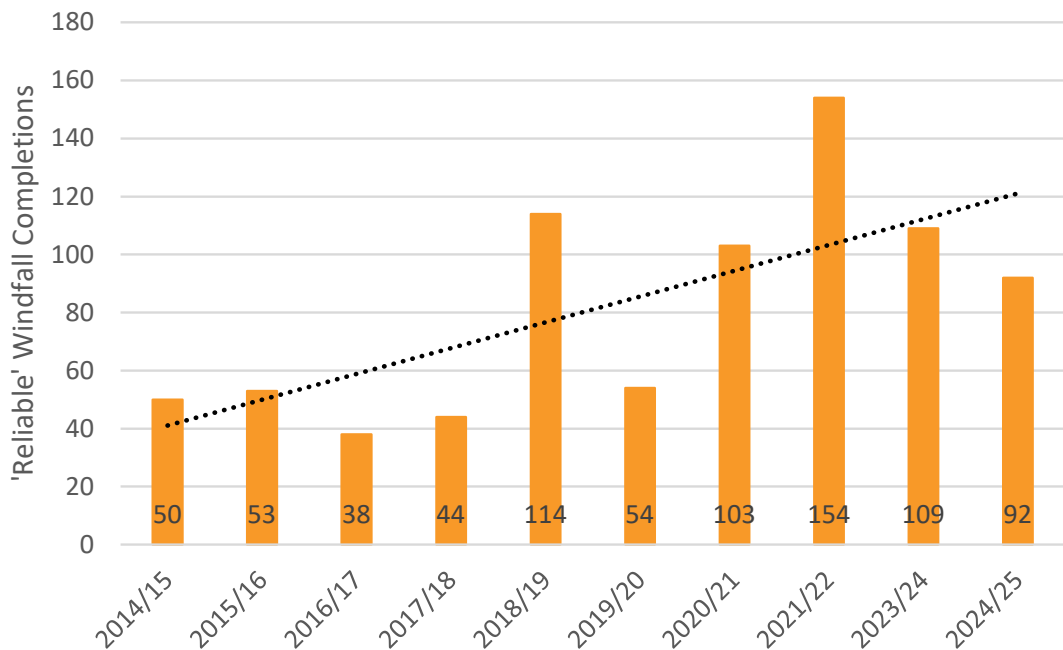
5.9

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

- 5.10 Based on historical trends, the following sources of windfall development have been deemed to be inconsistent on an annual basis or very minor in nature. As such they have been removed from the windfall calculation as they are not a reliable source of supply:
- A Use Classes (old use class definition);
 - D Use Classes (old use class definition);
 - Mixed Use Classes; and
 - Sui Generis.

5.11 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers ‘reliable’ sources of windfall development. On average, the Council has delivered 81 dpa from these sources of windfall; albeit with peaks of development in 2018/19 and 2021/22.

Figure 5.2 ‘Reliable’ Windfall Development



Source: Babergh District Council/Lichfields Analysis

5.12 Consistent with the previous five 5YHLS position statements (September 2019, October 2020, February 2022, December 2022, and December 2024) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions from windfall developments. This is to ensure no double counting occurs with current, live permissions. Based on the analysis above, it is concluded that there is compelling evidence that a conservative windfall allowance of at least 50 dpa in years four and five is justified and reasonable.

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

Conclusion

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

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

6.1 The below summarises Babergh District Council’s concluded 5YHLS position for the five-year period from the 1 April 2025 to the 31 March 2030.

Summary

The Council’s five-year requirement

6.2 As detailed in Section 2.0, the five-year requirement is 2,184 dwellings across the five-year period. This is on the basis of the Local Plan annual requirement of 416 dpa and a 5% buffer.

Table 6.1 Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	
Annual Requirement	416 dpa
Basic Five-Year Requirement	2,080
Shortfall	0
Buffer	5%
Total five-year requirement	2,184 homes

Source: Lichfields Analysis

The Council’s deliverable supply

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

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

- 1 As per the methodology at paragraph 3.13 of this position statement, non-major sites which have commenced development, but where there have been no recorded completions in over a year have been removed from the assessment; and
- 2 Suggested build out rates and lead in times from proforma returns were not uncritically applied. Instead, a review of the return was undertaken to consider whether the evidence justified higher than median rates.

6.5 From this exercise, the Council considers it can demonstrate a supply of 2,234 homes from specific sites/permissions. This position statement also provides compelling evidence that a windfall allowance of at least 50 units in years four and five is also justified. In total, the Council’s five-year supply is therefore 2,334 units as detailed in Table 6.2.

Table 6.2 Babergh District Council Deliverable Supply

Source of Supply	Supply (homes)
Category A (Commenced)	1,867
Category A (Not Commenced)	292
Category B	75
Windfall Allowance	100
Total Supply	2,334

Source: Babergh District Council/Lichfields Analysis

The Council’s concluded 5YHLS position

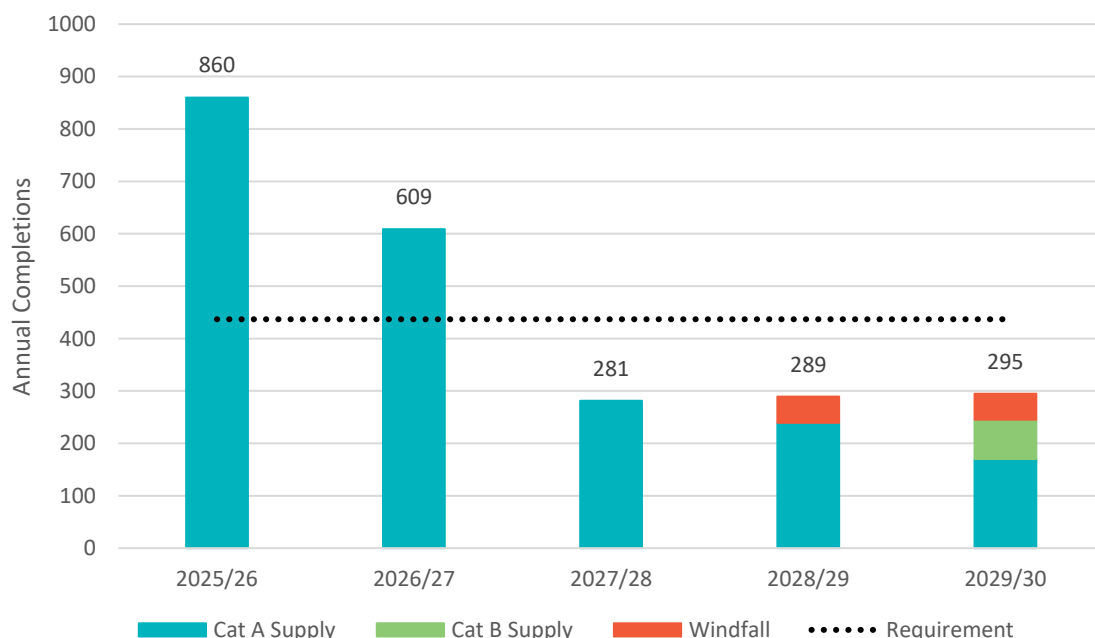
6.6 On the basis of the above, the Council can demonstrate 5.34 years supply between the 1 April 2025 to the 31 March 2030 as detailed in Table 6.3.

Table 6.3 Babergh District Council’s 5YHLS Position between 1 April 2025 to 31 March 2030

Babergh 5YHLS	
Five-Year Requirement	2,184
Total Supply	2,334
Years Supply	5.34 Years
Surplus/Deficit	+165 homes

Source: Babergh District Council/Lichfields Analysis

Figure 6.1 Babergh Five-Year Supply Projection



Source: Babergh District Council/Lichfields

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

- We- assume small sites will complete primarily in year one and two. The delivery might be spread more evenly across years one to three.
- The windfall delivery in later years is also likely to be greater based on past delivery rates but the Council has taken a conservative approach.
- Supply from sites that may deliver later in the period may not yet be considered deliverable (i.e. outline permissions without clear evidence) and there are additional sites that may come through the local plan and development management processes to meet requirements in these later years (which again, we have not considered deliverable in this position).

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

Scenario testing

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

Scenario 1 - Small sites lapse

6.10 There is no explicit requirement in either policy or guidance to apply a lapse rate to small sites, however in some cases LPAs have considered it appropriate. In the case of Babergh the Council has not applied such a lapse rate to its 5YHLS in previous assessments because a detailed analysis of the supply has removed all sites which have any potential for non-delivery, thus negating the need to apply a lapse rate. As per para 3.13 3a, a conservative approach has been applied whereby all non-major sites not commenced and where planning permission would have expired by 1 April 2025 have been removed.

6.11 Notwithstanding, the below sets out three scenarios whereby a lapse rate of either 5%, 10%, or 20% has been applied to all non-major small sites that have not commenced (which currently totals 246 units) plus the small sites already removed as per Stage 3 (see Paragraph 3.13 3a of this position statement) of calculating the Council’s total Category A supply (which totals 174 units). These sites are added back in, otherwise the Council would be applying a double lapse rate as part of this exercise.

6.12 The below scenario is not advanced by the Council as the basis for its 5YHLS assessment, but the exercise serves as a demonstration of the Council’s robust supply approach.

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

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement	2,184	2,184	2,184
Total Supply (Applying SS Lapse)	2,487	2,466	2,424
Years Supply	5.69 Years	5.65 Years	5.55 Years
Surplus/Deficit	+303 homes	+282 homes	+240 homes

Source: Babergh District Council/Lichfields Analysis

Scenario 2 - Oversupply

6.13 As per the analysis in Section 2 of this report, the Council does not account for oversupply. Notwithstanding, Table 6.5 below shows that were the Council to do so its supply would increase to 9.63 years applying a 5% buffer. To be clear, the Council does not advance this position but demonstrates the number of homes already delivered within the plan-period to date.

Table 6.5 Babergh District Council’s 5YHLS Position Accounting for Oversupply

Babergh 5YHLS	5% buffer
Five-Year Requirement (accounting for oversupply of 926 homes)	1,212
Total Supply	2,334
Years Supply	9.63 Years
Surplus/Deficit	+1,122 homes

Source: Babergh District Council/Lichfields Analysis

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

Appendix 1 Category A and B Proformas

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

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

Purpose of this proforma:

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

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

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

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

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

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

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

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

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

2030? For example, the increasing cost of materials and labour, or inflationary pressures having an potential impact on market demand, or difficulties securing partnership from a registered provider?

[INSERT]

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

[INSERT]

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

Babergh and Mid Suffolk District Councils: Site Deliverability Proforma / Site Questions (2025) – 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 (2024) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

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

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

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

[INSERT]

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

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38+
XX	XX	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 2030 if known as well. This information may also inform a future local plan trajectory.)

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

- c. Is the site available for development now?

[INSERT]

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

[INSERT]

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

[INSERT]

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

- f. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from the 1st April 2025 to the 31st March 2030? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

[INSERT]

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

[INSERT]

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

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

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

Local Lead-in Time Analysis – 2025

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

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

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

Local analysis: sites 100-499 units

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

PP Ref.	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/20/01058/RES (B/15/00993)	Babergh	475	RES	04/08/2015	10/07/2020	22/10/2020	5.2	0.3
DC/20/03704/RES (1832/17/OUT)	Mid Suffolk	315	OUT	12/05/2017	19/02/2021	27/07/2022	5.2	1.4
DC/20/01058/RES (B /15/00993/OUT)	Babergh	305	OUT	04/08/2015	10/07/2020	22/10/2020	5.2	0.3
DC/21/01132/RES (DC/18/04247/OUT)	Mid Suffolk	300	RES	22/09/2018	21/01/2022	28/06/2024	5.8	2.4
DC/20/04067/RES (M/3563/15/OUT)	Mid Suffolk	280	OUT	30/10/2015	12/04/2022	16/06/2023	7.6	1.2
DC/19/05419/FUL	Babergh	273	FULL	22/11/2019	16/11/2022	12/04/2023	3.4	0.4
DC/22/03231/RES (1856/17)	Mid Suffolk	269	RES	09/05/2017	20/03/2023	11/11/2024	7.5	1.6
DC/21/03287/FUL	Mid Suffolk	258	FULL	14/06/2021	28/04/2023	11/10/2024	3.3	1.5
DC/18/03547/RES (M /4963/16/OUT)	Mid Suffolk	250	OUT	05/01/2017	18/06/2019	17/08/2020	3.6	1.2
DC/22/02336/RES (B/15/01718/OUT)	Babergh	242	RES	05/05/2022	02/12/2022	01/02/2023	0.7	0.2
DC/21/06052/RES (M /5007/16/OUT)	Mid Suffolk	235	RES	12/01/2017	23/09/2022	03/04/2023	6.2	0.5
DC/21/02764/RES (B/15/01718)	Babergh	200	RES	19/05/2021	01/09/2021	16/11/2022	1.5	1.2
DC/21/01220/RES (DC/18/00233/OUT)	Mid Suffolk	190	OUT	18/01/2018	09/12/2021	17/05/2023	5.3	1.4
DC/18/01376/RES (5010/16/OUT)	Mid Suffolk	175	OUT	17/12/2016	12/10/2018	16/10/2020	3.8	2.0
DC/17/03902/FUL	Babergh	170	FULL	23/01/2019	12/06/2020	07/12/2020	1.9	0.5
DC/21/02319/RES (DC/18/00606/OUT)	Babergh	150	OUT	12/02/2018	16/11/2021	02/09/2022	4.6	0.8
DC/21/06966/RES (DC/20/01110/OUT)	Mid Suffolk	146	OUT	09/07/2020	03/05/2022	06/07/2022	2.0	0.2
DC/20/04723/FUL	Mid Suffolk	141	FULL	15/10/2020	04/08/2021	18/05/2022	1.6	0.8
DC/21/00609/RES (M /3563/15/OUT)	Mid Suffolk	138	RES	30/10/2015	10/03/2022	19/10/2023	8.0	1.6
DC/19/04650/RES (DC/17/04052/OUT)	Babergh	130	OUT	10/08/2017	19/12/2020	12/03/2021	3.6	0.2
DC/17/02232/FUL	Mid Suffolk	129	FULL	20/05/2017	05/07/2018	16/11/2020	3.5	2.4
DC/20/01716/FUL	Mid Suffolk	121	FULL	16/05/2023	22/12/2023	29/04/2024	1.0	0.4
DC/19/05196/RES (M /1636/16/OUT)	Mid Suffolk	120	OUT	02/04/2016	16/04/2020	13/08/2021	5.4	1.3
DC/21/02564/RES (1636/16)	Mid Suffolk	120	RES	02/04/2016	10/06/2021	13/08/2021	5.4	0.2
DC/21/05669/RES (DC/19/01401/OUT)	Mid Suffolk	115	OUT	22/03/2019	26/05/2022	26/02/2024	4.9	1.8
DC/19/05196/RES (1636/16)	Mid Suffolk	115	RES	02/04/2016	16/04/2020	13/08/2021	5.4	1.3
DC/19/02495/RES (0210/17)	Mid Suffolk	106	OUT	08/02/2017	09/07/2020	01/06/2022	5.3	1.9
DC/20/01249/RES (5070/16/OUT)	Mid Suffolk	104	RES	23/12/2016	08/11/2022	04/12/2023	7.0	1.1

