

Babergh District Council Draft Five-Year Housing Land Supply Position Statement 2021

Babergh District Council

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Executive Summary

Purpose of this position statement

This Five-Year Housing Land Supply ('5YHLS') position statement has been prepared by Lichfields on behalf of Babergh District Council ('the Council'). The purpose of this position statement is to set out the up-to-date 5YHLS position for the Council covering the five-year period from the 1st April 2021 to the 31st March 2026 using the latest available evidence. The position statement has been prepared in accordance with relevant policy and guidance.

Consultation on this position statement

The Council undertook a consultation on this 5YHLS position statement alongside the corresponding report for Mid Suffolk District Council. The purpose of this consultation was to gather additional evidence on sites and seek the views of the community, councillors and developers in respect of the position statement. The responses to that consultation have been fully considered and addressed where appropriate to as part of this final position statement.

The five-year requirement

For Babergh, the 5YHLS requirement is 2,116 units between the 1st April 2021 to the 31st March 2026. This is based on the districts Local Housing Need figure (as calculated using the Standard Method, 403 dpa) 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.

From this exercise, the Council considers it can demonstrate a 'deliverable' supply of 2,902 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 6.86-year supply.

Babergh District Council's 5YHLS Position between 1st April 2021 to 31st March 2026

Five-Year Requirement	2,116 units
Total Supply	2,902 units
Years Supply	6.86 years
Surplus/Deficit	+786 units

Source: Babergh District Council / Lichfields Analysis

Compliance Sheet

Policy / Guidance		Compliance
National Planning Policy Framework (2021)		
Paragraph 74	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 October 2020. This position statement, its appendices, and supporting material details the Council's annual assessment of its supply of specific deliverable sites.
Paragraph 74 & Footnote 39	<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 39 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 Section 2.0 of this position statement.</p> <p>In the case of Babergh District Council, in accordance with Paragraph 74 and Footnote 39 of the NPPF (2021) the Council should use the Standard Method to calculate Local Housing Need.</p>
Paragraph 74 & Footnote 41	<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 Section 2.0 of this position statement.</p> <p>In the case of Babergh District Council, in accordance with Paragraph 74 and Footnote 41, 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 position statement.</p> <p>The Council has fully considered the meaning of 'deliverable' taking account of relevant guidance and appeal precedents.</p>
Planning Practice Guidance		
ID:2a-004	How is a minimum annual local housing need figure calculated using the standard method?	As explained at Appendix 2 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 position statement.</p> <p>The Council has fully considered the type of evidence that can form 'clear evidence' detailed in 68-007 in preparing its proforma for 'Category B' sites.</p>

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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 this position statement is to set out an up-to-date 5YHLS position for the Council covering the five-year period from the 'base date' of 1st April 2021 to the 31st March 2026. It has been prepared in accordance with relevant policy and guidance. All data presented is the most up-to-date available at the time of publication. While this position statement only sets out the supply position for Babergh district, the methodology and local market consideration has been prepared jointly with Mid-Suffolk District Council.

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

1.3 5YHLS is a forward-looking measure determining whether a Local Planning Authority ('LPA') has sufficient sites to meet its housing requirement in the next five-years. All LPAs in England are required by the National Planning Policy Framework ('NPPF') (2021) (Paragraph 74) to assess this position annually. This must take account of relevant national policy in the NPPF (2021), Planning Practice Guidance ('PPG'), and in the context of planning precedent (for example planning appeal decisions and legal judgments).

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

- 1 **Housing requirement:** how many homes need to be delivered in the five-year period?; and
- 2 **Housing Supply:** What is the Council's supply of housing from 'deliverable' sites in the five-year period?

1.5 The number of homes expected to be delivered (part 2) is then compared against the number of homes required (part 1) to arrive at a 5YHLS figure: expressed in a number of years'-worth of supply.

Why is the Council's 5YHLS 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 an LPA is unable to demonstrate a 5YHLS then paragraph 11(d) of the NPPF (2021) is engaged. This means that local policies most important for determining the application are considered 'out-of-date' and the NPPF (2021) requires that planning decisions for housing should be granted unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF (2021) footnote 7 establishes the policies referred to in the NPPF); or
- Any adverse impacts of doing so [granting permission] would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

1.7 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 October 2020 – covered the five-year period from the 1st April 2020 to the 31st March 2025. This concluded that the Council could demonstrate a 6.74-year supply.

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

- 1.9 The COVID-19 pandemic continues to have wider impacts on the economy despite the lifting of restrictions. The initial lockdown (from March 2020) had a particular impact on house building given many developers initially mothballed sites. After this, the implementation of social distancing lengthened the time it took developers to build homes. As a result of these factors, the Council had applied a 'COVID discount' to the delivery of sites in its previous 5YHLS position.
- 1.10 However, housebuilding continued throughout later lockdowns and the housing market is buoyant. The Government have also lifted most legal/social distancing restrictions as vaccines have been rolled out. Therefore, the current and projected impact of the pandemic on the Council's 5YHLS is considered neutral.
- 1.11 At a national level there are problems with materials shortages and rising costs as well as construction labour shortages¹. These issues were referenced in one of the pro-formas received which indicates it is also being experienced, at least to some degree at the local level. As the impact of these factors is as yet unknown, and local knowledge from the receipt of pro-formas does not suggest a significant drop in supply as a result, no adjustments have been made on this basis.

Consultation of this document

- 1.12 The Council undertook a consultation of this 5YHLS position statement alongside the corresponding report for Mid Suffolk District Council. The purpose of this consultation was to gather additional evidence on sites and seek the views of the community, councillors, and developers in respect of the position. The responses to that consultation have been fully considered and addressed where appropriate in relevant sections of this final position statement.

Structure

- 1.13 The document is structured as follows with relevant policy discussed in each section of the position statement:
- **Section 2.0** sets out the calculation of the Council's five-year housing requirement;
 - **Section 3.0** provides an overview of what a 'deliverable' site is and how the Council has gone about assessing the deliverability of its sites;
 - **Section 4.0** summarises the Council's housing supply of specific deliverable sites and consultation feedback;
 - **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 <https://www.independent.co.uk/news/business/news/uk-economy-recovery-supply-problems-construction-b1913302.html?amp>

2.0 The Council's Five-Year Housing Requirement

2.1 This section details the calculation of the Council's 5YHLS requirement against relevant national policy and guidance. There are three parts to this calculation, 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 74 of the NPPF (2021) 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, 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 has prepared a Joint Local Plan with Mid-Suffolk District Council, this is currently being examined and it is not 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 74 and footnote 41 of the NPPF (2021) 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 41 of the NPPF (2021) 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. Since the previous position, the Standard Method has been updated with 20 cities/urban areas required to add an uplift of 35%. This does not apply to Babergh.

2.6 This shows that the Standard Method figure for Babergh district – with a 2021 base date – is 403 dwellings per annum ('dpa'). The basic five-year requirement is therefore this figure multiplied by five years; which **equals 2,015 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 74 of the NPPF (2021) 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 (41)”.*

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 41 of the NPPF (2021), this is determined by the district’s Housing Delivery Test (‘HDT’) measurement. Where an LPA records an HDT measurement below 85%, footnote 41 requires the addition of a 20% buffer. Should the measurement be above 85%, a 5% buffer is appropriate.

2.12 The latest HDT (2020) was published in January 2021. Babergh district recorded a measurement of 118% as detailed in Table 2.1; therefore, a 5% buffer is appropriate for Babergh.

Table 2.1 Babergh District Council HDT 2020 Measurement

	2017/18	2018/19	2019/20	Total
Number of Homes Required	300	334	383	1,017
Number of Homes Delivered	331	579	293	1,203
2020 Measurement	118%			
2020 Consequence	None			

Source: MHCLG (published January 2021)

The Council’s five-year housing requirement

2.13 Bringing the above together the Council’s 5YHLS requirement is **2,116 units** in the five-year period from 1st April 2021 to the 31st March 2026 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	403 dpa
Basic Five Year Requirement	2,015
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,116 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 2,116 units in the five-year period. The following sections present an assessment of the Council’s deliverable supply including a summary of what constitutes a ‘deliverable’ site.

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 2,116 units between the 1st April 2021 and the 31st March 2026. This section of the 5YHLS position statement considers what a 'deliverable' site is in accordance with policy and guidance. It also details how the Council has gone about demonstrating the deliverability of sites in the district.

Policy and guidance

The definition of 'deliverable'

3.2 A 'deliverable' site is defined in the NPPF (2021) 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 (see PPG ID: 3-018 for more detail).

3.4 In addition, sites must be 'achievable'; which means there is a 'realistic prospect' – the 'central test' of 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". In the context of 5YHLS the assessment of whether a site is 'achievable' depends on the size and planning status of the development in question.

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

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

- **Category A sites:**

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

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

- **Category B sites:**

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

3.6 The Secretary of State has 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*” (paragraph B of the Consent Order). Therefore, sites not specifically listed in the definition of deliverable can be found to be ‘deliverable’ where that site can be shown to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’.

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

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

“Such evidence, to demonstrate deliverability, may include:

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

⁴ As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 and NPPF Annex 2 Glossary

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 as to whether clear evidence is provided. Consequently, there has been debate at a number of planning appeals regarding what does and what does not constitute clear evidence. The Council is well aware of this issue following the ‘Woolpit’ decision (ref. 3194926), issued in September 2018, in neighbouring Mid-Suffolk district. Here, the Inspector determined that the Council’s evidence was lacking against the relevant policy and guidance at that time; resulting in neighbouring Mid-Suffolk being unable to demonstrate a 5YHLS.

3.9 Since the Woolpit decision, the relevant PPG 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 local lead-in times/build rates will be markedly different to that required for either a large-scale strategic site for 1,500 units that has an allocation but no extant outline permission, or a site that is assumed to be building out sooner and/or more quickly than has typically been the case for comparable sites in the district or elsewhere.

Evidence can also take account of information gathered after the base date (in this case 1st April 2021) as long as it is used to support sites identified as deliverable as of the base date⁹. However, to ensure consistency in the approach to assessing a five-year supply new sites should not be added into the supply of an existing position; instead new sites should only be added once a new position with an updated base date is published.

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

In the ‘Rectory Farm’ decision¹⁰ 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

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

¹⁰ Appeal ref. 3234204 (IR 32)

to give additional weight to the Council's findings. Another Inspector in the earlier 'Land to the south of Williamsfield Road' decision¹¹ echoed these comments.

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

- 3.10 In light of policy and guidance, the below explains the Council's methodology to demonstrating the deliverability of its supply.
- 3.11 All sites included in this calculation have been identified as being deliverable and will make a contribution to the Council's supply in the relevant five-year period. While the evidence post-dates the base date (which is an inevitable product of how annual monitoring is carried out) the Secretary of State recently confirmed that this is accepted given it supported sites identified as deliverable as of the base date¹².
- 3.12 In reviewing the sites, the Council has first removed sites that have a net zero contribution to housing supply and then split up the trajectory between the two Categories of supply: A and B. Following the recent SoS confirmation that the definition of 'deliverable' should not be interpreted as a 'closed list' the Council considers any site not specifically listed in Category A (which are presumed to be deliverable) falls in to Category B (requiring 'clear evidence' to be deliverable)¹³. Therefore, the Council has in this assessment included sites that had a resolution to grant planning permission subject to the signing of a S106 at the base date only where these sites are supported by 'clear evidence' at the base date.

Category A

- 3.13 In respect of **Category A** sites, the Council has:
- 1 Split up developments (both major and non-major) into those that have commenced and not-commenced;
 - 2 Non-major development (less than 10 units¹⁴) has been split into commenced and non-commenced categories as per step 1. Unless the Council has received site specific evidence the Council has presumed these non-major development sites with live permissions to be deliverable in accordance with policy and guidance¹⁵. It is also anticipated that these sites will deliver within years one to three of the trajectory;
 - 3 To ensure the robustness of the supply the Council has removed sites from the supply as follows:
 - a All sites not commenced where planning permission would have expired by 1st April 2021. It is assumed these have now expired unless the Council has received evidence to the contrary. Unfortunately, due to the impacts of Covid-19 the Council has not been unable to verify the status of development on these sites over the past 12 months (i.e. to confirm if development has commenced or not), therefore, some of these sites may well have commenced but have been removed as a precaution to ensure supply is not overstated. This is a conservative approach and means that there may be some supply from this category which could be included in the future if they have commenced. This step removes 204 units;

¹¹ Appeal ref. 3207411 (IR 27)

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

¹³ 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)

¹⁴ NPPF Annex 2: Glossary page 68

¹⁵ Annex 2 (NPPF 2021) and PPG (ID: 68-007)

- b Commenced non-major sites with older permissions (i.e. would have expired pre-1st April 2020) have been removed where no completions have yet been recorded. These sites would have had at least a year to record a completion since development commenced, but one has not been forthcoming, which could mean a material start was made, but the project has fallen away. As a conservative estimate, it has been assumed these sites will no longer come forward despite there being an extant permission that could be still built out. As above, unfortunately, due to the impacts of Covid-19 the Council has not been able to verify the status of development on these sites and there

In addition, some major sites with older permissions (akin to the definition above) have been removed where only part of the scheme have been delivered but there has been a continued delay in the remaining dwellings coming forward. This approach is considered more accurate than applying a blanket lapse rate. This step removes 169 units;

- 4 For the remaining major development sites that has commenced, the Council presumes these are deliverable absent evidence to the contrary and have applied local median build rates (unless there is any robust site-specific delivery evidence);
- 5 For the remaining major development that have not commenced, the Council again presumes these are deliverable absent evidence to the contrary. Local lead-in times and median build rates have then been applied to these sites (unless there is any robust site-specific delivery evidence);
- 6 For some of the larger Category A sites expected to deliver beyond the five-year period, the Council has issued a 'Category A proforma' to relevant developers/landowners/agents requesting that they confirm the expected delivery from these sites in the five-year period. A copy of this proforma can be seen at Appendix 3; and
- 7 Finally, a wider consultation has been undertaken on this 5YHLS position statement to gather additional comments on its Category A sites.

Category B

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

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

- 3.15 In light of our analysis of relevant policy and guidance, the Council has sought to gather 'clear evidence' to support the deliverability of its Category B sites.
- 3.16 Where a site with outline permission also had a reserved matters application for housing submitted at the base date – but not determined – the Council considers this to be sufficiently clear evidence in and of itself to demonstrate the site's deliverability (irrespective of whether or not a proforma was returned). This is reasonable because it demonstrates there is firm progress towards the submission of an application (as there is one submitted); it shows there has been firm progress to site assessment work (as such work would have been undertaken for the submission), and provides detail of required infrastructure for the scheme, suggests viability etc. Moreover, these are sites that are suitable now and available now. Developers are unlikely to prepare and submit reserved matters applications – investing significant money in them – if they were not then intent on developing the site out.

