

Babergh District Council Five-Year Housing Land Supply Position Statement 2020

CONSULTATION ISSUE

Babergh District Council

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Executive Summary

Purpose of this report

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

Consultation on this report

[To complete following consultation]

The five-year requirement

For Babergh district, the 5YHLS requirement is 2,184 units between the 1st April 2020 to the 31st March 2025. This is based on the districts Local Housing Need figure (as calculated using the Standard Method) plus a buffer of 5% as determined by the Housing Delivery Test (HDT).

The Council's deliverable supply

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

From this exercise, the Council considers it can demonstrate a 'deliverable' supply of 2,900 units across the five-year period. This includes a windfall allowance of 50 dpa in years four and five

The Council's five-year housing land supply position

The Council therefore considers it can demonstrate a 6.64-year supply.

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

Five-Year Requirement	2,184
Total Supply	2,900
Years Supply	6.64 years
Surplus/Deficit	+716

Source: Babergh District Council / Lichfields Analysis

Compliance Sheet

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

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CONSULTATION DRAFT

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

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

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

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

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

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

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

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

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

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

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

- 1.8 **Yes. The Council's previous 5YHLS position** – published in September 2019 – covered the five-year period from the 1st April 2019 to the 31st March 2024. This concluded that the Council could demonstrate a 5.67-year supply. **This position was tested at the 'Long Melford' recovered appeal where the Secretary of State agreed with the Council's assessment¹.**

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

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

Consultation of this document

[To be completed following the consultation]

Structure

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

¹ Land off Station Road, Long Melford (appeal ref. 3214377), (DL Paras 17 to 22).

2.0 The Council's Five-Year Housing Requirement

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

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

What is the 'basic' five-year requirement?

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

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

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

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

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

2.6 This shows that the Standard Method figure for Babergh district – with a 2020 base date – is **416 dwellings per annum ('dpa')**. The basic five-year requirement is therefore this figure multiplied by five years; which equals 2,080 units.

Is there a backlog of supply?

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

2.8 However, the PPG (ID: 68-031) confirms that in circumstances where the Standard Method is **used to calculate the 'basic' five-year requirement** (which is the case for Babergh) **'Step 2' of the calculation** already factors in past under-delivery by resetting the calculation. Consequently, no

backlog of supply should be added to the ‘basic’ five-year requirement in the case of Babergh district.

What is the appropriate buffer?

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

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

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

2.10 Firstly, this 5YHLS statement is not an ‘Annual Position Statement’ (‘APS’) and therefore a 10% buffer is not appropriate for Babergh district². The appropriate buffer for the district is as a consequence either a default 5% or a 20% buffer.

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

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

Table 2.1 Babergh District Council HDT 2019 Measurement

	2016/17	2017/18	2018/19	Total
Number of Homes Required	292	300	334	926
Number of Homes Delivered	226	331	579	1,136
2019 Measurement	123%			
2019 Consequence	None			

Source: MHCLG (published February 2020)

The Council’s five-year housing requirement

2.13 Bringing the above together the Council’s 5YHLS requirement is 2,184 units in the five-year period from 1st April 2020 to the 31st March 2025 as detailed in Table 2.2 below.

² An APS is a report examined by the Planning Inspectorate that can ‘confirm’ (i.e. fix) an LPAs 5YHLS for a year. However, given policy restrictions, Babergh district is at present unable to submit an APS for examination.

Table 2.2 Assessment of Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	
Annual Requirement	416 dpa
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,184 units

Source: Lichfields Analysis

- 2.14 Therefore, for the Council to be able to demonstrate a 5YHLS it must have a deliverable supply equal to or greater than 2,184 units in the five-year period. The next sections present an **assessment of the Council’s deliverable supply including a summary of what constitutes a ‘deliverable’ site.**
- 2.15 The Government are currently consulting on changes to the standard method formula. The Council note this but given this is currently at consultation stage only, it is not appropriate to **assess the Council’s supply against the current output of the proposed methodology** until such a time as a new calculation is introduced.

CONSULTATION DRAFT

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 units between the 1st April 2020 and the 31st March 2025. This section of the 5YHLS report considers what a 'deliverable' site is in accordance with policy and guidance. It also details how the Council has gone about demonstrating the deliverability of sites in the district.

Policy and guidance

The definition of 'deliverable'

3.2

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

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

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

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

3.3

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

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

3.4

In addition, sites must be 'achievable', which means there is a 'realistic prospect' – the 'central test' of deliverability³ – that it will be delivered at a point in time envisaged: in this case, within the five-year period. As explained in PPG (ID: 3-020) this is "essentially a judgement about the economic viability of the site, and the capacity of the development to complete and ... sell the development over a certain period".

³ As per the 'North Worcestershire Golf Club' planning appeal (ref. 3192918) (IR 14.39 to 14.41)

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

- Category A sites:

These are sites that involve non-major development or involve major development that has a detailed planning permission. These types of sites are inherently more certain of delivering within the five-year period given their planning status and/or size (non-major housing development is defined as a development less than 10 units or development on a site less than 0.5ha in size⁴).

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

- Category B sites:

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

3.6 The Secretary of State recently confirmed his interpretation that **the definition of ‘deliverable’ should not be taken as being a ‘closed list’⁵**. He stated that *“examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition”* (Para B of the Consent Order). Therefore, sites not specifically listed in the definition of **deliverable can be found to be ‘deliverable’ where that site can be shown to be available now**, offer a suitable location for development now, and be achievable with a realistic prospect that **housing will be delivered on the site within five years’**.

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

3.7 There is no complete **definition of ‘clear evidence’**; however, the PPG (ID: 68-007) provides a non-exhaustive list of what type of material can 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;*
- *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*

⁴ As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015

⁵ See Consent Order for East Northamptonshire Council v Secretary of State for Communities and Local Government (CO/917/2020) - <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

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

3.8 Given there is no exhaustive definition of **‘clear evidence’**, it is ultimately a matter of planning judgement. Consequently, there has been debate at a number of planning appeals regarding what does and what does not constitute clear evidence. The Council is well aware of this issue following the **‘Woolpit’** decision (ref. 3194926), 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. This resulted in Mid-Suffolk being unable to demonstrate a 5YHLS at that time.

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

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

As confirmed by the ‘Popes Lane’ decision⁶, 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 site⁷.

- 2 While there is no minimum criterion for clear evidence⁸, the type and form of **‘clear evidence’ for Category B sites will vary depending on circumstances of** the site (e.g. its size or how quickly it is expected to deliver).

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

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

In the ‘Rectory Farm’ decision⁹ 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’ decision¹⁰** echoed these comments.

⁶ Appeal ref. 3216104 (IR 23)

⁷ Confirmed in both the ‘Popes Lane’ (ref. 3216104 (IR 23) and ‘Rectory Farm’ (ref. 3234204) (IR 32) decisions

⁸ Land to the South of Williamsfield Road (ref. 3207411) (IR 27)

⁹ Appeal ref. 3234204 (IR 32)

¹⁰ Appeal ref. 3207411 (IR 27)

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 Secretary of State recently confirmed that this is accepted given it supported sites identified as deliverable as of the base date¹¹.
- 3.12 In reviewing the sites, the Council has first removed sites that have a net zero contribution to housing supply and then split up the trajectory between the two Categories of supply: A and B. **Following the recent SoS confirmation that the definition of 'deliverable' should not be interpreted as a 'closed list' the Council takes this as meaning that any site not specifically listed in Category A (which are presumed to be deliverable) falls in to Category B (requiring 'clear evidence' to be deliverable)**¹².

Category A

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

¹¹ 'Land to the East of Newport Sands' (ref. 3169314) (Para 12)

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

Category B

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

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

3.15 In light of our analysis of relevant policy and guidance, the Council has **sought to gather ‘clear evidence’ to support the deliverability of its Category B sites.**

3.16 Where a site with outline permission also had a reserved matters application submitted – but not determined – at the base date the Council considers this to be sufficient clear evidence in and of itself of the sites deliverability (irrespective of whether or not a proforma was returned). Such sites already had firm progress towards becoming a Category A site with a detailed permission (through the submission of a reserved matters).

3.17 For other Category B sites, the Council prepared a ‘Category B site proforma’ (prepared jointly with Mid-Suffolk): a copy of which can be seen at Appendix 3. This proforma was sent to the relevant developers/landowners/agents of Category B sites. As can be seen, the proforma:

- Confirms to developers/landowners/agents that the Council, as a starting point, approach all Category B sites as not being deliverable;
- Requires details of the progress being made towards the submission of detailed applications, the discharge of conditions, and the progress of site assessment work;
- Requires details of whether a house builder/s has been secured to develop the site and if not, what progress has been made to do so. This is to consider the capacity of a particular house builder/s and the likely lead-in times if one has not been secured;
- Asks the respondent to provide their anticipated build-out trajectory for the site and importantly to justify why the rates suggested are reasonable. For example, details are requested on how many outlets are likely to be delivering from the site and the levels of affordable housing: both of which are known to impact delivery rates¹³; and
- Requires details of key risks in achieving the identified trajectory. This includes questions regarding whether the site is available now; relevant viability information; relevant infrastructure information; and the potential impact of the COVID-19 pandemic.

3.18 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.

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

¹³ As detailed in Lichfields research ‘Start to Finish’ (second edition) published in February 2020

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

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

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

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

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

Table 3.1 Local Lead-in Time Analysis

Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Mean	Median	Mean	Median	
10-99 dwellings	3.3 years	2.7 years	2.0 years	1.6 years	13
100-499 dwellings	3.4 years	3.3 years	1.7 years	1.6 years	37

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	14 dpa	13 dpa	8
50-99 dwellings	29 dpa	32 dpa	17
100-499 dwellings	46 dpa	33 dpa	8

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

3.22 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.

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

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

Market intelligence

3.24 The Council has engaged with developers regarding the impact of the pandemic. As of now, many local developers have already indicated a positive trend. Whilst they note there was an initial sharp downturn to the economy and delivery as a result of the lockdown this is beginning to reverse. Through a local developers’ forum, it was estimated that delivery in the 2020/21

period would likely be reduced by a third of what had been expected. More detail was provided in some of the proformas returned as part of the 5YHLS engagement exercise. For example, Taylor Wimpey commented as part of the five-year housing land supply evidence that its sites closed down during lockdown, but they had been steadily getting back online, with full staff levels albeit working in a different way. Following a period of slow sales, it was experiencing a steady sales rate typically at a 30%+ reduction to its previous rates, across the region, but were optimistic about a small recovery in 2021/22 with further gains in 2022/23. Persimmon has also indicated that the pandemic had not had a detrimental impact on sales thus far.

3.25 Nationally, a number of developers have provided trading updates to the stock exchange including:

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

Appeal precedent

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

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

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

The Council's approach

3.28 Taking the above together, the Council has applied a COVID-19 discount to the delivery of sites in 2020/21. This is not a blanket approach and has only been applied to sites where the Council have used median lead-in times and build rates to determine delivery within the five-year period. For this discount, **it has been assumed that a developer's capacity** to build will only be 55% of a normal year (i.e. a 45% discount). This discount accounts for:

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

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

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

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

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

prudent approach to delivery rates and fully considers the impact of COVID-19 on the site's delivery.

- 3.32 Finally, where sites were expected to start delivering units in 2020/21 based on median lead-in times, the Council has assumed delivery will now start from 2021/22. Again, this demonstrates a prudent approach allowing additional time for developments that would otherwise reasonably be expected to commence to get on site and deliver homes.
- 3.33 Overall, the approach taken is considered to be appropriately prudent. The effects of the pandemic to housing delivery are still unfolding, and the Council therefore applies what it considers to be a worst-case scenario to delivery in 2020/21: as judged against the market intelligence set out above with most developers at between 70-80% capacity. While a more optimistic position could be adopted (i.e. a 30% discount or less) it is felt that to have the most robust supply position in a time of great uncertainty a worst-case scenario is appropriate. In any case, the discount does not make a significant difference to the overall supply position given most sites are of a scale that would still be expected to deliver in full within the five-year period irrespective of a discount to delivery in just the year 2020/21. While there is appeal precedent against applying a blanket 'COVID' discount, this is from the side of an appellant seeking to apply one retrospectively **in circumstances where the Council's position pre-dates the pandemic. The Council's approach** here is one of prudence and applying a discount now demonstrates an appropriate response to the current uncertainties. Furthermore, applying a discount from the outset negates any potential for a discount to be applied ad-hoc post publication of this report.

Conclusions

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

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

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

Proforma and consultation feedback

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

Further feedback was provided regarding the sites’ deliverability as part of the consultation of this report. **[To be completed following the consultation]**

Category A Sites

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

Major (Commenced)

4.4 In total, the Council has identified 25 major development sites that have already commenced development and are considered to be deliverable. Across the five-year period these are expected to deliver 1,031 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total
Full PP	14	150	216	90	44	28	528
Reserved Matters	9	42	121	107	84	81	435
Permitted Development	2	0	21	0	47	0	68
Total	25	192	358	197	175	109	1,031

Source: Babergh District Council / Lichfields

Non-Major (commenced)

4.5 In total, the Council has identified 141 non-major development sites that have already commenced development and are considered to be deliverable as of the base date. Across the five-year period these are expected to deliver 263 units. Given these are non-major development sites relating to development of nine or less units, it has been assumed that the majority will be built out in 2020/21 – even when applying a COVID discount. There are however a few sites of either eight or nine units in size where applying a COVID discount would mean some delivery in 2021/22.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total
Full PP	115	191	4	0	0	0	195
Reserved Matters	17	54	2	0	0	0	56
Permitted Development	9	12	0	0	0	0	12
Total	141	257	6	0	0	0	263

Source: Babergh District Council / Lichfields

Major (not-commenced)

- 4.6 In total, the Council has identified nine 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 354 units. As set out in Section 3.0, longer lead-in times have been applied to sites that would normally be expected to start delivering in 2020/21 given the COVID-19 pandemic. This results in their being no delivery in 2020/21 from this source of supply.

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

PP Type	No. Sites	Delivery in Five-Year Period					
		2020/21	2021/22	2022/23	2023/24	2024/25	Total
Full PP	5	0	59	81	66	66	272
Reserved Matters	4	0	52	30	0	0	82
Permitted Development	0	0	0	0	0	0	0
Total	9	0	111	111	66	66	354

Source: Babergh District Council / Lichfields

Non-Major (not-commenced)

- 4.7 In total, the Council has identified 251 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 576 units.
- 4.8 For non-major development, the Council has assumed that non-implemented sites with full planning permission, reserved matters, or permitted development right prior approvals to deliver in Year two (2021/22). Non-major permissions with outline permission are assumed to deliver in Year three (2022/23) to account for the need to gain reserved matters approval before commencement.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2020/21	2021/22	2022/23	2023/24	2024/25	
Full PP	162	0	333	0	0	0	333
Reserved Matters	14	0	62	0	0	0	62
Outline Permission	56	0	0	151	0	0	151
Permitted Development	19	0	30	0	0	0	30
Total	251	0	425	151	0	0	576

Source: Babergh District Council / Lichfields

Category B Sites

- 4.9 **From the Council's review, there are** five 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. Of these, the Council received a proforma for three sites. Four sites (including two for which a proforma was returned) also had a reserved matters application submitted as of the base-date: three of which have since been approved.
- 4.10 Finally, it should be noted that the Council reviewed a further ten Category B sites (totalling 380 units) that currently have an extant outline planning permission: some of which had only recently been approved as of the base date. 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.

Summary

Table 4.5 Category B Sites Expected Five-Year Delivery

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2020/21	2021/22	2022/23	2023/24	2024/25	
Outline Permission	5	0	44	164	186	182	576

Source: Babergh District Council / Lichfields

The Council's supply from specific sites

- 4.11 Taking the above together, the Council has total deliverable supply of 2,800 units from 431 specific sites. This comprises both Category A and B development from major and non-major sites. 46% of the development expected to be delivered in the five-year period are on sites that have already commenced as of the base date.

Table 4.6 Babergh District Council Deliverable Supply

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2020/21	2021/22	2022/23	2023/24	2024/25	
Category A (Commenced)	166	449	364	197	175	109	1294
Category A (Non-Comm)	260	0	536	262	66	66	930
Category B	5	0	44	164	186	182	576
Total	431	449	944	623	427	357	2800

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

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

5.3

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

Assessment of historic rates of windfall development

5.4

Monitoring records show that since 2014/15, windfall sites have consistently delivered a significant proportion of Babergh’s **housing completions**. Table 5.1 presents the total number of windfall completions between 2014/15 to 2019/20 as a proportion of total completions. This shows that since 2014/15, 68% of net completions on all residential development has been windfall sites (including garden land development and large sites).

