



# **Babergh District Council Housing Land Supply Position Statement**

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**2019/20 – 2023/24**



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## 1.0 INTRODUCTION

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



## 2.0 POLICY AND GUIDANCE

2.1 This section summarises the national policy and guidance of relevance to this HLSPS and outlines in detail the steps required to demonstrate a robust and transparent housing land supply.

2.2 A Framework and Guidance Checklist is provided at Appendix 2.

### a) National Planning Policy and Guidance

#### i) *Identifying the Housing Requirement*

2.3 Paragraph 73 of the 2019 Framework requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. The Glossary currently defines local housing need as the number of homes identified as being needed through the application of the standard method set out in National Planning Practice Guidance ('the Guidance') or a justified alternative approach.

2.4 For Babergh, the Council's five-year land supply position will be calculated against the local housing need figure (calculated by the standard method) as the existing strategic policies of the adopted Core Strategy are more than five years old.

2.5 Paragraph 73 goes on to state that the supply of deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

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

2.6 To determine the appropriate buffer, the Framework utilises the Housing Delivery Test (HDT) which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the HDT results for each local authority annually. Footnote 39 outlines that from November 2018, the application of a 20% buffer will be measured against the Housing Delivery Test where this indicates that delivery was below 85% of the Housing Requirement. When the 2019 HDT results are published, the five-year land supply position may need to be recalculated.

2.7 In addition, paragraph 022 of the Guidance (Housing Supply and Delivery) clarifies this further and outlines that in respect of calculating five-year housing land supply, a buffer should be added to the housing requirement over the plan period, before adding the relevant annual requirement. Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:

- a. *"5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5 year housing land supply;*



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

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

ii) ***Determining the Supply***

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

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

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

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

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

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



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

- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

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

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



### **3.0 METHOD**

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

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

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

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

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

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

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

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

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

3.6 A planning history and building control records search was undertaken on all potential sites which has led to some sites being discounted from the supply, for reasons of deliverability. Contact was also made with all known landowners/agents/developers to confirm the status of individual sites which had planning permission. After undertaking an assessment of deliverability, no sites were removed from the supply.

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

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



- 3.9 As a matter of judgement, permissions which are soon approaching expiry and at which there is no evidence of renewal or commencement, have been removed from the five-year supply.
- 3.10 A detailed housing trajectory is contained at Appendix 6.

**c) Assumptions on Lead-In Times and Delivery Rates**

- 3.11 Local and national evidence on delivery rates and lead-in times have been reviewed to identify a typical lead-in time of **3.3 years** from submission of a planning application to first completion/start on site and a typical annual delivery rate of **45dpa**.
- 3.12 The assumptions on delivery rates were identified through the following steps;
- a. A review of national evidence paying particular attention to the NLP Research (the local evidence available does not exceed sites of 500 dwellings and NLP is the only piece of national research which identifies delivery rates in line with the size of sites in Babergh/Mid Suffolk) which suggests delivery rates on sites between 0-500 dwellings in size to be in the region of **27-60dpa**;
  - b. A review of the levels of sales completions/actual completions per active outlet for 13 national housebuilders. This suggests completions in the region of **44dpa**;
  - c. A review of the delivery of 21 sites in Mid Suffolk/Babergh ranging from 23-276 dwellings in size. These sites were split into two categories; Under 100 dwellings and Over 100 dwellings in size. This was calculated by identifying the total number of completions to date divided by the number of years (to the decimal) since the first completion was recorded on site. This identified a delivery rate of 72dpa on sites over 100 dwellings in size and 39dpa on sites of less than 100 dwellings in size. The mean rate of delivery is **50dpa**.
  - d. A review of regional evidence was also undertaken to 'sense check' the local evidence in Babergh/Mid Suffolk. This identified sites in East Suffolk, Cambridge, Peterborough and Chelmsford. Local Authorities were selected due to their location in the East of England region and narrowed down to authorities which had building control records available online with plot completion data. This identified an average delivery rate of **47dpa**.
- 3.13 An assumption of **45dpa** has been applied to the housing trajectory unless there is evidence to suggest otherwise. For example, Chilton Leys and Former Grampian/Harris Factor in Mid Suffolk are currently delivering at 57dpa and 59dpa respectively and Taylor Wimpey, the developer on both sites, therefore have a track record in the district(s) of delivering at a higher rate. Therefore, in these instances, the developer assumption has been applied to this site, as clear evidence supports the higher rate.
- 3.14 The sample size for lead-in times and delivery rates comprises **27** sites for lead-in times and **21** sites for delivery rates, however the sites selected were based on available data in the past 3-5 years for which there was a record of all of the following:
- a. Corresponding date of approval;



- b. Known start on site date;
- c. Known completions data.

3.15 With regard to lead-in times, these were identified through the following steps:

- a. A review of national evidence paying particular attention to the NLP Research and the Chamberlain Walker Economics Research which looks at sites of comparable sizes to those identified in Mid Suffolk/Babergh. These identify a period of **2.8-4.1 years and 2.5 years** respectively from submission of the planning application to first completion/start on site;
- b. A review of the lead-in times of 27 sites in Mid Suffolk/Babergh ranging from 17-276 dwellings in size. These sites were split into two categories; under 100 dwellings and over 100 dwellings in size. The lead-in times were calculated from the date the planning application was first submitted to the date the first completion was recorded. This identified an average lead-in time of **3.3 years** for both categories;
- c. A review of regional evidence was also undertaken to 'sense check' the local evidence in Babergh/Mid Suffolk. This identified sites in East Suffolk, Cambridge, Peterborough and Chelmsford. Local Authorities were selected due to their location in the East of England region and narrowed down to authorities which had building control records available online with plot completion data. This identified an average lead-in time of **3.8 years**.
- d. The average lead-in time when considering local evidence, regional evidence and national evidence is 3.1-3.4 years (see Table 11).

3.16 An assumption of **3.3 years** has been applied to sites in the housing trajectory unless there is evidence to indicate a shorter lead-in time or where, due to a prolonged time in determining the planning application, 3.3 years has already passed. For the latter, a lead-in time of 3.3 years was added from the date of approval.

**d) Sites Under Construction**

3.17 For those sites in the supply which are currently under construction, the first step was to identify the number of units completed by 31<sup>st</sup> March 2019. For sites where dwellings have already been completed, 45dpa has been added from year 1 unless there is evidence to suggest a different rate of delivery.

3.18 There are some sites which are under construction that have not yet recorded completions. These have been assumed to deliver first completions in year 1 at a rate of 45dpa unless evidence suggests otherwise.