- 3.17 For all other Category B sites, the Council prepared a ‘Category B site proforma’; a copy of which can be seen at Appendix 3. This proforma was sent to the relevant developers, landowners, and agents of Category B sites. As can be seen, the proforma:
- Confirms to developers/landowners/agents that the Council, as a starting point, approach all Category B sites as not being deliverable;
 - Requires details of the progress being made towards the submission of detailed applications, the discharge of conditions and the progress of site assessment work;
 - Requires details of whether a house builder/s has been secured to develop the site and if not, what progress has been made to do so. This is to consider the capacity of a particular house builder/s and the likely lead-in times if one has not been secured;
 - 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 rates¹⁶; 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 continuing 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 position statement to gather additional comments on the deliverability of its sites.
- 3.20 Finally, the following should be noted:
- 1 There may be sites where there is a body of evidence in support of its deliverability other than a proforma or a reserved matters application submitted before the base date that – in the Council’s view – constitutes clear evidence (for example, planning history, previous proformas, officer knowledge); and
 - 2 There may be Category B sites that local residents are aware of but that are not included in the supply. The reason for this is because the Council must be able to evidence its Category B supply in accordance with the relevant tests. While the Council may anticipate a site will come forward in the five-year period that is not the test of ‘deliverability’. Where the Council has not been able to gather sufficient ‘clear evidence’ in support of Category B sites it cannot count said sites delivery to the ‘deliverable’ supply¹⁷. Furthermore, some sites may have been approved after the base date which are also not included.

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

- 3.21 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

¹⁶ As detailed in Lichfields research ‘Start to Finish’ (second edition) published in February 2020

¹⁷ For example, the ‘Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt’ (75 units).

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.

3.22 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	2.8 years	2.0 years	1.7 years	40
100-499 dwellings	3.9 years	3.5 years	1.7 years	1.6 years	13

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	16
50-99 dwellings	29 dpa	32 dpa	8
100-499 dwellings	33 dpa	33 dpa	8

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

3.23 The median lead-in times and build-rates have been applied in the accompanying trajectory to sites where the Council has no site-specific information or where the Council considers proposed rates/lead-in times to be overly optimistic. The median is used as the benchmark given this is the mid-point scheme: accounting for a distribution of data that is not equal around the average.

3.24 The Council monitors build rates and lead-in times together with Mid-Suffolk. The areas are broadly similar with many developers operating in both Districts. While there are currently different policy structures, the Councils are preparing a Joint Local Plan and currently share a development management team. Importantly, measuring across both districts provides a larger dataset of local lead-in times and build rates which helps smooth out any outliers in the data. Therefore, the data provides a more realistic benchmark of how long it takes developments to come forward across two broadly comparable districts. The Council is therefore satisfied that reviewing build rates across both Districts is robust.

3.25 It should be noted that the assessment of build rate analysis does not include completions recorded in the 2020/21 monitoring year. This was a unique year affected by the COVID-19 pandemic. A full justification of why the Council has taken this approach is in Appendix 5 and below. The lead-in times have been slightly updated to include some additional sites from our previous analysis which had first completions after the 1st April 2020.

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

3.26 The below sets out the Council's consideration and approach to assessing the potential impact COVID-19 will have on delivery in the district over the next five-year period. This includes an updated review of market signals and appeal precedent in terms of calculating 5YHLS post-COVID.

The Council's previous approach

3.27 In the Council's 2020 5YHLS position, a COVID-19 discount was applied. This was to account for the impact of the initial lockdown (where many developers mothballed sites) and once this was over, a reduction in delivery output given new social distancing requirements. The discount comprised:

- It was assumed that a developer's capacity to build would only be – at most – 55% of a normal year (i.e. a 45% discount to its capacity¹⁸). This discount was based on a review of market intelligence (both local and national) and only applied to the 2020/21 monitoring year; after which it was assumed output would be back to 100%; and
- Where sites not commenced were expected to start delivering units in 2020/21 (based on median lead-in times) the Council also assumed delivery would instead start in 2021/22 instead. This was to account for potential delays in bringing forward sites during the pandemic.

Updated market intelligence

3.28 The Council has continued to engage with developers regarding the impact of the pandemic (including through this 5YHLS evidence gathering exercise). As of now, many are reporting that they are operating at normal levels of capacity with issues related to the availability of labour and materials noted as risks to delivery; not the direct impacts of COVID-19 itself (i.e. social distancing or lockdowns).

3.29 Nationally, there has been a significant rise in house prices with England seeing a 13.3% jump in the average house price in the year to June 2021¹⁹. This appears to have been driven in part by changes in how people want to live (as a result of the pandemic) but also a stamp duty holiday which has now ended. At a national level there are problems with materials shortages and rising costs as well as construction labour shortages. As the impact of these factors is as yet unknown, and local knowledge from the receipt of pro-formas does not suggest a significant drop in supply as a result, no adjustments have been made on this basis.

3.30 Looking forward, a number of developers have provided trading updates including:

- 1 Barratt's trading update on the 14th July 2021 noted a successful recovery of completions; up 26.8% last year and only 3.4% below 2019 levels. They are forecasting strong future delivery and are seeking to increase development capacity. This is a significantly more upbeat position than its 6th July 2020 update which noted a drop of 29.4% in completions on March 22nd 2020. It also noted that its sites open at that time were only operating at c.75% of construction levels prior to lockdown given social distancing requirements.

¹⁸ Accounting for an initial three-month period (from April to June 2020) where the Council took a 'worst-case' position that no completions would have been recorded during the main period of lockdown. Then for the remaining nine-month period (from July 2020 to the end of March 2021) it was assumed delivery output would be 75% of normal rates given social distancing requirements on construction sites. This is made up of no delivery for three months, followed by 9 months of delivery at only 75% of normal rates of delivery, equivalent to 6.75 months delivery (75% of 9 months). Cumulatively this amounts to a loss of 3 months + 2.25 months delivery, 5.25 months / 12 months = a total reduction in delivery of 43.75%.

¹⁹ ONS (2021)

- 2 Taylor Wimpey Business Update of the 4th August 2021 notes that it had a record first half year performance with completions up 166% compared to the first half of 2020. A full year of completions are anticipated for the 2021 year at the upper end of the guidance range.
- 3 Persimmon's update on the 8th July 2021 notes that completions for the first half of 2021 were only 2.3% below that recorded in 2019 with build rates having returned to pre-COVID levels by the end of June 2020. Again, this is a far more positive position than its May 2020 update where it noted sites open were at 65% of production capacity.
- 4 Berkeley's Annual Report (published 30th July 2021) notes that they are seeking to increase production; trying to achieve a 50% increase in 2024/25 compared to 2018/19 levels. This projects a strong outlook for the future.
- 5 Bellway's Trading Update published on the 10th August 2021 noted that completions recorded have increased by 34.8% and were now only 6.9% below 2019 levels.
- 6 Redrow's Trading Update of the 10th February 2021 notes that completions were 20% ahead of forecast. There were some ongoing impacts of self-isolation; but the situation was improving.
- 7 Vistry's Trading Update 7th July 2021 noted they were significantly ahead of their expected position. First half completions had risen 153% compared to 2020 and sales rates had increased. It expects to deliver 40% more homes in FY2021 than in FY2020.

The Council's approach now

- 3.31 Taking the above together, no COVID-19 discount will be applied in this 5YHLS position. Most developers appear to be operating at or very near to pre-COVID capacity. A vaccine programme has been rolled out in the past year, the housing market is strong, and the future outlooks of developers are upbeat. There remain longer term risks associated with the pandemic but given the situation and outlook now, the Council considers it unreasonable to apply a similar discount to that which it applied last year.
- 3.32 Given this conclusion, the Council has not re-analysed local build rates including 2020/21 completions. With developers now back to full capacity, adding these figures in would artificially lower future expected completions. See Appendix 5 for more information.

Conclusions

- 3.33 Overall, the Council has undertaken a thorough review of policy, guidance, and appeal precedent to determine the 'deliverability' of its sites. From this, the Council considers it has a robust but conservative methodology 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 housing supply reviewed in accordance with the methodology set out in Section 3.0. A separate table of housing supply accompanies this position statement detailing year-by-year completions. This includes key site information and a summary detailing why the Council considers each individual site to be deliverable. In addition, the returns from both the Category A and B proformas are included at Appendix 6.

Proforma and consultation feedback

4.2 The Council issued Category A proformas and Category B proformas to relevant developers/landowners/agents. In total, 4 sites in Babergh have proforma returns which can be viewed at Appendix 6.

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

Category A Sites

4.3 The below summarises the Category A supply that the Council has identified. As per the review of policy and guidance in Section 3.0 of this position statement, these are sites that have a detailed planning permission and are presumed to be deliverable. Site-specific delivery rates and site commentary is included in the accompanying Babergh 5YHLS Trajectory (2021).

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 1,332 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Full PP	12	197	154	112	78	33	574
Reserved Matters	12	135	188	170	147	71	711
Permitted Development	1	13	13	13	8	0	47
Total	25	345	355	295	233	104	1,332

Source: Babergh District Council / Lichfields

Non-Major (Commenced)

4.5 In total, the Council has identified 174 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 342 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 2021/22.

4.6 All the sites identified have a full planning permission. There were very few non-major development sites with a permitted development or reserved matters permission that had commenced. Those that had were removed as per Paragraph 1.13 Step 3.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Full PP	174	342	0	0	0	0	342
Reserved Matters	0	0	0	0	0	0	0
Permitted Development	0	0	0	0	0	0	0
Total	174	342	0	0	0	0	342

Source: Babergh District Council / Lichfields

Major (Not-Commenced)

- 4.7 In total, the Council has identified 11 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 369 units.

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

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Full PP	6	0	65	55	13	0	133
Reserved Matters	4	39	51	33	33	33	189
Permitted Development	1	13	13	13	8	0	47
Total	11	52	129	101	54	33	369

Source: Babergh District Council / Lichfields

Non-Major (Not-Commenced)

- 4.8 In total, the Council has identified 214 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 405 units.
- 4.9 For non-major development, the Council has assumed that non-implemented sites with full planning permission, reserved matters, or permitted development right prior approvals will deliver in Year two (2022/23). Non-major permissions with outline permission are assumed to deliver in Year three (2023/24) 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
		2021/22	2022/23	2023/24	2024/25	2025/26	
Full PP	127	0	207	0	0	0	207
Reserved Matters	23	0	51	0	0	0	51
Outline Permission	42	0	0	116	0	0	116
Permitted Development	22	0	31	0	0	0	31
Total	214	0	289	116	0	0	405

Source: Babergh District Council / Lichfields

Category B Sites

4.10 From the Council’s review, there are three 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 one site. Three sites also had a reserved matters application submitted as of the base-date: two of which have since been approved.

4.11 Finally, it should be noted that the Council reviewed a further nine Category B sites (totalling 415 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.

Table 4.5 Category B Sites Expected Five-Year Delivery

PP Type	No. Sites	Delivery in Five-Year Period					Total
		2021/22	2022/23	2023/24	2024/25	2025/26	
Outline Permission	3	0	0	124	121	104	349
S106	0	0	0	0	0	0	0
Total	3	0	0	124	121	104	349

Source: Babergh District Council / Lichfields

The Council’s supply from specific sites

4.12 Taking the above together, the Council has total deliverable supply of 2,797 units from 427 specific sites. This comprises both Category A and B development from major and non-major sites and 60% of the development is 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
		2021/22	2022/23	2023/24	2024/25	2025/26	
Category A (Commenced)	199	687	355	295	233	104	1,674
Category A (Non-Comm)	225	52	387	217	54	33	774
Category B	3	0	0	124	121	104	349
Total	427	739	742	636	408	241	2,797

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 (2021) permits Council's to include an allowance for windfall (i.e. unplanned for) development. Paragraph 71 states:

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

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

Windfalls: methodology and past rates

5.4 The methodology for calculating the districts windfall allowance remains – in the main – consistent with that in the previous 5YHLS reports. 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 subject to policy tests – i.e. emerging policy LP05); and
- 2 Major development (i.e. 10 or more dwellings in size) as these sites would be expected to be allocated in the emerging plan and in the future would not be termed 'windfall' supply.

5.5 Further to the above, 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.

5.6 Reviewing small site windfall completions data from 2014/15 – stripping out garden land and major development – the Council has on average delivered 81 dpa. This represents 27% of all completions.

Table 5.1 Small Site Windfall Delivery in Babergh

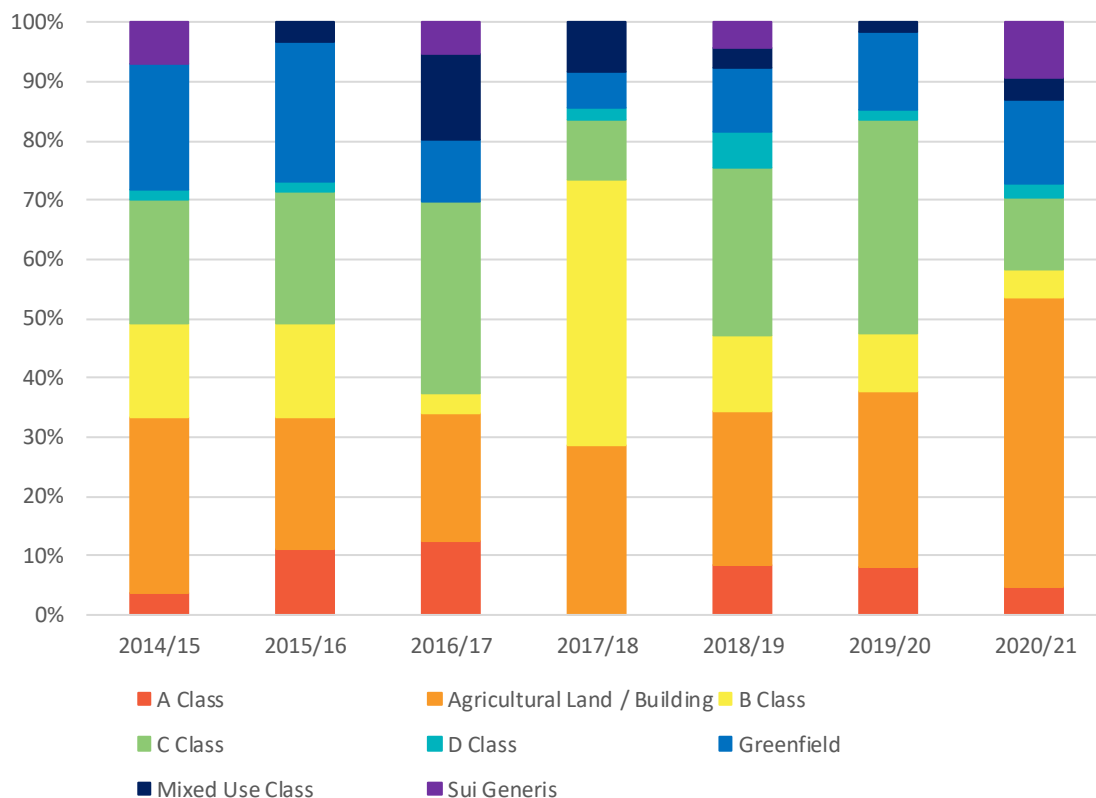
Monitoring Year	Net Completions	Small Site Windfall Completions (Not including Garden Land or major development)	% of Net Completions
2014/15	172	57	33%
2015/16	157	63	40%
2016/17	226	63	28%
2017/18	331	49	15%
2018/19	579	146	25%
2019/20	266	61	23%
2020/21	363	129	36%
Totals	2,094	568	27%
Average	299	81	

Source: Babergh District Council / Lichfields Analysis

Sources of windfall

- 5.7 Fundamental changes have been made to the Use Classes Order that came into effect on the 1st September 2020. The primary change was the combination of various A, D, and some B class development into a new ‘E’ Class allowing greater flexibility to move between uses. Furthermore, additional permitted development rights are being implemented – including the ability to demolish vacant office buildings and rebuild them with residential uses and rights to extend purpose-build residential blocks to accommodate new units. At this stage, it is still unclear how these changes will impact future levels of windfalls given there is no previous trend data or a local capacity study to make a robust future projection. To ensure consistency with previous analysis, the Council has monitored windfalls based on the former Use Classes.
- 5.8 Reviewing recent completions, there are a variety of sources of windfall development in the district. Figure 5.1 and Table 5.2 show a breakdown of the sources of windfall development (excluding garden development). As shown in Table 5.2, in the last seven years, the largest proportions of windfall development have come from agricultural buildings/land, sites which have previously been in C-Use Class, and greenfield sites.