Table 5.1 Windfalls as a Proportion of Net Completions

Monitoring Year	Net Completions	Windfall Completions (Including Garden land development)	% of Net Completions
2014/15	172	83	49%
2015/16	157	124	69%
2016/17	226	168	74%
2017/18	331	221	62%
2018/19	579	456	79%
2019/20	266	195	73%
Totals	1,731	1,220	68%

Source: Babergh District Council / Lichfields Analysis

Windfalls: methodology and calculation

5.5

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

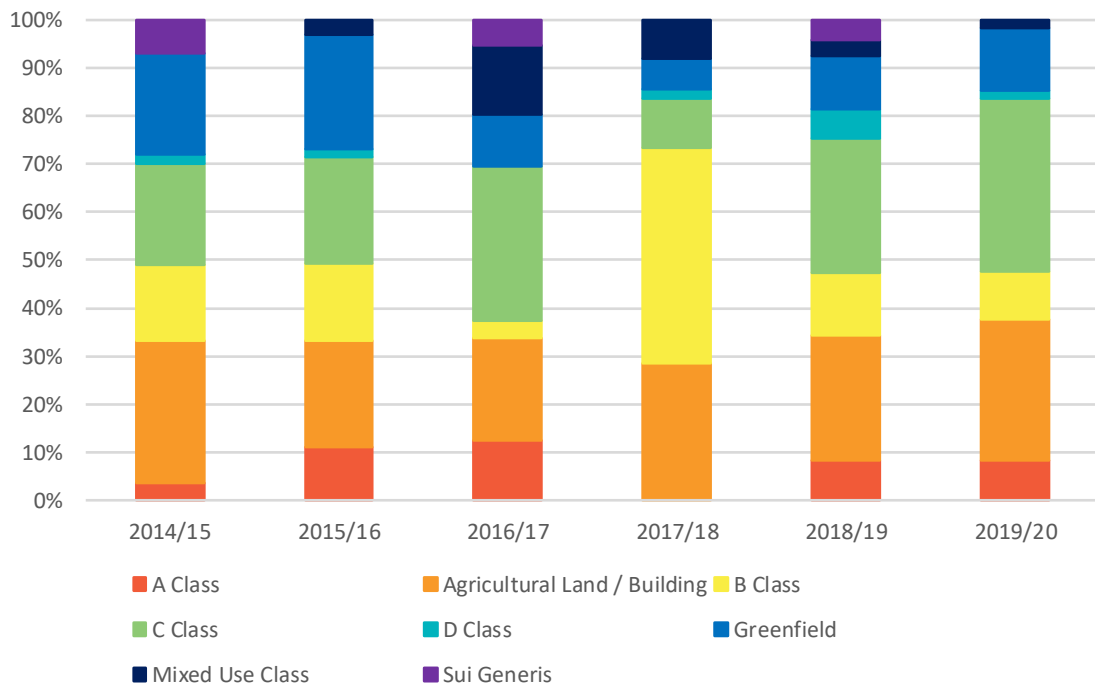
- 1 Sites in residential gardens (given policy aims to restrict such development); and
- 2 Major development (i.e. 10 or more dwellings in size) as these sites would be expected to be allocated in the emerging plan and are therefore not a reliable source of supply moving forwards.

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

Sources of windfall

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

Figure 5.1 Proportion of Windfall Development



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

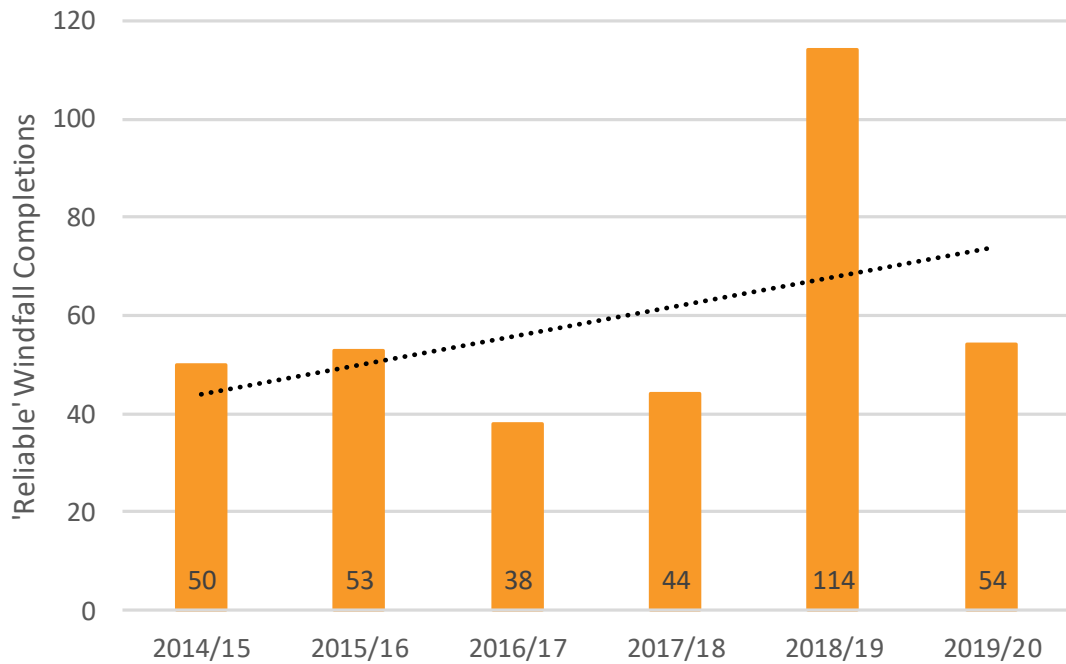
Table 5.2 Breakdown of Windfall Development in Babergh District Since 2014/15

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	33	8%
Agricultural Buildings / Land	113	26%
B Use Class	68	16%
C Use Class	112	26%
D Use Class	13	3%
Greenfields	60	14%
Mixed Use Class	20	5%
Sui Generis	13	3%

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

- 5.8 Given the rural nature of the district and changes in modern agriculture it is reasonable to assume that windfall completions on previous agricultural buildings and greenfield sites will continue to provide a consistent source of windfall. It is also expected that windfall completions on B Use Class buildings will continue to provide a modest contribution due to the temporary change to permitted development rights remaining, as can development from former C Use Class Buildings.
- 5.9 Based on historical trends, the following sources of windfall development have been deemed unreliable in that they are unlikely to provide a reliable source of supply taking into account current and future planning policy:
- A Use Classes;
 - D Use Classes;
 - Mixed Use Classes; and
 - Sui Generis.
- 5.10 When removing these sources, Figure 5.2 details the windfall completions by year from what the **Council considers ‘reliable’ sources of windfall development.** On average, the Council has delivered 58.8 dpa from these sources of windfall; albeit with a large peak of development in 2018/19.
- 5.11 Recent fundamental changes have been announced to the Use Classes Order that will have come in to effect on the 1st September 2020. The primary change is the combination of various A, D, **and B class development into a new ‘E’ Class allowing greater flexibility to move between uses.** Furthermore, additional permitted development rights are being implemented – including the ability to demolish vacant office buildings and rebuild them with residential uses. At this stage, it is unclear how these changes will impact future levels of windfalls given there is no previous trend data or capacity study to make a robust future projection. For now, the above approach is considered prudent and robust based on past trends.

Figure 5.2 'Reliable' Windfall Development



Source: Babergh District Council / Lichfields Analysis

5.12 Consistent with the previous 5YHLS position statement (September 2019) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions. This is to ensure no double counting occurs with current permissions. Based on the analysis above, it is concluded that there is compelling evidence that windfall allowance of 50 dpa in years four and five is justified and reasonable.

Conclusion

5.13 On the basis of the above assessment the Council considered there is compelling evidence that a windfall allowance of 50 dpa for years four and five.

6.0

The Council’s Five-Year Housing Land Supply Position

6.1

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

Summary

The Council’s five-year requirement

6.2

As detailed in Section 2.0, the five-year requirement is 2,184 dwellings across the five-year period. This is on the basis of the Standard Method annual requirement of 614 dpa plus a 5% buffer.

Table 6.1 Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	
Annual Requirement	416 dpa
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,184 units

Source: Lichfields Analysis

The Council’s deliverable supply

6.3

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

6.4

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

6.5

From this exercise, the Council considers it can demonstrate a supply of 2,800 units from specific sites. This report also provides compelling evidence that a windfall allowance of 50 units in years four and five is also justified. In total, the Council’s five-year supply is therefore 2,900 units as detailed in Table 6.2.

Table 6.2 Babergh District Council Deliverable Supply

Source of Supply	Supply (units)
Category A (Commenced)	1,294
Category A (Not Commenced)	930
Category B	576
Windfall Allowance	100
Total Supply	2,900

Source: Babergh District Council / Lichfields Analysis

Consultation feedback

[To be completed following the consultation]

The Council’s concluded 5YHLS position

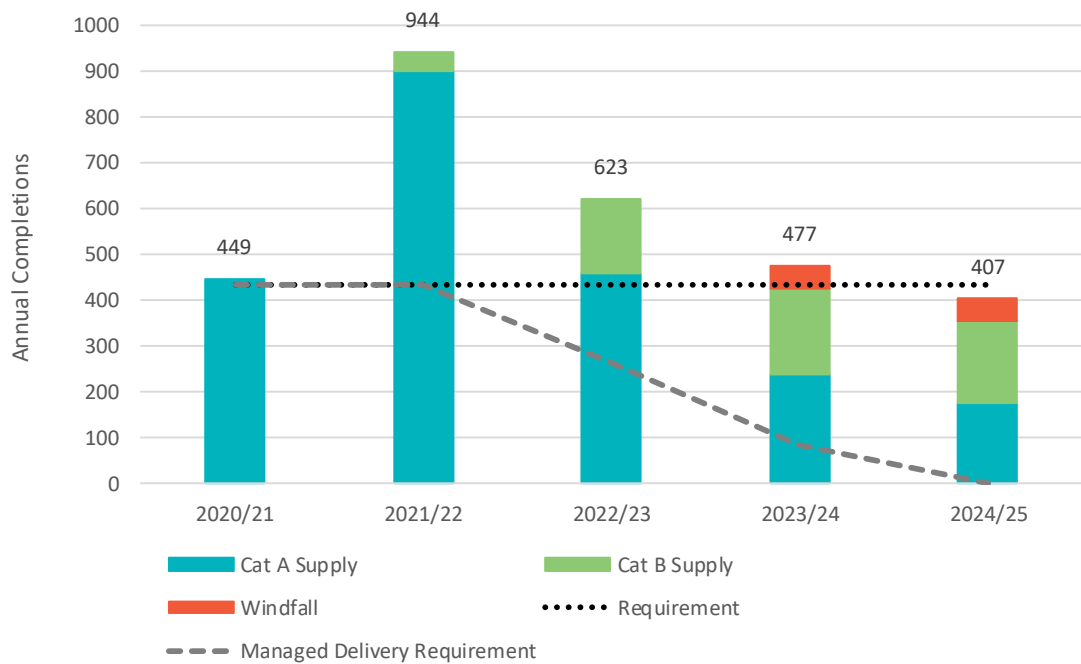
6.6 On the basis of the above, the Council can demonstrate a 6.64-year supply between the 1st April 2020 to the 31st March 2025 as detailed in Table 6.3.

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

Five-Year Requirement	2,184
Total Supply	2,900
Years Supply	6.64
Surplus/Deficit	+716

Source: Babergh District Council / Lichfields Analysis

Figure 6.1 Babergh Five-Year Supply Projection



Source: Babergh District Council / Lichfields

Scenario testing

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

Scenario 1 – 10% buffer

6.8 As detailed in Section 2.0 of this report, a 10% buffer would only apply should the Council wish to confirm its supply. While the Council is unable to confirm its supply now, it may wish to do so through the emerging Joint Local Plan. In this Scenario, the Council would be able to demonstrate a 6.~~3406~~-year supply as detailed below.

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

Five-Year Requirement (10% buffer)	2,288
Total Supply	2,900
Years Supply	6.34
Surplus/Deficit	+612

Source: Babergh District Council / Lichfields Analysis

Scenario 2 – 20% buffer

- 6.9 As detailed in Section 2.0 of this report, a 20% buffer would be imposed on the Council should its 2020 HDT (due to be published in November 2020) measurement be less than 85%. The Council does not anticipate this will occur given the 2019/20 completions recorded. However, should for whatever reason a 20% buffer be imposed the Council would be able to demonstrate a 5.81-year supply as detailed below.

Table 6.5 Babergh District Council's 5YHLS: Stress Test Scenario 2

Five-Year Requirement (20% buffer)	2,496
Total Supply	2,900
Years Supply	5.81 years
Surplus/Deficit	+404

Source: Babergh District Council / Lichfields Analysis

Scenario 3 – Small sites lapse

- 6.10 There is no requirement to apply a lapse rate to small sites, however in some cases LPAs have considered it appropriate. In the case of Babergh there is no evidence to suggest a lapse rate is justified. However, 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: which currently totals 839 units. The below scenario is not advanced by the Council as the basis for its 5YHLS assessment, but the exercise **serves as a demonstration of the Council's robust supply. Indeed, even if all non-commenced small sites lapsed with no delivery – an unlikely scenario – the Council would still be able to demonstrate a five-year supply with a 5% buffer given a surplus of 716 units has been demonstrated.** This is of course despite applying prudent median local build rates and a worst case COVID-19 scenario for 2020/21 to ensure a robust supply position.

Table 6.6 Babergh District Council's 5YHLS: Stress Test Scenario 3

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement (5% buffer)	2,184	2,184	2,184
Total Supply (Applying SS Lapse)	2,858	2,816	2,732
Years Supply	6.54 years	6.45 years	6.26 years
Surplus/Deficit	+674	+632	+548

Source: Babergh District Council / Lichfields Analysis

Appendix 1 **Glossary of Terms**

CONSULTATION DRAFT

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

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

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

B Use Class: Use of premises for business, general industrial or storage and distribution as described in the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

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

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

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

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

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

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

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

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

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

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

Dwellings per Annum (dpa)

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

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

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

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

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

Local Plan: Defined in Annex 2 of the National Planning Policy Framework (2019) as a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

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

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

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

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

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

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

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

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

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

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

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

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

Windfall Sites: Defined in Annex 2 of the National Planning Policy Framework (2019) as Sites not specifically identified in the development plan.

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

CONSULTATION DRAFT

Appendix 2 **Standard Method Calculation for Babergh District Council (2020)**

CONSULTATION DRAFT

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

Step 1 – Setting the baseline

The districts 2014-based housing projections¹⁴ are:

- 40,249 households in 2020
- 43,149 households in 2030

Therefore, 2,900 new households are projected in the district during this period. This equates to an average of 290 new households per year.

Step 2 – An adjustment to take account of affordability

The districts median workplace-based affordability ratio (i.e. the ratio of workplace-based earnings to house prices) is 10.95. Given this is over 4, the following adjustment is required.

The adjustment factor is calculated using the following formula:

Figure 6.2 Adjustment Factor Formula - Standard Method

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

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

Therefore, the adjustment factor for the district is 1.434375.

Step 3 – Capping the level of any increase

The level of increase of the adjustment factor is capped depending on whether or not the Council has adopted a local plan within the last five-years. Given the Babergh Core Strategy (2014) is more than five-years old, the potential cap is 40% above the higher of:

- a The average household growth for the district calculated in step 1: 290 dpa; or
- b The average housing requirement figure set out in the most recently adopted strategic policies (i.e. the Babergh Core Strategy 2014): 300 dpa.

In the case of Babergh, the housing requirement from the Babergh Core Strategy (2014) is the greater figure. Therefore, the potential cap is 300 dpa times 1.4 = 420.

The average baseline figure (calculated in Step 1) times the adjustment factor (calculated in Step 2) equals 416 dpa which is below the cap of 420 dpa.

The Standard Method figure for Babergh District Council with a 2020 base date is therefore 416 dpa.

¹⁴ In calculating the standard method more recently published household projections are not used in accordance with the PPG (ref. 2a-005)

Appendix 3 **Category A and B Proformas**

CONSULTATION DRAFT

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

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

Purpose of this proforma:

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

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

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

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

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

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

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

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

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

[INSERT]

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

[INSERT]

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

DRAFT

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

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

Purpose of this proforma:

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

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

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

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

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

[INSERT]

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

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

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

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

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

c. Is the site available for development now?