**e) Sites with Full Planning Permissions**

3.19 For sites in the supply with full planning permission, the following steps were taken:

- a. Check for any potentially expired permissions;
- b. Planning history search to identify if all pre-commencement conditions have been discharged;
- c. Contact was also made with all known landowners/agents/developers to confirm the status of individual sites which had planning permission;



- d. The application of 3.3 years lead-in times from the date of approval and delivery rates of 45dpa, unless the estimated lead-in time period has already passed but permission has only recently been granted (i.e. the application was submitted more than 3.3 years ago but permission was only granted in 2018/19). In these cases, the lead-in time has been applied to the date of approval, which effectively results in a longer than 3.3-year lead-in time.

**f) Sites with Outline Planning Permissions**

- 3.20 A planning history search was undertaken for sites with outline planning permission. Following this, five sites were identified as having clear evidence that completions would be delivered on site within 5 years as required by the definition of 'deliverable' at Annex 2 of the 2019 Framework.
- 3.21 Two sites had reserved matters applications submitted by housebuilders and validated by the Council before 1<sup>st</sup> April 2019, a further two sites were in the process of preparing a reserved matters application which have now been submitted, and the fifth site is the second phase of a site already under construction for which a reserved matters application is currently under preparation. Continuous discussions have been held between the developers and the Council prior to, and since, 1<sup>st</sup> April 2019. These sites have been included in the five-year land supply on the basis this is clear evidence completions will be delivered on site within five years.
- 3.22 Statements of Common Ground have been prepared and signed by the site developer (contained at Appendix 3) for the following sites:
- a. Land North and South of Poplar Lane, Ipswich (Taylor Wimpey);
  - b. Brantham Industrial Estate (Taylor Wimpey);
  - c. 7 Little Tufts, Capel St Mary (Persimmon Homes).

**g) Sites under 10 Dwellings**

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

**h) Lapse Rate**

- 3.25 No lapse rate has been applied to the Council's five-year land supply calculation.
- 3.26 It is also noted that the revisions to the definition of 'deliverable' mean that all sites in the five-year supply have planning permission and therefore a lapse rate would be relevant to the entire five-year land supply.



- 3.27 In the *Wokingham v SoSCLG and Cooper Estates Strategic Land Limited* (2017) EWHC 1863 High Court judgement, it was concluded that the use of a 10% lapse applied to the whole of the estimated supply was not necessary given the application of a 20% buffer for the same purpose. The Judge determined that an increase to the housing supply by 20% “*where there has been a record of persistent under delivery of housing*” in each case in order to “*provide a realistic prospect of achieving the planned supply*” performed the same function as the application of a lapse rate. It was judged that there was no reason to apply a lapse rate to the whole of the estimated supply as well as a 20% buffer. The Council previously applied a 10% lapse rate to all sites under construction or that had planning permission. The revisions to the definition of ‘deliverable’ mean that all sites in the five-year supply have planning permission and therefore a lapse rate would be relevant to the entire five-year land supply.
- 3.28 It is noted that in the *Castlemilk, Buckingham* appeal (APP/J0405/V/16/3151297) dated July 2017, the Council applied a 10% lapse rate to all sites making up the land supply in Aylesbury Vale, and the appellant suggested a further deduction of 353 dwellings for the removal of what was considered to be ‘undeliverable’ sites. It was determined that to reduce the supply figure and apply the discount would amount to double counting as outlined by the Secretary of State:
- “85. As set out in the IHLSPS, **a 10% deduction is applied to all sites** making up the supply in order to take account of unexpected delays in delivery. The IHLSPS reduces the supply by 618 dwellings for the period 2016-2021 and by 553 for the period 2017-2022. These numbers are both in excess of the 353 suggested by the applicants in their analysis. So the discount already applied by the Council is greater than the reduction suggested by the applicants. **To reduce the supply figure and then apply the discount would amount to double counting.**” (Emphasis added)*
- 3.29 Therefore, a lapse rate is not considered appropriate and has not been applied.
- i) Windfall**
- 3.30 In addition to these 4 categories of sites, an assessment of windfall has been undertaken to determine whether the Council can rely on a contribution from windfall sites in the five-year period. The methodology is detailed in section 9. There are no detailed data records held by the Council prior to 2013.
- j) Specialist Accommodation**
- 3.31 The Council have only recently begun land use monitoring for specialist accommodation uses such as care homes and sheltered housing. There are no monitoring records for such types of accommodation, and these have therefore not been included in the supply.



#### **4.0 HOUSING REQUIREMENT FOR BABERGH**

- 4.1 As the adopted Local Plan Core Strategy was adopted in February 2014, it is now more than five years old. In accordance with paragraph 73 of the 2019 Framework, the five-year land supply is required to be demonstrated against the local housing need ('LHN') calculated by the standard method where strategic policies are more than five years old.
- 4.2 The LHN calculation is detailed below.
- 4.3 The LHN method sets out that the most up to date household projections must be used to calculate step 1. The 10-year average is based on 10 consecutive years, with the current year being the first year. In the worked example, the current year is given as 2019. Therefore, a period of 2019 to 2029 has been used to calculate the 10-year average, based upon published Government guidance.
- 4.4 In calculating the LHN for the Council, the following data has been used:
- a. 2014-based household projections (10-year average) = 293.2
  - b. Latest affordability ratio (2018) = 11.39
- 4.5 Average household increase from 2019 to 2029 is 293.2
- a. Households 2019 = 39,946
  - b. Households 2029 = 42,358
- 10-year average household rate =  $(42,878 - 39,946) / 10 = 293.2$
- 4.6 The adjustment factor is  $(11.39 - 4) / 4 \times 0.25 = 0.461875$
- Local Housing Need = 429 dwellings per annum
- $(1 + 0.461875) \times 293.2 = 428.6$
- 4.7 The local housing need cap is calculated in two ways. First by a 10-year average household growth rate +40%. For Babergh, this equates to 410 dwellings per annum.
- $293.2 \times 1.40 = 410$
- 4.8 The second cap calculation is the average annual housing requirement figure set out in the most recently adopted strategic policies (if one exists), plus 40%. Guidance clearly states to use the annual housing requirement. For Babergh, this equates to 418.25 dwellings per annum. Policy CS3, page 31, of the Babergh Core Strategy, sets out that the Council will make provision for 5,975 dwellings between 2011 and 2031, which is an average annual requirement of 298.75.
- $298.75 \times 1.40 = 418.28$
- 4.9 The LHN figure (429dpa) is more than the higher of the two caps (418dpa). Therefore, the capped figure of 418 dwellings per annum has been identified as the appropriate LHN figure for this assessment, in line with national guidance. However, for consistency with the Council's emerging Joint Local Plan a figure of 420dpa has been used.



**a) Housing Delivery Test Calculation**

- 4.10 The Housing Delivery Test ('HDT') as required by the Framework was published in February 2019 and the results of the HDT are outlined in Table 1 below.
- 4.11 The results of this assessment indicate that a buffer of 5% will be applicable to the calculation of the five-year land supply in Babergh.