PP Ref.	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/19/02877/RES (DC/17/06318/OUT)	Babergh	100	OUT	23/12/2017	23/07/2020	10/08/2022	4.6	2.0
DC/19/03126/FUL	Babergh	100	FULL	04/07/2019	30/07/2020	29/04/2021	1.8	0.7
Average							4.3	1.1
Median							4.8	1.2

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

Local analysis: sites less than 100 units

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

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/19/05958/RES (DC/17/04113/OUT)	Mid Suffolk	98	OUT	09/08/2017	29/04/2020	01/04/2021	3.6	0.9
DC/19/05958/RES (DC/17/04113)	Mid Suffolk	98	RES	09/08/2017	29/04/2020	01/04/2021	3.6	0.9
B /17/00122/FUL	Babergh	97	FULL	31/01/2017	30/10/2017	31/03/2019	2.2	1.4
DC/19/01602/RES (M /5070/16/OUT)	Mid Suffolk	87	OUT	23/12/2016	16/10/2019	24/04/2023	6.3	3.5
DC/22/01615/RES (DC/18/02146/OUT)	Mid Suffolk	86	OUT	12/05/2018	05/08/2022	13/04/2023	4.9	0.7
DC/19/05317/RES (5024/16/OUT)	Mid Suffolk	85	OUT	18/01/2017	28/05/2020	22/08/2022	5.6	2.2
DC/21/03292/FUL	Mid Suffolk	85	FULL	11/06/2021	31/03/2022	19/06/2023	2.0	1.2
DC/21/01930/RES (DC/17/05423/OUT)	Mid Suffolk	81	OUT	28/10/2017	20/08/2021	01/06/2022	4.6	0.8
DC/21/00946/RES (DC/20/01435/OUT)	Mid Suffolk	80	OUT	08/04/2020	12/05/2021	10/03/2022	1.9	0.8
DC/20/00701/RES (DC/18/00706/OUT)	Babergh	75	OUT	27/02/2018	29/09/2020	10/12/2021	3.8	1.2
DC/17/02755/RES (M /3112/15/OUT)	Mid Suffolk	75	OUT	28/08/2015	07/11/2017	15/06/2018	2.8	0.6
DC/20/04663/RES (B/16/01092/OUT)	Babergh	75	RES	06/08/2016	08/12/2021	07/02/2025	8.5	3.2
DC/20/03098/RES (DC/17/02760/OUT)	Mid Suffolk	69	OUT	09/10/2017	25/11/2021	03/11/2023	6.1	1.9
DC/18/00097/RES (M /3112/15/OUT)	Mid Suffolk	66	OUT	28/08/2015	10/04/2018	13/06/2019	3.8	1.2
DC/21/02927/RES (DC/17/05549/OUT)	Mid Suffolk	66	RES	07/11/2017	13/01/2022	12/09/2024	6.9	2.7
DC/21/04779/RES (DC/19/00646/OUT)	Mid Suffolk	65	OUT	15/02/2019	30/09/2022	07/12/2022	3.8	0.2
DC/21/04359/RES (DC/19/01973)	Babergh	65	OUT	24/04/2019	05/05/2022	15/09/2023	4.4	1.4
DC/19/05627/RES (DC/18/04773/OUT)	Mid Suffolk	65	OUT	31/10/2018	04/03/2020	13/08/2021	2.8	1.4
DC/22/03966/RES (DC/20/01677/OUT)	Mid Suffolk	65	RES	29/04/2020	12/05/2023	28/02/2025	4.8	1.8
DC/22/01159/RES (DC/19/02878)	Mid Suffolk	64	RES	15/06/2019	01/02/2023	17/05/2024	4.9	1.3
DC/20/05917/RES (DC/19/00022/OUT)	Mid Suffolk	60	OUT	04/01/2019	19/07/2021	18/05/2023	4.4	1.8
DC/18/04267/RES (M /3469/16/OUT)	Mid Suffolk	60	OUT	16/08/2016	26/06/2019	04/03/2022	5.6	2.7

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
DC/20/05917/RES (DC/19/00022)	Mid Suffolk	60	RES	04/01/2019	19/07/2021	18/05/2023	4.4	1.8
DC/19/05316/RES (M /0195/16/OUT)	Mid Suffolk	58	OUT	06/02/2016	28/05/2020	06/08/2021	5.5	1.2
DC/19/05316/RES (0195/16/OUT)	Mid Suffolk	58	RES	06/02/2016	28/05/2020	06/08/2021	5.5	1.2
DC/18/04966/FUL	Babergh	55	FULL	11/12/2018	09/03/2021	25/09/2024	5.8	3.6
DC/21/02982/FUL	Mid Suffolk	54	FULL	21/05/2021	15/11/2022	16/01/2024	2.7	1.2
DC/21/00641/RES (DC/18/00723/OUT)	Mid Suffolk	51	RES	23/02/2018	09/02/2022	20/06/2024	6.3	2.4
DC/21/02617/RES (DC/19/02312/OUT)	Mid Suffolk	49	OUT	14/05/2019	13/12/2021	18/11/2022	3.5	0.9
DC/18/02289/OFD	Babergh	47	FULL	22/05/2018	01/07/2018	31/03/2022	3.9	3.8
DC/19/02299/FUL	Mid Suffolk	46	FULL	17/04/2019	24/03/2022	04/03/2024	4.9	1.9
DC/21/06977/RES (DC/18/02469/OUT)	Babergh	45	RES	11/03/2022	06/03/2023	02/09/2024	2.5	1.5
DC/22/01754/FUL	Babergh	44	FULL	02/04/2022	28/10/2022	13/10/2023	1.5	1.0
DC/17/04326/RES (B/13/00917/OUT)	Babergh	43	OUT	16/08/2013	18/12/2017	31/01/2019	5.5	1.1
DC/22/02924/RES (DC/18/05621/OUT)	Mid Suffolk	43	OUT	13/02/2019	23/12/2022	13/03/2023	4.1	0.2
DC/18/03114/FUL	Mid Suffolk	42	FULL	12/07/2018	22/04/2020	06/08/2021	3.1	1.3
DC/18/04811/FUL	Mid Suffolk	41	FULL	06/11/2018	10/11/2019	11/03/2022	3.3	2.3
DC/19/05152/RES (M /0460/17/OUT)	Mid Suffolk	40	OUT	23/02/2017	28/05/2020	31/12/2021	4.9	1.6
DC/19/05152/RES (0460/17/OUT)	Mid Suffolk	40	RES	23/02/2017	28/05/2020	07/02/2022	5.0	1.7
DC/19/02484/FUL	Mid Suffolk	38	FULL	22/05/2019	26/08/2020	27/09/2024	5.4	4.1
DC/19/01708/FUL	Babergh	34	FULL	11/04/2019	21/04/2020	01/04/2021	2.0	0.9
DC/20/04785/RES (DC/18/02577/OUT)	Mid Suffolk	33	OUT	06/06/2018	09/07/2021	24/08/2022	4.2	1.1
DC/21/02296/RES (DC/19/04755/OUT)	Babergh	28	OUT	27/11/2019	09/11/2021	18/01/2024	4.1	2.2
DC/19/05949/RES (M /4242/16/OUT)	Mid Suffolk	28	RES	14/10/2016	21/10/2020	22/05/2024	7.6	3.6
DC/19/03185/RES (DC/17/03100/OUT)	Babergh	25	OUT	27/06/2017	13/12/2019	22/10/2020	3.3	0.9
DC/17/06289/FUL	Babergh	24	FULL	23/12/2017	07/06/2018	31/03/2019	1.3	0.8
DC/21/00350/RES (DC/18/00236/OUT)	Babergh	24	RES	17/01/2018	26/04/2021	30/10/2024	6.8	3.5
DC/19/03840/RES (DC/18/00229/OUT)	Mid Suffolk	22	OUT	23/01/2018	29/09/2020	28/10/2021	3.8	1.1
DC/18/04812/FUL	Babergh	21	FULL	05/11/2018	18/11/2019	12/08/2020	1.8	0.7
DC/20/02614/RES (DC/19/01356/OUT)	Mid Suffolk	21	OUT	19/03/2019	10/12/2020	16/05/2022	3.2	1.4
DC/19/01463/RES (B /16/01718/OUT)	Babergh	17	OUT	30/03/2017	17/07/2019	15/09/2021	4.5	2.2
DC/18/05177/FUL	Babergh	15	FULL	03/12/2018	03/09/2020	22/09/2023	4.8	3.1
DC/20/04067/RES (M /3563/15/OUT)	Mid Suffolk	15	RES	30/10/2015	12/04/2022	16/06/2023	7.6	1.2
DC/18/05613/FUL	Babergh	14	FULL	27/12/2018	25/09/2020	24/09/2023	4.7	3.0
DC/21/01000/RES (DC/17/02111/OUT)	Babergh	14	OUT	05/09/2017	16/07/2021	30/09/2022	5.1	1.2
DC/19/04128/FUL	Mid Suffolk	14	FULL	13/09/2019	11/03/2021	22/02/2022	2.4	1.0
DC/20/01820/FUL	Mid Suffolk	12	FULL	12/06/2020	14/09/2021	11/04/2023	2.8	1.6

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

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

Summary of Local Findings

Local Lead-in Time Analysis Summary

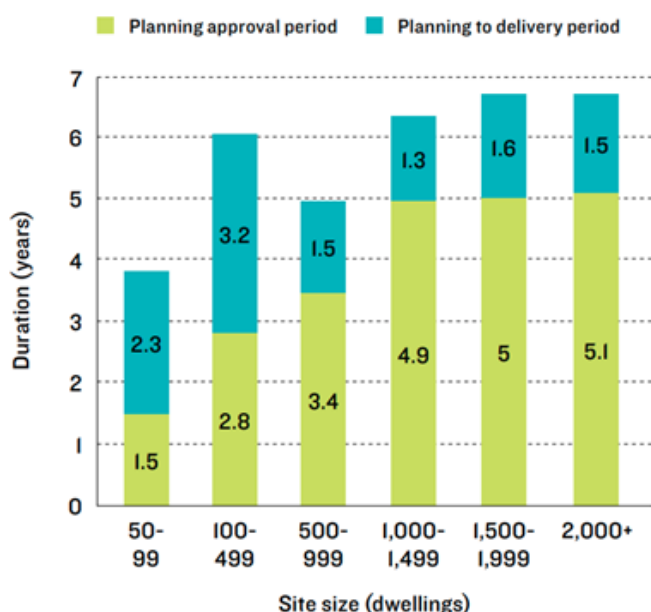
Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	4.2	4.1	1.6	1.3	62
100-499 dwellings	4.3	4.8	1.1	1.2	30

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

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

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

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



Source: Lichfields 2024

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

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

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

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

Local Build Rate Analysis – 2025

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

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

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

Local analysis: sites 100-499 units

Local Build Rate Analysis: sites 100-499 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
DC/18/03547/RES	Mid Suffolk	RES	248	116	1.60	72	29%
DC/18/01679/RES	Mid Suffolk	RES	240	185	2.43	76	32%
DC/18/03111/RES	Mid Suffolk	RES	175	113	2.00	57	32%
DC/19/04650/RES	Babergh	RES	129	129	4.05	32	25%
DC/19/05196/RES	Mid Suffolk	RES	115	18	0.51	35	31%
DC/19/03126/FUL	Babergh	FULL	100	100	2.92	34	34%
Average						51	30%
Median						46	31%

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

Local analysis: sites 50 – 99 units

Local Build Rate Analysis: sites 50-99 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
DC/19/05958/RES	Mid Suffolk	RES	98	98	4.00	25	25%
DC/17/02755/RES	Mid Suffolk	RES	75	75	2.95	25	34%
DC/20/00701/RES	Babergh	RES	75	75	3.31	23	30%
DC/18/00097/RES	Mid Suffolk	RES	66	66	1.36	49	74%
DC/19/05627/RES	Mid Suffolk	RES	65	65	3.63	18	28%
DC/19/04273/RES	Mid Suffolk	RES	60	60	2.18	28	46%
DC/20/05917/RES	Mid Suffolk	RES	60	60	1.50	40	67%
DC/19/01947/FUL	Mid Suffolk	FUL	53	53	1.95	27	51%
Average						29	44%
Median						26	40%

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

Local analysis: sites 10 – 49 units

Local Build Rate Analysis: sites 10-49 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
DC/19/02020/RES	Babergh	RES	10	10	2.08	5	48%
B /17/01014/RES	Babergh	RES	10	10	0.33	31	308%
DC/17/06170/RES	Babergh	RES	10	10	0.35	28	283%
DC/17/06283/RES	Mid Suffolk	RES	10	10	0.65	15	153%
DC/19/04998/FUL	Mid Suffolk	FUL	11	11	1.04	11	96%
DC/19/04128/FUL	Babergh	FUL	14	14	1.43	10	70%
DC/19/01463/RES	Babergh	RES	17	17	0.33	52	303%
DC/19/03840/RES	Mid Suffolk	FUL	22	22	0.36	61	278%
DC/17/04024/FUL	Babergh	FUL	24	24	0.44	54	226%
DC/17/06289/FUL	Babergh	FUL	24	24	1.70	14	59%
DC/19/03185/RES	Babergh	FUL	25	23	1.24	18	74%
DC/19/03729/RES	Mid Suffolk	RES	28	28	0.90	31	111%
M /4714/16/FUL	Mid Suffolk	FUL	28	28	1.02	27	98%
DC/19/01708/FUL	Babergh	FUL	34	34	0.98	35	102%
DC/21/01000/RES	Babergh	RES	14	14	2.50	6	40%
DC/21/02296/RES	Babergh	RES	28	28	1.20	23	83%
DC/22/01754/FUL	Babergh	FUL	44	44	1.29	34	78%
DC/18/03114/FUL	Mid Suffolk	FUL	42	42	3.65	12	27%
DC/18/04811/FUL	Mid Suffolk	FUL	41	41	3.06	13	33%
DC/19/02363/RES	Mid Suffolk	RES	37	37	1.83	20	55%
DC/19/05152/RES	Mid Suffolk	RES	40	40	2.45	16	41%
DC/19/05949/RES	Mid Suffolk	RES	28	28	0.68	41	147%
Average						25	123%
Median						22	90%