Figure 5.1 Proportion of Windfall Development



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

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

Source of Windfall	Total Delivery	Proportion of Total Windfall development
A Use Class	39	7%
Agricultural Buildings / Land	176	31%
B Use Class	74	13%
C Use Class	128	23%
D Use Class	23	4%
Greenfields	78	14%
Mixed Use Class	78	4%
Sui Generis	25	4%

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

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

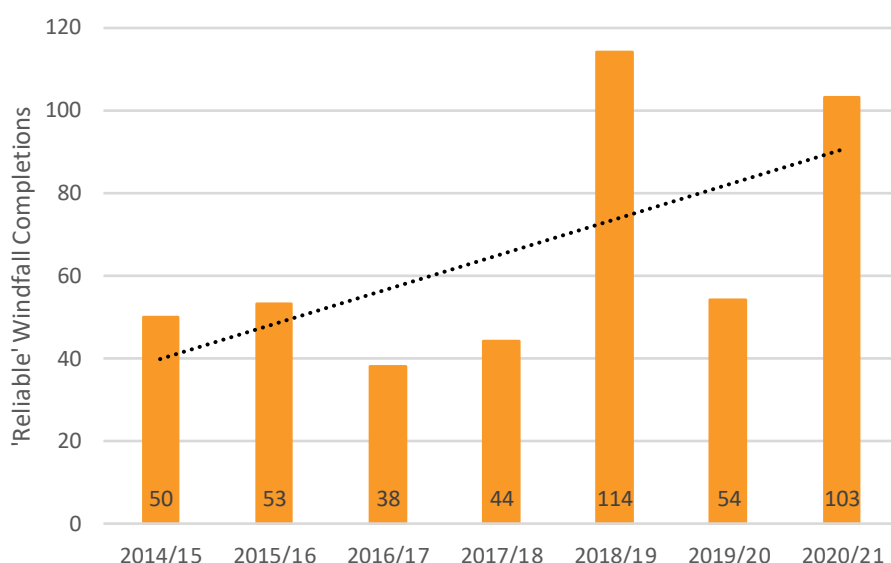
5.10 Based on historical trends, the following sources of windfall development have been deemed to be inconsistent on an annual basis or very minor in nature. As such they have been removed from the windfall calculation as they are not a reliable source of supply:

- A Use Classes (old use class definition);

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

5.11 When removing these sources, Figure 5.2 details the windfall completions by year from what the Council considers ‘reliable’ sources of windfall development. On average, the Council has delivered 65 dpa from these sources of windfall; albeit with large peaks of development in 2018/19 and 2020/21.

Figure 5.2 ‘Reliable’ Windfall Development



Source: Babergh District Council / Lichfields Analysis

5.12 Consistent with the previous two 5YHLS position statement (September 2019 and October 2020) the windfall allowance has only been included in years four and five to reflect an assumed three-year implementation period of planning permissions from windfall developments. This is to ensure no double counting occurs with current, live permissions. The average implied in Figure 5.2 is 65dpa, but 2020/21 is a particular high year of windfall delivery and last years 5YHLS report (which only used the six years of data 2014/15-2019/20) applied a windfall average of just 50 dpa. For consistency with the previous 5YHLS report, and as a very conservative estimate there is compelling evidence that a conservative windfall allowance of at least 50 dpa in years four and five is justified and reasonable.

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

Conclusion

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

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

6.1 The below summarises Babergh District Council’s concluded 5YHLS position for the relevant five-year period from the 1st April 2021 to the 31st March 2026.

Summary

The Council’s five-year requirement

6.2 As detailed in Section 2.0, the five-year requirement is 2,116 dwellings across the five-year period. This is on the basis of the Standard Method annual requirement of 403 dpa plus a 5% buffer.

Table 6.1 Babergh District Council 5YHLS Requirement

Babergh District Council 5YHLS Requirement	
Annual Requirement	403 dpa
Basic Five Year Requirement	2,015
Shortfall	n/a
Buffer	5%
Total five-year requirement	2,116 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 position statement and evidence in its appendices, the Council’s process of identifying and evidencing the ‘deliverability’ of its sites has taken account of relevant policy, guidance and planning precedent. It has also been informed by a review of local and national lead-in times and build-out rates. Overall, an extremely cautious approach has been taken in respect of reviewing the deliverability of sites as summarised below.

- 1 As per the methodology at Paragraph 3.13 of this position statement, non-major sites which have commenced development, but where there have been no recorded completions in over a year have been removed from the assessment. The Council has been unable to verify the status of all non-major sites due to the limitations of Covid-19 and to avoid overstating supply these sites have been removed as a cautious approach.
- 2 Where there are discrepancies with previous completions, i.e. the developer identifies fewer dwellings are left to complete than the Council, the lower figure has been used.
- 3 Suggested build out rates and lead in times rates from proforma returns were not uncritically applied. Instead a review of the return was undertaken to consider whether the evidence justified higher than median rates.

6.5 From this exercise, the Council considers it can demonstrate a supply of 2,797 units from specific sites. This position statement also provides compelling evidence that a windfall allowance of at least 50 units in years four and five is also justified. In total, the Council’s five-year supply is therefore 2,902 units as detailed in Table 6.2.

Table 6.2 Babergh District Council Deliverable Supply

Source of Supply	Supply (units)
Category A (Commenced)	1,674
Category A (Not Commenced)	774
Category B	349
Windfall Allowance	100
Total Supply	2,902

Source: Babergh District Council / Lichfields Analysis

The Council’s concluded 5YHLS position

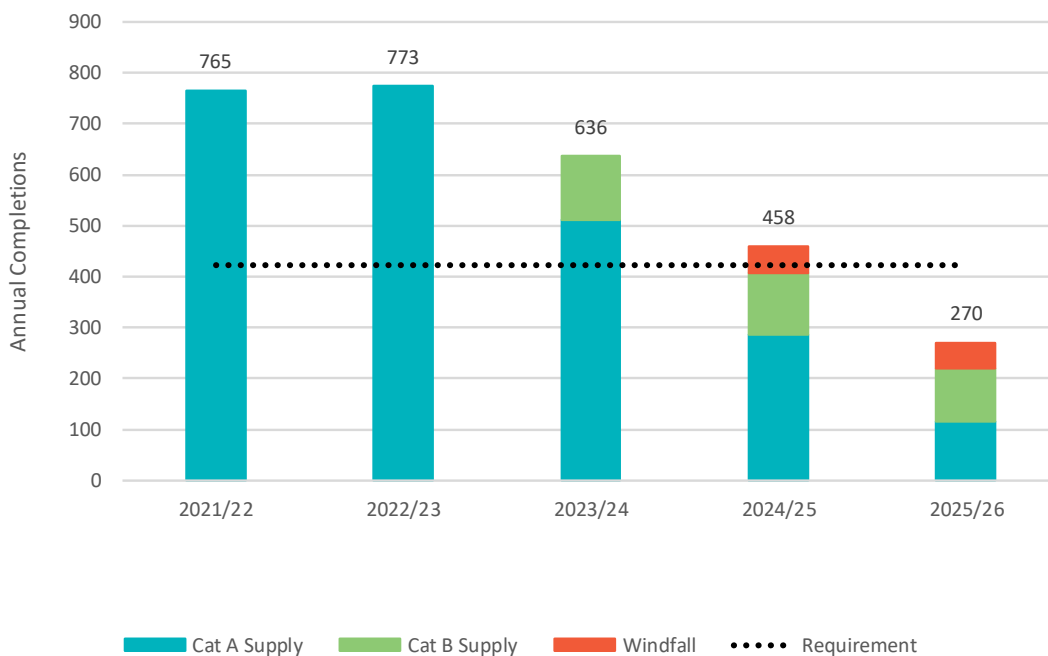
6.6 On the basis of the above, the Council can demonstrate 6.86 years supply between the 1st April 2021 to the 31st March 2026 as detailed in Table 6.3.

Table 6.3 Babergh District Council’s 5YHLS Position between 1st April 2021 to 31st March 2026

Five-Year Requirement	2,116
Total Supply	2,902
Years Supply	6.86 years
Surplus/Deficit	+786 units

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 concluded 5YHLS position.

Scenario 1 – Local Plan requirement

6.8 The Council has submitted a Joint Local Plan with Mid Suffolk which is planning for an annual requirement of 416 dpa for Babergh. This requirement was based on Babergh Districts' local housing need (assessed using the standard method). The inputs to that calculation change depending on the base year and affordability ratio. At that time, the district's local housing need was slightly higher.

6.9 In accordance with policy and guidance, the current local housing need figure – which is below that being advanced in the Joint Local Plan – should be used. Notwithstanding, the Council would still be able to demonstrate 6.60 years supply if the Council's Joint Local Plan annual local housing need was used, as it would be if the plan were adopted in its current form (including an allowance for a small backlog of 13 units to 1st April 2021²⁰).

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

Five-Year Requirement (Local Plan Requirement + 13 unit backlog + 5% buffer)	2,198 units
Total Supply	2,902 units
Years Supply	6.60 Years
Surplus/Deficit	+704 units

Source: Babergh District Council / Lichfields Analysis

Scenario 2 – 10% buffer

6.10 As detailed in Section 2.0 of this position statement, a 10% buffer would only apply should the Council wish to confirm its supply. In this Scenario, the Council would be able to demonstrate 6.55 years supply as detailed below.

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

Five-Year Requirement (10% buffer)	2,217 units
Total Supply	2,902 units
Years Supply	6.55 Years
Surplus/Deficit	+686 units

Source: Babergh District Council / Lichfields Analysis

Scenario 3 – 20% buffer

6.11 As detailed in Section 2.0 of this position statement, a 20% buffer would be imposed on the Council should its 2020 HDT (due to be published in November 2021) measurement be less than 85%. The Council does not anticipate this will occur given the 2020/21 completions recorded. However, should for whatever reason a 20% buffer be imposed the Council would be able to demonstrate 6.00 years supply as detailed below.

²⁰ Requirement of 416 units from 2018/19 to 2020/21 (1,248 requirement) compared to a delivery of 1,235 (i.e. a backlog of 13 units).

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

Five-Year Requirement (20% buffer)	2,418 units
Total Supply	2,902 units
Years Supply	6.00 Years
Surplus/Deficit	+484 units

Source: Babergh District Council / Lichfields Analysis

Scenario 4 – Small sites lapse

6.12 There is no explicit requirement in either policy or guidance to apply a lapse rate to small sites, however in some cases LPAs have considered it appropriate. In the case of Babergh the Council has not applied such a lapse rate to its 5YHLS in previous assessments because a detailed analysis of the supply has removed all sites which have any potential for non-delivery. Notwithstanding, the below sets out three scenarios whereby a lapse rate of either 5%, 10%, or 20% has been applied to all non-major small sites that have not commenced (which currently totals 747 units) plus the small sites already removed as per Stage 3 (Paragraph 3.13 of this position statement) of calculating the Council’s total Category A supply. These sites are added back in, otherwise the Council would be applying a double lapse rate as part of this exercise.

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

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

Small Site Lapse Rate	5% SS Lapse	10% SS Lapse	20% SS Lapse
Five-Year Requirement (5% buffer)	2,116 units	2,116 units	2,116 units
Total Supply (Applying SS Lapse)	2,865 units	2,827 units	2,753 units
Years Supply	6.77 years	6.68 years	6.49 years
Surplus/Deficit	+749 units	+712 units	+637 units

Source: Babergh District Council / Lichfields Analysis *Figures have been rounded.

6.14 As part of the previous position’s consultation, some respondents advocated applying a lapse rate to the small site delivery. The Council has not applied a lapse rate historically and no Inspector has recommended for one to be applied. The test of deliverability is clear, that small sites with an extant permission are presumed deliverable and there is no requirement to apply a lapse rate to this supply.

6.15 Furthermore, the Council also stripped out small sites that had commenced with historical permissions (see stage 3, Paragraph 3.13 of this position statement). These are sites that may have had a material start on site but may not have delivered a unit for a considerable period of time. Doing this, in effect applies a lapse rate given these sites would be treated as deliverable against the policy definition. Thus, the Council is not applying an additional lapse rate, partly to avoid double counting.

Appendix 1 Glossary of Terms

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

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

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

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

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 Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

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

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

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

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

Five Year Housing Land Supply (5YHLS): Paragraph 74 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 July 2021.

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 Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

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 (2021)

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 projections²¹ are:

- 40,552 households in 2021
- 43,414 households in 2031

Therefore, 2,862 new households are projected in the district during this period. This equates to an average of 286 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 10.52. 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 1.4075.

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: 286 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 403 dpa which is below the cap of 420 dpa.

The Standard Method figure for Babergh District Council with a 2021 base date is therefore 403 dpa.

²¹ 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 (2021) – CATEGORY A SITES

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

Purpose of this proforma:

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

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

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

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

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

21/22	22/23	23/24	24/25	25/26	5-year period delivery
XX	XX	XX	XX	XX	XX

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

[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	

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):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
XX	XX	XX	XX	XX	XX

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
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 2026 if known as well. This information may also inform the Council’s emerging local plan trajectory.)