**Table 1. Housing Delivery Test for Babergh**

Annual Requirement	2015/16 Requirement	220
	2016/17 Requirement	292
	2017/18 Requirement	300
	<b>Total</b>	<b>812</b>
Recorded Completions	2015/16 Completions	157
	2016/17 Completions	226
	2017/18 Completions	331
	<b>Total</b>	<b>714</b>
<b>Housing Delivery Test Result</b>		<b>88%</b>



## **5.0 NATIONAL EVIDENCE ON THE DELIVERY OF HOUSING**

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



regional evidence. These sites vary in size from 14 dwellings up to 276 dwellings. This is outlined in detail in sections 6 and 7.

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

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

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

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

- 5.12 “Start to Finish How Quickly do Large-Scale Housing Sites Deliver?” was published in November 2016 by Nathaniel Lichfield and Partners (NLP). It is a well-regarded national level assessment of housing delivery. This report looks at sites of all sizes, but specifically focuses on 500+ dwellings. The headline points are as follows (page 3):
- a. 70 large sites were assessed;



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

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

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

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

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

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

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

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

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

5.16 The research identifies that the ‘post planning permission’ stages (C+D) for developments of 20 homes or more has increased markedly to 4.0 years on average



from grant of detailed planning permission to site completion, compared to the earlier Local Government Association (LGA) estimates of 1.7 to 3.2 years. This is considered likely to be the result of an increased burden of pre-commencement conditions (Phase C) and an increased reliance on 'large sites' that take longer to build out (Phase D) (page 3).

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



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

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

vi) ***'Urban Extensions: Assessment of Delivery Rates', Savills (2013)***

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

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

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

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

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

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

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

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

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



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

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

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

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

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

Savills - *Urban Extensions Assessment of delivery rates*

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

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

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



## b) Completions per Outlet from National House Builders

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

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



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



## 6.0 LOCAL EVIDENCE OF PAST HOUSING DELIVERY

6.1 This section reviews local evidence on delivery rates and is based on the approach advocated in Paragraph 022 of the Guidance (Housing and Economic Land Availability) which outlines that assumptions on delivery rates and lead-in times should be informed by advice from developers and local agents.

6.2 A review of local evidence within Babergh and Mid Suffolk has been undertaken and further sense checked against regional evidence provided by the following authorities:

- a. East Suffolk Council;
- b. Cambridge City Council;
- c. Peterborough City Council;
- d. Chelmsford City Council.

6.3 These authorities have been identified via the following criteria:

- a. Located in the East of England region;
- b. Had building control records available online with plot completion data.

### a) Housing Delivery Monitoring

6.4 There were 579 (net) new dwellings completed in the 2018/19 financial year. This is a 75% increase on the previous financial year (2017/18).

**Table 4. Net Completions by Type 2005-2019, Annual Monitoring Report 2017/18, Table 5 and 2018/19 Completions Data from Council**

AMR Year	Total Net Completions	No. of Windfall Completions <sup>1</sup>	% of Net Completions	Net Affordable Completions	% of Net Completions
2018/19	579	456	79%	69	12%
2017/18	331	221	67%	118	36%
2016/17	226	168	74%	24	11%
2015/16	157	124	79%	31	20%
2014/15	172	83	48%	31	18%
2013/14	291	168	58%	101	35%
2012/13	219	90	41%	59	27%
2011/12	259	156	60%	132	51%
2010/11	216	98	45%	31	25%
2009/10	185	97	52%	34	18%
2008/09	289	115	40%	111	38%
2007/08	304	140	46%	88	29%
2006/07	271	146	54%	73	27%
2005/06	189	150	79%	56	29%
<b>Total</b>	<b>3,692</b>	<b>2,212</b>	<b>60%</b>	<b>958</b>	<b>26%</b>

6.5 Since 2005, the Council have recorded 3,692 net completions of which 2,212 comprise net completions on all windfall sites and 958 net affordable housing completions.

### b) Local Past Rates of Delivery

6.6 The local evidence available does not include sites exceeding 500 dwellings and therefore all comparisons to national and housebuilder evidence is compared to a similar benchmark. The final assessment below compares the local evidence to

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



examples from national evidence which provide comparable figures for sites less than 500 dwellings.

- 6.7 The Council have also looked at past delivery rates on 21 sites within the districts (ranging from 22-276 dwellings in size) to provide comparable context to the national evidence outlined earlier in the section. All sites have been considered in the sample, but only those where building control records are available on a plot by plot completion basis have been included.
- 6.8 Tables 5 and 6 below demonstrate that sites in Babergh and Mid Suffolk of over 100 dwellings are delivering on average 72dpa, whilst sites of less than 100 are delivering in the region of 39dpa.

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

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

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

PP Ref	District	Site Address	Site Capacity	Dev. Progress	No. of Days Between First/Latest Completion	No. of Years between 1st & Final/Latest Comp	Total Comps	Ave. comps /annum
M/1492/15/FUL	Mid Suffolk	Land W of Farriers Rd, Edgecomb Park (Phase 1)	75	U/C	477	1.3	31	24
M/0210/15/FUL	Mid Suffolk	Land off Kingfisher Drive/Chalk Hill Rise	23	Completed	403	1.1	23	21
M/0669/08/OUT	Mid Suffolk	Chapel Farm	23	Completed	400	1.1	23	21
M/0254/15/OUT	Mid Suffolk	GR Warehousing Site	56	U/C	523	1.4	49	34
M/2910/11/FUL	Mid Suffolk	Former Unilever Site, High Street, Needham Maltings	90	Completed	707	1.9	90	46
M/0958/16/FUL	Mid Suffolk	9 Finborough Road	22	Completed	407	1.1	22	20
M/1662/14/FUL	Mid Suffolk	Land Adjoining Roundabout, Bury Road	27	U/C	435	1.2	24	20
M/2742/14/FUL	Mid Suffolk	Land at St Marys Rd-Phase 2	62	Completed	432	1.2	62	52
M/3112/15/OUT	Mid Suffolk	Land between Gipping Rd and Church Rd (Phase 1)	75	U/C	300	0.8	60	73
B/14/00499	Babergh	Walnut Tree Hospital	55	U/C	574	1.6	49	31
B/15/01043/FUL	Babergh	Fleetwood Caravan Site	44	U/C	508	1.4	33	24
B/13/00917	Babergh	Land east of Bulmer Road	43	U/C	98	0.3	26	97
B/2178/14/FUL	Babergh	Tranche 2, Steeles Road	34	Completed	321	0.9	34	39
B/14/01288/FUL	Babergh	Land on E Side of Ipswich Rd	78	U/C	564	1.5	74	48
<b>Average</b>								<b>39dpa</b>



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

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

Type	Lower	Mean	Higher
Mid Suffolk and Babergh	20dpa	50dpa	111dpa
Regional Evidence	14dpa	47dpa	111dpa
National Evidence (NLP)	27dpa	44dpa	60dpa
Housebuilder Evidence	32dpa	44dpa	48dpa
<b>Average</b>	<b>23dpa</b>	<b>46dpa</b>	<b>84dpa</b>