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[INSERT]

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

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

CONSULTATION DRAFT

Local Lead-in Time Analysis

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

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

Local analysis: sites 100-499 units

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

PP Ref.	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
B/14/00804/FUL	Babergh	166	FULL	19/06/14	15/02/16	31/05/18	4.0	2.3
B/12/01198/OUT	Babergh	100	OUT	10/02/12	16/03/15	31/03/19	7.1	4.0
B/13/00113/OUT	Babergh	112	OUT	25/01/13	15/10/15	23/11/16	3.8	1.1
DC/19/04650/RES DC/17/04052/OUT	Babergh	130	OUT	04/08/17	13/06/18	05/03/20	2.6	1.7
M/2986/15/OUT	Mid Suffolk	130	OUT	21/08/15	14/07/17	18/02/19	3.5	1.6
M/0846/13/OUT	Mid Suffolk	190	OUT	26/03/13	02/06/16	12/01/17	3.8	0.6
M/3310/14/FUL	Mid Suffolk	276	FULL	17/10/14	17/06/15	03/01/16	1.2	0.5
M/3153/14/FUL	Mid Suffolk	266	FULL	10/01/14	14/12/15	19/01/18	4.0	2.1
M/2722/13/FUL	Mid Suffolk	215	FULL	16/09/13	17/04/15	11/11/15	2.2	0.6
M/4455/16/FUL	Mid Suffolk	300	FULL	22/11/16	17/08/18	18/03/20	3.3	1.6
DC/18/03547/RES M/4963/16/OUT	Mid Suffolk	248	OUT	05/01/17	05/07/18	11/11/19	2.9	1.4
DC/18/01376/RES DC/5010/16/OUT	Mid Suffolk	175	OUT	17/12/16	01/11/17	14/02/20	3.2	2.3
DC/17/02232/FUL	Mid Suffolk	129	FULL	20/05/17	09/07/18	09/03/20	2.8	1.7
Average							3.4	1.7
Median							3.3	1.6

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

Local analysis: sites less than 100 units

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

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
B/14/00499	Babergh	55	FULL	16/04/14	22/02/16	26/10/17	3.5	1.7
B/15/01043/FUL	Babergh	44	FULL	08/06/15	23/03/16	11/09/17	2.3	1.5
B/13/00917	Babergh	43	OUT	08/05/13	18/12/17	31/01/19	5.7	1.1
B/2178/14/FUL	Babergh	34	FULL	07/08/14	24/03/15	23/03/16	1.6	1.0
B/14/01288/FUL	Babergh	78	FULL	10/03/13	28/07/15	15/09/17	4.5	2.1
DC/17/05332/FUL	Babergh	51	FULL	21/10/17	29/06/18	03/03/20	2.4	1.7
DC/19/02020/RES DC/18/00306/OUT	Babergh	10	OUT	19/01/18	17/05/18	29/01/20	2.0	1.7
DC/18/04309/RES DC/18/00200/OUT	Babergh	32	OUT	13/01/18	18/04/18	12/08/19	1.6	1.3
B/16/00760/FUL	Babergh	65	FULL	06/08/16	15/08/17	12/08/19	3.0	2.0
DC/18/04812/FUL	Babergh	21	FULL	05/11/18	15/11/19	23/03/20	1.4	0.4
DC/19/03185/RES DC/17/03100/OUT	Babergh	25	OUT	27/06/17	08/11/17	06/01/20	2.5	2.2
B /16/01038/FUL	Babergh	10	FULL	22/07/16	16/11/17	08/04/19	2.7	1.4
B /14/01375/FUL	Babergh	20	FULL	27/10/14	08/04/16	05/04/19	4.4	3.0
B /03/00074/FUL	Babergh	12	FULL	15/01/03	21/10/03	14/08/19	16.6	15.8
B /17/00950/FUL	Babergh	34	FULL	27/04/17	20/04/18	17/02/20	2.8	1.8
DC/18/02513/RES (B /17/01023/OUT)	Babergh	19	OUT	04/05/17	22/11/17	11/12/19	2.6	2.1
M /1492/15/FUL	Mid Suffolk	75	FULL	23/04/15	06/07/16	12/06/16	1.1	0.1
M /0210/15/FUL	Mid Suffolk	23	FULL	20/01/15	24/11/15	21/02/17	2.1	1.2
M/0669/08/OUT	Mid Suffolk	23	OUT	02/01/08	09/05/13	27/10/14	6.8	1.5
M /0254/15/OUT	Mid Suffolk	56	OUT	22/01/15	13/10/16	15/12/17	2.9	1.2
M/2910/11/FUL	Mid Suffolk	90	FULL	30/08/11	13/12/12	19/04/13	1.6	0.4
M /0958/16/FUL	Mid Suffolk	22	FULL	23/02/16	28/09/16	02/02/17	0.9	0.3
M/1662/14/FUL	Mid Suffolk	27	FULL	23/05/14	29/07/15	04/04/18	3.9	2.7
M/2742/14/FUL	Mid Suffolk	62	FULL	26/08/14	26/03/15	18/11/16	2.2	1.6
M/3112/15/OUT	Mid Suffolk	75	OUT	27/08/15	07/11/17	17/07/18	2.9	0.7
M/0683/15/FUL	Mid Suffolk	25	FULL	20/02/15	29/02/16	24/10/18	3.7	2.7
M/1850/13/FUL	Mid Suffolk	70	FULL	25/01/13	20/12/13	31/03/15	2.2	1.3
M/2279/13/FUL	Mid Suffolk	14	FULL	19/08/13	14/11/13	14/05/15	1.7	1.5

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)
	Suffolk							
M/1008/11/FUL	Mid Suffolk	17	FULL	18/03/11	23/06/14	04/01/18	6.8	3.5
M/2792/13/FUL	Mid Suffolk	60	FULL	20/09/13	16/12/13	28/09/15	2.0	1.8
DC/19/01602/RES DC/5070/16/OUT	Mid Suffolk	87	OUT	23/12/16	16/10/19	21/10/19	2.8	0.0
M/2112/16/FUL	Mid Suffolk	49	FULL	25/05/16	11/09/17	03/12/19	3.5	2.2
DC/19/03729/RES DC/18/02050/OUT	Mid Suffolk	28	OUT	19/05/18	23/10/19	13/11/19	1.5	0.1
M/4714/16/FUL	Mid Suffolk	28	FULL	18/11/16	01/11/17	14/02/20	3.2	2.3
M/2982/15/FUL	Mid Suffolk	19	FULL	27/08/16	08/04/16	01/04/19	2.6	3.0
M/2028/15/FUL	Mid Suffolk	14	FULL	23/06/15	28/09/18	18/06/19	4.0	0.7
M/2452/14/FUL	Mid Suffolk	11	FULL	08/08/14	01/04/16	28/05/19	4.8	3.2
Average							3.3	2.0
Median							2.7	1.6

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

Summary of Local Findings

Local Lead-in Time Analysis Summary

Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	3.3 years	2.7 years	2.0 years	1.6 years	13
100-499 dwellings	3.4 years	3.3 years	1.7 years	1.6 years	37

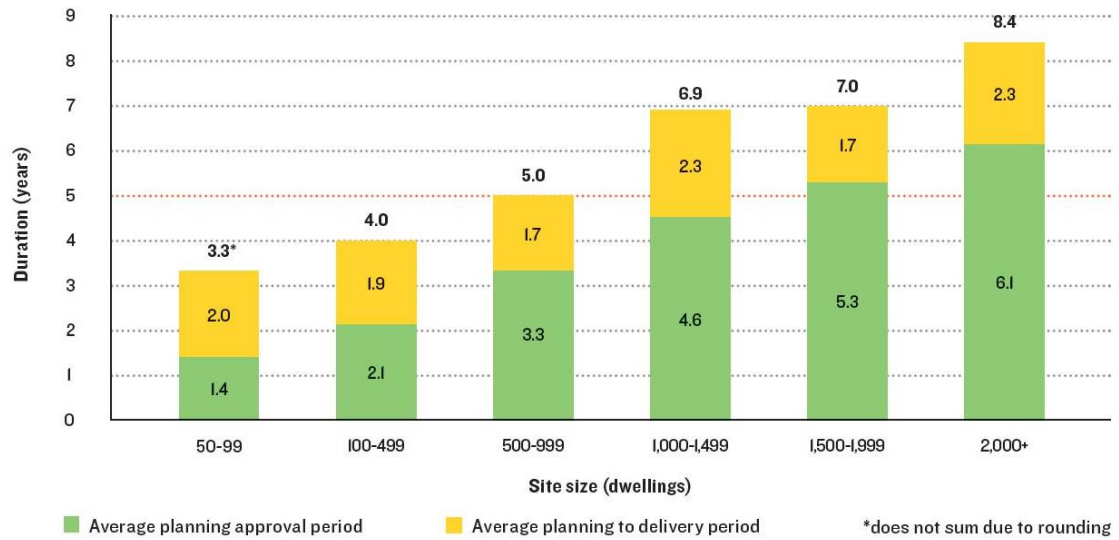
Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

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

6.11

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

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



Source: Lichfields 2020

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

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

CONSULTATION DRAFT

Local Build Rate Analysis

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

Local analysis: sites 100-499 units

Local Build Rate Analysis: sites 100-499 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
M/3310/14/FUL	Mid Suffolk	FULL	437	433	8.52	50.8	12%
M/3153/14/FUL	Mid Suffolk	FULL	266	252	1.85	136.0	51%
DC/18/01679/RES	Mid Suffolk	FULL	240	30	1.31	22.8	10%
M/2722/13/FUL	Mid Suffolk	FULL	215	194	4.23	45.8	21%
M/3918/15/RES	Mid Suffolk	FULL	190	95	3.13	30.3	16%
B/14/00804/FUL	Babergh	FULL	166	134	4.99	26.9	16%
B/15/00993/FUL	Babergh	FULL	145	14	0.96	14.5	10%
M/0156/17/RES	Mid Suffolk	FULL	130	70	1.97	35.6	27%
Average						45.6	20%
Median						33.0	16%

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
M /1709/16/FUL	Mid Suffolk	FULL	89	89	2.47	36.1	41%
B /14/01288/FUL	Babergh	FULL	78	78	2.22	35.1	45%
B /16/01581/RES	Babergh	FULL	77	38	2.51	15.1	20%
M /1492/15/FUL	Mid Suffolk	FULL	75	67	3.34	20.1	27%
DC/17/02755/RES	Mid Suffolk	FULL	75	66	1.98	33.4	44%
DC/18/00097/RES	Mid Suffolk	FULL	66	44	1.43	30.8	47%
M /2211/16/RES	Mid Suffolk	FULL	56	56	2.54	22.1	39%
B /16/01192/FUL	Babergh	FULL	55	55	1.43	38.4	70%
Average						28.9	42%
Median						32.1	43%

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

Local analysis: sites 10 – 49 units

Local Build Rate Analysis: sites 10-49 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
B /15/01043/FUL	Babergh	FULL	48	48	1.39	34.4	72%
B /16/01216/RES	Babergh	FULL	30	17	0.84	20.1	67%
B /13/01238/FUL	Babergh	FULL	29	29	2.44	11.9	41%
M /1662/14/FUL	Mid Suffolk	FULL	27	27	2.91	9.3	34%
M /0683/15/	Mid Suffolk	FULL	25	25	2.21	11.3	45%
B /14/01259/FUL	Babergh	FULL	25	25	2.00	12.5	50%
DC/17/06289/FUL	Babergh	FULL	24	18	1.76	10.2	43%
M /0210/15/FUL	Mid Suffolk	FULL	23	23	1.81	12.7	55%
M /0958/16/FUL	Mid Suffolk	FULL	22	22	1.12	19.6	89%
B /16/00817/RES	Babergh	FULL	22	22	1.00	22.0	100%
M /4195/15/FUL	Mid Suffolk	FULL	21	16	2.64	6.1	29%
M /2982/15/FUL	Mid Suffolk	FULL	19	19	1.00	19.0	100%
B /14/01600/FUL	Babergh	FULL	15	15	0.99	15.2	101%
DC/17/04375/FUL	Mid	FULL	12	11	1.74	6.3	53%

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

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

Summary of Local Findings

Local Build Rate Analysis Summary

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	14.1 dpa	12.5 dpa	8
50-99 dwellings	28.9 dpa	32.1 dpa	17
100-499 dwellings	45.6 dpa	33.0 dpa	8

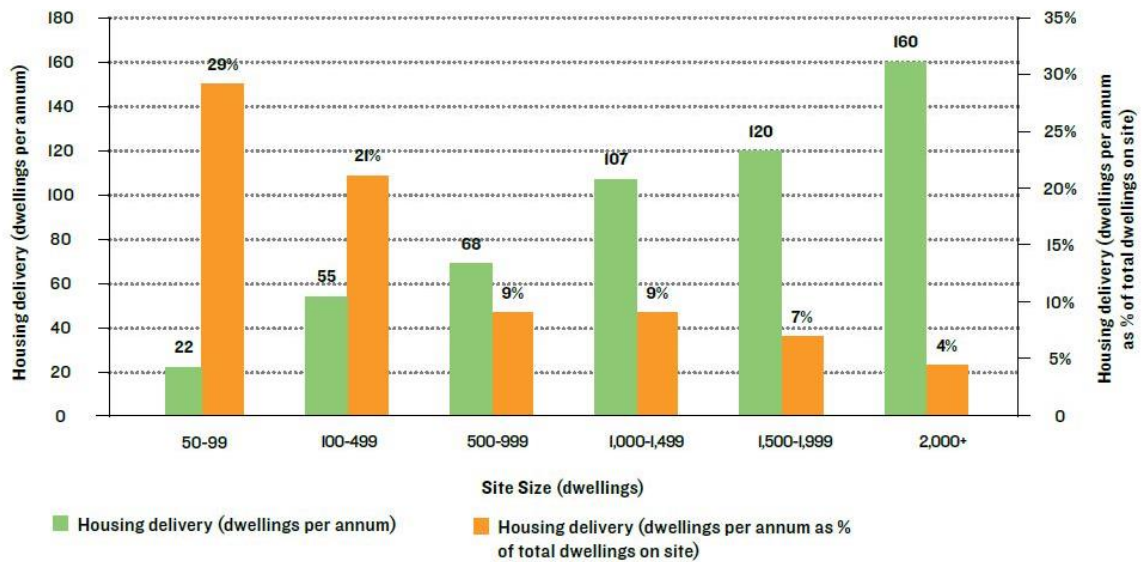
Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

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

6.14

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

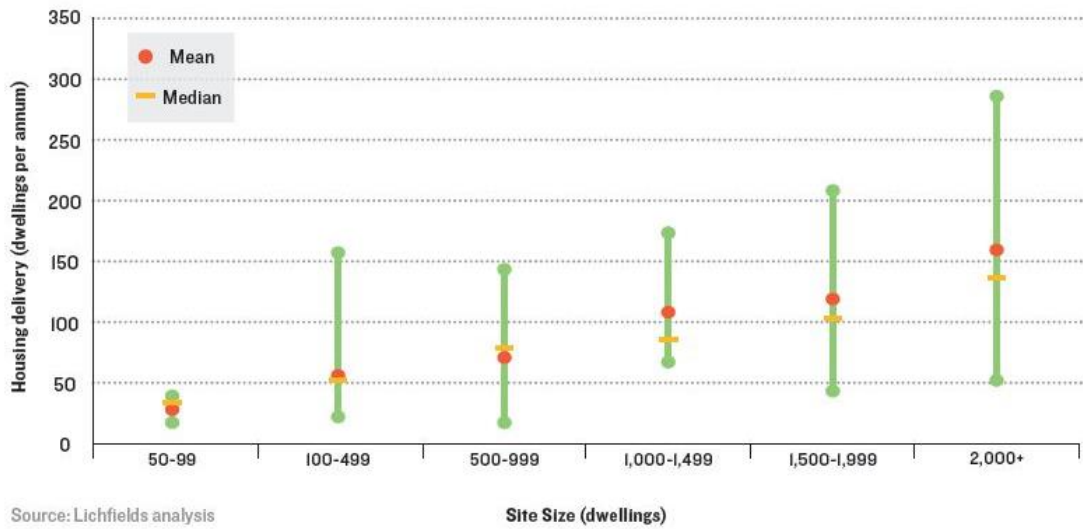
Figure 6.3 Start to Finish (2nd Edition) – Build our rate by size of site (dpa)



Source: Lichfields analysis

Source: Lichfields 2020

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



Source: Lichfields analysis

Site Size (dwellings)

Source: Lichfields 2020

6.15

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

CONSULTATION

Appendix 6 **Proforma Returns**

CONSULTATION DRAFT

Ref. BP1

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

Site Address: Land North and South of Poplar Lane, Sproughton
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 (2019) and the National Planning Policy Guidance (ID: 68-007). In particular, for major development sites not benefitting from full permission, the Council can only include them within its five-year land supply if there is 'clear evidence' that housing completions will begin on site within five years.

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

1. Site Planning Status:

- Planning Permission reference: B/15/00993
- Reserved Matters reference: DC/20/01058

The development relates to a permission granted in "hybrid": 475 no. dwellings granted but with full details provided for 145 no. of them (i.e. 330 no. left in outline, with matters reserved).

As 2. below, a reserved matters application (with accompanying details for the discharge of certain conditions) for 305 no. dwellings (the 2nd and final phase of the residential element of the permission) has been submitted and is expected to be determined in June 2020.

Development on the 1st phase – under the full part of the planning permission – was commenced on in the autumn of 2019.

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

Taylor Wimpey has submitted a 305 dwelling RMA for the balance of the site to BMSDC which has an agreed EOT dated 03/07/20. At the time of writing I am minded that Officers have written a report recommending Approval for the scheme.

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?

As part of the RMA submission for the 305 dwellings, we have also submitted a number of Pre Commencement Condition documents.

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

Taylor Wimpey

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

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

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

N/A

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
42	42	55	62	62	263

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

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

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

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

*Phase 1a is underway
Phase 1b - June 2021*

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

Phase 1b - May 2022

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

N/A (Phase 1b is the 'balance of site' that was only approved as an Outline when the original hybrid application was approved (145 in detail)).