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

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

[INSERT]

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

[INSERT]

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

[INSERT]

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

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

[INSERT]

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

[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, if any, of the COVID-19 pandemic be on the delivery of this site or achievement of the build out rate in this five-year period? 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 – 2021

The following provides a review of past lead-in times considering 53 sites (major development) in both Babergh and Mid-Suffolk districts. For this exercise, the developments have been split by the size of the sites (above and below 100 units) and have measured two lead-in times:

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

Local analysis: sites 100-499 units

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

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

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

Local analysis: sites less than 100 units

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

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

PP Ref	District	Units	PP Type	Submission of 1 st App	Approval of 1 st Detailed PP	First Comp	Lead-in (1)	Lead-in (2)
M/2279/13/FUL	Mid Suffolk	14	FULL	19/08/13	14/11/13	14/05/15	1.7	1.5
M/1008/11/FUL	Mid Suffolk	17	FULL	18/03/11	23/06/14	04/01/18	6.8	3.5
M/2792/13/FUL	Mid Suffolk	60	FULL	20/09/13	16/12/13	28/09/15	2.0	1.8
DC/19/01602/RES DC/5070/16/OUT	Mid Suffolk	87	OUT	23/12/16	16/10/19	21/10/19	2.8	0.0
M/2112/16/FUL	Mid Suffolk	49	FULL	25/05/16	11/09/17	03/12/19	3.5	2.2
DC/19/03729/RES DC/18/02050/OUT	Mid Suffolk	28	OUT	19/05/18	23/10/19	13/11/19	1.5	0.1
M/4714/16/FUL	Mid Suffolk	28	FULL	18/11/16	01/11/17	14/02/20	3.2	2.3
M/2982/15/FUL	Mid Suffolk	19	FULL	27/08/16	08/04/16	01/04/19	2.6	3.0
M/2028/15/FUL	Mid Suffolk	14	FULL	23/06/15	28/09/18	18/06/19	4.0	0.7
M/2452/14/FUL	Mid Suffolk	11	FULL	08/08/14	01/04/16	28/05/19	4.8	3.2
DC/19/04998/FUL	Mid Suffolk	11	FULL	01/11/19	18/05/20	10/11/20	1.0	0.5
M/0117/17/FUL	Mid Suffolk	10	FULL	12/05/17	19/12/17	30/03/21	3.9	3.3
M/0928/17/FUL	Mid Suffolk	10	FULL	08/03/17	29/03/18	15/03/21	4.0	3.0
Average							3.3	2.0
Median							2.8	1.7

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

Summary of Local Findings

Local Lead-in Time Analysis Summary

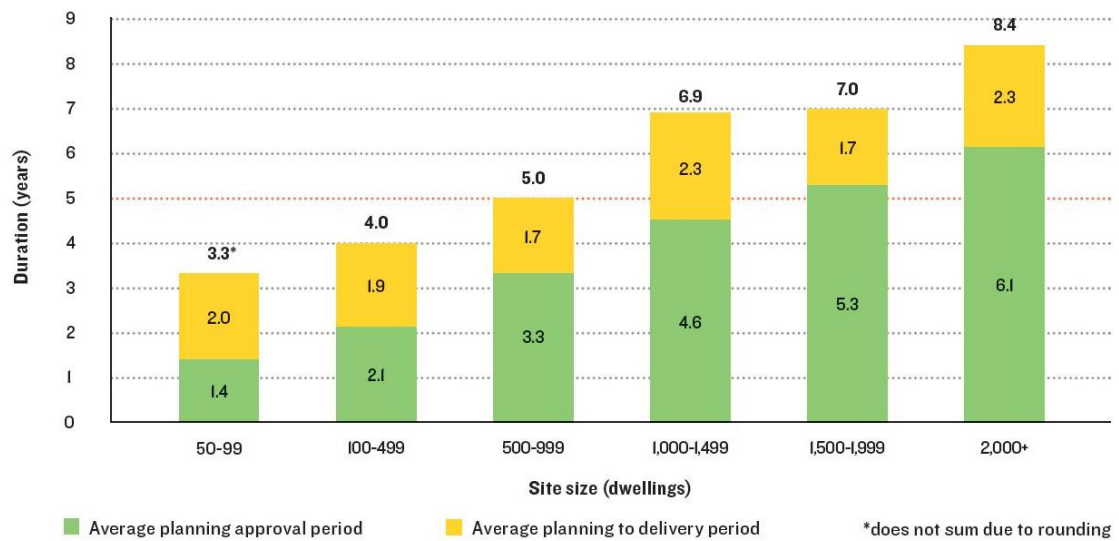
Site Size	Lead-in Time (1)		Lead-in Time (2)		Sample Size
	Average	Median	Average	Median	
10-99 dwellings	3.3 years	2.8 years	2.0 years	1.7 years	40
100-499 dwellings	3.9 years	3.5 years	1.7 years	1.6 years	13

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

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

'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

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.

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 – 2021

As set out in the body of the position statement, the assessment of build rate analysis does not include completions recorded in the 2020/21 monitoring year. This is because it was a unique year affected by the COVID-19 pandemic, as illustrated by the below analysis which shows the completions on sites under construction in the 100-499 unit category from the previous October 2020 5YHLS report. It shows that in almost all instances completions fell significantly in 2020/21 and for some sites stopped altogether. As set out in the position statement, this phenomenon is not expected to be repeated at the local or national level with strong market expectations for future housing delivery. On that basis the analysis in this position statement has not updated build rates analysis from last year's 5YHLS reports to factor in completions, or lack thereof, during the Covid-19 pandemic as it is not anticipated to have an ongoing effect.

Local Build Rate Analysis: sites 100-499 units

PP Ref.	District	Units Permitted	Units Completed at 31/03/2020	Dwellings Per Annum (Average to 31/03/2020)	Units Completed at 31/03/2021	Dwellings Per Annum (Average to 31/03/2021)
M/3310/14/FUL	Mid Suffolk	437	433	50.8	435 (+2)	44.6
M/3153/14/FUL	Mid Suffolk	266	77	35.5	79 (+2)	19.1
DC/18/01679/RES	Mid Suffolk	240	30	22.8	123 (+93)	52.4
M/2722/13/FUL	Mid Suffolk	215	194	45.8	194 (+0+)	32.3
M/3918/15/RES	Mid Suffolk	190	95	30.3	119 (+24)	28.7
B/14/00804/FUL	Babergh	166	134	26.9	134 (+0)	22.3
B/15/00993/FUL	Babergh	145	14	14.5	14 (+0)	7
M/0156/17/RES	Mid Suffolk	130	70	35.6	92 (+22)	32.3

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

Local Build Rate Analysis – 2020

As per the previous October 2020 5YHLS report, the following details a review of the past delivery rates using 32 sites (major development) in both Babergh and Mid-Suffolk districts. For this exercise, we have divided the developments by the size of the sites in to three categories (10-49 units, 50-99 units and 100-499 units) and only reviewed sites that are at least 50% complete for those of less than 100 units. This is to average out earlier years following commencement where delivery is likely to be less. The median build rates are also shown which accounts for extremes in the data set.

Local analysis: sites 100-499 units

Local Build Rate Analysis: sites 100-499 units

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

Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis *As part of the 2020 report's consultation, it was raised that this site in fact only delivered 77 units with a start date of 'February 2017'. We have assumed completions started on 01/02/17 for the data. This is 2.17 years from the base date of this 5YHLS position. This results in an average build rate of 35.5 dpa.

Local analysis: sites 50 – 99 units

Local Build Rate Analysis: sites 50-99 units

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

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

- This does not quite represent 50% delivery at 49.3% but is included in the average due to limited examples

Local analysis: sites 10 – 49 units

Local Build Rate Analysis: sites 10-49 units

PP Ref.	District	PP Type	Units Permitted	Units Completed	Start to Last Completion (Years)	Dwellings Per Annum (Average)	% of Units Per Annum
B /15/01043/FUL	Babergh	FULL	48	48	1.39	34.4	72%
B /16/01216/RES	Babergh	FULL	30	17	0.84	20.1	67%
B /13/01238/FUL	Babergh	FULL	29	29	2.44	11.9	41%
M /1662/14/FUL	Mid Suffolk	FULL	27	27	2.91	9.3	34%
M /0683/15/	Mid Suffolk	FULL	25	25	2.21	11.3	45%
B /14/01259/FUL	Babergh	FULL	25	25	2.00	12.5	50%
DC/17/06289/FUL	Babergh	FULL	24	18	1.76	10.2	43%
M /0210/15/FUL	Mid Suffolk	FULL	23	23	1.81	12.7	55%
M /0958/16/FUL	Mid Suffolk	FULL	22	22	1.12	19.6	89%
B /16/00817/RES	Babergh	FULL	22	22	1.00	22.0	100%
M /4195/15/FUL	Mid Suffolk	FULL	21	16	2.64	6.1	29%
M /2982/15/FUL	Mid Suffolk	FULL	19	19	1.00	19.0	100%
B /14/01600/FUL	Babergh	FULL	15	15	0.99	15.2	101%
DC/17/04375/FUL	Mid Suffolk	FULL	12	11	1.74	6.3	53%
B /15/00490/FUL	Babergh	FULL	12	12	0.87	13.8	115%
DC/17/06283/RES	Mid Suffolk	FULL	10	10	1.26	7.9	79%
Average						14.1	67%
Median						12.5	65%

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

Summary of Local Findings

Local Build Rate Analysis Summary

Site Size	Build Rate Averages	Build Rate Medians	Sample Size
10-49 dwellings	14.1 dpa	12.5 dpa	16
50-99 dwellings	28.9 dpa	32.1 dpa	8
100-499 dwellings	32.8 dpa	3.9 dpa	8

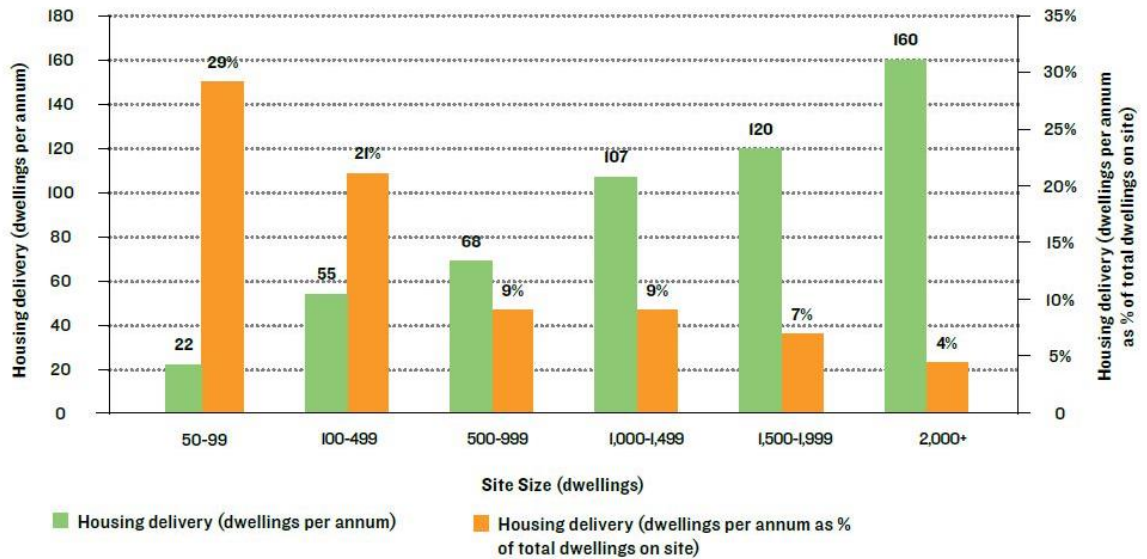
Source: Babergh District Council / Mid-Suffolk District Council / Lichfields Analysis

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

'Start to Finish' (2nd Edition) is a report published by Lichfields in February 2020. It reviews the factors affecting the build-out rates of large sites including the lead-in times. Figure 6.3 below

details the average build rates for varying site sizes. Figure 6.4 also shows the variation the across the Start to Finish data; including the minimum, mean, median and maximum build rates by site size.

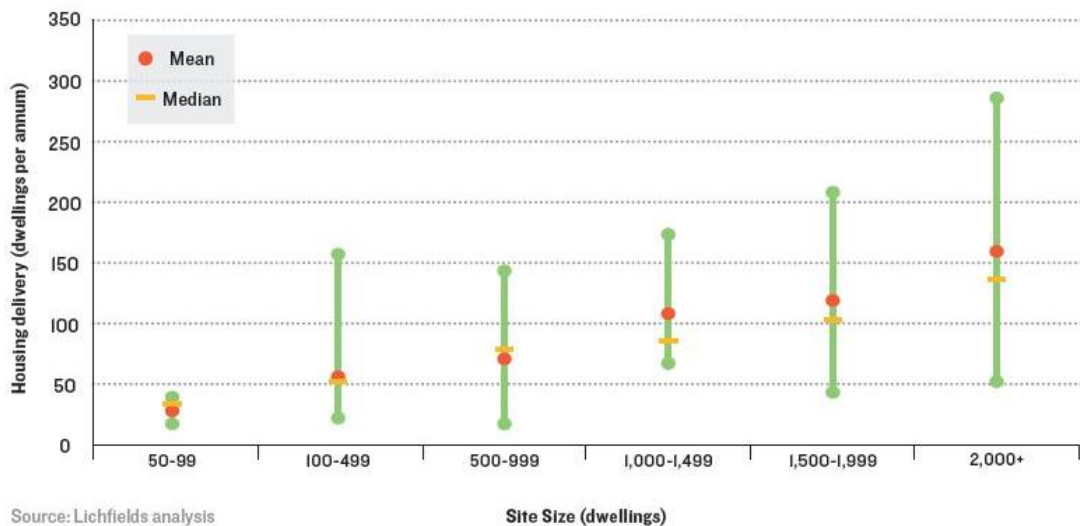
Figure 6.3 Start to Finish (2nd Edition) – Build our rate by size of site (dpa)



Source: Lichfields analysis

Source: Lichfields 2020

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



Source: Lichfields analysis

Source: Lichfields 2020

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

Appendix 6 Proforma Returns

Consultation Draft

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

Site Address:
Land East of the Constable Country Medical Centre, Heath Road, East Bergholt B/16/01092
Developer/Site Promoter:
<i>Hills Residential Limited</i>

Purpose of this proforma:

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

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

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

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

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

21/22	22/23	23/24	24/25	25/26	5-year period delivery
0	0	30	30	15	75

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

[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 by Phase 2 Planning and Development on behalf of Hills Residential Limited	<i>Phase 2 Planning</i>
Name	Emma Walker
Position	Associate
Date	04/08/2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

Site Address:

Land North and West of Chapel Community Church, Days Road, Chapel St Mary

Developer/Site Promoter:

Hopkins Homes Limited

Purpose of this proforma:

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

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

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

- Allocation reference: *[INSERT]*
- Outline Planning Permission reference: *B/17/00122*
- 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):

21/22	22/23	23/24	24/25	25/26	5-year period delivery
10	XX	XX	XX	XX	10 (Remaining Balance)

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

[None]

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:

[In depth previous sales and market knowledge – site now nearing completion]

Signed on behalf of <i>[insert name of developer/site promoter]</i>	
Name	Chris Smith
Position	Development Planner
Date	20 th August 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Former Babergh District Council HQ, Corks Lane, Hadleigh, Ipswich IP7 6BZ</i></p>
<p>Developer/Site Promoter:</p> <p><i>Babergh Growth Ltd</i></p>

Purpose of this proforma:

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

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

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

- Full Planning Permission reference: DC/18/04966

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

Phase 1 – Refurb of existing buildings – 49 dwellings

21/22	22/23	23/24	24/25	25/26	5-year period delivery
0	25	24	0	0	49

Phase 2 – 8 new build Dwellings

21/22	22/23	23/24	24/25	25/26	5-year period delivery
0	0	0	8	0	8

(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

Current Construction market is volatile, however current housing market is buoyant, which seems to be evening out any discrepancies. Other than an unforeseeable drastic rise in construction prices or significant drop in the housing market, no factors affecting delivery are envisaged.