**c) Conclusion on Potential Delivery Rates**

- 6.10 In respect of delivery rates, the local evidence suggests that annual delivery on sites could be in the region of 50dpa (Table 7). Whilst the national evidence of sales or delivery rates by housebuilders suggests delivery rates to be in the region of 44dpa. The NLP research suggests delivery rates on sites of between 0-500 dwellings to be in the region of 27-60dpa.
- 6.11 Local evidence could lead to a conclusion that a delivery rate of 50dpa should be used. The local evidence has been sense checked against regional evidence which confirms Mid Suffolk and Babergh Council's past rates of delivery to be higher than the rest of the region (see Table 7 and appendix 4). However, given the sample size and lower figures from national housebuilders and national research, a delivery rate of **45dpa** is considered to be an appropriate rate of delivery on individual sites. As such, 45dpa is a reasonable rate of delivery based upon clear evidence. If there is local evidence that a housebuilder has a track record of delivering above (or below) this rate of delivery, the higher (or lower) rate will be used (such is the case for Taylor Wimpey at Chilton Leys).



## 7.0 LOCAL EVIDENCE OF LEAD-IN TIMES

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

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

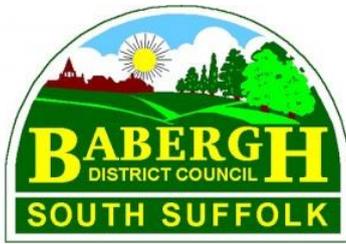
**Table 8. Summary of Local Evidence on Lead-in Times**

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

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

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

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



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

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

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

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

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



application to start on site/first completion being recorded.

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

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

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

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



## 8.0 HOUSING LAND SUPPLY / SITE ASSESSMENTS

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

### a) Sites with Detailed Planning Permission

8.2 Following the assessment of all sites with detailed planning permission, there are no sites which have been removed from the five-year supply as no sites have expired since 1<sup>st</sup> April 2019 and none are due to expire shortly.

### b) Sites with Outline Planning Permission

8.3 The following list of sites have outline planning permission and in accordance with the Framework’s definition of ‘deliverable’ have been included in the Council’s five-year housing land supply. It is considered there is clear evidence completions will begin on site within 5 years.

8.4 These sites had clear evidence at 31<sup>st</sup> March 2019 to justify their inclusion in the five-year land supply. SoCG/MoU’s were prepared between early March and July 2019 to support the clear evidence already available at the start of the monitoring year.

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

Site Address	Planning Reference	Type of Application	Site Capacity	5yr Supply	Reason for Inclusion in 5 Year Supply
Brantham Industrial Estate	B/15/00263/OUT	Outline	320	200	<p>Outline planning permission was granted on 28 September 2017. This site had permission at the cut-off point of 31<sup>st</sup> March 2019.</p> <p>A Statement of Common Ground has been agreed between the Council and the developer Taylor Wimpey. This is set out in detailed at appendix 3b. In summary the follow key points are:</p> <ul style="list-style-type: none"> <li>• Outline permission exists for 320 dwellings;</li> <li>• Full permission granted for a new access road, on site road network, structural landscaping, improvements to factory lane and drainage infrastructure;</li> <li>• A Reserved Matters application for 288 dwellings has been submitted to the Council and was approved on 21<sup>st</sup> June 2019 (DC/19/00881);</li> <li>• Pre commencement conditions have been discharged;</li> <li>• Condition 58 – work is currently underway to remove reptiles from the site;</li> <li>• For the approved highways works a contractor has been appointed to construct highways and access to Brooklands Road and Farmland Road – allowing the reserved matters to be delivered promptly;</li> <li>• Land is currently owned by St Francis Group and will be sold to Taylor Wimpey upon completion of the highways and access works. Taylor Wimpey consider that at least 50 dwellings could be delivered each year. Given the above average delivery rate of Taylor Wimpey in the local area and region a higher build out rate of 50 dwellings</li> </ul>



					has been applied. This is agreed in the SoCG. This demonstrates clear evidence that the site will deliver completions in 5 years.
7 Little Tufts and Land East of Longfield Road, Capel St Mary	B/17/06318/OUT	Outline	100	100	Outline planning permission for 100 dwellings was approved on 5 <sup>th</sup> July 2017 under reference 17/06318.  At 1 <sup>st</sup> April 2019, the Council were aware that a reserved matters application was being prepared by Persimmon Homes. Pre-application discussions had already been held and two meetings took place with the LPA in 2018.  A reserved matters application was submitted on 24 <sup>th</sup> June 2019 by Persimmon Homes and is currently pending.  An application to discharge conditions 7, 8 and 10 was submitted on 14 <sup>th</sup> June 2019 by Persimmon Homes and is currently pending.  An SoCG has been prepared and signed between the Council and Persimmon Homes and is attached at Appendix 3c. In Summary, this outlines that details of surface water drainage and surface water have been submitted concurrently with the reserved matters application. It is also outlined that a start on site is currently anticipated for March 2020. There are no issues with viability and Persimmon have an option to purchase the site subject to planning permission.  This demonstrates clear evidence that the site will deliver completions in 5 years.
Land adjacent to Woodlands Main Road, Chelmondiston	B/18/00236/OUT	Outline	24	24	Outline planning permission for 24 dwellings was approved on 2 <sup>nd</sup> July 2018.  A reserved matters application was submitted on 2 <sup>nd</sup> April 2019 by Birch Homes, a regional housebuilder. The application also seeks to discharge conditions 5, 7, 10, 12, 13, 14, 15, 16, 18, 19, 20, 23 and 25 of the outline consent (DC/18/00236/OUT). The application is going to planning committee on 17 <sup>th</sup> July 2019 with a recommendation for approval.  This demonstrates clear evidence that the site will deliver completions in 5 years.
Former Monks Eleigh Controlled School, Churchfield Monks Eleigh	B/16/01718/OUT	Outline	17	17	Outline planning permission was granted on 12 <sup>th</sup> March 2018.  A reserved matters application was submitted on 25 <sup>th</sup> March 2019 by Archerfield Homes and is currently pending. An application to discharge conditions 5, 6, 7, 8, 9, 12, 14, 15, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 30 was submitted on 25 <sup>th</sup> March 2019 and is also pending.  The application is going to planning committee on 17 <sup>th</sup> July 2019 with a recommendation for approval.  This demonstrates clear evidence that the site will deliver completions in 5 years.
Land North and South of Poplar Lane, Ipswich – Phases 1a and 1b	B/15/00993/FUL	Outline	330	105	Outline planning permission was granted on 29 <sup>th</sup> August 2018 for 330 dwellings as part of a hybrid planning application submitted by Taylor Wimpey for: <ul style="list-style-type: none"> <li>• Full planning permission for 145 dwellings;</li> <li>• Outline planning permission for 330 dwellings;</li> <li>• 4ha employment land;</li> <li>• 1.2ha primary education use;</li> <li>• Public open space;</li> <li>• Associated works.</li> </ul> The MoU signed between the Council and Taylor Wimpey