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

Summary of Local Findings

Local Build Rate Analysis Summary

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	25	22	18
50-99 dwellings	29	26	7
100-499 dwellings	51	46	10

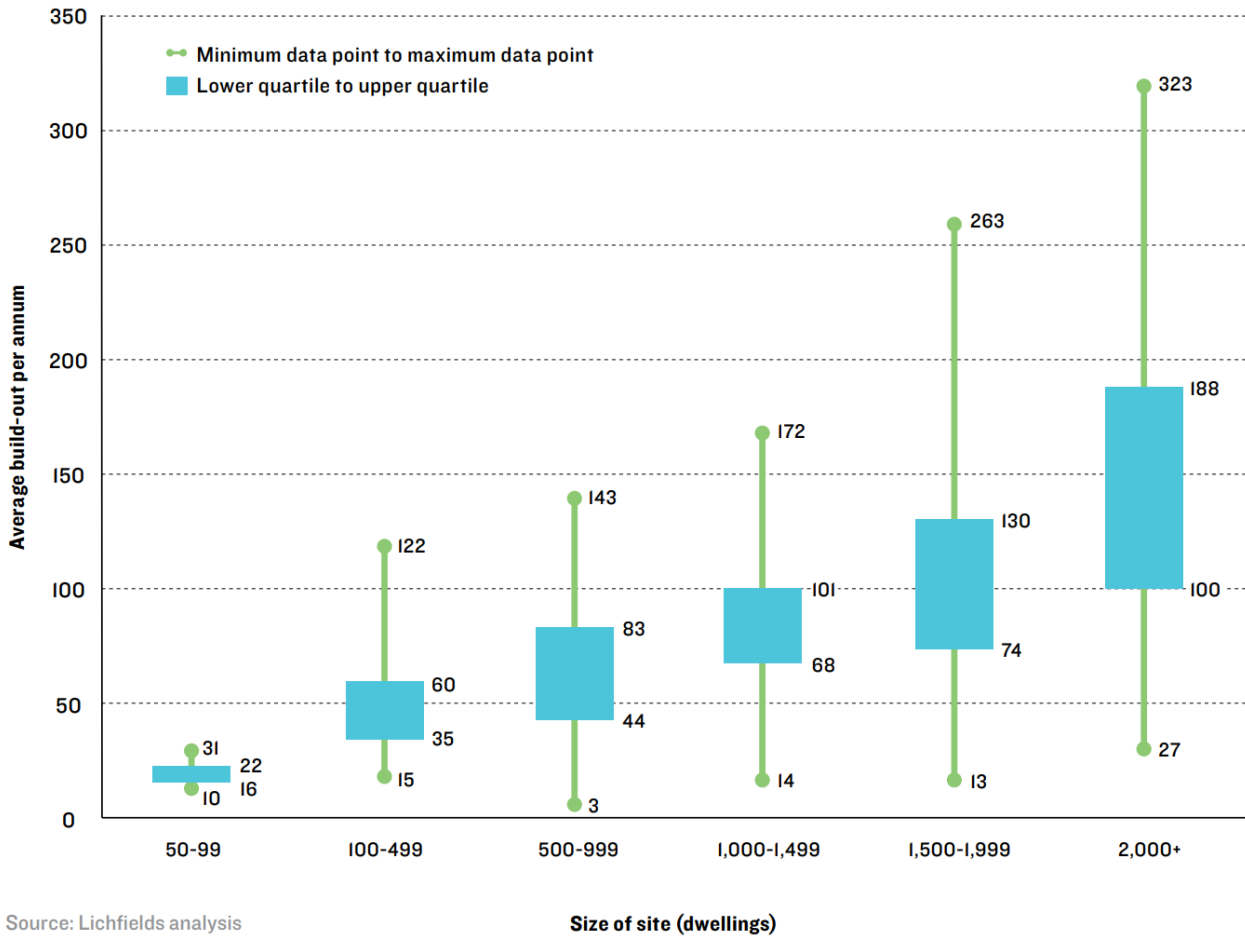
Source: Babergh District Council / Mid Suffolk District Council / Lichfields Analysis

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

‘Start to Finish’ (3rd Edition) is a report published by Lichfields in March 2024 and updated in September 2024. It reviews the factors affecting the build-out rates of large sites including the lead-in

times. The graph below details the average build rates for varying site sizes. The graph shows the variation across the Start to Finish data; including the minimum, lower quartile, median, upper quartile and maximum build rates by site size.

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



Source: Lichfields analysis

Source: Lichfields 2024

Appendix 4 Proforma Returns

B01

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

Site Address: Brooklands Road, Brantham
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, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

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

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: **DC/19/00881**
- 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):

25/26	26/27	27/28	28/29	29/30	5-year period delivery
23	35	36	35	34	163

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

(Please also provide the expected delivery beyond 1st April 2030 if known. This information may also inform the Councils' emerging local plan trajectory).

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from 1st April 2025 to 31st March 2030? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

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

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

The figures provided in Table 2 are based on our standard build out rate for this site based on a single outlet.

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

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

Site Address: Wolsey Grange
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, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

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

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference **B/15/00993**
- 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):

25/26	26/27	27/28	28/29	29/30	5-year period delivery
7	11	0	0	0	18

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

(Please also provide the expected delivery beyond 1st April 2030 if known. This information may also inform the Councils' emerging local plan trajectory).

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from 1st April 2025 to 31st March 2030? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

N/A as the development of this Phase is nearing completion.

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:

Standard build out rate to secure completion of this Phase of development next year.

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

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

Site Address: Wolsey Grange
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, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

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

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: DC/20/01058
- 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):

25/26	26/27	27/28	28/29	29/30	5-year period delivery
44	42	45	39	0	170

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

(Please also provide the expected delivery beyond 1st April 2030 if known. This information may also inform the Councils' emerging local plan trajectory).

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from 1st April 2025 to 31st March 2030? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

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

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

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

Signed on behalf of <i>[insert name of developer/site promoter]</i>	Taylor Wimpey East Anglia
Name	Alison Cornish
Position	Senior Town Planner
Date	2/9/2025

B04

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

Site Address: Wolsey Grange 2
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 determine the deliverability of the site in question. The questions below have been tailored to address the deliverability factors cited in Annex 2 of the revised National Planning Policy Framework (2024) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, each Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

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

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: **DC/21/02671**
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: *[INSERT]*
- Brownfield Register reference: *[INSERT]*
- Permission in Principle reference: *[INSERT]*
- No Planning Status/Other (please explain): *[INSERT]*

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

We are currently in the process of preparing the first RM application for the site wide infrastructure for this development, which will be submitted in the autumn of this year. Submission of the RM application for the first residential Phase of this development will follow in the first half of next year.

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2030 if known as well. This information may also inform a future local plan trajectory.)

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

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

Not until all the S278 highway improvement works are completed which is correctly envisaged to be the end of 2027/beginning of 2028..

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

2029

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

Yes – this detailed information is not yet available.

(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?

Definitely one, possibly two.

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

35%.

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

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

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

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

N/A

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

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

Yes

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

Yes, although there is a huge upfront cost with the delivery of all the S278 works ahead of being able to start on site.

- 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?

See answer to previous questions

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

- f. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from 1st April 2025 to 31st March 2030? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

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

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

N/A

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

N/A

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

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

Site Address:

Former HMS Ganges development, Shotley Gate

Developer/Site Promoter:

Haylink Limited (JV between Galliard Homes and Wavensmere 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, to gather as much information as possible, we are seeking the below information to confirm delivery rates and other relevant information.

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

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *[INSERT]*
- Reserved Matters reference: *[INSERT]*
- Full Planning Permission reference: *DC/23/04109*
- 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):

25/26	26/27	27/28	28/29	29/30	5-year period delivery
10	32	74	74	74	264

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

(Please also provide the expected delivery beyond 1st April 2030 if known. This information may also inform the Councils' emerging local plan trajectory).

3. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from 1st April 2025 to 31st March 2030? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

[INSERT]

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

[INSERT]

Signed on behalf of <i>Haylink Limited</i>	
Name	Ben Clarke
Position	Technical Director
Date	10 September 2025

B06

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

Site Address:

Hill Farm, Copdock, Old London Road, IP8 3LE

Developer/Site Promoter:

Suffolk County Council / Lambert Smith Hampton

Purpose of this proforma:

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

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

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

- Allocation reference: N/A
- Outline Planning Permission reference: DC/22/01605
- Reserved Matters reference: N/A
- Full Planning Permission reference: N/A
- Brownfield Register reference: N/A
- Permission in Principle reference: N/A
- No Planning Status/Other (please explain): N/A

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

Outline planning permission granted. – The property is currently on the market with Lambert Smith Hampton for sale via private treaty.

(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?

None

(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:

None

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

N/A

- 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):

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

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

(if the site is expected to deliver both within and beyond the five-year period – please detail the expected delivery beyond 1st April 2030 if known as well. This information may also inform a future local plan trajectory.)

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

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

Unknown

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

Unknown

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?

Unknown

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

6 of the 19 dwellings in the planning permission have been allocated as affordable

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

Unknown

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?

Unknown

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?

[INSERT]

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

- f. What impact, if any, are you anticipating prevailing market delivery risks will have on the number of dwellings to be completed from 1st April 2025 to 31st March 2030? For example, the increasing cost of materials and labour, or inflationary pressures having a potential impact on market demand, or difficulties securing partnership from a registered provider?

[INSERT]

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

[INSERT]

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

Signed on behalf of [insert name of developer/site promoter]	Suffolk County Council
Name	Hannah Hammond
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Date	16/9/2025

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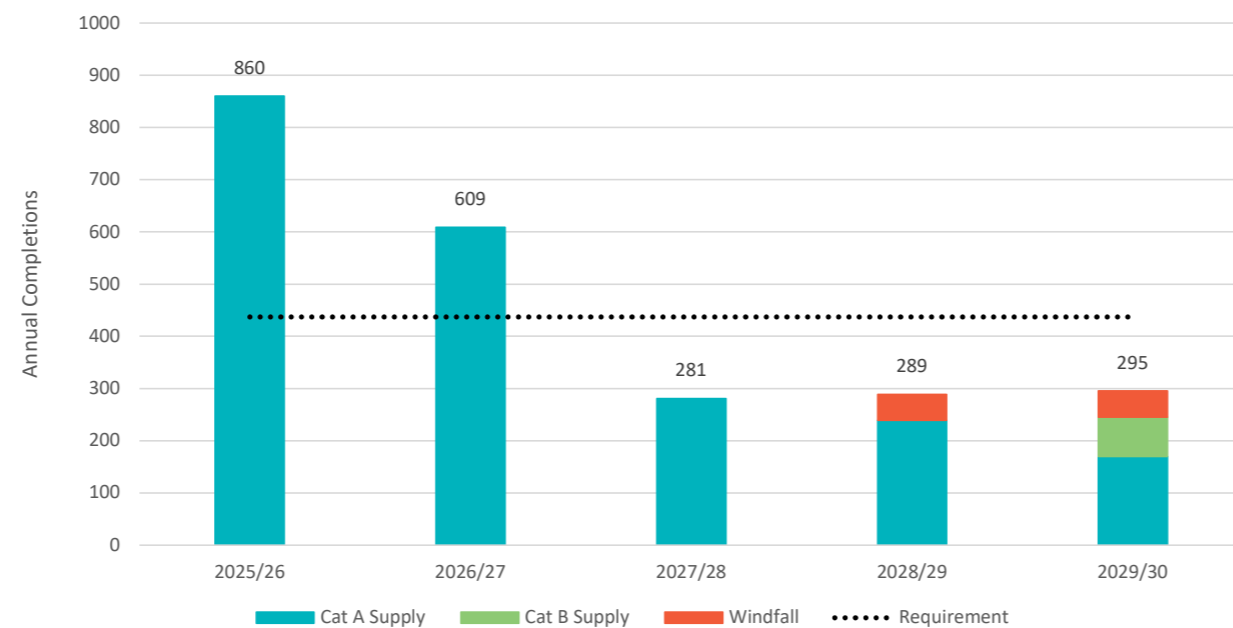
Babergh District Council 5YHLS	
Calculation of Requirement	
Basic Requirement (LP Based)	416
Backlog	0
Buffer	5%
Five-Year Requirement	2,184
Supply	
Cat A (Commenced)	1,867
Cat A (Not Commenced)	292
Cat B	75
Windfall	100
Total Supply	2,334
Years Supply	5.34
Surplus / Deficit	150

Scenario Testing	
Scenario Test 1 (SS Lapse)	
5% SS Lapse (Supply)	2,487
Years Supply	5.69
Surplus/Shortfall	303
10% SS Lapse (Supply)	2,466
Years Supply	5.65
Surplus/Shortfall	282
20% SS Lapse (Supply)	2,424
Years Supply	5.55
Surplus/Shortfall	240

Scenario Test 2 (Oversupply - 5% Buffer)	
Basic Requirement (LP Based)	416
Oversupply	-926
Buffer	5%
Five-Year Requirement	1,212
Total Supply	2,334
Years Supply	9.63
Surplus / Deficit	1,122

Supply Breakdown						
Category A Commenced						
Year	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Major: Full Planning permission	261	106	89	89	121	666
Major: Reserved Matters	369	224	179	150	49	971
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	178	0	0	0	0	178
Non-Major: Reserved Matters consent	40	0	0	0	0	40
Non-Major: Permitted Development	12	0	0	0	0	12
Total	860	330	268	239	170	1,867
Category A Not Commenced						
Year	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Major: Full Planning permission	0	46	0	0	0	46
Major: Reserved Matters	0	0	0	0	0	0
Major: Permitted Development	0	0	0	0	0	0
Non-Major: Full Planning permission	0	181	0	0	0	181
Non-Major: Reserved Matters consent	0	13	0	0	0	13
Non-Major: Outline consent	0	0	13	0	0	13
Non-Major: Permitted Development	0	39	0	0	0	39
Total	0	279	13	0	0	292
Category B						
Year	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Outline	0	0	0	0	75	75
S106	0	0	0	0	0	0
Total	0	0	0	0	75	75
Windfall Allowance						
Year	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Total	0	0	0	50	50	100
Total Supply						
Year	2025/26	2026/27	2027/28	2028/29	2029/30	Total
Total	860	609	281	289	295	2,334