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:

Previous experience of delivering housing to fixed programmes as contracted with main contractors. Fixed numbers of dwellings to be provided in line with planning notice. Affordable housing provision has been provided offsite (Angel court).

Signed on behalf of Babergh Growth Ltd	
Name	D. Hughes
Position	Director
Date	24.08.21

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

Site Address: <i>Klondyke File, Bourne Hill, Wherstead</i>
Developer/Site Promoter: <i>Bellway Homes</i>

Purpose of this proforma:

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

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

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

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

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

21/22	22/23	23/24	24/25	25/26	5-year period delivery
23	52	XX	XX	XX	XX

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
XX	XX	XX	XX	XX	XX	XX	XX	XX


(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

We are experiencing problems in sourcing materials and staff due to Brexit and Covid 19 issues.

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

The trajectory above is our target. It is hoped that given it is a small site then we shouldn't experience too much delay

Signed on behalf of [insert name of developer/site promoter]	
Name	Sarah Cornwell
Position	Senior Planner
Date	31 st August 2021

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Land East of Little Tufts, Capel St Mary</i></p>
<p>Developer:</p> <p><i>Persimmon Homes</i></p>

Purpose of this proforma:

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

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

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

- Outline Planning Permission reference: *DC/17/06318*
- Reserved Matters reference: *DC/19/02877*

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

21/22	22/23	23/24	24/25	25/26	5-year period delivery
45	55	-	-	-	100

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
-	-	-	-	-	-	-	-	-


(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council’s emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

Apart from an initial site shut down in the first lockdown, the development has not been affected by the pandemic and construction is well under way with sales strong.

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

The site is owned and being developed by Persimmon Homes. One of our key strengths is delivery and we are confident in delivering the 100 units on this site within the timeframes outlined above.

Signed on behalf of Persimmon Homes	
Name	Stuart McAdam
Position	Planning Manager
Date	28.09.21

Mid-Suffolk & Babergh District Councils: Site Deliverability Proforma / Site Questions (2021) – CATEGORY A SITES

<p>Site Address:</p> <p><i>Land off Ellen Aldous Avenue, Hadleigh – Weavers Meadow (Phase 1b)</i></p>
<p>Developer:</p> <p><i>Persimmon Homes</i></p>

Purpose of this proforma:

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

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

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

- Full Planning Permission reference: *DC/17/03902*

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

21/22	22/23	23/24	24/25	25/26	5-year period delivery
80	37	-	-	-	170

26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34+
-	-	-	-	-	-	-	-	-


(please also provide the expected delivery beyond 1st April 2026 if known. This information may also inform the Council's emerging local plan trajectory)

3. What impact, if any, are you anticipating that the COVID-19 pandemic or other delivery risks will have on the number of dwellings to be completed from the 1st April 2021 to the 31st March 2026?

Apart from an initial site shut down in the first lockdown, the development has not been affected by the pandemic and construction is well under way with sales strong.

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

The site is owned and being developed by Persimmon Homes. One of our key strengths is delivery. Since commencing development in June 2020, we have completed 53 units and we are confident in delivering the remaining units on this site within the timeframes outlined above.

Signed on behalf of Persimmon Homes	
Name	Stuart McAdam
Position	Planning Manager
Date	28.09.21

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
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 (2021) - Final	
Calculation of Requirement	
Standard Method	403
Backlog	~
Buffer	5%
Five-Year Requirement	2,116
Supply	
Cat A (Commenced)	1,679
Cat A (Not Commenced)	774
Cat B	349
Windfall	100
Total Supply	2,902
Years Supply	6.86
Surplus / Deficit	786

Scenario Testing	
Scenario Test 1 Local Plan Figure	
Proposed Local Plan Req	416
Backlog	13
Buffer	5%
Five-Year Requirement	2,198
Total Supply	2,902
Years Supply	6.60
Surplus / Deficit	704

Scenario Test 2 (10% Buffer)	
Standard Method	403
Backlog	~
Buffer	10%
Five-Year Requirement	2,217
Total Supply	2,902
Years Supply	6.55
Surplus / Deficit	686

Scenario Test 3 (20% Buffer)	
Standard Method	403
Backlog	~
Buffer	20%
Five-Year Requirement	2,418
Total Supply	2,902
Years Supply	6.00
Surplus / Deficit	484

Scenario Test 4 (SS Lapse)	
5% SS Lapse (Supply)	2,865
Years Supply	6.77
Surplus/Shortfall	749
10% SS Lapse (Supply)	2,827
Years Supply	6.68
Surplus/Shortfall	712
20% SS Lapse (Supply)	2,753
Years Supply	6.51
Surplus/Shortfall	637

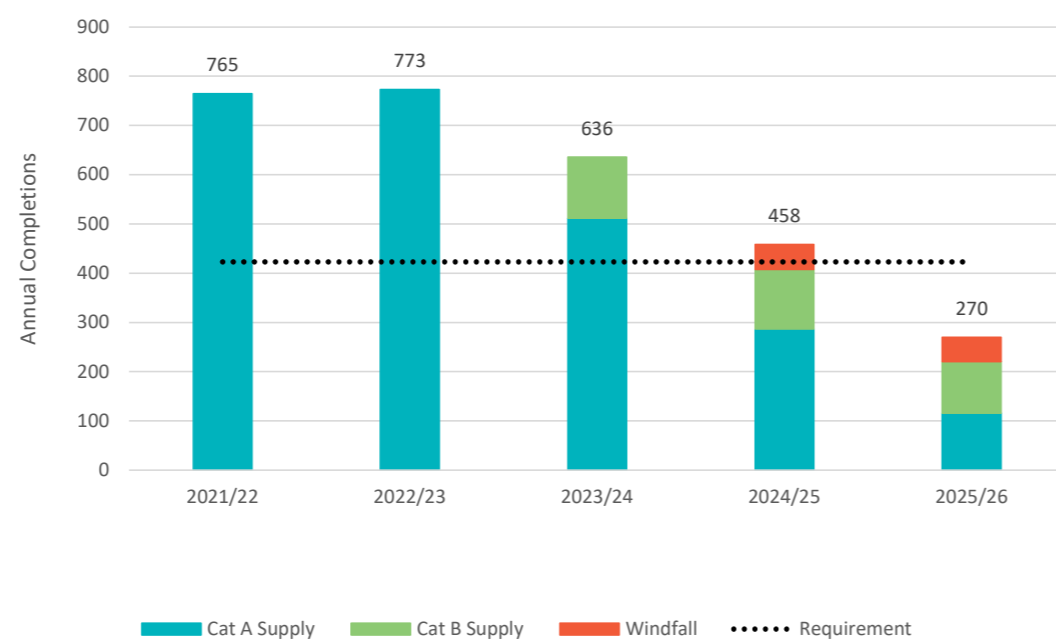
Supply Breakdown						
Category A Commenced						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Major: Full Planning permission	223	154	112	78	12	579
Major: Reserved Matters	135	188	170	147	71	711
Major: Permitted Development	13	13	13	8	0	47
Non-Major: Full Planning permission	342	0	0	0	0	342
Non-Major: Reserved Matters consent	0	0	0	0	0	0
Non-Major: Permitted Development	0	0	0	0	0	0
Total	713	355	295	233	83	1,679

Category A Not Commenced						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Major: Full Planning permission	0	65	55	13	0	133
Major: Reserved Matters	39	51	33	33	33	189
Major: Permitted Development	13	13	13	8	0	47
Non-Major: Full Planning permission	0	207	0	0	0	207
Non-Major: Reserved Matters consent	0	51	0	0	0	51
Non-Major: Outline permission	0	0	116	0	0	116
Non-Major: Permitted Development	0	31	0	0	0	31
Total	52	418	217	54	33	774

Category B						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Outline	0	0	124	121	104	349
S106	0	0	0	0	0	0
Total	0	0	124	121	104	349

Windfall Allowance						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Total	0	0	0	50	50	100

Total Supply						
Year	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Total	765	773	636	458	270	2,902



Key

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

Category A: Commenced

Local Plan Allocation Ref / EC Ref	PP Reference	Development Status	Parish	Site Address	Date of Approval	Dwellings Approved	Net Outstanding Dwellings	Not Started	Commenced	2021/22	2022/23	2023/24	2024/25	2025/26	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major: Full Planning permission																		
~	DC/17/03902/FUL	FUL permission	Hadleigh	Land South Of Ipswich Road Hadleigh IP7 6BE	12/06/2020	170	144	144	0	33	33	33	33	12	144	The site is under construction and median build-rates a have been applied.	Deliverable.	Yes - B6
LA014	B /15/00993/FUL	FUL permission	Sproughton	Land To The North And South Of Poplar Lane, Sproughton, Suffolk	29/08/2018	145	107	105	2	33	33	33	8	0	107	The site is under construction and median build-rates have been applied.	Deliverable.	
~	DC/19/03126/FUL	FUL permission	Acton	Land South Of Tamage Road Acton Suffolk	30/07/2020	100	100	99	1	2	33	33	32	0	100	The site is under construction and median build-rates and lead-in times (2) have been applied.	Deliverable.	
~	B /17/00122/FUL	FUL permission	Capel St Mary	Land North And West Of Capel Community Church, Days Road	30/10/2017	97	82	31	51	10	0	0	0	0	10	The site is under construction and median build-rates have been applied. We note the remaining completions figure for the council and developer differ (i.e. the lower figure of 10 comes from the developer). This aligns with the developers records to err on the side of caution.	Deliverable.	Yes - B2
~	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	32	4	0	0	0	36	The site is under construction and median build-rates have been applied.	Deliverable.	
~	B /16/00760/FUL	FUL permission	Hadleigh	Former Brett Works And 109 High Street Hadleigh IP7 5EJ	15/08/2017	65	30	30	0	30	0	0	0	0	30	The site is under construction and median build-rates have been applied. As development commenced on the dwelling(s) before April 2021, it is reasonable to assume completion in 2021/22.	Deliverable.	
LS01.08	DC/17/05332/FUL	FUL permission	Cockfield	Land To The North West Of	29/06/2018	51	51	34	17	32	19	0	0	0	51	The site is under construction and median build-rates have been applied.	Deliverable.	
LS01.26	DC/19/01708/FUL	FUL permission	Stutton	Land East Of Church Road	21/04/2020	34	34	33	1	3	13	13	5	0	34	The site is under construction and median build-rates and lead-in times (2) have been	Deliverable.	
LA115	DC/18/04812/FUL	FUL permission	Hadleigh	former angel court care	15/11/2019	21	21	16	5	9	12	0	0	0	21	The site is under construction and median build-rates and lead-in times (2) have been	Deliverable.	
~	B /17/00003/FUL	FUL permission	Bentley	Oakleigh Capel Road	27/03/2018	16	16	15	1	13	3	0	0	0	16	The site is under construction and median build-rates have been applied.	Deliverable.	
~	B /16/00802/FUL	FUL permission	Copdock & Washbrook	Football Ground North Easterns	10/08/2017	15	15	14	1	13	2	0	0	0	15	The site is under construction and median build-rates have been applied.	Deliverable.	
~	B /16/01670/FUL	FUL permission	Sudbury	31 Station	03/08/2017	15	15	14	1	13	2	0	0	0	15	The site is under construction and median build-rates have been applied.	Deliverable.	
Major: Reserved Matters																		
~	DC/20/01058/RES	RES permission	Sproughton	Land North And South Of	10/07/2020	305	292	279	13	4	33	33	33	33	136	The site is under construction and median build-rates and lead-in times (2) have been	Deliverable.	
~	DC/19/00881/RES	RES permission	Brantham	Land South Of Brooklands	21/06/2019	288	288	287	1	33	33	33	33	33	165	The site is under construction and median build-rates have been applied.	Deliverable.	
LA041	DC/19/04650/RES	RES permission	Sudbury	Land North Of Waldingfield	19/12/2019	130	127	127	0	23	33	33	33	5	127	The site is under construction and median build-rates and lead-in times (2) have been	Deliverable.	
LA054	DC/19/02877/RES	RES permission	Capel St Mary	Land East Of Longfield Road	23/07/2020	100	100	99	1	3	33	33	31	0	100	The site is under construction and median build-rates and lead-in times (2) have been	Deliverable.	Yes - B5
LA016	DC/20/00701/RES	RES permission	Wherstead	Klondyke Field West Of Bourne Hill Wherstead Suffolk	29/09/2020	75	75	74	1	0	26	32	17	0	75	The site is under construction and median build-rates and lead-in times (2) have been applied. Whilst a proforma was received, the start on site would appear quicker than local averages and build rates stated for year 2 seem overly optimistic relative to average build rates. On this basis no adjustments have been made, under either scenario the scheme builds out entirely in the five year period.	Deliverable.	Yes - B4
LS01.11	DC/18/04309/RES	RES permission	Great Waldingfield	Land Off Bantocks	02/07/2018	32	32	6	26	13	13	6	0	0	32	The site is under construction and median build-rates have been applied.	Deliverable.	
~	B /16/01216/RES	RES permission	Sproughton	Land south of Sproughton VC	26/04/2017	30	5	0	5	5	0	0	0	0	5	The site is under construction and median build-rates have been applied. As	Deliverable.	
~	DC/19/03185/RES	RES permission	Lavenham	Land South Of Howlett Of	13/12/2019	25	15	14	1	8	7	0	0	0	15	The site is under construction and median build-rates and lead-in times (2) have been	Deliverable.	