				<p>(Appendix 3a) outline that the following conditions have already been discharged:</p> <ul style="list-style-type: none"> <li>• Condition 68 (Archaeological investigation)</li> <li>• Condition 73 (Reptile Mitigation Plan)</li> <li>• Condition 74 (Skylark Mitigation Measures)</li> <li>• Condition 75 (Stag Beetle Protection Measures)</li> <li>• Condition 76 (Bat mitigation and enhancement)</li> <li>• Condition 77 (Site Lighting)</li> <li>• Condition 78 (Soil Management)</li> <li>• Condition 79 (Ecological Management Plan)</li> <li>• Condition 83 (Construction and Environmental Management Plan)</li> <li>• Condition 84 (Acoustic Barrier)</li> <li>• Condition 85 (Glazing performance standard)</li> <li>• Condition 88 (Fire hydrants and hardstanding fire capacity)</li> <li>• Condition 89 (Waste Management)</li> <li>• Condition 92 (Landscaping scheme)</li> <li>• Condition 94 (Landscape protection)</li> <li>• Condition 96 (Energy statement)</li> <li>• Condition 99 (Agreement of levels)</li> <li>• Condition 100 (scheme timing for the extension of bus service route)</li> <li>• Condition 101 (Poplar Lane and A1071 Junction Details Improvements).</li> </ul> <p>The following conditions are currently pending discharge:</p> <ul style="list-style-type: none"> <li>• Condition 70 (surface water design)</li> <li>• Condition 71 (Foul water drainage)</li> <li>• Condition 106 (Surface water prevention details)</li> </ul> <p>The SoCG is clear that it is Taylor Wimpey's intention to deliver Phase 1b subsequent to Phase 1a and the rate of delivery in the Council's trajectory. Taylor Wimpey anticipate delivering at an average rate of 60dpa across Phases 1a and 1b, however the Council have applied more conservative rates of delivery to the supply based on Taylor Wimpey's past record of delivery in the district being 50dpa (See Appendix 4 and section 6).</p> <p>This demonstrates clear evidence that the site will deliver completions in 5 years.</p>
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**c) Summary of Housing Land Supply**

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

**Table 13. Summary of Supply Sites by Type**

Type <sup>3</sup>	No. of Sites
Under Construction	19
Full Planning Permission	10
Reserved Matters Permission	3
Outline Planning Permission	5
Small Sites (<10 Dwellings)	372
<b>Total Sites</b>	<b>409</b>

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



## 9.0 WINDFALL ASSESSMENT

- 9.1 The Framework and Guidance allow for local authorities to include a windfall allowance in their five-year housing land supply where there is “*compelling evidence that they will provide a reliable source of supply*” (Paragraph 70 of the Framework).
- 9.2 Windfall is defined in the Glossary of the Framework (Annex 2) as “*sites not specifically identified in the development plan*”.
- 9.3 Paragraph 70 of the Framework states that “*any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends*”.
- 9.4 Paragraph 014 of the Guidance also requires annual position statements of five-year land supply to assess the permissions granted for windfall development by year and how this compared with the windfall allowance.
- 9.5 This section examines the past trends and considered the potential for future delivery of housing on windfall sites across Babergh and considers whether there is justification to include an allowance for windfall in the five-year housing land supply. Analysis of historic trends and consideration of future windfall sources has been undertaken to ascertain the levels of any such allowance.
- 9.6 Monitoring records show that since 2013/14, windfall has consistently delivered a significant proportion of Babergh’s housing completions. Table 14 presents the total number of windfall completions between 2013/14 and 2018/19 as a proportion of total completions. The table below demonstrates that since 2013/14, 69% of net completions on all residential development has been windfall sites.

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

AMR Year	Net Completions	No. of Windfall Completions <sup>5</sup>	% of Net Completions
2013/14	291	168	58%
2014/15	172	83	48%
2015/16	157	124	79%
2016/17	226	168	74%
2017/18	331	221	67%
2018/19	579	456	79%
<b>Total</b>	<b>1,756</b>	<b>1,220</b>	<b>69%</b>

### a) Methodology

- 9.7 Analysis on windfall dwelling delivery rates has been conducted for the 6 years covering the period 2013/14 to 2018/19 for which the Council have adequately detailed records.
- 9.8 As part of the analysis, the following types of windfall were removed from the assessment:
- Sites in residential gardens. Although no longer restricted from being included in windfall assessments, this type of site as a continued source of windfall is uncertain.
  - Sites larger than 0.25ha or more than 11 dwellings in size. These sites have

<sup>4</sup> Source: 2017-18 Annual Monitoring Report and 2018/19 Completion Data

<sup>5</sup> Includes Residential Garden Land



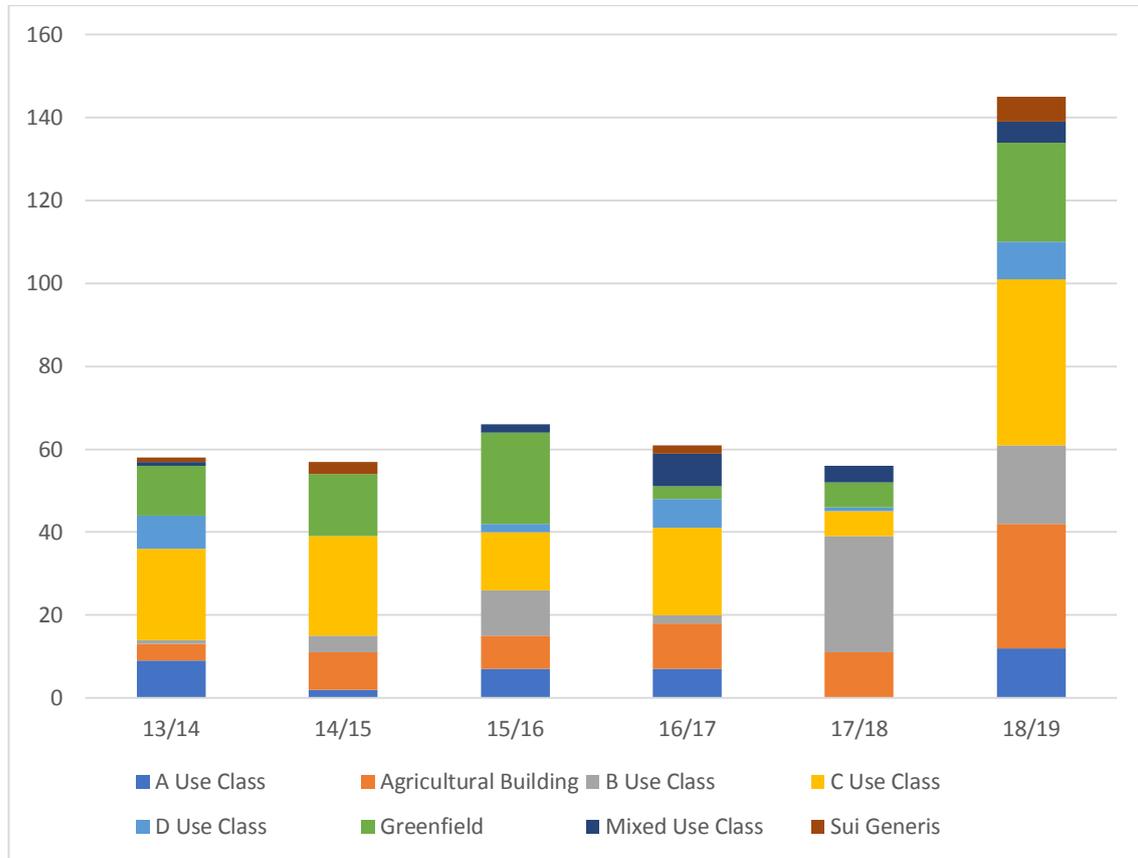
been removed, as sites of this size would be expected to be allocated in the emerging Local Plan. At the year in which windfalls make a contribution to land supply in this assessment, it is likely that there will have been further progress on the emerging Local Plan, possibly to plan examination stage.