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



Category A: Commenced

PP Reference	Development Status	Parish	Site Address	Date of Approval	Net Dwellings Approved	Net Outstanding Dwellings	Not Started	Commenced	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Council's Assessment of Deliverability	Conclusion	Proforma Issued	Proforma Return?
Major: Full Planning permission																		
B /12/00500/FUL & DC/23/04109	FUL	Shotley	Former HMS Ganges Site Shotley Gate Shotley Suffolk	18/12/2015	303	303	302	1	10	32	46	46	46	180	Development commenced. Appears to have been a delay in site coming forward but homes under construction and for sale (by Wavensmere). Developer proforma submitted but it is unclear on what basis the rates proposed are included; noting rates well above the median are projected. We have therefore applied median rates with the exception of years 1 and 2. The proposed rates in these years are below the median rate and we understand from discussions with the developer there will be a 'lag' in development ramping up (i.e. lower delivery in the initial years). Note that in applying median rates, the number of homes in 5yr period is less than developer anticipates. Note that a S73 was approved to increase the number of dwellings on site to total 303.	Deliverable	Yes	Yes - B05
B /12/00500/FUL (C2) DC/23/04109	FUL	Shotley	Former HMS Ganges Site Shotley Gate Shotley Suffolk	18/12/2015	60	60	0	0					32	32	A S73 application was pending approval at the base date to amend the permission. This included expanding the 60-bed care home to a 75-bed care home. Permission has since been granted. At the base date, only a 60-bed care home had permission and it was unclear whether the S73 would be approved. We therefore only account for this quantum of development. We have then applied a ratio of 1.9 to convert the care home beds (consistent with the 2023 HDT measurement technical note). Therefore, this element is expected to deliver the equivalent of 32 homes. We have assumed delivery in 2029/30 (Year 5). The submitted Phasing Plan shows the C2 element will form part of Phase 2 (of 3). From discussions with the developer, they expect delivery to ramp upon once phases 2 and 3 come online from 2027/28 (Year 3). Therefore, assuming delivery in Year 5 is conservative.	Deliverable	Yes	Yes - B05
DC/19/05419/FUL	FUL	Hadleigh	Land South Of Tower Mill Lane/East Of Frog Hall Lane Hadleigh Suffolk IP7 6LA	16/11/2022	273	215	214	1	43	43	43	43	43	215	Relates to revised application for Phase 2 Hadleigh East Urban Extension Area. Median delivery rates applied.	Deliverable	Yes	No
DC/17/03902/FUL	FUL	Hadleigh	Land South Of Ipswich Road Hadleigh Suffolk IP7 6BF	12/06/2020	170	25	25	0	25					25	Final homes of Phase 1 Hadleigh East Urban Extension.	Deliverable	Yes	No
B /15/00673/FUL	FUL	East Bergholt	Land North West Of Moores Lane East Bergholt	23/11/2017	144	67	66	1	36	31				67	Various applications to amend both the permission and the S106, and to discharge conditions. Technical commencement made (as confirmed by certificate of lawfulness). The site is however delivering. Proforma issued but no return. A proforma was returned for last year's assessment by Barratt Redrow. On average, they assumed 36 homes per annum. We have applied that rate for the purposes of this assessment.	Deliverable	Yes	No
B /15/00993/FUL	FUL	Sproughton	Land To The North And South Of Poplar Lane Sproughton Suffolk	10/07/2020	144	29	0	29	29					29	Detailed element of hybrid. Site being delivered by Taylor Wimpey Homes. Marketed as Wolsey Grange. There is a linked RM permission (ref. DC/20/01058/RES). There is also a separate related outline permission (ref. DC/21/02671/OUT). Proforma return has this site delivering 18 homes. There is a discrepancy between the Council's and the developers net remaining figures. As per our methodology, we have applied the Council's. Developer assumes completions over the next two years. We have assumed the remaining 29 homes (on the Council's figures) will deliver across two years as per the proforma. Median rates applied.	Deliverable	Yes	Yes - B02
B /17/00122/FUL	FUL	Capel St Mary	Land North And West Of Capel Community Church, Days Road	30/10/2017	97	37	37	0	37					37	Median build rates applied. Final remaining homes from the 'Saxon Meadow' development by Hopkins Homes.	Deliverable	No	No
DC/18/04966/FUL	FUL	Hadleigh	The Former Babergh District Council Offices Corks Lane And Bridge Street Hadleigh Suffolk IP7 6SL	09/03/2021	55	33	6	27	33					33	Median build rates applied. Redevelopment of the former Babergh District Council offices.	Deliverable	No	No
DC/17/05332/FUL	FUL	Cockfield	Land To The North West Of Mackenzie Place Cockfield Suffolk	29/06/2018	43	7	2	5	7					7	Median build rates applied. Final remaining homes from the Jeffrey's Green development by Orwell Homes.	Deliverable	No	No

B /17/00003/FUL	FUL	Bentley	Oakleigh Capel Road Bentley Ipswich IP9 2DW	27/03/2018	16	16	15	1	16					16	Median rates applied.	Deliverable	No	No
DC/18/05613/FUL	FUL	Hintlesham	Land To The East Of Duke Street Hintlesham Suffolk	25/09/2020	14	1	1	0	1					1	Median rates applied.	Deliverable	No	No
DC/19/04247/FUL	FUL	Hadleigh	Land On The South Side Of The A1071 Gallows Hill Hadleigh Ipswich IP7 6JQ	15/07/2020	14	14	6	8	14					14	Median rates applied.	Deliverable	No	No
DC/22/00754/FUL	FUL	Bures St Mary	Former Chambers Bus Depot Church Square Bures St Mary Suffolk CO8 5AB	13/10/2022	10	10	9	1	10					10	Median rates applied.	Deliverable	No	No
									261	106	89	89	121	666				
Major: Reserved Matters																		
DC/20/01058/RES	RES	Sproughton	Land North And South Of Poplar Lane Sproughton Suffolk	10/07/2020	305	138	97	41	17	46	46	29		138	RM related to hybrid permission (ref. B/15/00993/FUL). This was approved in 2020 and is under construction by Taylor Wimpey Homes. It forms part of the Wolsey Grange development. Proforma return from the developer. Applied median rates in combination with Phase 1 (i.e. B /15/00993/FUL) forming the detailed element of the permission. There is a discrepancy in completion figures between the Council and the developer. We have applied the Council's figures (expecting fewer completions in the 5yr period than the developer).	Deliverable	Yes	Yes - B03
DC/19/00881/RES	RES	Brantham	Land South Of Brooklands Road Brantham Suffolk	21/06/2019	281	172	171	1	46	46	46	34		172	Site being delivered by Taylor Wimpey. Development commenced in 2020. Application for S73 (ref. DC/24/03035) approved to amend to amend housing mix. Other NMAs approved. Proforma return from developer. The developer assumes the scheme will complete within the 5yr period. However, the developer only states 163 homes are left to complete. As per our methodology, we have used the Council's figures for the number of homes remaining. While developer assumes slightly lower than median rates, given they assume the development will complete by 2030, we have applied median figures (under which the site will also be delivered in full).	Deliverable	Yes	Yes - B01
DC/22/02336/RES	RES	Sudbury	Chilton Woods Mixed Development To North Of Woodhall Business Park Sudbury	02/12/2022	242	230	230	0	69	87	74			230	Phase 2 of Chilton Woods development for 1,150 homes.	Deliverable	Yes	No
DC/21/02764/RES	RES	Sudbury	Chilton Woods Mixed Development To North Of Woodhall Business Park Sudbury Suffolk	01/09/2021	200	18	18	0	18					18	Phase 1 of Chilton Woods development for 1,150 homes. Applied rates of 87 dpa: the latest median delivery rate figure as per Start to Finish (3rd Ed) (see Table 4.2 in said report). Note that scheme delivered 120 dpa in 23/24: above the median. Rates applied across the various phases.	Deliverable	Yes	No
DC/21/02319/RES	RES	Long Melford	Land To The East Of Station Road Long Melford Sudbury CO10 9HP	16/11/2021	150	29	28	1	29					29	Median build rates applied.	Deliverable	Yes	No
DC/22/05231/RES	RES	Sudbury	Chilton Woods Mixed Development Land North Of Woodhall Business Park Sudbury Suffolk	20/01/2025	149	149	149	0			13	87	49	149	Phase 3 of Chilton Woods development for 1,150 homes.	Deliverable	Yes	No
DC/19/02877/RES	RES	Capel St Mary	Land East Of Longfield Road And Little Tufts Capel St Mary IP9 2JJD	23/07/2020	100	8	8	0	8					8	Median build rates applied.	Deliverable	Yes	No
B /16/01581/RES	RES	Long Melford	Land North Of Ropers Lane Rodbridge Hill Long Melford	02/03/2017	77	12	7	5	12					12	Median build rates applied.	Deliverable	No	n/a
DC/20/04663/RES	RES	East Bergholt	Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt	08/12/2021	75	66	65	1	46	20				66	Median build rates applied.	Deliverable	No	n/a
DC/21/04359/RES	RES	Brantham	Land South Of Slough Road Brantham Suffolk	05/05/2022	65	12	12	0	12					12	Median build rates applied.	Deliverable	No	n/a

DC/21/02405/RES	RES	Bildeston	Land East Of Artiss Close And Rotheram Road Bildeston	20/06/2024	48	48	47	1	23	25				48	Median build rates applied.	Deliverable	No	n/a
DC/21/06977/RES	RES	Great Cornard	182A Bures Road Great Cornard CO10 0JQ	06/03/2023	45	35	4	31	35					35	Median build rates applied.	Deliverable	No	n/a
DC/18/03615/RES	RES	Lavenham	Land North West And South West Of Norman Way Lavenham Suffolk	19/12/2018	25	2	1	1	2					2	Median build rates applied.	Deliverable	No	n/a
DC/19/03185/RES	RES	Lavenham	Land South Of Howlett Of Lavenham Melford Road Lavenham Suffolk CO10 9SG	13/12/2019	25	2	2	0	2					2	Median build rates applied.	Deliverable	No	n/a
DC/21/00350/RES	RES	Chelmondiston	Land Adjacent To Woodlands Chelmondiston Suffolk	26/04/2021	24	2	2	0	2					2	Median build rates applied.	Deliverable	No	n/a
DC/21/05844/RES	RES	Elmsett	Shrubland Park Nurseries	19/04/2023	18	18	0	18	18					18	Median build rates applied.	Deliverable	No	n/a
DC/18/03636/RES	RES	Sproughton	Russetts	30/11/2018	15	16	1	15	16					16	Median build rates applied.	Deliverable	No	n/a
DC/22/02547/RES	RES	Belstead	Land East Of Holly Lane Belstead Suffolk	18/11/2022	14	14	13	1	14					14	Median build rates applied.	Deliverable	No	n/a
										369	224	179	150	49	971			
Major: Permitted Development Rights																		
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0	0	0	0	n/a	n/a	n/a
Non-major: Full Planning permission																		
DC/20/04906/FUL	FUL	Long Melford	Downs Garage Southgate Street Long Melford Sudbury Suffolk CO10 9HU	03/06/2021	9	9	0	9	9					9	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/19/03787/FUL	FUL	Bentley	1 Grove Road Bentley Ipswich Suffolk IP9 2DD	13/12/2019	7	5	0	5	5					5	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/19/04892/FUL	FUL	Sudbury	Victoria Hall/Conservative Club/New Hall, 39 And 41 Prince Street/New Street Sudbury CO10 1HZ	18/03/2021	8	6	0	6	6					6	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/00979/FUL	FUL	Sudbury	Land Adjacent To 34 Gaol Lane Sudbury CO10 1JL	20/04/2022	6	6	0	6	6					6	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/01902/FUL	FUL	Chilton	Chilton Priory Waldingfield Road Chilton Sudbury Suffolk CO10 0PP	02/08/2022	5	6	0	6	6					6	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/02448/FUL	FUL	Boxford	Land To The South Of Daking Avenue Boxford Part In The Parish Of Edwardstone CO10 5AA	01/12/2022	6	6	0	6	6					6	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/05206/FUL	FUL	Newton	Land Rear Of Juglans Sudbury Road Newton Suffolk	15/12/2022	6	6	0	6	6					6	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/03548/FUL	FUL	Chilton	22-24 Cornard Road Sudbury CO10 2XA	21/11/2023	6	6	5	1	6					6	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/20/05776/FUL	FUL	Lavenham	Howlett Of Lavenham Sudbury Road Lavenham Suffolk	07/05/2021	5	2	2	0	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/01216/FUL	FUL	Thorpe Morieux	Manor Farm Lavenham Road Thorpe Morieux Suffolk	28/04/2021	5	5	4	1	5					5	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/04154/FUL	FUL	Lawshall	Land West Of Fox Cottage The Street Lawshall Suffolk IP29 4QD	30/10/2023	5	5	4	1	5					5	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/05992/FUL	FUL	Hintlesham	Red House Farm Duke Street Hintlesham IP8 3PW	06/04/2022	5	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/00932/FUL	FUL	Sudbury	Land South Of High Bank Melford Road Sudbury CO10 1XU	24/04/2023	5	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a