~	DC/18/02513/RES	RES permission	Sudbury	Crown Building Newton Road	07/12/2018	19	19	18	1	13	6	0	0	0	19	The site is under construction and median build-rates have been applied.	Deliverable.	
~	DC/19/01463/RES	RES permission	Monks Eleigh	Site Of Former Monks Eleigh	17/07/2019	17	17	1	16	13	4	0	0	0	17	The site is under construction and median build-rates have been applied.	Deliverable.	
~	B /17/01014/RES	RES permission	Glemsford	Silk Factory Chequers Lane	04/12/2017	10	10	1	9	10	0	0	0	0	10	The site is under construction and median build-rates have been applied.	Deliverable.	
LS01.9	DC/19/02020/RES	RES permission	Cockfield	Land To The Rear Of	18/09/2019	10	10	9	1	10	0	0	0	0	10	The site is under construction and median build-rates and lead-in times (2) have been	Deliverable.	
Major: Permitted Development Rights																		
~	DC/18/02289/OFD	Prior Approval (Office)	Sudbury	Sulby House North Street	16/07/2018	47	47	46	1	13	13	13	8	0	47	The site is under construction and median build-rates have been applied.	Deliverable.	
Non-major: Full Planning permission																		
~	DC/21/00483/FUL	FUL permission	Newton	Site Of Former Red House	26/03/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/05474/FUL	FUL permission	Hitcham	Eastwood Farm	11/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/05690/RES	RES permission	Boxford	Green Lawns Bonsai Nursery	11/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/05381/FUL	FUL permission	Cockfield	Colchester Green Farm	08/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/05721/FUL	FUL permission	Great Cornard	Land South Of Brook Farm	05/02/2021	8	8	2	6	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/05209/FUL	FUL permission	Nayland-with- Wissington	31 Heycroft Way	02/02/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/04475/FUL	FUL permission	Chilton	Plot 4 Land At 1 Chilton	29/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/04505/FUL	FUL permission	Chilton	Plot 3 Land At 1 Chilton	29/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/05416/FUL	FUL permission	Nedging-with- Naughton	Tye Farm Nedging Road	22/01/2021	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/05555/FUL	FUL permission	East Bergholt	Doric Hadleigh Road	21/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/05263/FUL	FUL permission	Newton	Jordans Sudbury Road	21/01/2021	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/04227/FUL	FUL permission	Chilton	Land Adjoining Chilton Hall	16/12/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/04231/FUL	FUL permission	Elmsett	Mill Farm Hadleigh Road	04/12/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/04506/FUL	FUL permission	Lawshall	Leathean House	04/12/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/04308/LID	Prior Approval (Industrial)	Glemsford	Building South Of Station	30/11/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/04006/FUL	FUL permission	Cockfield	Roundwood House	12/11/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/03759/FUL	FUL permission	Great Cornard	21 Cornerth Crescent	28/10/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/03606/FUL	FUL permission	Lawshall	Land To The East Of	21/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/03633/FUL	FUL permission	Holton St Mary	Holton Place Sandpits Lane	19/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/03276/FUL	FUL permission	Stanstead	Highbank Nursery	07/10/2020	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/03622/FUL	FUL permission	Hadleigh	Frenchs Farm Pond Hall	05/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/03315/FUL	FUL permission	Cockfield	Earls Hall Farm Earls Hall Road	02/10/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/03211/FUL	FUL permission	Hadleigh	Janheir Boswell Lane	29/09/2020	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02585/FUL	FUL permission	Hintlesham	Land South East Of	25/09/2020	3	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/03191/AGD	Prior Approval (Agri)	Stutton	The Top Sow Yard	23/09/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/02733/RES	RES permission	Great Cornard	Land West Of Bures Road	02/09/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/01484/FUL	FUL permission	Newton	Brook Farm Sudbury Road	28/08/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/02182/FUL	FUL permission	Bildeston	Land To Rear Of Verandah	21/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/02363/RES	RES permission	Preston St Mary	Model Farm Whelp Street	10/08/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/01370/RES	RES permission	Holbrook	Land South Of Church Green	31/07/2020	4	4	1	3	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/01979/RES	RES permission	Hintlesham	The Pony Paddock	30/07/2020	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/00418/RES	RES permission	Nayland-with- Wissington	The Bungalow Harpers Hill	06/07/2020	6	5	5	0	5	0	0	0	0	5	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/01698/FUL	FUL permission	Woolverstone	Home Farm Main Road	02/07/2020	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a

~	DC/20/01862/FUL	FUL permission	Kersey	Kersey Mill Hadleigh Road	01/07/2020	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/00788/FUL	FUL permission	Hadleigh	7 Bridge Street Hadleigh	26/06/2020	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/00190/FUL	FUL permission	Newton	Site Adjacent Red House	18/06/2020	7	7	6	1	7	0	0	0	0	7	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/01613/FUL	FUL permission	Long Melford	Ford House Hall Street	18/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/01210/FUL	FUL permission	Chilton	Plot 5 Land At	10/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/01300/FUL	FUL permission	Monks Eleigh	Former Rushbrooks	04/06/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/00697/FUL	FUL permission	Lavenham	The Black Barn Hall Road	22/05/2020	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/01097/FUL	FUL permission	Sudbury	Land Rear Of 141A	06/05/2020	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/00743/FUL	FUL permission	Hadleigh	Land To Rear Of 17 Gallows	15/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/00899/FUL	FUL permission	Little Waldingfield	Land Adjacent The Grange	14/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05618/FUL	FUL permission	Lawshall	Green Farm Barn	06/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05320/FUL	FUL permission	Hintlesham	Land South Of 2 Victoria	06/04/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05767/FUL	FUL permission	Lawshall	Land South Of Appleberry	23/03/2020	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/20/00141/FUL	FUL permission	Capel St Mary	Stoneland House	17/03/2020	3	2	2	0	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05099/FUL	FUL permission	Brantham	1 Broughton Villa	25/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/04659/FUL	FUL permission	Lawshall	Plot 4 Lambs Lane	21/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/04660/FUL	FUL permission	Lawshall	Plot 3 Lambs Lane	21/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05808/RES	RES permission	Assington	Land At Assington	21/02/2020	7	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05807/RES	RES permission	Assington	Land At Barns At Assington	20/02/2020	8	3	3	0	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05070/FUL	FUL permission	Tattingstone	Summercourt The Heath	05/02/2020	5	4	4	0	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05739/RES	RES permission	Copdock & Washbrook	Plot 2 Holly Cottage	05/02/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05348/FUL	FUL permission	Great Cornard	Land Adjacent To The Mill	13/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05542/FUL	FUL permission	Sudbury	Land South East Of	08/01/2020	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/03827/FUL	FUL permission	Capel St Mary	Land Adj Hillcrest	17/12/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/05042/RES	RES permission	Raydon	Land To The North Of	17/12/2019	9	9	3	6	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/03787/FUL	FUL permission	Bentley	1 Grove Road Bentley	13/12/2019	8	7	4	3	7	0	0	0	0	7	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/00292/FUL	FUL permission	Stutton	Land South Of Holbrook Road	06/12/2019	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/04576/FUL	FUL permission	Cockfield	Site Adjacent To	06/12/2019	3	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/04443/FUL	FUL permission	Kersey	Holtons Uplands	06/12/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/04509/FDW	Prior Approval (Office)	Sudbury	M J Bryant Electrical	14/11/2019	3	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/03063/FUL	FUL permission	Cockfield	The Garage Great Green	12/11/2019	9	9	8	1	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02696/FUL	FUL permission	Glemsford	Land To The Rear Of	05/11/2019	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
LS01.19	DC/19/03179/FUL	FUL permission	Nedging-with- Naughton	Land Adjoining Sunnybank	01/11/2019	9	9	8	1	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/03791/FUL	FUL permission	Boxford	Land Adj The Pippins	08/10/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02425/FUL	FUL permission	Nayland-with- Wissington	41 Bear Street Nayland With	04/10/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/05610/FUL	FUL permission	Brantham	11 And 12 Ipswich Road	23/09/2019	9	9	0	9	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02229/FUL	FUL permission	Shotley	Innisfree Estuary	20/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/03467/RES	RES permission	Hintlesham	Glenhaven Silver Hill	20/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/03166/FUL	FUL permission	Milden	The Haybarn Church Road	05/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/05003/FUL	FUL permission	Shotley	16 Queensland Shotley	03/09/2019	3	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a

~	DC/19/03239/FUL	FUL permission	Capel St Mary	Land At Dell Croft	03/09/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02190/FUL	FUL permission	Woolverstone	White House Farm Barns	30/08/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03066/FUL	FUL permission	Chelsworth	Land To The South Of Barn At Spring Hill	28/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02014/FUL	FUL permission	Stoke-by-Nayland	Barn At Spring Hill	27/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/05002/FUL	FUL permission	Shotley	1 And 3 Queensland	21/08/2019	5	3	0	3	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/03301/FUL	FUL permission	Glemsford	Plot 9 Scossels Glemsford	20/08/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02524/FUL	FUL permission	Hintlesham	Land Adjacent To Sandy Knoll	29/07/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02165/FUL	FUL permission	Glemsford	Barn North West Of Low	02/07/2019	3	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02220/FUL	FUL permission	Stutton	The Hillarys Manningtree	27/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/02015/AGD	Prior Approval (Agri)	Hartest	Barn southwest of Land South Of	26/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/01570/FUL	FUL permission	Assington	10 The	24/06/2019	4	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/01906/FUL	FUL permission	Nedging-with-Naughton	Barn Opposite Tye Farm	18/06/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/00717/RES	RES permission	Layham	Stows Cottage Upper Street	14/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/01412/FUL	FUL permission	Lindsey	Thatched Barn Rose Farm	13/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/01825/RES	RES permission	Assington	Land to the north of	06/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/05465/FUL	FUL permission	Nayland-with-Wissington	8 Mill Street Nayland With	05/06/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/00786/FUL	FUL permission	Great Cornard	4 And 6 The Pot Kilns	31/05/2019	3	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/00293/RES	RES permission	Copdock & Washbrook	Land To The East Of Lane	31/05/2019	7	7	6	1	7	0	0	0	0	7	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/00844/FUL	FUL permission	Newton	Land East Of Alston Close	09/05/2019	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/00526/FUL	FUL permission	Sproughton	Larchwood Larchwood	25/04/2019	6	2	2	0	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/00898/FUL	FUL permission	Brent Eleigh	Land Rear Of Millstone	11/04/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/19/00296/FUL	FUL permission	Cockfield	Little Close, old hall lane,	14/03/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/05359/FUL	FUL permission	Copdock & Washbrook	White House Old London	15/02/2019	9	9	8	1	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/05513/FUL	FUL permission	Sudbury	Orchard Way 141 New	08/02/2019	4	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/02197/FUL	FUL permission	Great Cornard	Land Adjacent To 247	07/02/2019	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/04482/FUL	FUL permission	Bures St Mary	Lynton Lodge Nayland Road	06/02/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/05471/FUL	FUL permission	Sudbury	Sudbury Post Office	29/01/2019	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03814/FUL	FUL permission	Sudbury	Land At Bulmer Road	25/01/2019	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/04522/FUL	FUL permission	Stutton	Stutton Methodist	07/01/2019	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03627/FUL	FUL permission	Brettenham	Land Opposite The Victorian	21/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/01213/FUL	FUL permission	Cockfield	The Abbey Bury Road	20/12/2018	3	3	2	1	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/04477/FUL	FUL permission	Capel St Mary	Springhill Pound Lane	17/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/04219/FUL	FUL permission	Chelsworth	Parsonage Barn	10/12/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/00101/FUL	FUL permission	Newton	Valley Farm Valley Road	30/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/02617/FUL	FUL permission	Higham	Little Grange Hadleigh Road	30/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/04196/FUL	FUL permission	Bentley	Woodview Nurseries	30/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03997/FUL	FUL permission	Elmsett	Little Wings Whatfield	27/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03947/FUL	FUL permission	Raydon	Land At Water Farm	09/11/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03974/FUL	FUL permission	Stutton	31A Friars Street	30/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03392/FUL	FUL permission	Assington	Land North Of 25 The Street	19/10/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a

~	DC/18/03492/RES	RES permission	Tattingstone	Land South West Of Mill	04/10/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03449/FUL	FUL permission	Bentley	The Cottage Grove Road	25/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03306/FUL	FUL permission	Little Waldingfield	Priory Farm Church Road	18/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/03151/RES	RES permission	Assington	Land North Of Assington Barn	07/09/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/02911/RES	RES permission	Cockfield	Hope House Cross Green	28/08/2018	4	2	2	0	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/00170/FUL	FUL permission	Great Cornard	The Limes 7 Mill Tye	30/07/2018	8	8	7	1	8	0	0	0	0	8	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/00169/FUL	FUL permission	Great Cornard	Land To The West Of The	30/07/2018	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/02029/RES	RES permission	Bentley	Linkfield Hazel Shrub	12/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/02251/AGW	Prior Approval (Agri)	Shimpling	Barn At Shimplingthor	12/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/01758/FUL	FUL permission	Lawshall	Barn To The South Of The	04/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/05458/FUL	FUL permission	Lawshall	Land Between Bayleaf House	03/07/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/01147/FUL	FUL permission	Hitcham	Mizpah The Causeway	06/06/2018	4	4	0	4	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/01345/FUL	FUL permission	East Bergholt	Pears Barn Cottage	23/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/01540/FUL	FUL permission	Sudbury	53 Station Road	22/05/2018	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/01148/FUL	FUL permission	Polstead	Land North East Of	11/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/00657/FUL	FUL permission	Hitcham	Hillcrest The Causeway	11/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/01012/FUL	FUL permission	Layham	Dovecote Cottage	08/05/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/00339/RES	RES permission	Belstead	Land South Of Grove Hill	25/04/2018	9	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/06310/FUL	FUL permission	Stutton	Tawnys Lower Street	28/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/00621/FUL	FUL permission	Monks Eleigh	Fen Cottage Brent Eleigh	28/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/06300/FUL	FUL permission	Sudbury	Land Adjacent To 11 Weavers	07/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/18/00122/FUW	Prior Approval (S73)	Holbrook	Barn Cottage, Harkstead	07/03/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/05725/FUL	FUL permission	Sproughton	Land At Orchard Grove	28/02/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/06286/FUL	FUL permission	Erwarton	Land To The North Of	22/02/2018	9	9	0	9	9	0	0	0	0	9	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
LS01.27	B /17/00406/FUL	FUL permission	Stutton	Land Opposite Stutton CEVC	06/02/2018	6	6	0	6	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/05474/FUL	FUL permission	Long Melford	50 High Street Long Melford	12/01/2018	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/05323/FUL	FUL permission	Sudbury	7 East Street Sudbury	21/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00974/FUL	FUL permission	Kersey	Agricultural Building	20/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/05497/FUL	FUL permission	Bentley	Land East Of Grove Road	20/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/05313/FUL	FUL permission	Chilton	2 Chilton Grove	15/12/2017	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/05210/FUL	FUL permission	Lavenham	The Granary Mill Hill	14/12/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/03011/FUL	FUL permission	Cockfield	Land North Of Ivy Farm	08/12/2017	6	6	5	1	6	0	0	0	0	6	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/01002/FUL	FUL permission	Glemsford	Silk Factory Chequers Lane	04/12/2017	3	3	1	2	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/05229/AGD	Prior Approval (Agri)	Hitcham	Mill Hill Farm Barn	28/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/03445/FUL	FUL permission	Stutton	The Old Telephone	24/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/04263/FUL	FUL permission	Copdock & Washbrook	Apple Tree Farm, Folly	22/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/04477/AGD	Prior Approval (Agri)	Long Melford	Guildhall Farm, Sudbury Road	10/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/04721/FUL	FUL permission	Copdock & Washbrook	Land on the North East of	09/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/04765/FUL	FUL permission	Sudbury	Hill House Woodhall	09/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/04439/FUL	FUL permission	Nedging-with-Naughton	(Land South of) Land	03/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a