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

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

One

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

10% as part of delivery within the site with private sales.

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

Taylor Wimpey is very mindful of the market and see's no reason why the deliver rates we are looking to achieve wont be.

- 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.

We are on site, but as previously high-lighted, we see the next two years as a potential drop in sales, in view of a recovery in 2022

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

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

Yes

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

Yes

- c. Is the site available for development now?

Yes

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

No

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

Completed

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

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

Our revised number reflect our perceived 'risk'.

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

No

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

Ref. BP2

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

Site Address: Land East of Little Tufts, Capel St Mary
Developer/Site Promoter: Persimmon Homes

Purpose of this proforma:

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

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

1. Site Planning Status:

- Outline Planning Permission reference: DC/17/06318 – approved 5th July 2017
- Reserved Matters reference: DC/19/02877 (awaiting determination)

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?

Two meetings took place with the LPA in 2018. Positive feedback was received on a revised layout and comments made at the pre-application meeting have been addressed. The reserved matters application was submitted on 14th June 2019. The proposals have been subject of amendments and following a deferral by the Planning Committee in February 2020 (it had been recommended for approval), further amendments have been made to address concerns made by members. The application will be presented to committee on 15th July 2020.

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

The following details have been submitted concurrently with the reserved matters:-

- Surface Water Drainage – a strategy has been prepared and this will now progress to the detailed scheme
- Surface water – details of implementation, maintenance and management

The details required for the discharge of conditions on the outline permission (and any on the reserved matters if necessary) would be submitted and discharged to allow a start on site in October 2020.

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

- Archaeology - an archaeology desk based assessment was carried out for the outline application and a WSI has been prepared and agreed with Suffolk County Council. Trenching work has already taken place and mitigation works have been established
- Construction Surface Water Management Plan
- Details of estate roads
- Provision of parking and turning
- Storage of refuse/recycling
- Photographic condition survey of highways fronting and near to the site
- Construction Management Plan
- Hard and soft landscaping

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

Persimmon Homes.

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

Excellent.

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

n/a

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
5	60	35	XX	XX	XX

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

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

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

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

October 2020

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

March 2021

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

The development will be built out in one phase

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

One.

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

Policy Compliant 35%. RP not yet assigned.

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

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

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

n/a

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

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

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

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

There are no viability issues on this site. The s106 requirements have been established at the outline planning stage and 35% affordable housing is provided in line with Babergh District Council's policies. Unless there is a significant change in the housing market, viability will not affect Persimmon's ability to deliver housing within 5 years.

c. Is the site available for development now?

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

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?


There are no significant infrastructure requirements associated with this site.

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

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

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

No.

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

Ref. BP3

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

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

1. Site Planning Status:

- Outline Planning Permission reference: B/15/00263
- Reserved Matters reference: DC/19/00881
- Development commenced on May 2020

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
00	22	48	48	48	202

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

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

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

Taylor Wimpey has experienced delays in getting on site due to delaying in Infrastructure works being concluded. We believe there will be an impact on delivery in 2020/21 and 2021/22 but there after hope to see a more normal delivery of 48 dwellings per annum there after.

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

Taylor Wimpey believes that the housing market will be supportive of our projections in 2022 and beyond as we move away from the immediate impacts felt by Covid-19

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

Ref. BP4

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

Site Address: <i>[Chilton Woods, Sudbury]</i>
Developer/Site Promoter: <i>[Taylor Wimpey East London]</i>

Purpose of this proforma:

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

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

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

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

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

[Signed PPA with Babergh DC. Targeting first phase Reserved Matters Submission w/c 14th December.]

(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?

[Many Site Assessments have been undertaken in relation to the Outline application though updated works are presently ongoing]

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

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

Taylor Wimpey East London will be the developer]

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

[Excellent Group Experience]

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

[n/a]

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

20/21	21/22	22/23	23/24	24/25	5-year period delivery
XX	35	140	130	130	435

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33+
150	150	150	150	115	XX	XX	XX	XX

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

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

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

[June 2021]

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

[December 2021]

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

[Yes – roughly 550 homes in 2 phases]

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

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

[1]

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

[Policy compliant AH – no Rp Appointed yet]

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

[We will look to build out as fast as we can. The build out rates are our maximum capacity]

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?

[As approved]

c. Is the site available for development now?

[yes]

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

[no]

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

[infrastructure will be delivered]

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

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

[the build programme has slipped slightly but we anticipate by 2022 to be similar to pre-covid rates]

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

{numerous but all covered in internal risk register which is monitored throughout project.}

Signed on behalf of <i>[insert name of developer/site promoter]</i>	Sam Caslin (DIGITAL)
Name	
Position	Planning Manager
Date	11 th August 2020

Birmingham
0121 713 1530
birmingham@lichfields.uk

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0131 285 0670
edinburgh@lichfields.uk

Manchester
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manchester@lichfields.uk

Bristol
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bristol@lichfields.uk

Leeds
0113 397 1397
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Newcastle
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newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

Babergh 5YHLS Trajectory (2020)	
Calculation of Requirement	
Standard Method	416
Backlog	~
Buffer	5%
Five-Year Requirement	2184
Supply	
Cat A (Commenced)	1294
Cat A (Not Commenced)	930
Cat B	576
Windfall	100
Total Supply	2900
Years Supply	6.64
Surplus / Deficit	716

Scenario Testing	
Scenario Test 1 (10% Buffer)	
Standard Method	416
Backlog	~
Buffer	10%
Five-Year Requirement	2288
Years Supply	6.34
Surplus / Deficit	612

Scenario Test 2 (20% Buffer)	
Standard Method	416
Backlog	~
Buffer	20%
Five-Year Requirement	2496
Years Supply	5.81
Surplus / Deficit	404

Scenario Test 3 (SS Lapse)	
5% SS Lapse (Supply)	2858
Years Supply	6.54
Surplus/Shortfall	674
10% SS Lapse (Supply)	2816
Years Supply	6.45
Surplus/Shortfall	632
20% SS Lapse (Supply)	2732
Years Supply	6.26
Surplus/Shortfall	548

Key

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

Supply Breakdown						
Category A Commenced						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Major: Full Planning permission	150	216	90	44	28	528
Major: Reserved Matters	42	121	107	84	81	435
Major: Permitted Development	0	21	0	47	0	68
Non-Major: Full Planning permission	191	4	0	0	0	195
Non-Major: Reserved Matters consent	54	2	0	0	0	56
Non-Major: Permitted Development	12	0	0	0	0	12
Total	449	364	197	175	109	1294
Category A Not Commenced						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Major: Full Planning permission	0	59	81	66	66	272
Major: Reserved Matters	0	52	30	0	0	82
Non-Major: Full Planning permission	0	333	0	0	0	333
Non-Major: Reserved Matters consent	0	62	0	0	0	62
Non-Major: Outline consent	0	0	151	0	0	151
Non-Major: Permitted Development	0	30	0	0	0	30
Total	0	536	262	66	66	930
Category B						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Outline	0	44	164	186	182	576
Total	0	44	164	186	182	576
Windfall Allowance						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Total	0	0	0	50	50	100
Total Supply						
Year	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Total	449	944	623	477	407	2900



Category A - Commenced.

Site Ref.	Planning Permission Reference	Development Status	Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding Dwellings	Not Started	Commenced	2020/21	2021/22	2022/23	2023/24	2024/25	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major: Full Planning permission																		
B1	B/15/00993/FUL	FUL permission	Sproughton	Land To The North And South Of Poplar Lane Sproughton Suffolk	29/08/2018	145	132	131	1	18	33	33	33	28	145	This is site with a hybrid permission for which the first phase is under construction (commenced in Autumn 2019). Later phases that require reserved matters consent are considered Category B sites. The site is being developed by Taylor Wimpey. Delivery rates are considered reasonable for the developer. The developer has also factored in the impact of COVID on rates.	Deliverable	Y - Ref. BP1
B2	B/17/00122/FUL	FUL permission	Capel St Mary	Land North And West Of Capel Community Church, Days Road	30/10/2017	97	92	41	51	18	32	32	10	0	92	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~
B3	DC/17/05332/FUL	FUL permission	Cockfield	Land To The North West Of Mackenzie Place Cockfield Suffolk	29/06/2018	51	51	39	12	18	32	1	0	0	51	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~
B4	B/16/00777/FUL	FUL permission	Long Melford	Land On The South Side Of Bull Lane Long Melford	19/01/2018	71	36	18	18	18	18	0	0	0	36	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~
B5	B/17/00950/FUL	FUL permission	Stutton	Land West Of 30 - 40 Stutton Close Stutton Suffolk	20/04/2018	34	34	33	1	7	13	13	1	0	34	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~
B6	B/14/00804/FUL	FUL permission	Great Cornard	Land East Of Carsons Drive Great Cornard Suffolk	15/02/2016	166	32	7	25	18	14	0	0	0	32	The site is under construction and median build-rates have been applied. Assumed completions from the base date. COVID discount applied to 2020/21.	Deliverable	~
B7	B/16/00760/FUL	FUL permission	Hadleigh	Former Brett Works And 109 High Street Hadleigh IP7 5EJ	15/08/2017	65	30	30	0	17	13	0	0	0	30	The site is under construction and median build rates have been applied. COVID discount applied to 2020/21.	Deliverable	~
B8	DC/18/04812/FUL	FUL permission	Hadleigh	former angel court care home, angel street, hadleigh. IP7 5DE	15/11/2019	21	21	20	1	0	10	11	0	0	21	The site is under construction and Median lead-in times and build-rates have been applied.	Deliverable	~
B9	B/14/01375/FUL	FUL permission	Pinewood	Belstead House Sprites Lane Pinewood Ipswich IP8 3NA	08/04/2016	20	20	19	1	7	13	0	0	0	20	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~
B10	DC/17/04024/FUL	FUL permission	Lavenham	Land Adjacent To Bears Lane Lavenham	29/03/2018	24	19	0	19	7	12	0	0	0	19	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~
B11	DC/17/06289/FUL	FUL permission	Raydon	Land East Of King Georges Field The Street Raydon Suffolk	07/06/2018	24	6	1	5	3	3	0	0	0	6	The site is under construction and it is assumed 3 units will be completed in 2020/21 given COVID discount. Remaining 3 units completing in 2021/22.	Deliverable	~
B12	B/16/01559/FUL	FUL permission	Lavenham	Former Highways Depot Melford Road Lavenham	24/02/2017	18	18	17	1	7	11	0	0	0	18	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~
B13	B/16/01670/FUL	FUL permission	Sudbury	Easterns 31 Station Road Sudbury CO10 2SS	03/08/2017	15	15	14	1	7	8	0	0	0	15	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~

B15	B /16/01038/FUL	FUL permission	Newton	Red House Farm Sudbury Road Newton CO10 0QH	16/11/2017	10	9	9	0	5	4	0	0	0	0	9	The site is under construction and it is assumed the 5 units will be completed in 2020/21 given COVID discount. Remaining 4 units completing in 2021/22.	Deliverable	~
Major: Reserved Matters																			
B16	DC/19/00881/RES	RES permission	Brantham	Land South Of Brooklands Road Brantham Suffolk	21/06/2019	288	288	287	1	0	22	48	48	48	166	Taylor Wimpey have stated in the proforma that delivery is likely to be impacted during 2020/21 and 2021/22. From there on they expect higher build rates of 48 dpa. They also confirm infrastructure works have been concluded. The build rates are above the local median but just above the local average. However, the lead-in time is much greater than the average site of a similar size. All being equal the lead-in times and build rates are considered reasonable.	Deliverable	Y - Ref. BP3	
B17	DC/19/04650/RES	RES permission	Sudbury	Land North Of Waldingfield Road Sudbury	19/12/2019	130	130	129	1	0	22	33	33	33	121	The site is under construction and median lead-in times and build-rates have been applied.	Deliverable	~	
B18	B /16/01581/RES	RES permission	Long Melford	Land North Of Ropers Lane Rodbridge Hill Long Melford	02/03/2017	77	39	24	15	17	22	0	0	0	39	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~	
B19	DC/18/04309/RES	RES permission	Great Waldingfield	Land Off Bantocks Road, Great Waldingfield Sudbury CO10 0RL	02/07/2018	32	32	31	1	7	13	12	0	0	32	The site is under construction and median build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~	
B20	DC/19/03185/RES	RES permission	Lavenham	Land South Of Howlett Of Lavenham Melford Road Lavenham Suffolk CO10 9SG	13/12/2019	25	25	24	1	0	9	13	3	0	25	The site is under construction and median lead-in times and build-rates have been applied.	Deliverable	~	
B21	DC/18/02513/RES	RES permission	Sudbury	Crown Building Newton Road Sudbury CO10 2RL	07/12/2018	19	19	18	1	5	13	1	0	0	19	The site is under construction and median lead-in times and build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~	
B22	B /16/01216/RES	RES permission	Sproughton	Land south of Sproughton VC Primary School Church Lane	26/04/2017	30	13	5	8	7	6	0	0	0	13	The site is under construction and median lead-in times and build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~	
B23	DC/19/02020/RES	RES permission	Cockfield	Land To The Rear Of Plough And Fleece Inn Great Green Cockfield IP30 0HJ	18/09/2019	10	10	9	1	0	10	0	0	0	10	The site is under construction and median lead-in times and build-rates have been applied.	Deliverable	~	
B24	B /17/01014/RES	RES permission	Glemsford	Silk Factory Chequers Lane Glemsford Sudbury CO10 7PW	04/12/2017	10	10	9	1	6	4	0	0	0	10	The site is under construction and median lead-in times and build-rates have been applied. COVID discount applied to 2020/21.	Deliverable	~	
Major: Permitted Development Rights																			
B25	DC/18/02289/OFD	Prior Approval (office)	Sudbury	Sulby House North Street Sudbury Suffolk CO10 1RE	16/07/2018	47	47	46	1	0	0	0	47	0	47	Assumed delivery at once given flatted development using average lead-in times and delivery rates.	Deliverable	~	
B26	B /16/01493/OFD	Prior Approval (office)	Brantham	Britannia House Factory Lane Brantham CO11 1NH	15/02/2017	21	21	0	21	0	21	0	0	0	21	Assumed delivery at once given flatted development.	Deliverable	~	
Non-major: Full Planning permission																			