DC/19/03372/FUL	FUL	Copdock & Washbrook	Copdock House Old London Road Copdock And Washbrook Ipswich IP8 3JW	10/09/2019	4	4	0	4	4					4	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/00783/FUL	FUL	Sudbury	12 North Street Sudbury Suffolk CO10 1RB	18/10/2023	4	4	3	1	4					4	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/00570/FUL	FUL	Brettenham	Former Breakers Yard And Premises Old School Corner Brettenham Suffolk	30/03/2022	4	4	3	1	4					4	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/02827/FUL	FUL	Chilton	Chilton Priory Waldingfield Road Chilton CO10 0PP	25/11/2022	4	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/03710/FUL	FUL	Tattingstone	Glenavon The Heath Tattingstone Ipswich IP9 2LX	01/12/2022	4	4	3	1	4					4	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/20/05212/FUL	FUL	Chelmondiston	Former The Foresters Arms Main Road Chelmondiston Ipswich Suffolk IP9 1DY	12/05/2021	3	3	2	1	3					3	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/00394/FUL	FUL	Sudbury	53 Ballingdon Street Sudbury Suffolk CO10 2BZ	06/07/2022	2	3	2	1	3					3	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/04904/FUL	FUL	Sudbury	2 Market Hill Sudbury Suffolk CO10 2EA	29/11/2022	3	2	2	0	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/06014/FUL	FUL	Cockfield	Land At Junction Of Bury Road And Felsham Road Great Green Cockfield IP30 0HJ	07/09/2023	3	3	2	1	3					3	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/00559/FUL	FUL	Great Cornard	Five Beis Hill 63 Bures Road Great Cornard Sudbury Suffolk CO10 0HU	25/05/2023	3	3	0	3	3					3	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/04902/FUL	FUL	Capel St Mary	Hillcrest London Road Capel St Mary Ipswich Suffolk	28/03/2024	2	3	2	1	3					3	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/19/02422/FUL	FUL	Sudbury	Shaddock And Co Ltd Middleton Road Sudbury Suffolk CO10 7LJ	04/10/2019	2	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/19/05097/FUL	FUL	Sudbury	Land Between 12 And 18 Rochester Way Sudbury Suffolk CO10 1LP	09/01/2020	2	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/01497/FUL	FUL	Raydon	Village Hall Hadleigh Road Raydon Suffolk IP7 5LH	20/07/2021	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/02019/FUL	FUL	Hadleigh	40 High Street Hadleigh Suffolk IP7 5AN	28/06/2021	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/02294/FUL	FUL	Chilton	The Stables North Of Chilton Grove Waldingfield Road Chilton Suffolk CO10 0PR	03/06/2021	2	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/03591/FUL	FUL	Wherstead	1 Valley Lane Wherstead Suffolk IP9 2AY	19/08/2021	1	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/04135/FUL	FUL	Sudbury	Colwyn Acton Lane Sudbury Suffolk CO10 1QW	17/09/2021	1	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/04284/FUL	FUL	Sudbury	6 New Street Sudbury Suffolk CO10 1JB	21/09/2021	1	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a

DC/21/05883/FUL	FUL	Sudbury	21 Friars Street Sudbury Suffolk CO10 2AA	16/12/2021	2	1	1	0	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/00821/FUL	FUL	Leavenheath	Land Adjacent to Plough Lane Leavenheath Colchester Suffolk CO6 4PL	01/02/2023	2	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/01036/FUL	FUL	Hadleigh	The Vista Aldham Road Hadleigh Suffolk IP7 6BS	03/07/2023	1	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/03553/FUL	FUL	Hadleigh	3 - 5 Church Street Hadleigh Ipswich Suffolk IP7 5DT	27/10/2023	1	2	1	1	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/03943/FUL	FUL	Sudbury	21 Landsdown Road Sudbury Suffolk CO10 2QG	17/10/2023	1	2	0	2	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/24/01625/FUL	FUL	Bildeston	Veranda House 150 - 152 High Street Bildeston Ipswich Suffolk IP7 7EF	20/06/2024	1	2	2	0	2					2	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/20/04575/FUL	FUL	Copdock & Washbrook	Land On The North Side Of Back Lane Copdock And Washbrook Suffolk	07/05/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/00449/FUL	FUL	Brent Eleigh	Barn A, Bridge Farm Lavenham Road Brent Eleigh CO10 9PB	12/07/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/00621/FUL	FUL	Hitcham	Assembly Room Cross Green Hitcham Ipswich Suffolk IP7 7LL	19/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/01110/FUL	FUL	Leavenheath	Barn At Heathlands Leavenheath Suffolk	22/04/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/01922/FUL	FUL	Sudbury	Upper School Bungalows Tudor Road Sudbury Suffolk	21/06/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/02860/FUL	FUL	Hadleigh	Barn At Latham Hall Estate Pond Hall Road Hadleigh IP7 5PP	09/07/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/03003/FUL	FUL	Hadleigh	Land Adjacent 13 Meadows Way Hadleigh Suffolk IP7 5DX	10/08/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/03835/FUL	FUL	Nedging-with-Naughton	Vine Farm Granary Nedging Road Nedging With Naughton Suffolk	15/09/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/03999/FUL	FUL	Nedging-with-Naughton	Barn North Of Coopers Farmhouse Whatfield Road Nedging With Naughton Suffolk	04/10/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/04118/FUL	FUL	Wenham Magna	Land East Of Wenham Lane Wenham Magna Suffolk CO7 6PJ	21/10/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/04266/FUL	FUL	Brettenham	The Forge 26 The Street Brettenham Suffolk IP7 7QP	15/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/04629/FUL	FUL	Tattingstone	1 Coxhall Cottages Cox Hall Road Tattingstone Suffolk IP9 2NP	16/08/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/04927/FUL	FUL	Hadleigh	15A Ramsey Road Hadleigh Suffolk IP7 6AN	02/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a

DC/21/05351/FUL	FUL	Hadleigh	Tohatchie Lady Lane Hadleigh Suffolk IP7 6AR	30/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/05511/FUL	FUL	Holbrook	Land South Of Church Green Cottages Church Hill Holbrook Suffolk IP9 2QP	19/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/06127/FUL	FUL	Hitcham	Araucaria The Causeway Hitcham Suffolk IP7 7NF	20/12/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/06797/FUL	FUL	Lavenham	Land Adjacent 45 High Street Lavenham CO10 9PY	17/03/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/06901/FUL	FUL	East Bergholt	Manor Farm East End Lane East Bergholt Colchester CO7 6XA	12/04/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/06949/FUL	FUL	Brent Eleigh	Abbots Hall Farm Buildings Cock Lane Brent Eleigh Suffolk CO10 9PA	22/02/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/00048/FUL	FUL	Long Melford	The Stables Little St Marys Long Melford CO10 9JT	21/06/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/00934/FUL	FUL	Somerton	Building In The Grounds Of The Old Rectory Somerton Road Upper Somerton IP29 4ND	13/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/01058/FUL	FUL	Sudbury	20 East Street Sudbury Suffolk CO10 2TP	06/04/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/01555/FUL	FUL	Brettenham	Crownings Buxhall Road Brettenham Suffolk IP7 7PA	09/02/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/01603/FUL	FUL	Hintlesham	Roslyn House Duke Street Hintlesham Suffolk	16/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/01673/FUL	FUL	Bentley	Land Adjacent Redwoods Bergholt Road Bentley IP9 2DQ	23/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/01930/FUL	FUL	Layham	Land Rear Of Brook Cottage And Blacksmiths House The Street Lower Layham IP7 5LZ	18/12/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/02802/FUL	FUL	Lavenham	Fiddier Simpsons Cottage The Granary Bury Road Lavenham Sudbury Suffolk CO10 9QG	21/07/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/03528/FUL	FUL	Hadleigh	Kings Arms 115 Benton Street Hadleigh Ipswich Suffolk IP7 5AR	26/09/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/03658/FUL	FUL	Chilton	The Oaks Chilton Grove Waldingfield Road Chilton Sudbury	07/10/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/04499/FUL	FUL	Glensford	Plot 11 Land South West Of Scossels Glensford Suffolk	11/10/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/05389/FUL	FUL	Hadleigh	East House George Street Hadleigh IP7 5BE	02/12/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a

DC/22/05401/FUL	FUL	Aldham	Chapel House The Street Aldham Ipswich Suffolk	22/12/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/05529/FUL	FUL	Hadleigh	Victoria House GTD 1A Queen Street Hadleigh Ipswich	11/01/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/00014/FUL	FUL	Hadleigh	Land Rear Of 13 Meadows Way Hadleigh Suffolk	24/07/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/00059/FUL	FUL	Edwardstone	5 Mill Green Edwardstone Sudbury Suffolk CO10 5PZ	02/03/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/00480/FUL	FUL	Polstead	Land To The East Of Aiverstoke Farm Cottage Calais Street White Street Green Polstead CO6 5DW	23/05/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/00516/FUL	FUL	Holbrook	The Workshop Land At Woodlands Corner Woodlands Road Holbrook IP9 2PU	03/04/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/01399/FUL	FUL	Brettenham	Church Farm Buxhall Road Brettenham Ipswich IP7 7PE	11/05/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/01593/FUL	FUL	Shelley	Shelley Priory Barn Stoke Road Shelley IP7 5RQ Shelley IP7 5RQ	26/05/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/01860/FUL	FUL	Long Melford	Meadow View Liston Lane Long Melford Sudbury Suffolk CO10 9LD	22/06/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/02026/FUL	FUL	Sudbury	28 Market Hill Sudbury Suffolk CO10 2EN	28/07/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/02224/FUL	FUL	Lavenham	Land North East Of Briarside Bridge Street Lavenham Sudbury CO10 9SH	18/08/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/02789/FUL	FUL	Stutton	9 Larksfield Road Stutton IP9 2RZ	09/08/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/04218/FUL	FUL	Boxford	Green Lawns Bonsai Nursery Hadleigh Road Boxford Sudbury Suffolk CO10 5JH	30/11/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/04420/FUL	FUL	Lavenham	51 High Street Lavenham Sudbury Suffolk CO10 9PY	17/11/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/04875/FUL	FUL	Great Cornard	Site Of Former Five Bells Inn 63 Bures Road Great Cornard CO10 0HU	08/12/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/24/00162/FUL	FUL	Aldham	Frog Hall Farm The Street Aldham IP7 6NH	28/03/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/24/00243/FUL	FUL	Great Cornard	31 Bures Road Great Cornard Sudbury Suffolk CO10 0EJ	22/03/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/24/00574/FUL	FUL	Alpheton	The Old Rectory Old Bury Road Alpheton Sudbury Suffolk CO10 9BT	03/09/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a

DC/24/01511/FUL	FUL	East Bergholt	20 Quintons Corner East Bergholt Colchester Suffolk CO7 6RD	04/07/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/24/02462/FUL	FUL	Hintlesham	Land Adjacent To Vine Cottage Duke Street Hintlesham Ipswich Suffolk IP8 3PL	15/08/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/24/04319/FUL	FUL	Nedging-with-Naughton	Ivy House Nedging Road Nedging With Naughton Ipswich Suffolk IP7 7HW	25/11/2024	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
														178	0	0	0	0	178			
Non-Major: Reserved Matters																						
DC/21/04454/RES	RES	Copdock & Washbrook	Cameo Hotel Old London Road Copdock And Washbrook Suffolk IP8 3JD	23/12/2022	9	9	8	1	9					9	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/21/03082/RES	RES	Aldham	Land At Hadleigh Road Elmsett Suffolk	11/10/2021	7	7	6	1	7					7	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/22/00289/RES	RES	Holbrook	Land East Of Ipswich Road Holbrook IP9 2QT	21/04/2022	7	7	6	1	7					7	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/22/02540/RES	RES	Cockfield	Prough And Fleece Inn Great Green Cockfield Bury St Edmunds Suffolk IP30 0HJ	15/06/2023	5	5	4	1	5					5	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/21/00279/RES	RES	Cockfield	Land At Bury Road Cross Green Cockfield IP30 0LG	04/11/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/21/04369/RES	RES	Edwardstone	Tudor Cottage Mill Green Edwardstone Suffolk	29/09/2021	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/21/05077/RES	RES	Elmsett	Aldham End Hadleigh Road Elmsett Suffolk IP7 6NG	28/01/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/22/00852/RES	RES	Nedging-with-Naughton	The Lilacs Nedging Road Nedging With Naughton Suffolk IP7 7HW	12/05/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/22/03494/RES	RES	Cockfield	PLOT 25 21 Old Stone Pit Way (Land Adjacent To Mackenzie Place) Cockfield Suffolk	02/11/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/22/03814/RES	RES	Raydon	Water Farm Noaks Road Raydon Ipswich Suffolk IP7 5LR	03/02/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/22/03889/RES	RES	Great Waldingfield	The Hives Lavenham Road The Heath Great Waldingfield Sudbury Suffolk CO10 0SE	04/10/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/22/05086/RES	RES	Copdock & Washbrook	The Mane Riding Centre Old London Road Copdock And Washbrook Ipswich Suffolk	06/12/2022	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/22/06375/RES	RES	Boxford	Site Of Former Green Lawns Bonsai Nursery Hadleigh Road Boxford Suffolk	16/02/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				
DC/23/01432/RES	RES	Cockfield	8 Mackenzie Place Cockfield IP30 0HY	18/05/2023	1	1	0	1	1					1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a				

DC/24/02498/RES	RES	Milden	Land Adjacent To Old Well Cottage Powney Street Milden IP7 7AL	10/09/2024	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/24/03715/RES	RES	Acton	Cherry Trees Waldingfield Road Acton CO10 0AG	10/10/2024	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
Non-Major: Permitted Development																			
DC/21/02078/AGD	AGD	Thorpe Morieux	Moat Farm Bury Road Thorpe Morieux Suffolk IP30 0NR	10/06/2021	3	3	2	1	3						3	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/01241/OFD	OFD	Sudbury	37 - 39 The Granary First Floor Walnut Tree Lane Sudbury Suffolk CO10 1BD	20/04/2021	2	1	1	0	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/00612/CUCMDW	MDW	Hadleigh	Manor Gardens barn Manor Gardens High Street Hadleigh Ipswich IP7 5EJ	29/03/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/21/01323/AGD	AGD	Bentley	Bentley Plants Ltd Bergholt Road Bentley Ipswich Suffolk IP9 2DQ	22/04/2021	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/00612/AGD	AGD	Elmsett	Cobwebs Farm (Land To The Rear Of 6 Manor Road) Elmsett IP7 6PN	04/04/2022	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/03340/OFD	OFD	Sudbury	The Granary 37 Walnut Tree Lane Sudbury Suffolk CO10 1BD	15/08/2022	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/22/06130/AGD	AGD	Shimpling	Barn At Mount Farm Blooms Hall Lane Shimpling Bury St Edmunds Suffolk CO10 9BY	14/02/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/03209/CUCMDW	MDW	Sudbury	36 Cross Street Sudbury CO10 2DL	31/08/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/23/04566/AGDW	GDW	Kersey	Agricultural Building South Of Water Lane Cottage Water Lane Kersey IP7 6EJ	23/11/2023	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
DC/24/00037/AGDW	GDW	Little Cornard	Barn At Burnthouse Farm Bures Road Little Cornard Sudbury Suffolk CO10 0NU	31/05/2024	1	1	0	1	1						1	As development has commenced on the dwelling(s) before April 2025, it is reasonable to assume completion in 2025/26.	n/a	n/a	n/a
										40	0	0	0	0	40				
										12	0	0	0	0	12				