- 9.9 Further to the above, it has been established that Babergh District Council does not hold complete records to allow identification of all windfall sites for 10 or fewer dwellings granted on appeal. Where such information is available, it would usually be the case that relevant records are considered a potentially unreliable source of future supply based on their contribution to past trends. As part of a recent similar exercise undertaken in neighbouring Mid Suffolk it was identified that only c.1% of net windfall supply on sites providing 10 or fewer dwellings was as a result of schemes granted on appeal.

**b) Sources of Windfall**

- 9.10 Following the removal of a number of sites detailed above, the source of remaining windfall sites has been analysed.
- 9.11 Chart 1 identifies the nature of windfall completions and sites that have come forward over the last 6 years in Babergh. Sites which have previously been used as C3 Use Class (excluding residential gardens) have contributed the biggest proportion of windfall completions annually over the last 6 years. This equates to 29% of windfall. Greenfield sites have contributed 19% and agricultural buildings have contributed 17% of windfall completions over the last 6 years.

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



- 9.12 Given the rural nature of the district and changes in modern agriculture it is reasonable to assume that windfall completions on previous agricultural buildings and greenfield sites will provide a consistent source of windfall.
- 9.13 It is also expected that windfall completions on B Use Class buildings will continue to provide a modest contribution due to the temporary change to permitted development rights remaining, and furthermore a contracture can be expected from former C Use Class Buildings.
- 9.14 Chart 2 has been produced by removing windfall completions from sources which are considered to be unreliable or not providing a constant form of supply, namely;
- a. A Use Classes;
  - b. D Use Classes;
  - c. Mixed Use Classes;
  - d. Sui Generis.
- 9.15 When removing sources of supply likely to be inconsistent, it can be demonstrated that future trends are expected to increase to approximately 100dpa in the immediate future (See chart 2).
- 9.16 However, it is considered that due to the Council's intention to adopt a new Local Plan, which will provide site allocations and direct development into specific locations, this will reduce contributions from windfall sites to annual completions. Albeit, there is a

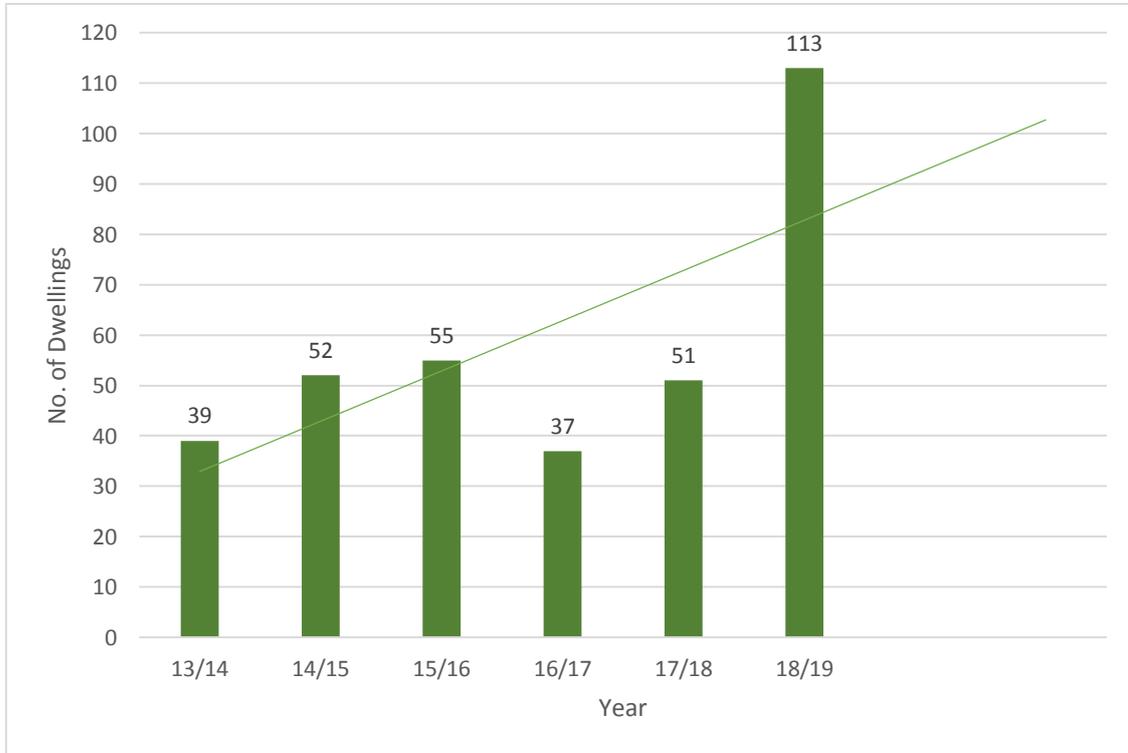


noticeable increase in windfall completions in recent years, and it is considered appropriate to provide for a modest windfall allowance of 50dpa to reflect the increase in windfall completions, but the anticipation of a new Local Plan. This represents the most recent 6 year trend (average of 57.8dpa) from reliable sources identified in Chart 2, rounded down to the nearest 10, and takes a cautious approach by acknowledging of the risk that a small number of units allowed on appeal may form part of the trend data.