B28	DC/18/05359/FUL	FUL permission	Copdock & Washbrook	White House Old London Road Copdock And Washbrook Ipswich Suffolk IP8 3JH	15/02/2019	9	9	8	1	7	2	0	0	0	9	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2021/22 applying a COVID discount.	n/a	n/a
B61	B /16/00629/FUL	FUL permission	Newton	Abbey House Rectory Road Newton Sudbury CO10 0QZ	17/01/2017	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B121	B /16/01411/FUL	FUL permission	Hadleigh	Pond Hall Farm Pond Hall Road Hadleigh IP7 5PP	17/02/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B123	B /16/01456/FUL	FUL permission	Harkstead	Land west of Hill Cottage The Street Harkstead IP9 1BN	17/02/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B93	B /16/01081/FUL	FUL permission	Chelmondiston	White House Farm Shotley Road Chelmondiston IP9 1EE	21/02/2017	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B128	B /17/00042/FUL	FUL permission	Holbrook	Solarium Ipswich Rd, IP9 2QT	09/03/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B129	B /17/00094/FUL	FUL permission	Holbrook	Hillside House Church Hill IP9 2PQ	21/03/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B95	B /17/00075/FUL	FUL permission	Chelsworth	9 Cakebridge Lane Chelsworth IP7 7JA	07/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B107	B /17/00224/ROC	FUL permission	East Bergholt	Land At The Rear Of The Court The Street East Bergholt Colchester Suffolk CO7 6TD	10/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B122	B /16/01701/FUL	FUL permission	Hadleigh	Greenways 7 Bridge Street Hadleigh Ipswich IP7 6BY	18/04/2017	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B174	B /17/00203/FUL	FUL permission	Sudbury	89 East Street Sudbury CO10 2TP	08/05/2017	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B125	B /17/00218/FUL	FUL permission	Hintlesham	Land adj to Vine Cottage Duke Street Hintlesham Ipswich IP8 3PL	10/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B101	B /17/00915/FUL	FUL permission	Cockfield	Ivy Farm Chapel Road Cockfield IP30 0HE	07/06/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B78	B /17/00936/FUL	FUL permission	Bentley	Woodfield Bergholt Road, Bentley IP9 2DH	09/06/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B143	B /17/00369/FUL	FUL permission	Little Waldingfield	Coach House Rear Of Wood Hall Haymarket Little Waldingfield Sudbury CO10 0SY	09/06/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B67	B /17/00200/FUL	FUL permission	Sudbury	Land to the rear of Dunedin Queens Close Sudbury CO10 1US	22/06/2017	2	2	0	2	2	0	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B94	B /17/01118/FUL	FUL permission	Chelmondiston	Highlands Shotley Road Chelmondiston Ipswich IP9 1EE	30/06/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B175	B /16/01609/FUL	FUL permission	Sudbury	74 Ballingdon Street Sudbury CO10 2DA	30/06/2017	2	1	1	0	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B141	B /16/00955/FUL	FUL permission	Lindsey	Land adjacent to Lodge Farm Kersey Road Lindsey IP7 6QA	18/07/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B114	DC/17/02706/FUL	FUL permission	Glensford	Plot 7 and Plot 8 Scossels, Glensford	25/07/2017	2	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B98	B /17/01099/FUL	FUL permission	Chilton	Land Adjacent to Avalon Newton Road Chilton Sudbury CO10 0PY	31/07/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B38	B /17/01103/FUL	FUL permission	Alpheton	Newmans Lodge Bury Road Alpheton Sudbury CO10 9BP	08/09/2017	4	4	0	4	4	0	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B46	DC/17/02347/FUL	FUL permission	Woolverstone	Home Farm Main Road Woolverstone IP9 1AJ	21/09/2017	4	4	2	2	4	0	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B42	B /17/00410/FUL	FUL permission	Great Cornard	3 Mill Tye Great Cornard CO10 0JA	22/09/2017	4	4	3	1	4	0	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B157	DC/17/04074/FUL	FUL permission	Newton	Valley Farm Valley Road Newton, CO10 0QQ	03/10/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B138	DC/17/03772/FUL	FUL permission	Leavenheath	Land West Of Keebles Barn, Leavenheath CO6 4PU	05/10/2017	2	1	1	0	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B79	DC/17/03175/FUL	FUL permission	Bentley	Trevlac Capel Road Bentley Ipswich Suffolk IP9 2DL	17/10/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B148	DC/17/03629/FUL	FUL permission	Long Melford	Lyston House, Little St Marys, Long Melford, CO10 9LB	17/10/2017	1	1	0	1	1	0	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B160	DC/17/02708/FUL	FUL permission	Preston St Mary	Hall Barn The Street Preston St Mary CO10 9NG	19/10/2017	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B84	DC/17/04548/FUL	FUL permission	Boxford	Land Adjacent to Old School House School Hill Boxford CO10 5JT	02/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B155	DC/17/04439/FUL	FUL permission	Nedging-with- Naughton	(Land South of) Land Adjacent The Laurels, Whatfield Road, Naughton, IP7 7BP	03/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B105	DC/17/04721/FUL	FUL permission	Copdock & Washbrook	Land on the North East of Elm Lane Copdock and Washbrook IP8 3EX	09/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B176	DC/17/04765/FUL	FUL permission	Sudbury	Hill House Woodhall Road Sudbury CO10 1PF	09/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B33	B /16/00447/FUL	FUL permission	Elmsett	The Malting Whatfield Road Elmsett IP7 6LZ	15/11/2017	7	7	0	7	7	0	0	0	0	7	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B106	DC/17/04263/FUL	FUL permission	Copdock & Washbrook	Apple Tree Farm, Folly Lane, Copdock And Washbrook, IP8 3JQ	22/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B132	DC/17/05210/FUL	FUL permission	Lavenham	The Granary Mill Hill Bury Road Lavenham Sudbury Suffolk CO10 9QG	14/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B99	DC/17/05313/FUL	FUL permission	Chilton	2 Chilton Grove Bungalows Waldingfield Road Chilton CO10 0PR	15/12/2017	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B80	DC/17/05497/FUL	FUL permission	Bentley	Land East Of Grove Road Grove Road Bentley	20/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B131	B /17/00974/FUL	FUL permission	Kersey	Agricultural Building Adjacent To Red House Farm, Wickerstreet Green, Kersey	20/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B177	DC/17/05323/FUL	FUL permission	Sudbury	7 East Street Sudbury CO10 2TP	21/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B152	DC/17/05751/FUL	FUL permission	Monks Eleigh	Land West Of The Fenn, Swingleton Green Monks Eleigh IP7 7AB	12/01/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B32	DC/17/05308/FUL	FUL permission	Chelmondiston	Land South Of White House Farm Shotley Road Chelmondiston IP9 1EE	09/02/2018	7	7	0	7	7	0	0	0	0	7	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B126	DC/17/06287/FUL	FUL permission	Hintlesham	Walnut Tree Barn Duke Street Hintlesham Ipswich Suffolk IP8 3PW	14/02/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B29	DC/17/06286/FUL	FUL permission	Erwarton	Land To The North Of Queens Road Erwarton	22/02/2018	9	9	1	8	7	2	0	0	0	9	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2021/22 applying a COVID discount.	n/a	n/a
B63	DC/17/05704/FUL	FUL permission	Shotley	Hill House Farm Wades Lane Shotley IP9 1EW	28/02/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B166	DC/17/05725/FUL	FUL permission	Sproughton	Land At Orchard Grove Elton Park Sproughton Ipswich Suffolk IP2 0DG	28/02/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B130	DC/18/00122/FUW	FUL permission	Holbrook	Barn Cottage, Harkstead Road, Holbrook, Ipswich, Suffolk, IP9 2RQ	07/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B167	DC/18/00045/FUL	FUL permission	Stoke-by-Nayland	6 School Street, Stoke By Nayland, Colchester, Suffolk, CO6 4QZ	14/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B56	DC/18/00189/FUL	FUL permission	Copdock & Washbrook	Land Adjacent Oakfield Cottage, Oakfield Road, Copdock And Washbrook, IP8 3JS	23/03/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B144	DC/18/00781/FUL	FUL permission	Little Waldingfield	Ireland's Meadow Holbrook Hall Park Little Waldingfield CO10 0TH	27/04/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B159	DC/18/01148/FUL	FUL permission	Polstead	Land North East Of Polstead Lodge Mill Street Polstead Colchester Suffolk CO6 5AD	11/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B37	DC/17/05887/FUL	FUL permission	Stratford St Mary	Anchor Inn Upper Street Stratford St Mary Colchester Suffolk CO7 6LW	15/05/2018	5	5	4	1	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B96	DC/18/00074/FUL	FUL permission	Chelworth	The Red House Parsonage Lane Chelworth Ipswich Suffolk IP7 7HT	18/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B102	DC/18/00494/FUL	FUL permission	Cockfield	Cockfield Post Office And Stores Howe Lane Cockfield Bury St Edmunds Suffolk IP30 0HA	22/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B178	DC/18/01540/FUL	FUL permission	Sudbury	53 Station Road Sudbury Suffolk CO10 2SP	22/05/2018	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B108	DC/18/01345/FUL	FUL permission	East Bergholt	Pears Barn Cottage Woodgates Road East Bergholt Colchester Suffolk CO7 6RE	23/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B43	DC/18/01147/FUL	FUL permission	Hitcham	Mizpah The Causeway Hitcham Ipswich Suffolk IP7 7NF0	06/06/2018	4	4	0	4	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B103	DC/18/01406/FUL	FUL permission	Cockfield	The Threshing Floor Great Green Cockfield Bury St Edmunds Suffolk IP30 0HQ	07/06/2018	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B49	DC/18/01705/FUL	FUL permission	Pinewood	Land Adjacent To 1-11 Shotley Close Shotley Close Pinewood Ipswich IP2 9RZ	14/06/2018	4	3	3	0	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B149	DC/18/01089/FUL	FUL permission	Long Melford	Land West Of Radio House Hall Street Long Melford Sudbury Suffolk CO10 9JR	18/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B69	DC/18/01122/FUL	FUL permission	Acton	The Pool House High Street Acton Suffolk CO10 0AJ	28/06/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B135	DC/17/05458/FUL	FUL permission	Lawshall	Land Between Bayleaf House And Meadow Croft Melford Road Lawshall Bury St Edmunds	03/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B136	DC/18/01758/FUL	FUL permission	Lawshall	Barn To The South Of The Willows Residential Home Bury Road Lawshall Suffolk	04/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B163	DC/18/02251/AGW	FUL permission	Shimpling	Barn At Shimplingthorne Old Rectory Lane Shimpling IP29 4HQ	12/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B182	DC/18/00535/FUL	FUL permission	Woolverstone	The Walled Garden Nursery Lane Woolverstone IP9 1AX	17/08/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B145	DC/18/03306/FUL	FUL permission	Little Waldingfield	Priory Farm Church Road Little Waldingfield Sudbury Suffolk CO10 0SW	18/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B81	DC/18/03449/FUL	FUL permission	Bentley	The Cottage Grove Road Bentley Ipswich Suffolk IP9 2DD	25/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B57	DC/18/02862/FUL	FUL permission	Glemsford	Former Builder's Yard Drapery Common Glemsford Suffolk CO10 7RW	16/10/2018	4	2	2	0	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B53	DC/18/03392/FUL	FUL permission	Assington	Land North Of 25 The Street Assington Sudbury Suffolk CO10 5LJ	19/10/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B73	DC/18/03861/RES	FUL permission	Assington	Land South Of Barracks Road Assington Suffolk	23/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B168	DC/18/03974/FUL	FUL permission	Stutton	31A Friars Street Sudbury Suffolk CO10 2AG	30/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B50	DC/18/03804/FUL	FUL permission	Thorpe Morieux	Land At Whitethorn Ley Thorpe Morieux	09/11/2018	3	3	1	2	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B162	DC/18/03947/FUL	FUL permission	Raydon	Land At Water Farm The Street Raydon IP7 5LW	09/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B82	DC/18/04196/FUL	FUL permission	Bentley	Woodview Nurseries Hazel Shrub Bentley IP9 2DG	30/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B124	DC/18/02617/FUL	FUL permission	Higham	Little Grange Hadleigh Road Higham CO7 6LD	30/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B158	DC/18/00101/FUL	FUL permission	Newton	Valley Farm Valley Road Newton CO10 0QQ	30/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B74	DC/18/01894/FUL	FUL permission	Assington	Land South Of Wistons The Street Assington Sudbury CO10 5LW	04/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B92	DC/18/04477/FUL	FUL permission	Capel St Mary	Springhill Pound Lane Capel St Mary Ipswich Suffolk IP9 2JB	17/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B89	DC/18/03627/FUL	FUL permission	Brettenham	Land Opposite The Victorian School Old School Corner Brettenham Ipswich IP7 7PB	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B169	DC/18/04522/FUL	FUL permission	Stutton	Stutton Methodist Church Manningtree Road Stutton Suffolk IP9 2RY	07/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B86	DC/18/05001/FUL	FUL permission	Brantham	Lucerne Ipswich Road Brantham Manningtree Suffolk CO11 1PB	09/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B70	DC/18/05085/FUL	FUL permission	Acton	Heath Farm Waldingfield Road Acton Sudbury Suffolk CO10 0AG	14/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B127	DC/18/05208/FUL	FUL permission	Hitcham	Dutch Dressage Finborough Road Hitcham Ipswich IP7 7LS	25/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B68	DC/18/05471/FUL	FUL permission	Sudbury	Sudbury Post Office 101 East Street Sudbury Suffolk CO10 1UT	29/01/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B47	DC/18/04378/FUL	FUL permission	Brantham	Rosemary Church Lane Brantham Manningtree Suffolk CO11 1QD	30/01/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B156	DC/18/05206/FUL	FUL permission	Nedging-with- Naughton	The Heathers Crowcroft Road Nedging With Naughton Ipswich Suffolk IP7 7HR	30/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B90	DC/18/04482/FUL	FUL permission	Bures St Mary	Lynton Lodge Nayland Road Bures St Mary Bures Suffolk CO8 5BY	06/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B58	DC/18/02197/FUL	FUL permission	Great Cornard	Land Adjacent To 247 Bures Road Great Cornard Suffolk	07/02/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B44	DC/18/05513/FUL	FUL permission	Sudbury	Orchard Way 141 New Queens Road Sudbury Suffolk CO10 1PJ	08/02/2019	4	4	2	2	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B116	DC/18/05469/FUL	FUL permission	Great Cornard	2A The Pot Kilns Great Cornard Sudbury Suffolk CO10 0DY	28/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B62	DC/19/00179/AGW	FUL permission	Newton	New Barn Valley Road Newton Sudbury CO10 0QQ	06/03/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B104	DC/19/00296/FUL	FUL permission	Cockfield	Little Close, old hall lane, cockfield , bury st edmunds, suffolk. IP30 0HQ	14/03/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B88	DC/19/00898/FUL	FUL permission	Brent Eleigh	Land Rear Of Millstone Brent Mill Drive Brent Eleigh	11/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B35	DC/19/00526/FUL	FUL permission	Sproughton	Larchwood Larchwood Close Sproughton Ipswich Suffolk IP2 0DA	25/04/2019	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B87	DC/18/01383/FUL	FUL permission	Brantham	Land Brantham Hill Brantham Suffolk	09/05/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B39	DC/19/01570/FUL	FUL permission	Assington	Land South Of 10 The Gurdons 10 The Gurdons The Street Assington CO10 5LW	24/06/2019	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B170	DC/19/02220/FUL	FUL permission	Stutton	The Hillarys Manningtree Road Stutton IP9 2SW	27/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B48	DC/19/02165/FUL	FUL permission	Glensford	Barn North West Of Low Street Glensford Sudbury Suffolk CO10 7QF	02/07/2019	3	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B118	DC/18/04072/FUL	FUL permission	Great Waldingfield	2 Coronation Rise Great Waldingfield Sudbury Suffolk CO10 0TX	03/07/2019	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B179	DC/19/02733/FUL	FUL permission	Sudbury	The Granary 37 Walnut Tree Lane Sudbury Suffolk CO10 1BD	02/08/2019	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B71	DC/19/02536/FUL	FUL permission	Acton	58 Vicarage Lane Acton Suffolk CO10 0UQ	08/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B115	DC/19/03301/FUL	FUL permission	Glensford	Plot 9 Scossels Glensford Suffolk CO10 7UR	20/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B97	DC/18/03066/FUL	FUL permission	Chelworth	Land To The South Of Gardeners Cottage Hall Road Chelworth Suffolk	28/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B150	DC/19/03166/FUL	FUL permission	Milden	The Haybarn Church Road Milden Ipswich Suffolk IP7 7AH	05/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B75	DC/19/03504/FUL	FUL permission	Assington	Land South Of Maxton & Russets The Street Assington CO10 5LN	20/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B164	DC/19/02229/FUL	FUL permission	Shotley	Innisfree Estuary Crescent Shotley Ipswich Suffolk IP9 1QA	20/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B153	DC/19/02425/FUL	FUL permission	Nayland-with-Wissington	41 Bear Street Nayland With Wissington Colchester Suffolk CO6 4HX	04/10/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B85	DC/19/03791/FUL	FUL permission	Boxford	Land Adj The Pippins Calais Street Boxford Sudbury Suffolk CO10 5JA	08/10/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B36	DC/18/03832/FUL	FUL permission	Brettenham	Old Buckenham Hall School Brettenham Park Brettenham Ipswich Suffolk IP7 7PH	17/10/2019	7	5	5	0	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B133	DC/19/04285/FUL	FUL permission	Lavenham	Plot 2 Land Adjoining Windwards Bury Road Lavenham Sudbury Suffolk CO10 9QG	19/11/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B134	DC/19/04286/FUL	FUL permission	Lavenham	Plot 1 Land Adjoining Windwards Bury Road Lavenham Sudbury Suffolk CO10 9QG	19/11/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B59	DC/19/04937/FUL	FUL permission	Hadleigh	Part Garden Of 39 Aldham Road Hadleigh Suffolk IP7 6BL	13/12/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B180	DC/19/05542/FUL	FUL permission	Sudbury	Land South East Of Queens Close Sudbury Suffolk	08/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B45	DC/19/05070/FUL	FUL permission	Tattingstone	Summercourt The Heath Tattingstone Ipswich Suffolk IP9 2LX	05/02/2020	5	4	4	0	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B109	DC/20/00052/FUL	FUL permission	East Bergholt	The Old Dairy East Bergholt Place Mill Road East Bergholt Colchester Suffolk CO7 6UP	02/03/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
Non-major: Reserved Matters																		
B184	DC/19/05042/RES	RES permission	Raydon	Land To The North Of The Street Raydon Suffolk	17/12/2019	9	9	6	3	7	2	0	0	0	9	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2021/22 applying a COVID discount.	n/a	n/a
B185	B/16/00980/RES	RES permission	Capel St Mary	Land West Of The Drift The Street Capel St Mary Suffolk	12/09/2016	8	8	1	7	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2021/22 applying a COVID discount.	n/a	n/a
B192	B/17/00988/RES	RES permission	Cockfield	Land South Of Jupiter Great Green Cockfield Suffolk	12/08/2017	5	3	3	0	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B191	DC/17/05967/RES	RES permission	Acton	Land adjacent Meadow View, Melford Road, Acton	07/02/2018	3	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B195	DC/18/02029/RES	RES permission	Bentley	Linkfield Hazel Shrub Bentley Ipswich Suffolk IP9 2DG	12/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B197	DC/18/01782/RES	RES permission	Hintlesham	Ceylon House Raydon Road Hintlesham Ipswich Suffolk IP8 3QH	20/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B189	DC/18/02911/RES	RES permission	Cockfield	Hope House Cross Green Cockfield Bury St Edmunds Suffolk IP30 0LG	28/08/2018	5	4	4	0	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B193	DC/18/03151/RES	RES permission	Assington	Land North Of Assington Barn The Street Assington Suffolk	07/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B200	DC/18/03492/RES	RES permission	Tattingstone	Land South West Of Mill Cottage White Horse Hill Tattingstone Suffolk	04/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B188	DC/18/01869/RES	RES permission	Nayland-with- Wissington	The Bungalow Harpers Hill Nayland With Wissington Colchester Suffolk CO6 4NT	07/12/2018	5	5	4	1	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B187	DC/19/00184/RES	RES permission	Hintlesham	Land Between Manor Farm And Fairview Duke Street Hintlesham Suffolk	14/03/2019	6	6	0	6	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B194	DC/19/01825/RES	RES permission	Assington	Land to the north of Brookfields Barracks Road Assington CO10 5LP	06/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B199	DC/19/00717/RES	RES permission	Layham	Stows Cottage Upper Street Layham Ipswich Suffolk IP7 5JZ	14/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B198	DC/19/03467/RES	RES permission	Hintlesham	Glenhaven Silver Hill Hintlesham Ipswich Suffolk IP8 3NJ	20/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B186	DC/19/03510/RES	RES permission	Assington	Land East Of The Street Assington CO10 5LH	04/11/2019	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B190	DC/19/02055/RES	RES permission	Sudbury	St Gregorys Church Hall Prince Street Sudbury Suffolk CO10 2HT	06/11/2019	4	4	0	4	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B196	DC/19/05739/RES	RES permission	Copdock & Washbrook	Plot 2 Holly Cottage Old London Road Copdock And Washbrook Suffolk	05/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
Non-Major: Permitted Development																		
B201	DC/19/02753/AGD	Prior Approval (Agri)	Assington	Hill Farm The Street Assington Sudbury Suffolk CO10 5LH	11/07/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