Category A: Not Commenced

PP Reference	Planning Permission	Parish	Site Address	Date of Approv	Net Dwelling	2025/26	2026/27	2027/28	2028/29	2029/30	Total	Council's Assessment of Deliverability	Conclusion	Proforma Issued	Proforma Return?
Major: Full Planning permission															
DC/23/03653/FUL	FUL	Leavenheath	Land East Of Blackthorn Way And Campion Way Leavenheath Suffolk	14/02/2025	23		23				23	Full planning permission granted on appeal in February 2025. Noting site has a detailed planning permission, there is a presumption that the site is deliverable and there is no clear evidence of the site not coming forward. Median lead-in times and build rates applied.	Deliverable	No	No
DC/20/03247/FUL	FUL	Woolverstone	Main Road Woolverstone Suffolk	01/09/2023	22		23				23	Full planning permission granted in September 2023. Median lead-in times and build rates applied.	Deliverable	No	No
						0	46	0	0	0	46				
Major: Reserved Matters															
None	~	~	~	~	~	~	~	~	~	~	0	~	~	n/a	n/a
						0	0	0	0	0	0				
Major: Permitted Development															
None	~	~	~	~	~	~	~	~	~	~	0	~	~	n/a	n/a
						0	0	0	0	0	0				
Non-Major: Full Planning permission															
DC/22/06242/FUL	FUL	Copdock & Washbrook	Land Adjacent To White House Old London Road Copdock And Washbrook Ipswich Suffolk IP2 2JH	03/05/2024	9		9				9	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/02023/FUL	FUL	Sproughton	Geest House Hadleigh Road Sproughton Ipswich Suffolk IP2 0DH	15/06/2022	7		7				7	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03847/FUL	FUL	Glemsford	Land North Of Newfield House Bells Lane Glemsford CO10 7QA	12/12/2023	7		7				7	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02432/FUL	FUL	Sudbury	10 Old Market Place Sudbury Suffolk CO10 1TL	22/09/2023	6		6				6	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/02708/FUL	FUL	Wenham Parva	Little Wenham Hall Hall Lane Wenham Parva Colchester Suffolk CO7 6PZ	07/03/2025	6		6				6	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/04557/FUL	FUL	Thorpe Morieux	Manor Farm Lavenham Road Thorpe Morieux IP30 0NH	09/12/2024	6		6				6	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/01735/FUL	FUL	Long Melford	Land To The East Of Meadow View High Street Long Melford Suffolk	06/09/2024	5		5				5	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/03043/FUL	FUL	East Bergholt	The Red Lion The Street East Bergholt Suffolk CO7 6TB	17/05/2024	5		5				5	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/05076/FUL	FUL	Holbrook	Compasses Inn Ipswich Road Holbrook Ipswich Suffolk	15/03/2024	5		5				5	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a

DC/22/06294/FUL	FUL	Nayland-with-Wissif	Site Adjacent Paddock Grove Harpers Hill Nayland Colchester CO6 4NT	24/05/2023	5		5				5	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/01025/FUL	FUL	Whatfield	Land North Of The Street Whatfield Suffolk	28/09/2023	5		5				5	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02443/FUL	FUL	Hintlesham	Land Between Belfry Cottage And Pear Tree Cottage North Of George Street Hintlesham Ipswich Suffolk	05/04/2024	5		5				5	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03342/FUL	FUL	Holbrook	Grove Farm Ipswich Road Holbrook Ipswich Suffolk	17/01/2024	5		5				5	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/05777/FUL	FUL	Sudbury	Ballingdon Trading Estate GTD Middleton Road Sudbury Suffolk	19/01/2023	4		4				4	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/00740/FUL	FUL	East Bergholt	The Red Lion The Street East Bergholt Colchester Suffolk CO7 6TB	18/12/2023	4		4				4	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02128/FUL	FUL	Edwardstone	Land West Of Mill Green Edwardstone Suffolk	23/10/2023	4		4				4	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/05055/FUL	FUL	Sudbury	Land Rear Of 30 Market Hill Sudbury CO10 2EN	18/02/2025	4		4				4	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/02833/FUL	FUL	Aldham	Brook House Elmsett Road Aldham Ipswich Suffolk IP7 6NQ	31/03/2025	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05908/FUL	FUL	Holbrook	Potash Farm Ipswich Road Holbrook Ipswich Suffolk IP9 2PJ	24/01/2025	3		3				3	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/02110/FUL	FUL	Brent Eleigh	Hedgerows Farm The Street Brent Eleigh Sudbury Suffolk CO10 9NU	13/09/2024	3		3				3	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/04628/FUL	FUL	Little Waldingfield	Bell House Humble Green Little Waldingfield Sudbury Suffolk CO10 0TB	09/01/2025	3		3				3	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/03602/FUL	FUL	Sudbury	Building Rear Of Gaol Lane Sudbury	06/10/2022	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a

DC/22/05852/FUL	FUL	Brent Eleigh	Historic Barns GTD Bridge Farm Lavenham Road Brent Eleigh	17/01/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/06121/FUL	FUL	Bildeston	Land South West Of Chamberlin Close Bildeston Ipswich Suffolk IP7 7EZ	07/02/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/00719/FUL	FUL	Hadleigh	Penlands Pond Hall Road Hadleigh Ipswich Suffolk IP7 5PW	02/06/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02339/FUL	FUL	Sudbury	6 Gainsborough Street Sudbury Suffolk CO10 2ET	13/07/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02374/FUL	FUL	Assington	Land South Of 'The Nook' The Street Assington Sudbury Suffolk CO10 5LW	14/07/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03449/FUL	FUL	Sudbury	Belle Vue Newton Road Sudbury Suffolk CO10 2RG	29/11/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/04977/FUL	FUL	Holbrook	Potash Farm Ipswich Road Holbrook Ipswich Suffolk IP9 2PJ	14/12/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05022/FUL	FUL	Sudbury	The Dental Emporium Acton Square Sudbury Suffolk CO10 1HO	08/05/2024	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/00946/FUL	FUL	Long Melford	Long Melford Saddlery Little St Marys Long Melford Sudbury Suffolk CO10 9LQ	30/07/2024	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/04593/FUL	FUL	Long Melford	Ruse House Hall Street Long Melford Suffolk CO10 9JF	24/01/2025	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/04829/FUL	FUL	Thorpe Morieux	Moat Farm Bury Road Thorpe Morieux Bury St Edmunds Suffolk IP20 0NP	23/12/2024	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/05017/FUL	FUL	Tattingstone	West Maine The Heath Tattingstone Ipswich Suffolk IP9 2LX	07/02/2025	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/00631/FUL	FUL	Sudbury	15 Broom Street Great Cornard Sudbury Suffolk CO10 0IT	19/04/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/21/02911/FUL	FUL	Lindsey	Barn At Church Farm Meadow Church Road Lindsey Suffolk IP7 6PS	22/07/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a

DC/21/05881/FUL	FUL	Sudbury	Horse And Groom 35 East Street Sudbury Suffolk CO10 2TU	23/05/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/00037/FUL	FUL	Leavenheath	Plough House Plough Lane Leavenheath Suffolk CO6 4PL	25/08/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/02068/FUL	FUL	East Bergholt	Land To The Rear Of Camellia The Drift East Bergholt Colchester Suffolk CO7 6YP	31/08/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/02337/FUL	FUL	Copdock & Washbrook	The Mane Riding Centre Old London Road Copdock And Washbrook Ipswich Suffolk IP8 3JF	23/06/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/02338/FUL	FUL	Copdock & Washbrook	The Mane Riding Centre Old London Road Copdock And Washbrook Ipswich Suffolk IP8 3JF	24/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/02707/FUL	FUL	Shotley	Woodland Lodge Link Road Shotley Ipswich Suffolk IP9 1NN	19/07/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/03612/FUL	FUL	Leavenheath	Plough House Plough Lane Leavenheath CO6 4PL	24/10/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/04532/FUL	FUL	Glemsford	New Street Farm New Street Glemsford Sudbury Suffolk	13/12/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/04781/FUL	FUL	Hitcham	Brick House Bury Road Hitcham Ipswich Suffolk IP7 7PY	21/02/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/04839/FUL	FUL	Nedging-with-Naughton	The Cedars Nedging Road Nedging With Naughton Ipswich Suffolk IP7 7HW	06/04/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/04875/FUL	FUL	Hintlesham	Vine Cottage Duke Street Hintlesham Ipswich Suffolk IP8 3PL	29/11/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/05099/FUL	FUL	Leavenheath	Belyna Cottage Nayland Road Leavenheath CO6 4PH	13/03/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/05339/FUL	FUL	Nayland-with-Wissington	Land Adjacent To Nayland Primary School Bear Street Nayland CO6 4HY	16/10/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a

DC/22/05797/FUL	FUL	Chelworth	Parsonage Barn Parsonage Lane Chelworth Ipswich Suffolk IP7 7HT	17/01/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/05880/FUL	FUL	Long Melford	The Mount Bridge Street Long Melford Sudbury	31/01/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/06247/FUL	FUL	Sudbury	2 King Street Sudbury CO10 2EB	19/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/06374/FUL	FUL	Layham	Cherry Orchard Farm Stoke Road Layham Ipswich Suffolk IP7 5BR	06/03/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/00140/FUL	FUL	Raydon	10 Sulleys Hill Raydon Ipswich Suffolk IP7 5QQ	25/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/00309/FUL	FUL	Lindsey	Modern Barn At Rose Farm Rose Green Road Lindsey Suffolk IP7 6PX	11/06/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/00910/FUL	FUL	East Bergholt	Willow Farm Straight Road East Bergholt Colchester Suffolk CO7 6UT	28/07/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/01081/FUL	FUL	Newton	Fairways The Green Newton CO10 0ON	08/09/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/01724/FUL	FUL	Great Cornard	Plot 4 Cats Lane Sudbury Suffolk (In The Parish Of Great Cornard)	31/05/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02586/FUL	FUL	Sudbury	2 King Street Sudbury CO10 2EB	06/07/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03011/FUL	FUL	Sudbury	61 Cats Lane Sudbury Suffolk CO10 2SQ	15/08/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03454/FUL	FUL	Long Melford	Windmill Hill House Windmill Hill Long Melford Sudbury Suffolk CO10 9AD	13/10/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03625/FUL	FUL	Hadleigh	7 Duke Street Hadleigh Ipswich Suffolk IP7 5DP	21/11/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03728/FUL	FUL	Lawshall	Fox Cottage Hanningfield Green Lawshall Bury St Edmunds Suffolk	26/01/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a

DC/23/03855/FUL	FUL	Sudbury	86 - 88 Friars Street Sudbury CO10 2AJ	08/12/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03923/FUL	FUL	Polstead	Gillyflower House Polstead Hill Polstead Colchester Suffolk	12/01/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/04330/FUL	FUL	Polstead	Street Farm Polstead Hill Polstead CO6 5AH	24/04/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05238/FUL	FUL	Boxford	Annexe At Pippettes Farm Stone Street Boxford CO10 5NR	03/01/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05443/FUL	FUL	Somerton	Francis Farm Upper Somerton Somerton Bury St Edmunds Suffolk IP29 4BE	24/04/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05459/FUL	FUL	Assington	Land North Of Assington Barns The Street Assington Sudbury Suffolk CO10 5LW	31/03/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05566/FUL	FUL	Kettlebaston	Old Rectory Rectory Lane Kettlebaston Ipswich Suffolk IP7 7DD	13/06/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05633/FUL	FUL	Great Waldingfield	Red House Farm Lavenham Road Great Waldingfield Sudbury Suffolk CO10 0TD	20/06/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05655/FUL	FUL	Hadleigh	Land At Coram House Coram Street Hadleigh IP7 5NR	24/12/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05732/FUL	FUL	Shotley	Maryland Bristol Hill Shotley IP9 1PU	04/03/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/01311/FUL	FUL	Long Melford	Land To The East Of Meadow View High Street Long Melford Suffolk	16/08/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/28	n/a	n/a	n/a
DC/24/01373/FUL	FUL	Milden	Land Adjacent To 3 New Cottages Powney Street Milden Ipswich Suffolk IP7 7AU	13/06/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/29	n/a	n/a	n/a
DC/24/01616/FUL	FUL	Sudbury	The Dell Newton Road Sudbury CO10 2BN	18/10/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/30	n/a	n/a	n/a
DC/24/02083/FUL	FUL	Milden	Hedgerows Farm The Street Brent Eleigh Sudbury Suffolk CO10 9NU	13/09/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/31	n/a	n/a	n/a

DC/24/03083/FUL	FUL	Lavenham	Land And Outbuildings At Lavenham Hall Hall Road Lavenham CO10 9QX	30/09/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/32	n/a	n/a	n/a
DC/24/05028/FUL	FUL	Layham	Brick Kiln House Shelley Road Layham Ipswich Suffolk IP7 5QZ	29/01/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/33	n/a	n/a	n/a
DC/24/03644/FUL	FUL	Bures St Mary	Highfields Farm Arger Fen Bures St Mary Bures Suffolk CO8 5BN	22/11/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/34	n/a	n/a	n/a
DC/24/03831/FUL	FUL	Bildeston	130 High Street Bildeston Ipswich Suffolk IP7 7ED	28/01/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/35	n/a	n/a	n/a
DC/24/04799/FUL	FUL	Hintlesham	Land Adjacent To The Cottage Duke Street Hintlesham Ipswich Suffolk IP8 3PN	05/03/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/36	n/a	n/a	n/a
DC/24/05241/FUL	FUL	Boxford	Hawthorns Calais Street Boxford CO10 5JA	28/01/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/37	n/a	n/a	n/a
DC/24/05290/FUL	FUL	Raydon	The Green The Street Raydon Ipswich Suffolk IP7 5LW	30/01/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/38	n/a	n/a	n/a
DC/24/05386/FUL	FUL	Layham	Barn North Of Hill Farm, Layham, Ipswich Suffolk IP7 5RR	03/02/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/39	n/a	n/a	n/a
DC/25/00125/FUW	FUW	Acton	Annexe 19 Lime Walk Acton Sudbury Suffolk CO10 0UU	05/03/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/40	n/a	n/a	n/a
						0	181	0	0	0	181				
Non-Major: Reserved Matters															
DC/24/03546/RES	RES	Copdock & Washbrook	Land To The Rear Of Brooke House Old London Road Copdock And Washbrook Suffolk	27/09/2024	4		4				4	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02222/RES	RES	Long Melford	Land To The East Of Meadow View High Street Long Melford CO10 9DB	21/07/2023	2		2				2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/02803/RES	RES	Long Melford	Land To The East Of Meadow View High Street Long Melford Suffolk	21/07/2022	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a