~	DC/17/04548/FUL	FUL permission	Boxford	Land Adjacent to Old School	02/11/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/03629/FUL	FUL permission	Long Melford	Lyston House, Little St Marys,	17/10/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/03772/FUL	FUL permission	Leavenheath	Land West Of Keebles Barn,	05/10/2017	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00410/FUL	FUL permission	Great Cornard	3 Mill Tye Great Cornard	22/09/2017	4	4	3	1	4	0	0	0	0	4	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/02347/FUL	FUL permission	Woolverstone	Home Farm Main Road	21/09/2017	3	3	1	2	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00988/RES	RES permission	Cockfield	Land South Of Jupiter	12/08/2017	5	3	3	0	3	0	0	0	0	3	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/02384/AGD	Prior Approval (Agri)	Capel St Mary	Barn On Land At Springhill	07/08/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/01099/FUL	FUL permission	Chilton	Land Adjacent to Avalon	31/07/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/02706/FUL	FUL permission	Glemsford	Plot 7 and Plot 8 Scossels,	25/07/2017	2	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	DC/17/02077/AGD	Prior Approval (Agri)	Bentley	Pond Hall Farm	12/07/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /16/01609/FUL	FUL permission	Sudbury	74 Ballingdon Street	30/06/2017	2	1	1	0	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/01118/FUL	FUL permission	Chelmondiston	Highlands Shotley Road	30/06/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00940/FUL	FUL permission	Brantham	Caretakers Bungalow,	26/06/2017	0	-1	0	-1	-1	0	0	0	0	-1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00200/FUL	FUL permission	Sudbury	Land to the rear of	22/06/2017	2	2	0	2	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00369/FUL	FUL permission	Little Waldingfield	Coach House Rear Of Wood	09/06/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00936/FUL	FUL permission	Bentley	Woodfield Bergholt Road,	09/06/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00917/FUL	FUL permission	East Bergholt	Rosemary Rectory Hill	26/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00218/FUL	FUL permission	Hintlesham	Land adj to Vine Cottage	10/05/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00144/FUL	FUL permission	Hadleigh	Sydney Brown Court	27/04/2017	2	2	1	1	2	0	0	0	0	2	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00224/ROC	Prior Approval (S73)	East Bergholt	Land At The Rear Of The	10/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
~	B /17/00075/FUL	FUL permission	Chelsworth	9 Cakebridge Lane	07/04/2017	1	1	0	1	1	0	0	0	0	1	As development has commenced on the dwelling(s) before April 2021, it is	n/a	n/a
Non-major: Reserved Matters																		
		N/A														n/a	n/a	n/a
Non-Major: Permitted Development																		
		N/A														n/a	n/a	n/a

Category A: Not Commenced

Local Plan Allocation Ref / EC Ref	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2021/22	2022/23	2023/24	2024/25	2025/26	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major: Full Planning permission																
~	DC/18/04966/FUL	FUL permission	Hadleigh	The Former Babergh District Council Offices Corks Lane And Bridge Street Hadleigh IP7 6SJ	09/03/2021	57	57	0	12	32	13	0	57	Median lead-in times (2) and build-rates have been applied. Proforma received with marginally different lead in time and build rates, for consistency no amends are made as the scheme would be delivered in full over the five year peirod regardless of which assumptions were used. NMA (ref 21/03769) made July 2021.	Deliverable.	Yes - B3
~	DC/18/05177/FUL	FUL permission	Brantham	Brantham Place	03/09/2020	21	20	0	11	9	0	0	20	Median lead-in times (2) and build-rates have been applied. Applications to discharge conditions	Deliverable.	
~	DC/19/04128/FUL	FUL permission	Hadleigh	11 The Green Hadleigh	11/03/2021	15	14	0	5	9	0	0	14	Median lead-in times (2) and build-rates have been applied. NMA (ref 21/02271) granted May	Deliverable.	
~	DC/18/05613/FUL	FUL permission	Hintlesham	Land To The East Of	25/09/2020	14	14	0	11	3	0	0	14	Median lead-in times (2) and build-rates have been applied. NMA and DOC applications recently	Deliverable.	
~	DC/19/04247/FUL	FUL permission	Hadleigh	Land On The South Side Of	15/07/2020	14	14	0	13	1	0	0	14	Median lead-in times (2) and build-rates have been applied. No further applications made	Deliverable.	
~	DC/19/05962/FUL	FUL permission	Hadleigh	60 High Street	09/07/2020	14	14	0	13	1	0	0	14	Median lead-in times (2) and build-rates have been applied. No further applications made yet.	Deliverable.	
Major: Reserved Matters																
~	DC/19/01666/RES	RES permission	Pinewood	Belstead House	06/11/2020	135	135	0	26	33	33	33	125	Median lead-in times (2) and build-rates have been applied. No applications to discharge pre-	Deliverable.	
~	DC/18/03615/RES	RES permission	Lavenham	Land North West And	19/12/2018	25	25	13	12	0	0	0	25	Median lead-in times (2) and build-rates have been applied. DOC applications relating to outline	Deliverable.	
LS01.07	DC/19/01634/RES	RES permission	Chelmondiston	Land Adjacent	19/07/2019	24	24	13	11	0	0	0	24	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
~	DC/18/03636/RES	RES permission	Sproughton	Russetts Hadleigh	30/11/2018	16	15	13	2	0	0	0	15	Median lead-in times (2) and build-rates have been applied. DOC application (ref DC/18/03637)	Deliverable.	
Major: Permitted Development																
~	DC/18/02289/OFD	Prior Approval (Office)	Sudbury	Sulby House North Street	16/07/2018	47	47	13	13	13	8	0	47	Median lead-in times (2) and build-rates have been applied.	Deliverable.	
Non-Major: Full Planning permission																
~	B /16/01279/FUL	FUL permission	Great Cornard	Land East Of Cats Lane	20/12/2018	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	B /15/01196/FUL	FUL permission	Kersey	Land To The Rear Of 1 - 6	30/07/2020	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00999/FUL	FUL permission	Sproughton	Geest House Hadleigh	16/07/2019	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04892/FUL	FUL permission	Sudbury	Victoria Hall/Conserv	18/03/2021	7	7	0	7	0	0	0	7	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/00905/FUL	FUL permission	Sudbury	Land Adjacent To	27/04/2018	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03155/FUL	FUL permission	Hadleigh	40 High Street	15/12/2020	6	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02221/FUL	FUL permission	Woolverstone	White House Farm Barns	17/10/2019	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02315/FUL	FUL permission	Sudbury	Land South Of High Bank	06/11/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02503/FUL	FUL permission	Raydon	2, 4, 5 And 6 The Gardens	18/07/2019	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
LS01.16	DC/19/05806/FUL	FUL permission	Lawshall	Land To The South Of	29/04/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00351/FUL	FUL permission	Hintlesham	Land between	17/03/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00816/FUL	FUL permission	Lavenham	Land To Rear Of No's. 42	27/06/2019	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01849/FUL	FUL permission	Leavenheat h	The Lion Honey Tye	05/06/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03372/FUL	FUL permission	Copdock & Washbrook	Copdock House	10/09/2019	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/19/05220/FUL	FUL permission	Belstead	South Of Belstead	07/01/2020	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/17/03712/FUL	FUL permission	Harkstead	Harkstead Barn	18/05/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04198/FUL	FUL permission	Bentley	Woodview Nurseries	30/11/2018	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00895/FUL	FUL permission	Sudbury	17 Market Hill	30/05/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02981/FUL	FUL permission	Brettenham	Former Breakers Yard	09/08/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03000/FUL	FUL permission	Copdock & Washbrook	oak cottage , old london	26/09/2019	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01002/FUL	FUL permission	Brent Eleigh	Barn C Bridge Farm	20/04/2020	3	3	0	3	0	0	0	3	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01371/FUL	FUL permission	Lavenham	Drury House Frogs Hall	10/07/2020	3	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	B /16/01723/FUL	FUL permission	Brent Eleigh	Brent Eleigh Hall	03/10/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01084/FUL	FUL permission	Erwarton	Land Adjacent To	22/05/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03944/FUL	FUL permission	Edwardstone	Land Adjacent	04/12/2018	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04077/FUL	FUL permission	Assington	Hill Farm The Street	30/01/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01283/FUL	FUL permission	Little Waldingfield	The Swan The Street	30/08/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02422/FUL	FUL permission	Sudbury	Shaddock And Co Ltd	04/10/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02975/FUL	FUL permission	Sudbury	Kings Head 53 Ballingdon	15/11/2019	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05097/FUL	FUL permission	Sudbury	Land Between 12	09/01/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03154/FUL	FUL permission	Milden	Land At Powney	11/12/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00056/FUL	FUL permission	Long Melford	Land (Part Garden)	25/02/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00560/FUL	FUL permission	Sudbury	53 Ballingdon Street	03/06/2019	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01215/FUL	FUL permission	Great Cornard	11 Nursery Road	09/05/2019	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05038/FUL	FUL permission	Little Cornard	Glovers Slough Lane	08/01/2021	2	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/17/05819/FUL	FUL permission	Holbrook	Foxgloves Harkstead	23/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/00267/FUL	FUL permission	Shimpling	The Old School	19/12/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/01232/FUL	FUL permission	Woolverstone	The Dairy House	10/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02195/FUL	FUL permission	Tattingstone	Birchwood House	10/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02526/FUL	FUL permission	Bentley	Garages South West	21/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02833/FUL	FUL permission	Hadleigh	85 High Street	27/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02955/FUL	FUL permission	Hadleigh	121 Benton Street	24/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03222/FUL	FUL permission	Great Cornard	Former Queens Arms	09/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04121/FUL	FUL permission	Sudbury	6 East Street	30/11/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04337/FUL	FUL permission	Sproughton	Riverbank Elton Park	10/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04398/FUL	FUL permission	Cockfield	1 Willow Bridge	02/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04780/FUL	FUL permission	Cockfield	Old Mill House	07/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04906/FUL	FUL permission	Brent Eleigh	Abbots Hall Farm	28/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/18/05495/FUL	FUL permission	Brantham	The Old School	21/02/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/05567/FUL	FUL permission	Sudbury	Land Adj To 84 Ballingdon	21/02/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00568/FUL	FUL permission	Sudbury	63 Cats Lane	14/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00583/FUL	FUL permission	Hartest	Fosters Shimpling	28/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/00838/FUL	FUL permission	Brettenham	Land West Of Church Farm	16/04/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01410/FUL	FUL permission	Hadleigh	1 Pykenham Way	25/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02036/FUL	FUL permission	Hadleigh	76 High Street	26/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02042/FUL	FUL permission	Hadleigh	Kings Arms Public House	28/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02382/FUL	FUL permission	Cockfield	Land At Reed Lodge	11/07/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02709/FUL	FUL permission	Chilton	Land At Grove Hall	01/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02712/FUL	FUL permission	Chilton	Land At Grove Hall	01/08/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03327/FUL	FUL permission	Chilton	Plot 1 Chilton Grove	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03328/FUL	FUL permission	Chilton	Plot 2 Chilton Grove	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03329/FUL	FUL permission	Chilton	Plot 3 Chilton Grove	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03330/FUL	FUL permission	Chilton	Plot 4 Chilton Grove	11/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03683/FUL	FUL permission	Stanstead	Barnfield Upper Street	31/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03736/FUL	FUL permission	Wattisham	Brick Kiln Cottage,	24/09/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04326/FUL	FUL permission	Sudbury	Barn At Black Boy	20/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04354/FUL	FUL permission	Long Melford	Angelas Boutique	09/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04361/FUL	FUL permission	Great Waldingfield	91 Folly Road Great	12/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04662/FUL	FUL permission	Lawshall	Plot 2 Lambs Lane	21/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04663/FUL	FUL permission	Lawshall	Plot 1 Lambs Lane	21/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04694/FUL	FUL permission	Kersey	Barn West Of Rose Cottage	23/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04896/FUL	FUL permission	Long Melford	Aurora House Hall Street	04/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04956/FUL	FUL permission	Stanstead	Land Adjacent To	07/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05395/FUL	FUL permission	Glemsford	11 Spring Meadow	24/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05460/FUL	FUL permission	Hartest	6 Green View Hartest	08/01/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05766/FUL	FUL permission	Thorpe Morieux	Wheelwrights Bury Road	03/02/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05966/FUL	FUL permission	Layham	Uplands House	23/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00127/FUL	FUL permission	Brent Eleigh	Historic Barns Bridge Farm	20/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00128/FUL	FUL permission	Cockfield	Windsor Green	27/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00346/FUL	FUL permission	Hadleigh	Land To The Rear Of 38A	22/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00359/FUL	FUL permission	Glemsford	Egremont	18/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00529/FUL	FUL permission	Shotley	6 Great Harlings	03/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/20/00658/FUL	FUL permission	Copdock & Washbrook	Grange Farm Wenham	06/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00677/FUL	FUL permission	Long Melford	Melford House	12/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00756/FUL	FUL permission	Polstead	Land South Of Wood Hall	15/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00933/FUL	FUL permission	Chelsworth	Parsonage Barn	02/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01000/FUL	FUL permission	Brent Leigh	Barn A Bridge Farm	16/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01001/FUL	FUL permission	Brent Leigh	Barn B Bridge Farm	20/04/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01052/FUL	FUL permission	Great Cornard	69 Bures Road	04/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01080/FUL	FUL permission	Freston	The Forge Freston Hill	28/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01082/FUL	FUL permission	Freston	Workshop At The Forge	28/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01122/FUL	FUL permission	Bentley	Land To The Rear Of	10/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01307/FUL	FUL permission	Assington	Shamrock Farm	05/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01408/FUL	FUL permission	Wenham Magna	Land East Of Wenham	10/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01467/FUL	FUL permission	Hadleigh	Land South East Of	13/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01470/FUL	FUL permission	Elmsett	Pump House The Street	01/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01619/FUL	FUL permission	Nayland-with-	Old Maltings Farmhouse	26/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01719/FUL	FUL permission	East Bergholt	Manor Farm East End Lane	01/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01758/FUL	FUL permission	Glemsford	17 Brices Way	14/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02004/FUL	FUL permission	Long Melford	78 Melford Road	21/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02044/FUL	FUL permission	Hartest	Barn At Land At Peartree	24/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02313/FUL	FUL permission	Hintlesham	Linden Cottages	31/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02648/FUL	FUL permission	Shimpling	Barn At Midway Farm	27/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02907/FUL	FUL permission	Shelley	Shelley Priory Barn	02/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03523/FUL	FUL permission	Hartest	The Surgery The Row	29/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04278/FUL	FUL permission	Belstead	Holly House Holly Lane	21/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04377/FUL	FUL permission	Kersey	Trickers Farm Boxford Road	02/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04504/FUL	FUL permission	Chilton	Plot 2 Land At 1 Chilton	29/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04764/FUL	FUL permission	Brettenham	Crownings Buxhall Road	07/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04782/FUL	FUL permission	Glemsford	6 Spring Meadow	21/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04811/FUL	FUL permission	Stoke-by-Nayland	1 Butt Road Stoke By	29/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05017/FUL	FUL permission	Shimpling	Malting Farm The Street	07/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05380/FUL	FUL permission	Sudbury	23 Woodhall Close	03/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05475/FUL	FUL permission	Great Waldingfiel	Moreves Barn	04/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05556/FUL	FUL permission	Preston St Mary	Land South West Of The	26/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05557/FUL	FUL permission	Preston St Mary	Land South West Of GTD	26/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/20/05558/FUL	FUL permission	Preston St Mary	Land South West Of The	26/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05567/FUL	FUL permission	Shotley	Woodland Lodge	11/01/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05886/FUL	FUL permission	Elmsett	Mill Farm Hadleigh	16/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00304/FUL	FUL permission	Cockfield	Plot 5, Land Adj Hope	15/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00310/FUL	FUL permission	Layham	Acer View Potts Lane	12/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02739/FUL	FUL permission	Lavenham	The Old Piggery	28/08/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03418/FUL	FUL permission	Lawshall	1-2 Waldegrave	05/10/2020	1	-1	0	-1	0	0	0	-1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/04838/FUL	FUL permission	Woolverstone	The Dairy House	27/12/2018	0	-1	0	-1	0	0	0	-1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02799/FUL	FUL permission	Hadleigh	The Moorings Ipswich Road	14/08/2019	0	-1	0	-1	0	0	0	-1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03324/FUL	FUL permission	Glemsford	Windermere 22 Bells Lane	16/11/2020	0	-1	0	-1	0	0	0	-1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05890/FUL	FUL permission	Stoke-by-Nayland	The Stables Polstead	25/02/2021	0	-1	0	-1	0	0	0	-1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
Non-Major: Reserved Matters																
~	DC/19/02881/RES	RES permission	Nayland-with-	New Farm Harpers Hill	20/02/2020	9	9	0	9	0	0	0	9	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05777/RES	RES permission	Hitcham	Land North Of Lower	17/03/2021	6	6	0	6	0	0	0	6	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/05039/RES	RES permission	Raydon	Land West Of Pipers Went	27/02/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
LS01.17	DC/20/02885/RES	RES permission	Lawshall	Harrow Green Site	24/12/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03158/RES	RES permission	Assington	Land North Of Assington	07/09/2018	4	4	0	4	0	0	0	4	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00060/RES	RES permission	Acton	Land East Of Appleshaw	17/02/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01664/RES	RES permission	Shimpling	Land South Of	01/07/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01825/RES	RES permission	East Bergholt	Clare House Heath Road	08/07/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04739/RES	RES permission	Bentley	Holly Oak Hazel Shrub	22/12/2020	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03156/RES	RES permission	Assington	Of Assington Barn	07/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03157/RES	RES permission	Assington	Land North Of Assington	07/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03162/RES	RES permission	Assington	Land North Of Assington	07/09/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/05149/RES	RES permission	Bentley	Rowan Acres Capel Road	21/01/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/02343/RES	RES permission	Bentley	Rowan Acres Capel Road	25/06/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03646/RES	RES permission	Copdock & Washbrook	Plot 1 Land South	26/11/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04430/RES	RES permission	Holton St Mary	Land Adjacent To	30/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00168/RES	RES permission	Hadleigh	Coram House Coram Street	03/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03069/RES	RES permission	Shimpling	Land Adjacent The	18/09/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03391/RES	RES permission	Boxford	30 Stone Street	15/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03575/RES	RES permission	Glemsford	Land Adjacent To	21/10/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03914/RES	RES permission	Newton	Marks Meadow	06/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04471/RES	RES permission	Edwardstone	Land East Of Mill Green	11/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