- 9.17 Following the most recent consultation, the windfall allowance has been reduced from years 3-5 to years 4-5 to reflect the 3-year implementation period of planning permissions and the number of permissions approved in 2018/19 on small sites. This is to ensure no double counting occurs.
- 9.18 Therefore, a windfall allowance of **50dpa** has been applied to years 4 and 5 of the five-year housing land supply to avoid double counting of the smaller sites in years 1, 2 and 3 of the 5-year land supply.



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



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



## 10.0 LAND SUPPLY POSITION

10.1 This section concludes the housing land supply position in Babergh drawing on the evidence set out in sections 4 to 9 of this report. The assessment of deliverability, as explained in section 8, was carried out on all sites and those which were not considered deliverable have been discounted. Overall, there are 409 sites with extant permissions which meet the relevant requirements set out in the 2019 Framework and Guidance.

10.2 Drawing on the evidence on housing delivery taken from national research, national housebuilder performance and local evidence, a delivery rate of **45dpa** and a lead-in time of **3.3 years** has been applied. This is outlined in sections 5, 6 and 7 of this report. Where SoCG's set out different lead-in times and delivery rates, these have been used where there is evidence to support a higher rate of delivery such as the housebuilder's past record of delivery in the district. Applying these assumptions to deliverable sites equates to a housing land supply of 2,549 dwellings to 2024.

10.3 There are 5 sites with outline planning consent at 31<sup>st</sup> March 2019 that are considered to demonstrate clear evidence as required by the Framework (2019) to be included in the housing land supply.

10.4 No sites are included in the supply which did not have a planning permission on 31<sup>st</sup> March 2019.

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

10.5 A summary of the sites which comprise Babergh's housing land supply are outlined in Table 15. This table also calculates the housing land supply position of Babergh Council to be **5.67 years**. See Appendix 6 for the detailed housing trajectory.

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

		Housing Land Supply 2019-2024	
Housing Land Supply Components	Under Construction		723
	Full Planning Consent		432
	Reserved Matters Consent		72
	Outline Planning Consent		446
	Small Sites (<10 dwellings)		726
	Windfall Allowance		100
	<b>Total</b>		<b>2,499</b>
Requirement Calculations	<b>Requirement Scenario</b>		
	Base LHN requirement (dpa)		420
	Requirement over 5 years		2,100
	With Buffer @ 5%		2,205
	Dwellings Per Annum		441
5 Year Supply	<b>Council Supply</b>		
	Council Deliverable Supply		2,499
	Years @ 5% Buffer		<b>5.67</b>
	Supply Against Requirement		<b>+294</b>

10.6 Therefore, as required by the Framework (Paragraph 73 and Glossary in Annex 2) and in accordance with the guidance set out in the Framework and accompanying Guidance, Babergh District Council can demonstrate a 5.67 years housing land supply.



## APPENDIX 1: GLOSSARY OF TERMS

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

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

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

**Build-Out Rate:** The annual build-out rate on a site.

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

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

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

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

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

**Deliverable:** As defined in Annex 2 of the National Planning Policy Framework (2019) as to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

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

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified



on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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

**Detailed Planning Permission:** A planning application seeking full permission for a development proposal, with no matters reserved for later planning approval.

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

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

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

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

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

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

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

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

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

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



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

**National Planning Policy Framework (NPPF):** sets out government's planning policies for England and how these are expected to be applied.

**National Planning Practice Guidance (Guidance):** The National Planning Practice Guidance adds further context to the National Planning Policy Framework ("NPPF") and it is intended that the two documents should be read together. **Net Completions:** Measures the absolute increase in stock between one year and the next, including other losses and gains (such as conversions, changes of use and demolitions).

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

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

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

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

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

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

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

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



## APPENDIX 2: FRAMEWORK/GUIDANCE CHECKLIST

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

Reference	Location
Housing Delivery Test (20% buffer)	Section 4 (a), pages 13
Guidance 036/047: relevant to Sites with Outline Planning Consent:  Evidence may include: <ul style="list-style-type: none"> <li>• <i>“any progress being made towards the submission of an application;</i></li> <li>• <i>any progress with site assessment work; and</i></li> <li>• <i>any relevant information about site viability, ownership constraints or infrastructure provision.”</i></li> </ul> For example: <ul style="list-style-type: none"> <li>• <i>“a statement of common ground between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.</i></li> <li>• <i>a hybrid planning permission for large sites which links to a planning performance agreement that sets out the timescale for conclusion of reserved matters applications and discharge of conditions.”</i></li> </ul>	Section 8(b), pages 28-30
Guidance 052: Consultation with Stakeholders such as: <ul style="list-style-type: none"> <li>• <i>“small and large developers;</i></li> <li>• <i>land promoters;</i></li> <li>• <i>private and public land owners;</i></li> <li>• <i>infrastructure providers (such as utility providers, highways, etc);</i></li> <li>• <i>upper tier authorities (county councils) in two-tier areas;</i></li> <li>• <i>neighbouring authorities with adjoining or cross-boundary sites.”</i></li> </ul>	See Section 3.  An appendix containing a summary of consultation responses received is located at Appendix 7.
Guidance 047: Assumption on delivery rates and lead-in times to be based on clear evidence.	Section 5, 6 & 7, pages 14-27
Guidance 048: Assessments will be expected to include:  <i>“for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates”</i>	Available records were not sufficient to adequately evidence this.
Guidance 048: Assessments will be expected to include <i>“for small sites, details of their current planning status and record of completions and homes under construction by site”</i>	See Housing Trajectory
Guidance:048: Assessments will be expected to include <i>“permissions granted for windfall development by year and how this compares with the windfall allowance”</i>	Section 9, pages 31-34
Guidance 048: Assessments will be expected to include <i>“details of demolitions and planned demolitions which will have an impact on net completions”</i>	See Housing Trajectory
Guidance 048: Assessments will be expected to include <i>“total net completions from the plan base date by year (broken down into types of development e.g. affordable housing)”</i>	Table 4, page 22
Guidance 048: Assessments will be expected to include <i>“the 5 year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.”</i>	Table 15, page 35
NPPF Paragraph 73: Standard Method for Calculating Local Housing Need where adopted Local Plans are more than 5 years old	Section 4, page 12



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

Appendix 3a: Land North and South of Poplar Lane, Ipswich;

Appendix 3b: Brantham Industrial Estate;

Appendix 3c: 7 Little Tufts, Capel St Mary.

## Babergh and Mid Suffolk District Councils

### Memorandum of Understanding on Deliverability

June 2019

Between: (i) Babergh District Council

(ii) Developer Taylor Wimpey

#### Purpose of this Understanding

This Memorandum of Understanding has been prepared by two parties to address deliverability in respect of the development at **Land North and South of Poplar Lane, Ipswich – Phase 1a and Phase 1b.**

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

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

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

#### **1. The Planning Status of the Site**

A hybrid application (relating to the wider site) comprising the following proposed development was approved at Babergh District Council Development Control Committee on 10<sup>th</sup> of February 2016 (application reference: B/15/00993/FUL):

Outline Application – Up to 475 dwellings, 4ha employment land (A3, A4, A5, D1, D2 and Sui Generis), 1.2ha primary education, public open space including play areas, associated landscaping, SuDS and highway improvements

Full Application – 145 dwellings, public open space and play areas, green infrastructure, landscaping and boundary treatments, SuDS and pumping station, highway improvements and an electricity substation.