B207	B /17/00102/AGD	Prior Approval (Agri)	Chelsworth	Parsonage Barn Parsonage Lane Chelsworth	09/06/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B204	DC/17/02077/AGD	Prior Approval (Agri)	Bentley	Pond Hall Farm Bentley Hall Road Bentley IP9 2LR	12/07/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B206	DC/17/02384/AGD	Prior Approval (Agri)	Capel St Mary	Barn On Land At Springhill Pound Lane IP9 2JB	07/08/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B202	DC/17/03959/AGD	Prior Approval (Agri)	Glemsford	Barns At Mill Hill Farm Shepherds Lane Glemsford CO10 7PU	09/11/2017	3	2	2	0	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B216	DC/17/04477/AGD	Prior Approval (Agri)	Long Melford	Guildhall Farm, Sudbury Road Long Melford CO10 9HE	10/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B214	DC/18/00281/AGD	Prior Approval (Agri)	Little Waldingfield	Former Piggery High Street Farm Church Road Little Waldingfield CO10 0SS	04/04/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B211	DC/19/02015/AGD	Prior Approval (Agri)	Hartest	Barn southwest of Waldegrave Farm Lawshall Road Hartest Suffolk IP29 4EA	26/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a
B205	DC/19/03023/AGD	Prior Approval (Agri)	Bentley	Dodnash Fruit Farm Hazel Shrub Bentley Ipswich Suffolk IP9 2DF	13/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2020, it is reasonable to assume completion in 2020/21.	n/a	n/a

Category A - Not Commenced.																
Site Ref.	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major: Full Planning permission																
B220	B /12/00500/FUL	FUL permission	Shotley	Former HMS Ganges Site, Shotley Gate	18/12/2015	285	285	0	33	33	33	33	132	5 year permission that expires on 18/12/20. Various applications approved to discharge conditions, and pre-commencement s106 obligations including the first education payment to the County Council which has been paid. Recent application approved for NMA on 30/01/20 (ref. DC/20/00117). Overall, the Council is satisfied this is a deliverable site.	Deliverable	~
B221	B /15/00673/FUL	FUL permission	East Bergholt	Land North West Of, Moores Lane, East Bergholt	23/11/2017	144	144	0	0	33	33	33	99	This site has been awaiting the outcome of a Judicial Review as of the base date. The Council were satisfied that the site would be deliverable as of the base date. The Supreme Court have dismissed the JR and there are now no impediments to delivery. We have assumed an additional year lead-in time.	Deliverable	~
B223	B /17/00003/FUL	FUL permission	Bentley	Oakleigh Capel Road Bentley Ipswich IP9 2DW	27/03/2018	16	16	0	13	3	0	0	16	Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
B224	B /16/00802/FUL	FUL permission	Copdock & Washbrook	Football Ground North East of Elm Lane, Copdock & Washbrook	10/08/2017	15	15	0	13	2	0	0	15	Current applications to discharge conditions awaiting determination (ref. DC/20/01807) and MMA (ref. DC/20/02118).	Deliverable	~
B226	B /15/01678/FUL	FUL permission	East Bergholt	Land South of Gatton House Hadleigh Road East Bergholt	10/11/2017	10	10	0	0	10	0	0	10	This site has been awaiting the outcome of a Judicial Review as of the base date. The Council were satisfied that the site would be deliverable as of the base date. The Supreme Court have dismissed the JR and there are now no impediments to delivery. We have assumed an additional year lead-in time.	Deliverable	~
Major: Reserved Matters																
B227	DC/18/03615/RES	RES permission	Lavenham	Land North West And South West Of Norman Way Lavenham Suffolk	19/12/2018	25	25	0	13	12	0	0	25	Various applications to discharge conditions pre and post base date. Most recent application validated on 01/07/20. Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
B228	DC/19/01634/RES	RES permission	Chelmondiston	Land Adjacent Woodlands Main Road Chelmondiston IP9 1DW	19/07/2019	24	24	0	13	11	0	0	24	Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~