DC/23/01708/RES	RES	Nedging-with-Naughton	The Lilacs Nedging Road Nedging With Naughton IP7 7HW	01/06/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02533/RES	RES	Long Melford	The Leys Melford Road Sudbury Suffolk CO10 1XT	25/07/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/04964/RES	RES	Sudbury	Land At The Junction Of Church Street And Friars Street Sudbury Suffolk	08/02/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/00189/RES	RES	Bentley	Ruseley Hazel Shrub Bentley IP9 2DG	26/02/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/05446/RES	RES	Elmsett	Plot 2 Land At Hadleigh Road Elmsett IP7 7NF In The Parish Of Aldham	12/02/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/25/00077/RES	RES	Aldham	Plot 5 Land At Hadleigh Road Elmsett Suffolk	07/03/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/28	n/a	n/a	n/a
						0	13	0	0	0	13				
Non-Major: Outline permission															
DC/23/04731/OUT	OUT	Elmsett	Rose And Crown The Street Elmsett Ipswich Suffolk IP7 6PA	04/10/2024	2			2			2	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
DC/21/05576/OUT	OUT	Holbrook	Topples GTD Ipswich Road Holbrook Suffolk	11/04/2022	2			2			2	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
DC/21/01830/OUT	OUT	Lawshall	78 - 80 High Street Hadleigh Suffolk IP7 5FF	21/02/2023	2			2			2	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
DC/24/04836/OUT	OUT	Capel St Mary	Shurland London Road Capel St Mary Ipswich Suffolk IP9 7JL	23/12/2024	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
DC/24/00522/OUT	OUT	Cockfield	Plot South Of Woodend House Bury Road Cockfield Suffolk	09/07/2024	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
DC/23/04027/OUT	OUT	Chelmondiston	Little Barnes Shotley Road Chelmondiston Ipswich Suffolk IP9 1EE	18/10/2023	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
DC/22/04436/OUT	OUT	Sudbury	The Dell Newton Road Sudbury Suffolk CO10 2BN	19/10/2023	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
DC/22/04054/OUT	OUT	Great Cornard	The Laurels 11 Kings Hill Great Cornard Sudbury Suffolk	07/10/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a

DC/22/03089/OUT	OUT	Holbrook	Orchard Lea Ipswich Road Holbrook Ipswich Suffolk IP9 7DT	30/09/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
DC/22/00622/OUT	OUT	Glemsford	Site Adjacent To 2 Croft House The Croft Glemsford Suffolk CO10 7BT	19/05/2022	1			1			1	Assumed reserved matters application will be approved in the next financial year with completions following in 2027/28.	n/a	n/a	n/a
							0	0	13	0	0	13			
Non-Major: Permitted Development															
DC/24/01183/AGDW	GDW	East Bergholt	Woodlands Farm Park Road East Bergholt Colchester Suffolk CO7 6XT	03/05/2024	5			5			5	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/02271/AGDW	GDW	Brent Eleigh	Hedgerows Farm The Street Brent Eleigh Sudbury Suffolk CO10 9NU	15/05/2023	4			4			4	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/04952/AGDW	GDW	Thorpe Morieux	Manor Farm Lavenham Road Thorpe Morieux Suffolk	18/12/2023	4			4			4	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/00655/AGW	AGW	Holbrook	Grove Farm Ipswich Road Holbrook Ipswich Suffolk IP9 7PH	15/03/2023	3			3			3	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/01909/AGDW	GDW	Little Waldingfield	Barn At Bell House Humble Green Little Waldingfield CO10 0TB	17/06/2024	3			3			3	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/01085/AGDW	GDW	Hadleigh	Lafham Hall Estate Pond Hall Road Hadleigh IP7 5PP	01/11/2023	2			2			2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/03471/ADG	ADG	Brent Eleigh	Bridge Farm Lavenham Road Brent Eleigh Sudbury Suffolk CO10 9PB	06/09/2022	2			2			2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/05891/AGW	AGW	Shimpling	Land Adjacent To Gannock Bungalow Old Rectory Lane Shimpling	06/03/2023	2			2			2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/05202/AGDW	GDW	Holton St Mary	Oaks Farm Barns Hadleigh Road Holton St Mary CO7 6NW	11/02/2025	2			2			2	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/05123/LCE	LCE	Hintlesham	Hill Farm (Land Known As The Paddocks) Silver Hill Hintlesham IP8 3NL	04/03/2025	1			1			1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/05197/AGD	AGD	Bures St Mary	Highfields Farm Arger Fen Bures St Mary Bures CO8 5BN	09/12/2022	1			1			1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/05279/AGD	AGD	Groton	Land and Agricultural Building Parliament Heath Groton	08/12/2022	1			1			1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03269/CBDW	BDW	Sudbury	8 Cornard Road Sudbury CO10 2XA	04/09/2023	1			1			1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a

DC/23/03681/AGDW	GDW	Boxted	Barn 1 Adjacent To Lavender Barn Fenstead End Boxted IP29 4JH	27/10/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/03682/AGDW	GDW	Boxted	Barn 2 Adjacent To Lavender Barn Fenstead End Boxted Suffolk	03/11/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/23/05112/AGDW	GDW	Preston St Mary	Agricultural Building At Whelp Street Preston St Mary CO10 9NJ	31/10/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/00454/AGDW	GDW	Holbrook	Grove Farm Ipswich Road Holbrook Ipswich Suffolk	27/03/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/22/00786/LCP	LCP	Somerton	Francis Farm Upper Somerton Somerton Suffolk IP29 4BF	04/07/2023	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/27	n/a	n/a	n/a
DC/24/00466/AGDW	GDW	Elmsett	9 Manor Road Elmsett Ipswich Suffolk IP7 6PN	08/05/2024	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/28	n/a	n/a	n/a
DC/24/05073/CUCMD	MDW	Semer	Trident House Overgang Road Semer IP7 6HL	14/01/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/29	n/a	n/a	n/a
DC/24/05184/CUCMD	MDW	Bures St Mary	Workshop Building At Cuckoo Hill Bures St Mary Suffolk	22/01/2025	1		1				1	Assumed development will commence in the next financial year with completions following in 2026/30	n/a	n/a	n/a
						0	39	0	0	0	39				

Category B: Not Deliverable

PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major - Outline permission									
DC/20/05361/OUT	OUT	Acton	Land South East Of Barrow Hill Acton CO10 0AS	01/06/2021	100	100	Outline planning permission for 100 homes. Granted permission in June 2021. Permission has lapsed.	Not Deliverable	No
DC/22/01605/OUT	OUT	Copdock & Washbrook	Hill Farm Barns, Hill Farm Old London Road Copdock And Washbrook IP8 3LE	08/03/2024	19	19	Outline planning permission granted for 19 homes. Granted permission in March 2024. To date, no RMAs for housing nor any applications to discharge relevant conditions. Site is not considered deliverable given lack of clear evidence. Proforma return confirms this view. It notes the site is for sale and it is unknown whether it will deliver in five-year period.	Not Deliverable	Yes - B06

Category A: Not Deliverable

PP Reference	Development Status	Parish	Site Address	Date of Approval	Net Dwelling	Conclusion
DC/24/02098/OUT	OUT	Sudbury	12 Clarence RoadSudburySuffolkCO10 1NJ	25/07/2024	0	Net Zero
B /16/00247/FUL	FUL	Long Melford	Windmill Hill House,Windmill Hill,Long Melford,CO10 9AD	11/04/2016	0	Net Zero
DC/19/00808/FUL	FUL	Boxford	The BereleyCox HillBoxfordSudburySuffolkCO10 5HR	02/04/2019	0	Net Zero
DC/20/02670/FUL	FUL	Cockfield	Lane End Colchester Green Cockfield IP30 OHG	17/05/2023	0	Net Zero
DC/20/04474/FUL	FUL	Chilton	Plot 1 Land At 1 Chilton GroveBungalowsChilton GroveWaldingfield Road	29/01/2021	0	Net Zero
DC/21/02694/FUL	FUL	Newton	FairwaysThe GreenNewtonSuffolkCO10 0QN	15/12/2021	0	Net Zero
DC/21/04182/RES	RES	Long Melford	Land To The East Of Meadow ViewHigh StreetLong MelfordSuffolk	02/12/2021	0	Net Zero
DC/21/04604/FUL	FUL	Wenham Magna	Orchard HouseRaydon RoadWenham MagnaSuffolkCO7 6QE	28/10/2021	0	Net Zero
DC/22/00535/FUL	FUL	Thorpe Morieux	Chapel Farm Barn The GreenThorpe MorieuxIP30 ONZ	31/03/2022	0	Net Zero
DC/23/02807/FUL	FUL	Chelmondiston	South FieldsMain RoadChelmondistonIpswichSuffolkIP9 1DX	14/08/2023	0	Net Zero
DC/23/03611/FUL	FUL	Sudbury	High Bank CottageMelford RoadSudburySuffolkCO10 1XU	21/12/2023	0	Net Zero
DC/23/04177/FUL	FUL	Woolverstone	TimbersCat House LaneWoolverstoneIpswichSuffolkIP9 1DQ	31/10/2023	0	Net Zero
DC/23/04571/FUL	FUL	Elmsett	9 Manor RoadElmsettIpswichSuffolkIP7 6PN	05/01/2024	0	Net Zero
DC/24/00239/FUL	FUL	Chelmondiston	WychwoodHill Farm LaneChelmondistonIpswichSuffolkIP9 1JU	03/07/2024	0	Net Zero
DC/24/01514/FUL	FUL	East Bergholt	ImbreAskins RoadEast BergholtCO7 6SN	23/10/2024	0	Net Zero
DC/24/01724/FUL	FUL	Boxford	HighviewCox HillBoxfordCO10 5JG	28/11/2024	0	Net Zero
DC/24/02208/FUL	FUL	Polstead	Upper MeadowPolstead HillPolsteadColchesterSuffolkCO6 5AH	07/01/2025	0	Net Zero
DC/24/02410/FUL	FUL	East Bergholt	Land To The North OfStones ThrowThe DriftEast BergholtColchesterSuff	21/07/2024	0	Net Zero
DC/24/03310/FUL	FUL	Newton	Saracens CottageThe GreenNewtonCO10 0QN	13/11/2024	0	Net Zero
DC/24/04696/FUL	FUL	East Bergholt	Woodlands FarmPark RoadEast BergholtCO7 6XT	18/12/2024	0	Net Zero
DC/25/00347/FUL	FUL	Chelmondiston	HalcyonPin Mill RoadChelmondistonIP9 1JN	21/03/2025	0	Net Zero
DC/23/04962/FUL	FUL	Sproughton	1 - 4 Church CloseSproughtonIpswichSuffolkIP8 3BD	14/02/2025	0	Net Zero
B /14/00460/FUL	FUL	Sproughton	Land To The Rear Of Geest HouseHadleigh RoadSproughtonIpswichSuffolkIP8 3A	03/08/2015	8	Commenced - Old Permission
DC/18/00170/FUL	FUL	Great Cornard	The Limes7 Mill TyeGreat CornardSudburySuffolkCO10 0JA	30/07/2018	6	Commenced - Old Permission
DC/17/03011/FUL	FUL	Cockfield	Land North Of Ivy FarmChapel RoadCockfieldIP30 0HE	08/12/2017	5	Commenced - Old Permission
DC/19/00526/FUL	FUL	Sproughton	LarchwoodLarchwood CloseSproughtonIpswichSuffolkIP2 0DA	25/04/2019	1	Commenced - Old Permission
B /15/01196/FUL	FUL	Kersey	Land To The Rear Of 1 - 6The StreetKersey	30/07/2020	7	Commenced - Old Permission
DC/19/03063/FUL	FUL	Cockfield	The Garage Great Green Cockfield Bury St Edmunds Suffolk IP30 OHJ	12/11/2019	1	Commenced - Old Permission
DC/20/03155/FUL	FUL	Hadleigh	40 High StreetHadleighIpswichSuffolkIP7 5AN	15/12/2020	2	Commenced - Old Permission
DC/19/02315/FUL	FUL	Sudbury	Land South Of High BankMelford RoadSudburySuffolk	06/11/2020	3	Commenced - Old Permission
DC/19/02503/FUL	FUL	Raydon	2, 4, 5 And 6 The Gardens RaydonIP7 5LU	18/07/2019	5	Commenced - Old Permission
DC/19/05806/FUL	FUL	Lawshall	Land To The South Of Beechwood HouseBury RoadLawshallBury St Edmunds	29/04/2020	5	Commenced - Old Permission
B /17/00247/FUL	FUL	Sudbury	15 Market HillSudburyCO10 2EA	09/06/2017	1	Commenced - Old Permission
DC/19/05767/FUL	FUL	Lawshall	Land South Of Appleberry HouseFolly LaneLawshallSuffolk	23/03/2020	4	Commenced - Old Permission
B /16/01081/FUL	FUL	Chelmondiston	White House FarmShotley RoadChelmondistonIP9 1EE	21/02/2017	2	Commenced - Old Permission
DC/19/02981/FUL	FUL	Brettenham	Former Breakers Yard And PremisesOld School CornerBrettenhamIpswichSuffolk	09/08/2019	3	Commenced - Old Permission
DC/20/00697/FUL	FUL	Lavenham	The Black BarnHall RoadLavenhamSudburySuffolkCO10 9QX	22/05/2020	2	Commenced - Old Permission
DC/20/01002/FUL	FUL	Brent Eleigh	Barn C Bridge FarmLavenham RoadBrent EleighSudburySuffolkCO10 9PB	20/04/2020	3	Commenced - Old Permission
B /16/00629/FUL	FUL	Newton	Abbey House Rectory Road Newton Sudbury CO10 0QZ	17/01/2017	1	Commenced - Old Permission
DC/18/01084/FUL	FUL	Arwarton	Land Adjacent To Postiche The StreetErwartonIP9 1LN	22/05/2018	2	Commenced - Old Permission
DC/18/03392/FUL	FUL	Assington	Land North Of 25 The StreetAssingtonSudburySuffolkCO10 5LJ	19/10/2018	2	Commenced - Old Permission
DC/18/03814/FUL	FUL	Sudbury	Land At Bulmer RoadSudburySuffolkCO10 2DA	25/01/2019	1	Commenced - Old Permission
DC/19/01283/FUL	FUL	Little Waldingfield	The Swan The StreetLittle WaldingfieldSudburySuffolk CO10 0SQ	30/08/2019	1	Commenced - Old Permission
DC/19/02975/FUL	FUL	Sudbury	Kings Head 53 Ballingdon Street Sudbury Suffolk CO10 2BZ	15/11/2019	2	Commenced - Old Permission
DC/19/03793/FUL	FUL	Cockfield	Land North Of 4 Hedgerow CottagesWindsor GreenCockfieldBury St EdmundsSu	24/04/2019	2	Commenced - Old Permission
B /12/00129/FUL	FUL	Little Cornard	Costens Hall FarmUpper RoadLittle CornardSudburyCO10 0PA	21/05/2013	1	Commenced - Old Permission
B /15/00052/FUL	FUL	Lindsey	Old RectoryThe TyeLindseyIpswichIP7 6PP	29/05/2015	1	Commenced - Old Permission