~	DC/21/00361/RES	RES permission	Boxford	Site Of Former	17/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
Non-Major: Outline permission																
~	DC/19/04308/OUT	OUT permission	Copdock & Washbrook	Cameo Hotel Old London	27/12/2019	9	9	0	0	9	0	0	9	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
LA039	DC/18/00117/OUT	OUT permission	Great Cornard	Former Chestnuts	15/06/2018	8	8	0	0	8	0	0	8	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01976/OUT	OUT permission	Raydon	Oak Lodge The Street	31/01/2019	8	8	0	0	8	0	0	8	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/00799/OUT	OUT permission	Aldham	Land At Hadleigh	13/06/2018	7	7	0	0	7	0	0	7	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
LA068	DC/18/05228/OUT	OUT permission	Holbrook	Land East Of Ipswich Road	23/01/2019	7	7	0	0	7	0	0	7	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
LS01.14	DC/20/01794/OUT	OUT permission	Hitcham	Land North Of Lower	03/08/2020	6	6	0	0	6	0	0	6	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/03048/OUT	OUT permission	Cockfield	Plough And Fleece Inn	18/06/2019	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/03666/OUT	OUT permission	Lawshall	Land Between 1	03/12/2018	5	5	0	0	5	0	0	5	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/02382/OUT	OUT permission	Sudbury	Priory Bungalow	15/07/2019	5	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
LS01.29	DC/19/02617/OUT	OUT permission	Tattingstone	Of The Rose House	20/08/2019	4	4	0	0	4	0	0	4	approved in the next financial year with completions following in 2023/24.	n/a	n/a
LS01.20	DC/19/04444/OUT	OUT permission	Raydon	Land East Of Wayside	24/01/2020	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02755/OUT	OUT permission	Edwardstone	Land West Of Mill Green	28/10/2020	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04410/OUT	OUT permission	Milden	Land To The West Of	07/12/2020	4	4	0	0	4	0	0	4	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/17/04879/OUT	OUT permission	Little Cornard	The Paddocks Blackhouse	20/08/2018	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/17/06274/OUT	OUT permission	Lawshall	Willows Residential	18/05/2018	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/00752/OUT	OUT permission	Glemsford	64 Tye Green Glemsford	23/05/2019	3	3	0	0	3	0	0	3	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01412/OUT	OUT permission	Lavenham	Windwards Bury Road	28/06/2018	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/04967/OUT	OUT permission	Boxford	Green Lawns Bonsai	11/03/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/00627/OUT	OUT permission	Great Cornard	Land West Of Bures Road	11/07/2019	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/00859/OUT	OUT permission	Newton	Marks Meadow	21/04/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02074/OUT	OUT permission	Hadleigh	Land North Of	18/09/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04236/OUT	OUT permission	Aldham	Chapel House The Street	02/12/2020	2	2	0	0	2	0	0	2	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/17/05843/OUT	OUT permission	Groton	Land At Mannings	12/12/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/01017/OUT	OUT permission	Layham	Walnuts Upper Street	08/05/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/02155/OUT	OUT permission	Lawshall	Land On The South Side Of	09/11/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/18/04245/OUT	OUT permission	Elmsett	Aldham End Hadleigh	28/11/2018	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/00603/OUT	OUT permission	Hadleigh	15 Ramsey Road	24/04/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/00958/OUT	OUT permission	Raydon	Land Off Noaks Road	06/08/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/01886/OUT	OUT permission	Chilton	The Oaks Chilton Grove	12/06/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/03792/OUT	OUT permission	Sproughton	Firholme Elton Park	25/11/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/04620/OUT	OUT permission	Edwardstone	Camellia The Drift	04/12/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/19/04809/OUT	OUT permission	Glemsford	Land South Of 1	20/11/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a

~	DC/19/04943/OUT	OUT permission	Glemsford	Land To The Rer Of 6 And Bournehaven	11/12/2019	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/01039/OUT	OUT permission	Wherstead	Great 25 Kings Hill	19/06/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/01819/OUT	OUT permission	Cornard	Coleridge House	28/09/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02223/OUT	OUT permission	Glemsford	Land At Orchard	28/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02336/OUT	OUT permission	Boxford	The Lilacs Nedging Road	14/08/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/02405/OUT	OUT permission	Sudbury	Land At The Junction Of	23/10/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/03565/OUT	OUT permission	Edwardstone	Tudor Cottage	09/10/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04260/OUT	OUT permission	Nedging-with-	The Lilacs Nedging Road	18/11/2020	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
~	DC/20/04583/OUT	OUT permission	Lavenham	Brett Farm Clay Hill Lane	09/02/2021	1	1	0	0	1	0	0	1	Assumed reserved matters application will be approved in the next financial year with	n/a	n/a
Non-Major: Permitted Development																
~	DC/19/04552/AGD	Prior Approval (Agri)	Hintlesham	Red House Farm	08/01/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01597/AGD	Prior Approval (Agri)	Hintlesham	Red House Farm	10/06/2020	5	5	0	5	0	0	0	5	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00018/AGD	Prior Approval (Agri)	Harkstead	Rence Park Farm	17/02/2021	2	2	0	2	0	0	0	2	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/02494/AGD	Prior Approval (Agri)	Cockfield	Little Close Old Hall Lane	20/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/03100/AGD	Prior Approval (Agri)	Elmsett	Mill Farm Hadleigh	24/08/2018	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/18/05617/AGD	Prior Approval (Agri)	Groton	Cider Barn Site To The	06/03/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01331/AGD	Prior Approval (Agri)	Wenham Magna	Agricultural Building To	08/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/01402/OFD	Prior Approval (Office)	Sudbury	65 North Street	16/05/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/03690/AGD	Prior Approval (Agri)	Edwardstone	Quicks Barn Priory Green	02/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04182/AGD	Prior Approval (Agri)	Boxford	Farm Building At Siam Hall	23/10/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/19/04643/AGD	Prior Approval (Agri)	Little Cornard	Barn At Burnthouse	05/12/2019	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/00166/AGD	Prior Approval (Agri)	Leavenheat	The Barn Oaklands	10/03/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01264/AGD	Prior Approval (Agri)	Groton	Mannings Farm Barn	11/05/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/01542/AGD	Prior Approval (Agri)	East Bergholt	Manor Farm East End Lane	10/06/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/02207/AGD	Prior Approval (Agri)	Lindsey	Modern Barn At Rose Farm	30/07/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/03680/OFD	Prior Approval (Office)	Boxford	2 Cygnet Court	30/11/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04564/OFD	Prior Approval (Office)	Thorpe Morieux	Old Hamlet Wine & Spice Hill House	02/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/04682/AGD	Prior Approval (Agri)	Glemsford	Farm	16/12/2020	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/20/05787/AGD	Prior Approval (Agri)	Cockfield	Earls Hall Farm	11/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00028/AGD	Prior Approval (Agri)	Burstall	The Barn Burstall Hill	11/02/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00315/AGD	Prior Approval (Agri)	Milden	Barn 2 Pound Farm	17/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a
~	DC/21/00724/AGD	Prior Approval (Agri)	Shelley	Ivy Tree Farm Polstead	31/03/2021	1	1	0	1	0	0	0	1	Assumed development will commence in the next financial year with completions following in	n/a	n/a

Category B: Deliverable

Local Plan Allocation Ref / EC Ref	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	2021/22	2022/23	2023/24	2024/25	2025/26	Total	Council's Assessment of Deliverability	Conclusion	Proforma Return?
Major - Outline permission																
~	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	0	84	88	88	260	<p>A proforma was prepared for last years assessment by Taylor Wimpey (East London) and this site was considered deliverable. As of writing, no proforma for this years assessment has been submitted this year.</p> <p>A reserved matters application (ref. DC/20/05183) for Phase 1 was submitted in November 2020 (relating to infrastructure). This was approved after the base date on 29/04/21. Multiple applications had also been submitted prior to the base date to discharge conditions.</p> <p>Since the base date, various conditions have been discharged and application for reserved matters seeking approval for 200 homes was submitted in May 2021 (ref. DC/21/02764). Members resolved to approve this application on 11/08/21. The developer is still discharging pre-commencement conditions (for example, an application to discharge Condition 30 was submitted in May - ref. DC/21/02883) in relation to the original permission so it is assumed development has not yet commenced.</p> <p>Overall, the Council is content there was clear evidence at the base date that completions will occur within the relevant five-year period and this is only reinforced by events since, despite no proforma return. However, there does appear to have been delay in bringing the site forward. Build rates consistent with the previous position (2020 5YHLS - Strat to Finish averages) have been applied from a median lead-in time (2) (taken from the point of RM being resolved to grant plus a month to issue permission - 18/04/2023) given no proforma return.</p>	Deliverable	No.
LA061	B /16/01092/OUT	OUT permission	East Bergholt	Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt	09/02/2018	75	75	0	0	27	32	16	75	<p>This site was not considered deliverable in the previous assessment because there was no clear evidence that completions would occur (for example, no proforma return was received).</p> <p>An application for reserved matters seeking approval for all 75 units was submitted in October 2020 prior to the base date (ref. DC/20/04663). This application remains pending determination; albiet members resolved to grant planning permission on 16/06/21.</p> <p>On this basis, the site is considered deliverable and median lead-in times and build rates have been applied. In this case, the median lead-in time (2) has been applied from 16/09/2021 to allow for additional time for a decision to be formally issued.</p>	Deliverable	Yes - B1
LS01.28	DC/17/02111/OUT	OUT permission	Stutton	Land Adjoining The Village Hall Manningtree Road Stutton	02/07/2018	14	14	0	0	13	1	0	14	<p>RM submitted prior to the base date in Feb 21 (ref. DC/21/01000). Approved 16/07/21 - median-lead in times (2) and median build rates have been applied from this.</p>	Deliverable	No.
Major - S106																
		N/A												n/a	n/a	n/a
Major - Local Plan Allocations																
		N/A												n/a	n/a	n/a

Category B: Not Deliverable

Local Plan Allocation Ref / EC Ref	PP Reference	Planning Permission	Parish	Site Address	Date of Approval	Dwellings Approved	Net Dwellings	Council's Assessment of Deliverability	Conclusion
~	DC/17/02751/OUT	OUT permission	Acton	Land South East Of Barrow Hill, Acton, CO10 0AS	22/12/2017	100	100	Lack of CE - Revised scheme coming forward.	Not Deliverable
~	DC/20/00330/OUT	OUT permission	Boxford	Land To The East Of Sand Hill	11/12/2020	64	64	Lack of CE	Not Deliverable
~	DC/18/02469/OUT	OUT permission	Great Cornard	182A Bures Road And Land Rear Of 158 To 188	01/10/2019	46	45	Lack of CE	Not Deliverable
LS01.10	B /17/01009/OUT	OUT permission	Elmsett	Land East Of Hadleigh Road Elmsett Suffolk	27/06/2018	41	41	Lack of CE	Not Deliverable
~	B /17/00912/OUT	OUT permission	Hadleigh	Home Farm The Green Hadleigh Ipswich IP7 6AE	17/04/2018	15	14	Lack of CE	Not Deliverable
~	DC/17/05204/OUT	OUT permission	Elmsett	Land At Shrubland Nursery Whatfield Road	25/01/2019	18	18	Lack of CE	Not Deliverable
~	DC/18/04329/OUT	OUT permission	Belstead	Land East Of Holly Lane Belstead	22/05/2019	14	14	Lack of CE	Not Deliverable
Major - S106									
~	DC/19/00567	S106	TBC	Land North Of, Burstall Lane, Sproughton, Ipswich, Suffolk, IP8	n/a	105	105	Lack of CE	Not Deliverable
~	B/17/00037	S106	TBC	(Also Known As Elton Park Works), Hadleigh Road, Ipswich	n/a	14	14	Lack of CE	Not Deliverable