B229	DC/19/01463/RES	RES permission	Monks Eleigh	Site Of Former Monks Eleigh C P School Churchfield Monks Eleigh Colchester Suffolk IP7 7JH	17/07/2019	17	17	0	13	4	0	0	17	Applications to discharge various conditions approved. Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
B509	DC/18/03636/RES	RES permission	Sproughton	Russetts Hadleigh Road	30/11/2018	16	15	0	13	3	0	0	16	Assumed longer lead-in time given COVID-19 Lockdown with completions from 01/04/21. Median build-rates have been applied.	Deliverable	~
Non-Major: Full Planning permission																
B263	B /16/01261/FUL	FUL permission	Great Waldingfield	Brandeston Hall, Lavenham Road CO10 0TG	21/04/2017	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B311	B /17/00379/FUL	FUL permission	Cockfield	Abbey Farm, Bury Road, IP30 0LB	26/04/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B278	B /17/00144/FUL	FUL permission	Hadleigh	Sydney Brown Court Tayler Road Hadleigh	27/04/2017	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B329	B /17/00109/FUL	FUL permission	Hadleigh	81 High Street Hadleigh Ipswich IP7 5EA	27/04/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B351	B /17/00258/ROC	FUL permission	Lawshall	Coopers Farm Melford Road Lawshal IP29 4PX	10/05/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B340	B /17/00932/FUL	FUL permission	Hartest	Land North Of 1 Brockley Road Hartest Suffolk	11/05/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B317	B /17/00917/FUL	FUL permission	East Bergholt	Rosemary Rectory Hill East Bergholt Colchester CO7 6TH	26/05/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B330	B /17/00426/FUL	FUL permission	Hadleigh	44 High Street Hadleigh IP7 5AB	05/06/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B331	B /17/00948/FUL	FUL permission	Hadleigh	Sunnybank Lady Lane Hadleigh IP7 6AF	08/06/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B252	B /17/00247/FUL	FUL permission	Sudbury	15 Market Hill Sudbury CO10 2EA	09/06/2017	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B368	B /17/01072/LCE	FUL permission	Newton	Caravan, Wheldons Fruit Farm, Joes Road, Newton, CO10 0QE	22/06/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B300	B /17/01075/FUL	FUL permission	Capel St Mary	Part side-gdn Sylvan Leas, The Street	07/07/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B382	B /17/00235/FUL	FUL permission	Sudbury	20 Market Hill Sudbury CO10 2EA	21/07/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B245	B /16/00956/FUL	FUL permission	Sudbury	Victoria Hall 39 New Street Sudbury CO10 1JB	03/08/2017	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B312	B /16/01157/FUL	FUL permission	Cockfield	Roundwood House Windsor Green Cockfield Bury St Edmunds IP30 0LY	18/09/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B392	DC/17/03940/OFD	FUL permission	Thorpe Morieux	Potash Farm Cockfield Road Thorpe Morieux IP30 ONG	13/10/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B383	DC/17/03884/FUL	FUL permission	Sudbury	Kentish Lodge Stour Street Sudbury Suffolk CO10 2AY	31/10/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B299	DC/17/03257/FUL	FUL permission	Bures St Mary	25 Nayland Road Bures St Mary CO8 5BX	03/11/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B343	DC/17/03446/FUL	FUL permission	Hintlesham	Land Adjacent to 2 Victoria Cottages Duke Street Hintlesham IP8 3PP	14/11/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B380	DC/17/03445/FUL	FUL permission	Stutton	The Old Telephone Exchange, Holbrook Road, Stutton	24/11/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B393	DC/17/05072/OFD	FUL permission	Thorpe Morieux	Old Hamlet Wine And Spice Co Maltings Farm Cottage Thorpe Morieux IP30 ONG	29/11/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B255	DC/17/04302/FUL	FUL permission	Chelmondiston	Foresters Arms Main Road Chelmondiston Ipswich Suffolk IP9 1DY	04/12/2017	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B259	B /17/01002/FUL	FUL permission	Glensford	Silk Factory Chequers Lane Glensford CO10 7PW	04/12/2017	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B238	DC/17/03011/FUL	FUL permission	Cockfield	Land North Of Ivy Farm Chapel Road Cockfield IP30 OHE	08/12/2017	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B357	DC/17/03751/FUL	FUL permission	Lindsey	The Bungalow The Street Lindsey IP7 6PU	21/12/2017	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B360	DC/17/05333/FUL	FUL permission	Little Waldingfield	The Grange The Street Little Waldingfield CO10 0SG	21/12/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B350	DC/17/06303/FUL	FUL permission	Kettlebaston	Land Adjacent To Church House, The Street, Kettlebaston, Ipswich	08/01/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B361	DC/17/05474/FUL	FUL permission	Long Melford	50 High Street Long Melford CO10 9DD	12/01/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B373	DC/17/03738/FUL	FUL permission	Shotley	32 Blake Avenue, Shotley Gate, IP9 1RL	12/01/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B332	DC/17/05847/FUL	FUL permission	Hadleigh	Capitol Stud Farm Pond Hall Road Hadleigh IP7 5PS	02/02/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B240	B /17/00406/FUL	FUL permission	Stutton	Land Opposite Stutton CEVC School Holbrook Road Stutton	06/02/2018	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B323	DC/17/05653/FUL	FUL permission	Great Cornard	The Firs 21 Kings Hill Great Cornard CO10 0EH	23/02/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B270	B /16/01537/FUL	FUL permission	Brent Eleigh	Farm Buildings Hill Farm Lavenham Road Brent Eleigh	01/03/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B358	DC/17/04868/FUL	FUL permission	Lindsey	Ivydene The Tye Lindsey Ipswich Suffolk IP7 6PP	02/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B384	DC/17/06300/FUL	FUL permission	Sudbury	Land Adjacent To 11 Weavers Lane Sudbury CO10 2EZ	07/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B290	DC/18/00163/FUL	FUL permission	Bentley	The Cottage Grove Road Bentley Suffolk IP9 2DD	20/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B364	DC/18/00621/FUL	FUL permission	Monks Eleigh	Fen Cottage Brent Eleigh Road, Monks Eleigh Ipswich Suffolk IP7 7JG	28/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B381	DC/17/06310/FUL	FUL permission	Stutton	Tawnys Lower Street Stutton Ipswich Suffolk IP9 2SQ	28/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B366	DC/17/05322/FUL	FUL permission	Nayland-with-Wissington	4 Church Mews, High Street, Nayland With Wissington, CO6 4JF	29/03/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B333	DC/18/00636/OUT	FUL permission	Hadleigh	5 Station Road Hadleigh Ipswich Suffolk IP7 5JF	10/04/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B242	DC/18/00905/FUL	FUL permission	Sudbury	Land Adjacent To 34 Gaol Lane Sudbury Suffolk	27/04/2018	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B356	DC/18/01012/FUL	FUL permission	Layham	Dovecote Cottage Upper Street Layham Ipswich Suffolk IP7 5JX	08/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B345	DC/18/00657/FUL	FUL permission	Hitcham	Hillcrest The Causeway Hitcham Ipswich Suffolk IP7 7NF	11/05/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B264	DC/17/03712/FUL	FUL permission	Harkstead	Harkstead Barn Brick Kiln Road Harkstead IP9 1BH	18/05/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B276	DC/18/01084/FUL	FUL permission	Erwarton	Land Adjacent To Postiche The Street Erwarton IP9 1LN	22/05/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B365	DC/18/01387/FUL	FUL permission	Monks Eleigh	Former Rushbrooks Nursery Site The Street Monks Eleigh Suffolk IP7 7AU	08/06/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B234	DC/18/00170/FUL	FUL permission	Great Cornard	The Limes 7 Mill Tye Great Cornard Sudbury Suffolk CO10 0JA	30/07/2018	8	8	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B277	DC/18/00169/FUL	FUL permission	Great Cornard	Land To The West Of The Limes 7 Mill Tye Great Cornard CO10 0JA	30/07/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B324	DC/18/03222/FUL	FUL permission	Great Cornard	Former Queens Arms 28 Broom Street Great Cornard Sudbury Suffolk CO10 0JT	09/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B391	DC/18/02195/FUL	FUL permission	Tattingstone	Birchwood House Cox Hall Road Tattingstone Ipswich Suffolk IP9 2NS	10/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B334	DC/18/02955/FUL	FUL permission	Hadleigh	121 Benton Street Hadleigh Ipswich Suffolk IP7 5AY	24/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B289	DC/18/03162/RES	FUL permission	Assington	(3) Land North Of Assington Barn The Street Assington Suffolk	07/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B335	DC/18/02833/FUL	FUL permission	Hadleigh	85 High Street Hadleigh Ipswich Suffolk IP7 5EA	27/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B271	B /16/01723/FUL	FUL permission	Brent Eleigh	Brent Eleigh Hall Hall Road Brent Eleigh Sudbury CO10 9NP	03/10/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B374	DC/18/03703/FUL	FUL permission	Shotley	Woodland Lodge Link Road Shotley Ipswich Suffolk IP9 1NN	17/10/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B318	DC/18/03997/FUL	FUL permission	Elmsett	Little Wings Whatfield Road Elmsett IP7 6LS	27/11/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B253	DC/18/04198/FUL	FUL permission	Bentley	Woodview Nurseries Hazel Shrub Bentley IP9 2DG	30/11/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B385	DC/18/04121/FUL	FUL permission	Sudbury	6 East Street Sudbury CO10 2TP	30/11/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B274	DC/18/03944/FUL	FUL permission	Edwardstone	Land Adjacent Well House Round Maple Edwardstone CO10 5PR	04/12/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B302	DC/18/04219/FUL	FUL permission	Chelsworth	Parsonage Barn Parsonage Lane Chelsworth Suffolk	10/12/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B371	DC/18/00267/FUL	FUL permission	Shimpling	The Old School The Street Shimpling Bury St Edmunds Suffolk IP29 4HS	19/12/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B232	B /16/01279/FUL	FUL permission	Great Cornard	Land East Of Cats Lane Great Cornard Sudbury Suffolk CO10 2SQ	20/12/2018	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B256	DC/18/01213/FUL	FUL permission	Cockfield	The Abbey Bury Road Cockfield Bury St Edmunds Suffolk IP30 0LB	20/12/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B400	DC/18/04838/FUL	FUL permission	Woolverstone	The Dairy House Main Road Woolverstone Ipswich Suffolk IP9 1AY	27/12/2018	0	-1	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B313	DC/18/04780/FUL	FUL permission	Cockfield	Old Mill House Cross Green Cockfield Bury St Edmunds Suffolk IP30 OLG	07/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B375	DC/18/04337/FUL	FUL permission	Sproughton	Riverbank Elton Park Sproughton Ipswich Suffolk IP2 ODG	10/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B396	DC/18/01232/FUL	FUL permission	Woolverstone	The Dairy House Main Road Woolverstone Ipswich Suffolk IP9 1AY *	10/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B291	DC/18/05149/RES	FUL permission	Bentley	Rowan Acres Capel Road Bentley Ipswich Suffolk IP9 2DL	21/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B284	DC/18/03814/FUL	FUL permission	Sudbury	Land At Bulmer Road Sudbury Suffolk CO10 2DA	25/01/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B372	DC/18/05347/FUL	FUL permission	Shimpling	Midway Farm Barn Bury Road Shimpling Bury St Edmunds Suffolk IP30 OJL	28/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B269	DC/18/04077/FUL	FUL permission	Assington	Hill Farm The Street Assington Sudbury Suffolk CO10 5LH	30/01/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B295	DC/18/05495/FUL	FUL permission	Brantham	The Old School Church Lane Brantham Manningtree Suffolk CO11 1QA	21/02/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B386	DC/18/05567/FUL	FUL permission	Sudbury	Land Adj To 84 Ballingdon Street Sudbury Suffolk CO10 2DA	21/02/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B387	DC/19/00568/FUL	FUL permission	Sudbury	63 Cats Lane Sudbury Suffolk CO10 2SQ	14/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B325	DC/19/00822/FUL	FUL permission	Great Cornard	33 Bures Road Great Cornard Sudbury Suffolk CO10 0EJ	21/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B297	DC/18/04906/FUL	FUL permission	Brent Eleigh	Abbots Hall Farm Abbots Hall Drift Brent Eleigh Sudbury Suffolk CO10 9PA	28/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B341	DC/19/00583/FUL	FUL permission	Hartest	Fosters Shimpling Road Hartest Bury St Edmunds Suffolk IP29 4ET	28/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B298	DC/19/00838/FUL	FUL permission	Brettenha m	Land West Of Church Farm Buxhall Road Brettenham Suffolk IP7 7PE	16/04/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B251	DC/19/00844/FUL	FUL permission	Newton	Land East Of Alston Close Newton Suffolk	09/05/2019	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B326	DC/19/01215/FUL	FUL permission	Great Cornard	11 Nursery Road Great Cornard Sudbury Suffolk CO10 0NJ	09/05/2019	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B388	DC/19/01402/OFD	FUL permission	Sudbury	65 North Street Sudbury Suffolk CO10 1RE	16/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B346	DC/17/05819/FUL	FUL permission	Holbrook	Foxgloves Harkstead Road Lower Holbrook Holbrook Ipswich Suffolk IP9 2RJ	23/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B267	DC/19/00895/FUL	FUL permission	Sudbury	17 Market Hill Sudbury Suffolk CO10 2EA	30/05/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B262	DC/19/00786/FUL	FUL permission	Great Cornard	4 And 6 The Pot Kilns Great Cornard Sudbury Suffolk CO10 0DY	31/05/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B389	DC/19/00560/FUL	FUL permission	Sudbury	53 Ballingdon Street Sudbury CO10 2BZ	03/06/2019	2	1	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B367	DC/18/05465/FUL	FUL permission	Nayland- with- Wissington	8 Mill Street Nayland With Wissington Suffolk CO6 4HU	05/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B275	DC/19/01949/FUL	FUL permission	Elmsett	Mill Farm Hadleigh Road Elmsett Ipswich Suffolk IP7 6ND	13/06/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B359	DC/19/01412/FUL	FUL permission	Lindsey	Thatched Barn Rose Farm Rose Green Lindsey Ipswich IP7 6PX	13/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B281	DC/19/01906/FUL	FUL permission	Nedging- with- Naughton	Barn Opposite Tye Farm (Jail Farm Barn) Crowcroft Road Nedging With Naughton Suffolk	18/06/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B279	DC/19/01712/FUL	FUL permission	Hintlesham	Rossllyn House Duke Street Hintlesham Ipswich IP8 3QP	20/06/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B292	DC/18/02526/FUL	FUL permission	Bentley	Garages South West Of Silver Leys Bentley Suffolk	21/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B293	DC/19/02343/RES	FUL permission	Bentley	Rowan Acres Capel Road Bentley Ipswich Suffolk IP9 2DL	25/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B336	DC/19/01410/FUL	FUL permission	Hadleigh	1 Pykenham Way Hadleigh Ipswich IP7 5EP	25/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B337	DC/19/02036/FUL	FUL permission	Hadleigh	76 High Street Hadleigh Ipswich Suffolk IP7 5EF	26/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B249	DC/19/00816/FUL	FUL permission	Lavenham	Land To Rear Of No's. 42 To 45 High Street Lavenham CO10 9PY	27/06/2019	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B314	DC/18/01724/FUL	FUL permission	Cockfield	Land South Of Birds Lane Cockfield Suffolk	02/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B315	DC/18/04398/FUL	FUL permission	Cockfield	1 Willow Bridge Cottages Willow Bridge Cockfield Bury St Edmunds Suffolk IP30 OJA	02/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B316	DC/19/02382/FUL	FUL permission	Cockfield	Land At Reed Lodge Chapel Road Cockfield Bury St Edmunds Suffolk IP30 OHE	11/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B237	DC/19/00999/FUL	FUL permission	Sproughton	Geest House Hadleigh Road Sproughton Ipswich Suffolk IP8 3AS	16/07/2019	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B244	DC/19/02503/FUL	FUL permission	Raydon	2, 4, 5 And 6 The Gardens Raydon IP7 5LU	18/07/2019	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B344	DC/19/02524/FUL	FUL permission	Hintlesham	Land Adjacent To Sandy Knoll Chattisham Lane Hintlesham Ipswich Suffolk IP8 3PU	29/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B303	DC/19/02709/FUL	FUL permission	Chilton	Land At Grove Hall Waldingfield Road Chilton Sudbury Suffolk CO10 0PR	01/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B304	DC/19/02712/FUL	FUL permission	Chilton	Land At Grove Hall Waldingfield Road Chilton Sudbury Suffolk CO10 0PR	01/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B254	DC/19/02981/FUL	FUL permission	Brettenham	Former Breakers Yard And Premises Old School Corner Brettenham Ipswich Suffolk IP7 7PA	09/08/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B398	DC/19/02799/FUL	FUL permission	Hadleigh	The Moorings Ipswich Road Hadleigh Ipswich Suffolk IP7 6BE	14/08/2019	0	-1	0	0	0	0	0	0	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B266	DC/18/05002/FUL	FUL permission	Shotley	1 And 3 Queensland Shotley Ipswich Suffolk IP9 1NE	21/08/2019	5	3	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B282	DC/19/03383/FUL	FUL permission	Newton	Land At Airey Close Newton Suffolk	21/08/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B379	DC/19/02014/FUL	FUL permission	Stoke-by-Nayland	Barn At Spring Hill Shelley Road Stoke By Nayland Colchester Suffolk CO6 4TE	27/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B338	DC/19/02042/FUL	FUL permission	Hadleigh	Kings Arms Public House 115 Benton Street Hadleigh Ipswich Suffolk IP7 5AR	28/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B280	DC/19/01283/FUL	FUL permission	Little Waldingfield	The Swan The Street Little Waldingfield Sudbury Suffolk CO10 0SQ	30/08/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B288	DC/19/02190/FUL	FUL permission	Woolverstone	White House Farm Barns Harkstead Lane Woolverstone Ipswich Suffolk IP9 1BD	30/08/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B283	DC/18/05003/FUL	FUL permission	Shotley	16 Queensland Shotley Ipswich Suffolk IP9 1NE	03/09/2019	3	2	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B301	DC/19/03239/FUL	FUL permission	Capel St Mary	Land At Dell Croft London Road Capel St Mary Ipswich Suffolk IP9 2JJ	03/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B248	DC/19/03372/FUL	FUL permission	Copdock & Washbrook	Copdock House Old London Road Copdock And Washbrook Ipswich IP8 3JW	10/09/2019	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B230	DC/18/05610/FUL	FUL permission	Brantham	11 And 12 Ipswich Road Brantham Manningtree Suffolk CO11 1PB	23/09/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B395	DC/19/03736/FUL	FUL permission	Wattisham	Brick Kiln Cottage, Hitcham Road, Wattisham. IP7 7LB	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B258	DC/19/03000/FUL	FUL permission	Copdock & Washbrook	oak cottage , old london road, copdock and washbrook ipswich	26/09/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B239	DC/19/03028/FUL	FUL permission	Stanstead	Highbank Nursery The Hill Stanstead Sudbury Suffolk CO10 9AP	02/10/2019	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B285	DC/19/02422/FUL	FUL permission	Sudbury	Shaddock And Co Ltd Middleton Road Sudbury Suffolk CO10 7LJ	04/10/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B305	DC/19/03327/FUL	FUL permission	Chilton	Plot 1 Chilton Grove Waldingfield Road Chilton Sudbury Suffolk CO10 0PR	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B306	DC/19/03328/FUL	FUL permission	Chilton	Plot 2 Chilton Grove Waldingfield Road Chilton Sudbury Suffolk CO10 0PR	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B307	DC/19/03329/FUL	FUL permission	Chilton	Plot 3 Chilton Grove Waldingfield Road Chilton Sudbury CO10 0PR	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B308	DC/19/03330/FUL	FUL permission	Chilton	Plot 4 Chilton Grove Waldingfield Road Chilton Sudbury CO10 0PR	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B309	DC/19/03331/FUL	FUL permission	Chilton	Plot 5 Chilton Grove Waldingfield Road Chilton Sudbury Suffolk CO10 0PR	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B246	DC/19/02221/FUL	FUL permission	Woolverstone	White House Farm Barns Harkstead Lane Woolverstone IP9 1BD	17/10/2019	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B319	DC/18/05354/FUL	FUL permission	Freston	The Forge Freston Hill Freston Ipswich Suffolk IP9 1AB	18/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B347	DC/19/04568/FUL	FUL permission	Holbrook	Orchard Cottage The Street Holbrook Ipswich Suffolk IP9 2PX	31/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B377	DC/19/03683/FUL	FUL permission	Stanstead	Barnfield Upper Street Stanstead Sudbury Suffolk CO10 9AU	31/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B233	DC/19/03179/FUL	FUL permission	Nedging-with-Naughton	Land Adjoining Sunnybank Crowcroft Road Nedging Tye Suffolk IP7 7HR	01/11/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B260	DC/19/02696/FUL	FUL permission	Glensford	Land To The Rear Of The Martins Wind Mill Row Glensford CO10 7QQ	05/11/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B231	DC/19/03063/FUL	FUL permission	Cockfield	The Garage Great Green Cockfield Bury St Edmunds Suffolk IP30 0HJ	12/11/2019	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B328	DC/19/04361/FUL	FUL permission	Great Waldingfield	91 Folly Road Great Waldingfield Sudbury Suffolk CO10 0RX	12/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B286	DC/19/02975/FUL	FUL permission	Sudbury	Kings Head 53 Ballingdon Street Sudbury Suffolk CO10 2BZ	15/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B362	DC/19/04896/FUL	FUL permission	Long Melford	Aurora House Hall Street Long Melford Sudbury Suffolk CO10 9JR	04/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B241	DC/19/00292/FUL	FUL permission	Stutton	Land South Of Holbrook Road Stutton Suffolk	06/12/2019	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B257	DC/19/04576/FUL	FUL permission	Cockfield	Site Adjacent To Mackenzie Place Cockfield Suffolk	06/12/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B348	DC/19/04443/FUL	FUL permission	Kersey	Holtons Uplands Kersey Ipswich Suffolk IP7 6ER	06/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B363	DC/19/04354/FUL	FUL permission	Long Melford	Angelas Boutique Little St Marys Long Melford Sudbury Suffolk CO10 9HY	09/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B236	DC/19/03787/FUL	FUL permission	Bentley	1 Grove Road Bentley Ipswich Suffolk IP9 2DD	13/12/2019	8	7	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B272	DC/19/03827/FUL	FUL permission	Capel St Mary	Land Adj Hillcrest London Road Capel St Mary IP9 2JR	17/12/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B390	DC/19/04326/FUL	FUL permission	Sudbury	Barn At Black Boy Yard Sudbury Suffolk	20/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B349	DC/19/04694/FUL	FUL permission	Kersey	Barn West Of Rose Cottage Church Hill Burstall Suffolk	23/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B321	DC/19/05395/FUL	FUL permission	Glemsford	11 Spring Meadow Glemsford Sudbury Suffolk CO10 7PN	24/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B247	DC/19/05220/FUL	FUL permission	Belstead	South Of Belstead Bentley Lane IP8 3LX	07/01/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B378	DC/19/04956/FUL	FUL permission	Stanstead	Land Adjacent To The Bungalow Lower Street Stanstead CO10 9AH	07/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B342	DC/19/05460/FUL	FUL permission	Hartest	6 Green View Hartest Bury St Edmunds Suffolk IP29 4DR	08/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B287	DC/19/05097/FUL	FUL permission	Sudbury	Land Between 12 And 18 Rochester Way Sudbury Suffolk CO10 1LP	09/01/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B327	DC/19/05348/FUL	FUL permission	Great Cornard	Land Adjacent To The Mill House Mill Tye Great Cornard Sudbury Suffolk CO10 0JA	13/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B394	DC/19/05766/FUL	FUL permission	Thorpe Morieux	Wheelwrights Bury Road Thorpe Morieux Bury St Edmunds Suffolk IP30 0NR	03/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B339	DC/20/00088/OFD	FUL permission	Hadleigh	Lion House Market Place Hadleigh Ipswich Suffolk IP7 5DN	19/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B352	DC/19/04659/FUL	FUL permission	Lawshall	Plot 4 Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PE	21/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B353	DC/19/04660/FUL	FUL permission	Lawshall	Plot 3 Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PE	21/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B354	DC/19/04662/FUL	FUL permission	Lawshall	Plot 2 Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PE	21/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B355	DC/19/04663/FUL	FUL permission	Lawshall	Plot 1 Lambs Lane Lawshall Bury St Edmunds Suffolk IP29 4PE	21/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B296	DC/19/05099/FUL	FUL permission	Brantham	1 Broughton Villa Cattawade Street Brantham Manningtree Suffolk CO11 1SA	25/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B235	DC/20/00003/FUL	FUL permission	Great Cornard	Land South Of Brook Farm House Bures Road Great Cornard Sudbury Suffolk CO10 0JQ	26/02/2020	8	8	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B261	DC/19/05946/FUL	FUL permission	Glemsford	The Cock Inn Egremont Street Glemsford Sudbury Suffolk CO10 7SA	27/02/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B243	DC/20/00351/FUL	FUL permission	Hintlesham	Land between Belfry & Pear Tree Cottage George Street Hintlesham Ipswich Suffolk IP8 3NH	17/03/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B273	DC/20/00141/FUL	FUL permission	Capel St Mary	Stoneland House London Road Capel St Mary Ipswich Suffolk IP9 2JR	17/03/2020	3	2	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B322	DC/20/00359/FUL	FUL permission	Glemsford	38A Egremont Street Glemsford Sudbury Suffolk CO10 7SA	18/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B250	DC/19/05767/FUL	FUL permission	Lawshall	Land South Of Appleberry House Folly Lane Lawshall Suffolk	23/03/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B370	DC/20/00132/FUL	FUL permission	Shelley	Shelley Priory Stoke Road Shelley Ipswich Suffolk IP7 5RQ	27/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
Non-Major: Reserved Matters																
B401	DC/18/00339/RES	RES permission	Belstead	Land South Of Grove Hill Belstead Suffolk	25/04/2018	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B402	DC/19/05807/RES	RES permission	Assington	Land At Barns At Assington The Street Assington Sudbury Suffolk CO10 5LW	20/02/2020	8	8	0	8	0	0	0	8	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B403	DC/19/05808/RES	RES permission	Assington	Land At Assington Barns The Street Assington Sudbury Suffolk CO10 5LW	21/02/2020	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B404	DC/19/00293/RES	RES permission	Copdock & Washbrook	Land To The East Of Lane Farm Folly Lane Copdock And Washbrook Suffolk	31/05/2019	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B405	DC/19/00351/RES	RES permission	Hintlesham	The Pony Paddock Duke Street Hintlesham Suffolk	30/05/2019	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B406	DC/19/05039/RES	RES permission	Raydon	Land West Of Pipers Went The Street Raydon Suffolk IP7 5LU	27/02/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B407	DC/18/03158/RES	RES permission	Assington	(4) Land North Of Assington Barn The Street Assington Suffolk	07/09/2018	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B408	DC/20/00060/RES	RES permission	Acton	Land East Of Appleshaw Newmans Green Acton Suffolk	17/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B410	DC/18/03156/RES	RES permission	Assington	(1) Land North Of Assington Barn The Street Assington Suffolk	07/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B411	DC/18/03157/RES	RES permission	Assington	(2) Land North Of Assington Barn The Street Assington Suffolk	07/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B412	DC/19/03646/RES	RES permission	Copdock & Washbrook	Plot 1 Land South West Of Holly Cottage Old London Road Copdock And Washbrook Suffolk	26/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B413	DC/20/00168/RES	RES permission	Hadleigh	Coram House Coram Street Hadleigh Ipswich Suffolk IP7 5NR	03/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B414	DC/19/04430/RES	RES permission	Holton St Mary	Land Adjacent To El Camino Hadleigh Road Holton St Mary CO7 6NW	30/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B415	DC/19/02881/RES	RES permission	Nayland-with-Wissington	New Farm Harpers Hill Nayland With Wissington Suffolk CO6 4NT	20/02/2020	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
Non-Major: Outline permission																
B430	B /16/01647/OUT	OUT permission	Sudbury	St Gregorys Church Hall Prince Street Sudbury CO10 1JA	23/02/2017	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B458	B /17/01110/OUT	OUT permission	Hadleigh	17 Gallows Hill Hadleigh IP7 6DD	29/06/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B444	B /17/01120/OUT	OUT permission	Acton	Land to the rear of 6 High Street Acton CO10 0AL	26/07/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B461	DC/17/03469/OUT	OUT permission	Hitcham	Land adjacent to Magnolia Cottage 12 Bury Road Hitcham IP7 7PS	30/10/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B471	DC/17/04365/OUT	OUT permission	Sudbury	Ormiston Sudbury Academy (Bungatreeete) 1 & 2 Tudor Road Sudbury CO10 1NW	15/11/2017	3	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B462	DC/17/03404/OUT	OUT permission	Holbrook	Wisteria House Ipswich Road Holbrook IP9 2QR	21/12/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B469	DC/17/05380/OUT	OUT permission	Shotley	1 Visdelou Terrace Shotley Suffolk	22/12/2017	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