B /15/01587/FUL	FUL	Hadleigh	Land adjacent to 7 The Green, Hadleigh IP7 6AE	04/04/2016	1	Commenced - Old Permission
B /17/00094/FUL	FUL	Holbrook	Hillside House Church Hill IP9 2PQ	21/03/2017	1	Commenced - Old Permission
B /17/00218/FUL	FUL	Hintlesham	Land adj to Vine Cottage Duke Street Hintlesham Ipswich IP8 3PL	10/05/2017	1	Commenced - Old Permission
B /17/00379/FUL	FUL	Cockfield	Abbey Farm, Bury Road, IP30 0LB	26/04/2017	1	Commenced - Old Permission
DC/17/05474/FUL	FUL	Long Melford	50 High Street Long Melford CO10 9DD	12/01/2018	1	Commenced - Old Permission
DC/17/05497/FUL	FUL	Bentley	Land East Of Grove Road Grove Road Bentley	20/12/2017	1	Commenced - Old Permission
DC/17/05819/FUL	FUL	Holbrook	Foxgloves Harkstead Road Lower Holbrook Holbrook Ipswich Suffolk IP9 2RJ	23/05/2019	1	Commenced - Old Permission
DC/18/00657/FUL	FUL	Hitcham	Hillcrest The Causeway Hitcham Ipswich Suffolk IP7 7NF	11/05/2018	1	Commenced - Old Permission
DC/18/04196/FUL	FUL	Bentley	Woodview Nurseries Hazel Shrub Bentley IP9 2DG	30/11/2018	1	Commenced - Old Permission
DC/18/04219/FUL	FUL	Chelworth	Parsonage Barn Parsonage Lane Chelworth Suffolk	10/12/2018	1	Commenced - Old Permission
DC/18/04875/FUL	FUL	Boxford	Clayfields Farm Hadleigh Road Boxford Suffolk	27/12/2018	1	Commenced - Old Permission
DC/19/01410/FUL	FUL	Hadleigh	1 Pykenham Way Hadleigh Ipswich IP7 5EP	25/06/2019	1	Commenced - Old Permission
DC/19/01412/FUL	FUL	Lindsey	Thatched Barn Rose Farm Rose Green Lindsey Ipswich IP7 6PX	13/06/2019	1	Commenced - Old Permission
DC/19/02382/FUL	FUL	Cockfield	Land At Reed Lodge Chapel Road Cockfield Bury St Edmunds Suffolk IP30 0HE	11/07/2019	1	Commenced - Old Permission
DC/19/03329/FUL	FUL	Chilton	Plot 3 Chilton Grove Waldingfield Road Chilton Sudbury CO10 0PR	11/10/2019	1	Commenced - Old Permission
DC/19/03736/FUL	FUL	Wattisham	Brick Kiln Cottage, Hitcham Road, Wattisham. IP7 7LB	24/09/2019	1	Commenced - Old Permission
DC/19/04663/FUL	FUL	Lawshall	Plot 1 Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PE	21/02/2020	1	Commenced - Old Permission
DC/19/04694/FUL	FUL	Burstall	Barn West Of Rose Cottage Church Hill Burstall Suffolk	23/12/2019	1	Commenced - Old Permission
DC/19/05460/FUL	FUL	Hartest	6 Green View Hartest Bury St Edmunds Suffolk IP29 4DR	08/01/2020	1	Commenced - Old Permission
DC/19/05966/FUL	FUL	Layham	Uplands House Upper Street Layham Ipswich Suffolk IP7 5JZ	23/04/2020	1	Commenced - Old Permission
DC/20/00128/FUL	FUL	Cockfield	Windsor Green Farmhouse Windsor Green Cockfield Suffolk	27/04/2020	1	Commenced - Old Permission
DC/20/00529/FUL	FUL	Shotley	6 Great Harlings Shotley Ipswich Suffolk IP9 1NY	03/04/2020	1	Commenced - Old Permission
DC/20/00677/FUL	FUL	Long Melford	Melford House Hall Street Long Melford Sudbury Suffolk CO10 9JQ	12/04/2020	1	Commenced - Old Permission
DC/20/00756/FUL	FUL	Polstead	Land South Of Wood Hall Farm Stackwood Road Polstead Colchester Suffolk CO6 5E	15/05/2020	1	Commenced - Old Permission
DC/20/00933/FUL	FUL	Chelworth	Parsonage Barn Parsonage Lane Chelworth Suffolk IP7 7HT	02/09/2020	1	Commenced - Old Permission
DC/20/01001/FUL	FUL	Brent Eleigh	Barn B Bridge Farm Lavenham Road Brent Eleigh Sudbury Suffolk CO10 9PB	20/04/2020	1	Commenced - Old Permission
DC/20/01040/FUL	FUL	Chelmondiston	30 Collimer Close Chelmondiston Ipswich Suffolk IP9 1HX	11/12/2020	1	Commenced - Old Permission
DC/20/01080/FUL	FUL	Freston	The Forge Freston Hill Freston Ipswich Suffolk IP9 1AB	28/07/2020	1	Commenced - Old Permission
DC/20/01082/FUL	FUL	Freston	Workshop At The Forge Freston Hill Freston Ipswich Suffolk IP9 1AB	28/07/2020	1	Commenced - Old Permission
DC/20/01307/FUL	FUL	Assington	Shamrock Farm Marshalls Green Assington Sudbury Suffolk CO10 5LS	05/10/2020	1	Commenced - Old Permission
DC/20/01357/FUL	FUL	Nedging-with-Naughton	Land North West Of Nedging Road Nedging With Naughton Suffolk	05/06/2020	1	Commenced - Old Permission
DC/20/02044/FUL	FUL	Hartest	Barn At Land At Peartree Farm Brockley Road Hartest IP29 4EQ	24/07/2020	1	Commenced - Old Permission
DC/20/02165/FUL	FUL	Sudbury	Colwyn Acton Lane Sudbury Suffolk CO10 1QW	05/03/2021	1	Commenced - Old Permission
DC/20/02648/FUL	FUL	Shimpling	Barn At Midway Farm Bury Road Shimpling IP30 0JL	27/08/2020	1	Commenced - Old Permission
DC/20/02739/FUL	FUL	Lavenham	The Old Piggery Slough Farm Bridge Street Road Lavenham CO10 9SJ	28/08/2020	1	Commenced - Old Permission
DC/20/02907/FUL	FUL	Shelley	Shelley Priory Barn Stoke Road Shelley Ipswich Suffolk IP7 5RQ	02/10/2020	1	Commenced - Old Permission
DC/20/04377/FUL	FUL	Kersey	Trickers Farm Boxford Road Kersey Ipswich Suffolk IP7 6EW	02/12/2020	1	Commenced - Old Permission
DC/20/04475/FUL	FUL	Chilton	Plot 4 Land At 1 Chilton Grove Bungalows Chilton Grove Waldingfield Road	29/01/2021	1	Commenced - Old Permission
DC/20/05567/FUL	FUL	Shotley	Woodland Lodge Link Road Shotley Ipswich Suffolk IP9 1NN	11/01/2021	1	Commenced - Old Permission
DC/21/00304/FUL	FUL	Cockfield	Plot 5, Land Adj Hope House Cross Green Cockfield Bury St Edmunds Suffolk IP30 0	15/03/2021	1	Commenced - Old Permission
DC/21/00310/FUL	FUL	Layham	Acer View Potts Lane Layham Ipswich Suffolk IP7 5PB	12/03/2021	1	Commenced - Old Permission
DC/20/01979/RES	RES	Hintlesham	The Pony Paddock Duke Street Hintlesham Suffolk	30/07/2020	5	Commenced - Old Permission
DC/20/02885/RES	RES	Lawshall	Harrow Green Site Harrow Green Lawshall Suffolk	24/12/2020	4	Commenced - Old Permission
DC/18/02911/RES	RES	Cockfield	Hope House Cross Green Cockfield Bury St Edmunds Suffolk IP30 0LG	28/08/2018	2	Commenced - Old Permission
DC/18/03492/RES	RES	Tattingstone	Land South West Of Mill Cottage White Horse Hill Tattingstone Suffolk	04/10/2018	1	Commenced - Old Permission
DC/18/05149/RES	RES	Bentley	Rowan Acres Capel Road Bentley Ipswich Suffolk IP9 2DL	21/01/2019	1	Commenced - Old Permission
DC/19/03646/RES	RES	Copdock & Washbrook	Plot 1 Land South West Of Holly Cottage Old London Road Copdock And Washbrook	26/11/2019	1	Commenced - Old Permission
DC/20/03069/RES	RES	Shimpling	Land Adjacent The Bush The Street Shimpling Bury St Edmunds Suffolk IP29 4HU	18/09/2020	1	Commenced - Old Permission
DC/20/04471/RES	RES	Edwardstone	Land East Of Mill Green Edwardstone Suffolk	11/12/2020	1	Commenced - Old Permission
DC/19/04552/AGD	AGD	Hintlesham	Red House Farm Duke Street Hintlesham Ipswich Suffolk IP8 3PW	08/01/2020	5	Commenced - Old Permission
DC/20/01597/AGD	AGD	Hintlesham	Red House Farm Duke Street Hintlesham Ipswich Suffolk IP8 3PW	10/06/2020	5	Commenced - Old Permission
DC/17/04477/AGD	AGD	Long Melford	Guildhall Farm, Sudbury Road Long Melford CO10 9HE	10/11/2017	1	Commenced - Old Permission
DC/17/05229/AGD	AGD	Hitcham	Mill Hill Farm Barn Finborough Road Hitcham Suffolk IP7 7LS	28/11/2017	1	Commenced - Old Permission
DC/19/00574/AGD	AGD	Hitcham	Barn At East Wood Farm Battisford Road Hitcham Ipswich Suffolk	18/03/2019	1	Commenced - Old Permission
DC/20/05475/AGD	AGD	Assington	Shamrock Farm Marshalls Green Assington Sudbury Suffolk CO10 5LS	26/01/2021	1	Commenced - Old Permission
DC/21/00315/AGDW	GDW	Milden	Barn 2 Pound Farm Barns Boxford Road Milden Ipswich Suffolk IP7 7AN	17/03/2021	1	Commenced - Old Permission
DC/19/00999/FUL	FUL	Sproughton	Geest House Hadleigh Road Sproughton Ipswich Suffolk IP8 3AS	16/07/2019	7	Not Commenced - Old Permission
B/17/00938/FUL	FUL	Long Melford	Downs Garage Southgate Street Long Melford Sudbury CO10 9HU	08/09/2017	3	Not Commenced - Old Permission
DC/19/00895/FUL	FUL	Sudbury	17 Market Hill Sudbury Suffolk CO10 2EA	30/05/2019	3	Not Commenced - Old Permission

DC/21/00124/FUL	FUL	Cockfield	Three HorseshoesStows HillCockfieldBury St EdmundsSuffolkIP30 0JB	14/02/2022	2	Not Commenced - Old Permission
DC/20/05038/FUL	FUL	Little Cornard	GloversSlough LaneLittle CornardSudbury	08/01/2021	1	Not Commenced - Old Permission
DC/20/00127/FUL	FUL	Brent Eleigh	Historic BarnsBridge FarmLavenham RoadBrent EleighSudburySuffolkCO10 9PB	20/07/2020	1	Not Commenced - Old Permission
DC/20/04750/FUL	FUL	Kettlebaston	Old RectoryRectory LaneKettlebastonIpswichSuffolkIP7 7QD	02/08/2021	1	Not Commenced - Old Permission
DC/20/05830/FUL	FUL	Sudbury	92 North StreetSudburySuffolkCO10 1RF	13/09/2021	1	Not Commenced - Old Permission
DC/21/01126/FUL	FUL	Chelmondiston	Land North Of 5 Richardsons LaneChelmondistonSuffolk	05/10/2021	1	Not Commenced - Old Permission
DC/21/02244/FUL	FUL	Hartest	Hartest GarageThe GreenHartestSuffolkIP29 4DH	13/07/2021	1	Not Commenced - Old Permission
DC/21/02723/FUL	FUL	East Bergholt	Oak Meadow Moores LaneEast BergholtSuffolkCO7 6SU	08/07/2021	1	Not Commenced - Old Permission
DC/21/02929/FUL	FUL	Layham	The Barn Popes Green FarmPopes Green LaneLayhamIP7 5FF	15/12/2021	1	Not Commenced - Old Permission
DC/21/03710/FUL	FUL	Hintlesham	Side Garden Of The CottageDuke StreetHintleshamSuffolkIP8 3PN	19/08/2021	1	Not Commenced - Old Permission
DC/21/04115/FUL	FUL	East Bergholt	Willow FarmEast End RoadEast BergholtSuffolkCO7 6UT	17/09/2021	1	Not Commenced - Old Permission
DC/21/05004/RES	RES	Lavenham	Brett FarmClay Hill LaneLavenhamSuffolkCO10 9PG	03/11/2021	1	Not Commenced - Old Permission
DC/19/04809/OUT	OUT	Glemsford	Land South Of 13 And East Of 15 Whitlands Glemsford Suffolk	20/11/2019	1	Not Commenced - Old Permission
DC/21/06051/AGD	AGD	Layham	Rands FarmRands LaneLayhamSuffolkIP7 5FB	23/12/2021	2	Not Commenced - Old Permission
DC/19/04182/AGD	AGD	Boxford	Farm Building At Siam Hall Siam Hall Lane Boxford Sudbury no CO10 5LA	23/10/2019	1	Not Commenced - Old Permission
DC/20/04564/OFD	OFD	Thorpe Morieux	Old Hamlet Wine & Spice CompanyMaltings FarmThorpe MorieuxIP30 0NG	02/12/2020	1	Not Commenced - Old Permission
B /14/01375/FUL	FUL	Pinewood	Belstead House Sprites Lane Pinewood Ipswich IP8 3NA	08/04/2016	20	Not deliverable
B /16/01493/OFD	OFD	Brantham	Britannia HouseFactory LaneBranthamCO11 1NH	15/02/2017	21	Not deliverable
B /14/00636/PRN	PRN	Sproughton	Sproughton HouseHigh Street	27/06/2014	12	Not deliverable