B446	DC/17/05537/OUT	OUT permission	Capel St Mary	71 The Street Capel St Mary Ipswich Suffolk IP9 2EG	06/02/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B442	DC/17/05831/OUT	OUT permission	Newton	Brook Farm Sudbury Road Newton, CO10 0QS	26/02/2018	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B417	DC/18/00161/OUT	OUT permission	raydon	Land Adjacent To The Street The Street Preston St Mary CO10 9NG	23/03/2018	9	9	0	0	9	0	0	9	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B433	DC/18/00474/OUT	OUT permission	Cockfield	Land At Bury Road, Cross Green Cockfield IP30 0LG	26/03/2018	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B447	DC/18/00025/OUT	OUT permission	Chilton	Chilton Hall Farmhouse Waldingfield Road Chilton Sudbury Suffolk CO10 0PS	29/03/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B464	DC/18/01017/OUT	OUT permission	Layham	Walnuts Upper Street Layham Ipswich Suffolk IP7 5JX	08/05/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B435	DC/17/06274/OUT	OUT permission	Lawshall	Willows Residential Home Bury Road Lawshall Bury St Edmunds Suffolk IP29 4PJ	18/05/2018	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B423	DC/17/06174/OUT	OUT permission	Lawshall	Harrow Green Site Harrow Green Lawshall Suffolk	30/05/2018	5	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B420	DC/18/00799/OUT	OUT permission	Aldham	Land At Hadleigh Road Aldham Ipswich IP7 6NF	13/06/2018	7	7	0	0	7	0	0	7	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

B418	DC/18/00117/OUT	OUT permission	Great Cornard	Former Chestnuts Site Kings Hill Great Cornard CO10 0EH	15/06/2018	8	8	0	0	8	0	0	8	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B440	DC/18/01412/OUT	OUT permission	Lavenham	Windwards Bury Road Lavenham Sudbury Suffolk CO10 9QG	28/06/2018	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B427	DC/18/01256/OUT	OUT permission	Holbrook	Land Adjacent To Church Green Cottages Church Hill Holbrook IP9 2QP	03/07/2018	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B436	DC/17/04879/OUT	OUT permission	Little Cornard	The Paddocks Blackhouse Lane Little Cornard	20/08/2018	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B468	B /17/01038/OUT	OUT permission	Shimpling	The Bush The Street Shimpling Bury St Edmunds	10/10/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B466	DC/18/03470/OUT	OUT permission	Preston St Mary	Model Farm Whelp Street Preston St Mary Sudbury Suffolk CO10 9NJ	18/10/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B463	DC/18/02155/OUT	OUT permission	Lawshall	Land On The South Side Of Lambs Lane Lawshall IP29 4PE	09/11/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B428	DC/18/02563/OUT	OUT permission	Lawshall	Land To The South Of Beechwood House Bury Road Lawshall	22/11/2018	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B451	DC/18/04245/OUT	OUT permission	Elmsett	Aldham End Hadleigh Road Elmsett IP7 6NG	28/11/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

B424	DC/18/03666/OUT	OUT permission	Lawshall	Land Between 1 Swanfield & Fox Cottage The Street Lawshall Bury St Edmunds IP29 4QD	03/12/2018	5	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B457	DC/17/05843/OUT	OUT permission	Groton	Land At Mannings Farm Castlings Heath Groton Sudbury	12/12/2018	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B421	DC/18/05228/OUT	OUT permission	Holbrook	Land East Of Ipswich Road Holbrook IP9 2QT	23/01/2019	7	7	0	0	7	0	0	7	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B419	DC/18/01976/OUT	OUT permission	Raydon	Oak Lodge The Street Raydon Ipswich Suffolk IP7 5LT	31/01/2019	8	8	0	0	8	0	0	8	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B452	DC/18/05285/OUT	OUT permission	Glemsford	Land Adj Belle Vue Skates Hill Glemsford Suffolk	04/02/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B443	DC/18/04254/OUT	OUT permission	Shimpling	Land To The South Of The Street The Street Shimpling IP29 4HS	14/02/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B459	DC/19/00603/OUT	OUT permission	Hadleigh	15 Ramsey Road Hadleigh Ipswich Suffolk IP7 6AN	24/04/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B434	DC/19/00752/OUT	OUT permission	Glemsford	64 Tye Green Glemsford Sudbury Suffolk CO10 7RG	23/05/2019	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B449	DC/19/01568/OUT	OUT permission	Edwardstone	Land East Of Mill Green Edwardstone Suffolk	28/05/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

B448	DC/19/01886/OUT	OUT permission	Chilton	The Oaks Chilton Grove Chilton Sudbury CO10 0PR	12/06/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B422	DC/18/03048/OUT	OUT permission	Cockfield	Plough And Fleece Inn Great Green Cockfield Bury St Edmunds Suffolk IP30 0HJ	18/06/2019	5	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B441	DC/19/01486/OUT	OUT permission	Nedging- with- Naughton	Tye Farm Nedging Road Nedging With Naughton Ipswich Suffolk IP7 7HP	03/07/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B437	DC/18/03924/OUT	OUT permission	Newton	Marks Meadow Rectory Road Newton Suffolk CO10 0QZ	10/07/2019	3	3	0	0	3	0	0	3	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B439	DC/19/00627/OUT	OUT permission	Great Cornard	Land West Of Bures Road Great Cornard CO10 0JQ	11/07/2019	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B431	DC/18/02382/OUT	OUT permission	Sudbury	Priory Bungalow Priory Walk Sudbury Suffolk CO10 2AP	15/07/2019	5	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B467	DC/19/00958/OUT	OUT permission	Raydon	Land Off Noaks Road Raydon Suffolk	06/08/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B445	DC/19/02781/OUT	OUT permission	Boxford	30 Stone Street Boxford Sudbury Suffolk CO10 5NR	07/08/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B432	DC/19/02617/OUT	OUT permission	Tattingstone	Land South Of The Rose House The Heath Tattingstone Ipswich Suffolk IP9 2LX	20/08/2019	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

B425	DC/19/03822/OUT	OUT permission	Nayland-with-Wissington	The Bungalow Harpers Hill Nayland With Wissington Colchester Suffolk CO6 4NT	25/10/2019	6	5	0	0	5	0	0	5	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B455	DC/19/03489/OUT	OUT permission	Great Cornard	21 Cornerth Crescent Great Cornard Sudbury Suffolk CO10 0DL	25/10/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B456	DC/19/04093/OUT	OUT permission	Great Cornard	Land West Of Bures Road Great Cornard Sudbury Suffolk CO10 0JQ	13/11/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B453	DC/19/04809/OUT	OUT permission	Glemsford	Land South Of 1 3 And East Of 15 Whitlands Glemsford Suffolk	20/11/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B470	DC/19/03792/OUT	OUT permission	Sproughton	Firholme Elton Park Sproughton Ipswich Suffolk IP2 0DG	25/11/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B460	DC/19/03682/OUT	OUT permission	Hadleigh	Land To Rear Of 82 High Street Hadleigh IP7 5EF	28/11/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B450	DC/19/04620/OUT	OUT permission	Edwardstone	Camellia The Drift East Bergholt Colchester Suffolk CO7 6XR	04/12/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B454	DC/19/04943/OUT	OUT permission	Glemsford	Land To The Rear Of 6 And 8 Angel Lane Glemsford Suffolk	11/12/2019	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a

B416	DC/19/04308/OUT	OUT permission	Copdock & Washbrook	Cameo Hotel Old London Road Copdock And Washbrook Ipswich Suffolk IP8 3JD	27/12/2019	9	9	0	0	9	0	0	9	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B429	DC/19/04444/OUT	OUT permission	Raydon	Land East Of Wayside Woodlands Road Raydon Suffolk	24/01/2020	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B465	DC/19/05588/OUT	OUT permission	Newton	Jordans Sudbury Road Newton Sudbury Suffolk CO10 0QH	07/02/2020	1	1	0	0	1	0	0	1	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B426	DC/18/04967/OUT	OUT permission	Boxford	Green Lawns Bonsai Nursery Hadleigh Road Boxford Sudbury Suffolk CO10 5JH	11/03/2020	4	4	0	0	4	0	0	4	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
B438	DC/19/05798/OUT	OUT permission	East Bergholt	Clare House Heath Road East Bergholt Colchester Suffolk CO7 6RL	19/03/2020	2	2	0	0	2	0	0	2	Assumed development reserved matters application in the next financial year with completions following in 2022/23.	n/a	n/a
Non-Major: Permitted Development																
B472	DC/19/02310/AGD	Prior Approval (Agri)	Brent Eleigh	Barns A, B And C Bridge Farm Lavenham Road Brent Eleigh Sudbury CO10 9PB	11/07/2019	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B473	DC/19/04552/AGD	Prior Approval (Agri)	Hintlesham	Red House Farm Duke Street Hintlesham Ipswich Suffolk IP8 3PW	08/01/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B490	DC/20/00166/AGD	Prior Approval (Agri)	Leavenheat h	The Barn Oaklands Farm Heathlands Leavenheath CO6 4PY	10/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B479	DC/20/00165/AGD	Prior Approval (Agri)	Cockfield	Colchester Green Farm Colchester Green Cockfield Bury St Edmunds Suffolk IP30 OHG	20/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B496	DC/19/04966/AGD	Prior Approval (Agri)	Cockfield	Barn At Earls Hall Farm Earls Hall Road Cockfield Bury St Edmunds IP30 OJD	16/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B491	DC/19/04643/AGD	Prior Approval (Agri)	Little Cornard	Barn At Burnthouse Farm Bures Road Little Cornard Sudbury Suffolk CO10 ONU	05/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B497	DC/19/04509/FDW	Prior Approval (Office)	Sudbury	M J Bryant Electrical Limited Chilton Grove Waldingfield Road Sudbury Suffolk CO10 OPR	14/11/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B495	DC/19/04182/AGD	Prior Approval (Agri)	Boxford	Farm Building At Siam Hall Siam Hall Lane Boxford Sudbury no CO10 5LA	23/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B481	DC/19/03690/AGD	Prior Approval (Agri)	Edwardstone	Quicks Barn Priory Green Edwardstone Sudbury Suffolk CO10 5PP	02/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B475	DC/19/03692/AGD	Prior Approval (Agri)	Shimpling	Mount Farm Barns Blooms Hall Lane Shimpling Bury St Edmunds Suffolk CO10 9BY	25/09/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B494	DC/19/01331/AGD	Prior Approval (Agri)	Wenham Magna	Agricultural Building To East Of Wenham Lane Great Wenham Suffolk CO7 6PJ	08/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B488	DC/19/00452/AGD	Prior Approval (Agri)	Lawshall	Barn At Green Farm The Green Lawshall Bury St Edmunds Suffolk IP29 4QJ	14/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B483	DC/18/05617/AGD	Prior Approval (Agri)	Groton	Cider Barn Site To The West Of Castlings Heath Cottage Castlings Heath Groton, Sudbury CO10 5ES	06/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B478	DC/18/02494/AGD	Prior Approval (Agri)	Cockfield	Little Close Old Hall Lane Cockfield Bury St Edmunds Suffolk IP30 0LQ	20/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B492	DC/18/00042/AGD	Prior Approval (Agri)	Polstead	Barn At Stackwood Farm Stackwood Road, Polstead, CO6 5BA	28/02/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B493	DC/17/05559/AGD	Prior Approval (Agri)	Semer	Barn At Land At Ash Street Semer IP7 6QZ	21/12/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

B484	DC/17/05229/AGD	Prior Approval (Agri)	Hitcham	Mill Hill Farm Barn Finborough Road Hitcham Suffolk IP7 7LS	28/11/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B486	DC/17/04632/AGD	Prior Approval (Agri)	Kettlebaston	Old Rectory Rectory Lane Kettlebaston Ipswich Suffolk IP7 7QD	28/11/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a
B487	DC/17/03718/AGD	Prior Approval (Agri)	Lavenham	Barn At Clayhill Farm Clay Hill Farm Lavenham CO10 9PG	12/10/2017	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in 2021/22.	n/a	n/a

Category B														Council's Assessment of Deliverability	Conclusion	Proforma Return?
Site Ref.	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	Total			
Major - Outline permission																
B498	B/15/01718/OUT	OUT permission	Sudbury	Chilton Woods Mixed Use Development Land North Of Woodhall Business Park Sudbury	29/03/2018	1150	1150	0	22	88	88	88	286	<p>A proforma has been prepared by Taylor Wimpey (East London) in support of this site.</p> <p>At the base date, the County Council were in advanced discussions with a developer that would take an option on the site and submit reserved matters applications. A Planning Performance Agreement was also in negotiation between Babergh District Council, and the developer. This has since been signed and the option was agreed. At the base date the Council was not in a position to publicly confirm the identity of the developer for reasons of commercial confidentiality pending the option agreement being signed.</p> <p>The option has now been signed with Taylor Wimpey (https://www.babergh.gov.uk/news/chilton-woods-development-takes-a-major-step-forward/). David Pelle (Land and Planning Director at Taylor Wimpey) has stated that construction is due to start in 2021 (https://www.linkedin.com/feed/update/urn:li:activity:6692132240878551040/).</p> <p>Based on the what was known at the base date (confidentially) and the recent announcement that Taylor Wimpey are taking the site, it is considered deliverable.</p> <p>As detailed in the proforma, it is targeted that Reserved Matters Applications will be submitted w/c 14th December 2020 with updates to site assessment work on-going. Construction is expected to start in June 2021 with completions starting in the 2021/22 monitoring year.</p> <p>The build rates proposed at - as detailed on the proforma - maximum rates. For the 5YHLS - in lieu of local evidence - we have applied cautious median (lower than the average) delivery rates as a proportion (i.e. year 2021/22 = 35 units = 25% of 140 maximum rate). 2021/22 completions is considered reasonable with an RM application this year.</p>	Deliverable	Y - Ref. BP4
B499	B/15/00993/OUT	OUT permission	Sproughton	Land To The North And South Of Poplar Lane Sproughton Suffolk	29/08/2018	330	330	0	0	0	0	5	5	<p>Outline aspect of a hybrid permission (ref. B/15/00993). The aspect with Full PP has already commenced and an application for 305 units has been submitted (ref. DC/20/01058). Therefore, a 25 unit reduction on total capacity.</p> <p>Assumed delivery alongside the full aspect which has started. Delivery rates across the two sites match median lead-in times.</p> <p>As of the base-date a reserved matters application had been submitted (ref. DC/20/01058). This was granted permission in July 2020.</p>	Deliverable	Y - Ref. BP1
B500	B/14/01377/OUT	OUT permission	Pinewood	Belstead House, Sprites Lane, Pinewood, IP8 3NA	08/04/2016	155	155	0	11	33	33	33	110	<p>Application for reserved matters submitted in April 2019 (ref. 19/01666). Further application made to discharge conditions also made in April 2019 (ref. 19/01703). Both applications are awaiting determination with recent amendments to plans made.</p> <p>Taking a conservative assumption that permission is granted by the end of 2020/21. Delivery assumed based on applying a median lead-in time of 1.6 years from grant with average build rates.</p>	Deliverable	N
B502	DC/17/06318/OUT	OUT permission	Capel St Mary	7 Little Tufts And Land East Of Longfield Road Capel St Mary IP9 2UD	05/07/2018	100	100	0	11	33	33	23	100	<p>Reserved Matters (DC/19/02877) awaiting determination. This has since been approved in July 2020.</p> <p>Various conditions to discharge. Ambitious lead-in time/delivery rates suggested by developer relative to local averages.</p> <p>Taking a conservative assumption that permission is granted by the end of 2020/21. Delivery assumed based on applying a median lead-in time of 1.6 years from grant with average build rates.</p>	Deliverable	Y - Ref. BP2

B504	DC/18/007 06/OUT	OUT permission	Wherstead	Klondyke Field West Of Bourne Hill Wherstead Suffolk	07/08/2019	75	75	0	0	10	32	33	75	<p>Application for reserved matters submitted in February 2020 (ref. DC/20/00701). This is awaiting determination. There are various other applications for discharging conditions which have been granted permission.</p> <p>Taking a conservative assumption that permission is granted by the end of 2020/21. Delivery assumed based on applying a median lead-in time of 1.6 years from grant with average build rates.</p>	Deliverable	N
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