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

The following Pre-Commencement Conditions (attached to the Full element of the Hybrid Consent – Phase 1a) listed below have been approved and cleared.

- Condition 68 (Archaeological Investigation)
- Condition 73 (Reptile Mitigation Plan)
- Condition 74 (Skylark Mitigation Measures)
- Condition 75 (Stag Beetle Protection Measures)
- Condition 76 (Bat Mitigation and Enhancement)
- Condition 77 (Site Lighting)
- Condition 78 (Soil management)
- Condition 79 (Ecological Management Plan)
- Condition 83 (Construction and environmental management plan)
- Condition 84 (Acoustic barrier)
- Condition 85 (Glazing performance standard)
- Condition 88 (Fire Hydrants and Hardstanding Fire Capacity)
- Condition 89 (Waste management)
- Condition 92 (Landscaping Scheme)
- Condition 94 (Landscape Protection)
- Condition 96 (Energy Statement)
- Condition 99 (Agreement of Levels)
- Condition 100 (Scheme timing for the extension of the Bus Service Route)
- Condition 101 (Poplar Lane and A1071 Junction Details Improvements)

A planning application seeking to discharge the following Pre-Commencement Conditions has been submitted to Babergh District Council and is currently being considered by the Local Planning Authority:

- Condition 70 (Surface Water Design)
- Condition 71 (Foul Water Drainage)
- Condition 106 (Surface Water Prevention Details)

Phase 1b - Reserved Matters application timescales

A Reserved Matters (RM) application associated with Phase 1b is anticipated to be submitted to Babergh District Council towards the end of 2019.

Following the submission of the RM application, information to discharge the necessary pre-commencement conditions will be submitted to Babergh District Council, ahead of commencement of development, which is due to begin in 2022.

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

A site wide strategy for the archaeological works was produced in tandem with Suffolk County Council and the works are being undertaken on a staged basis as agreed with the County Archaeologist.

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

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

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

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

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

The infrastructure which serves Phase 1 has been approved and is for the most part already now constructed. This means that the infrastructure is already in place allowing the delivery of housing to remain unaffected.

**Deliverability Assessment**

The table below outlines our intentions for delivery of Phase 1a and b of this development until 2023, and Taylor Wimpey remain fully committed to these forecasts.

Stage	Programme / Timescales	
Application Reference	B/15/00993/FUL	
Total No. Dwellings	Up to 475 dwellings	
Hybrid RTG	10 <sup>th</sup> of February 2016	
S106 Agreed	24 <sup>th</sup> of August 2018	
Decision Date	29 <sup>th</sup> August 2018	
Completions Per Year		
Year (Apr-Mar)	(No. of dwellings)	
	Phase 1A	Phase 1B
2019/20	10	
2020/21	63	
2021/22	57	
2022/23	15	43
2023/24		63

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Signed on behalf of Taylor Wimpey East Anglia:

Print Name: Nicole Lane

Position: Architect

Date: 01.07.19

Signed on behalf of Babergh District Council:

Print Name: Steven Stroud



Position: Strategic Projects Manager  
1st July 2019

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 4 of 4

Babergh and Mid Suffolk District Councils  
Statement of Common Ground on Deliverability

May 2019

Between: (i) Babergh District Council

(ii) Developer Taylor Wimpey

Purpose of this Statement

This Statement of Common Ground has been prepared by two parties to address issues of deliverability in respect of the development at **Land South of Brooklands Road, Brantham**.

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

1. The planning status of the site;
2. Any progress being made towards the submission of an application;
3. Any progress with site assessment work; and
4. Any relevant information about site viability, ownership constraints or infrastructure provision.

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

1. The planning status of the site

A hybrid planning application for the redevelopment of the Brantham industrial estate and development of adjoining land for housing was granted in November 2016 under planning reference B/15/00263.

As part of the hybrid consent, outline planning permission was granted for approx. 320 dwellings, 5.4ha of employment land, 0.1ha of retail and community use, public open space and playing fields; and full permission granted for a new access from Brooklands Road, on-site road network and structural landscaping, improvements to Factory Lane and foul and storm water drainage infrastructure.

This Statement focuses on the subsequent RM application for 288 dwellings including associated appearance, landscaping, layout and scale to be reported to the BDC Planning Committee on 19<sup>th</sup> June 2019 - DC/19/00881.

2. Any progress being made towards the submission of an application

As set out above, this application relates to the Reserved Matters details in relation to the residential element with outline planning consent, as part of the Hybrid application.

A number of pre-commencement conditions have already been discharged to date. Also, additional information has been submitted in relation to conditions secured by the Hybrid Consent, relevant to the residential development, and required to be submitted concurrently with the Reserved Matters application.

### 3. Any progress with site assessment work

In accordance with details approved under Condition 58 of the Hybrid consent, work is currently progressing to move reptiles currently on site, and translocate the reptiles to suitable areas in the immediate vicinity. Following the end of the reptile capture process, the reptile habitat will be cleared to facilitate construction.

### 4. Any relevant information about site viability, ownership constraints or infrastructure provision

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

The infrastructure which serves the development has been approved under the Hybrid Planning Application (DC/15/00263). Specifically for the residential element of the scheme, the Hybrid Consent included full planning permission for the new access from Brooklands Road. A contractor has been instructed by the landowner to construct the S278 (Highway and access) Works to Brooklands Road and Farmland Road, and this means that the infrastructure will be in place allowing the Reserved Matters applications to be brought forward promptly. It will also assist the speed of delivering the site in a safe and strategic manner.

The land is currently owned by St Francis Group, and it will be purchased by Taylor Wimpey on completion of the S278 (Highway) works. Notwithstanding this, as identified above, Taylor Wimpey have confirmed their intentions to proceed as soon as possible, given the ongoing ecology works and the construction of the access and highway works.

### Deliverability assessment

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

Table 1.1

<b>Stage</b>	<b>Programme / Timescales</b>
<b>Application Reference</b>	DC/19/00881
<b>Total No. Dwellings</b>	288
<b>S106 Agreed</b>	N/A
<b>Committee Date</b>	19 June 2019
<b>Decision Notice Issued</b>	TBC
<b>Completions Per Year</b>	
<b>Year (Apr-Mar)</b>	<b>(No. of dwellings)</b>
<b>2019/20</b>	0
<b>2020/21</b>	50
<b>2021/22</b>	50
<b>2022/23</b>	50
<b>2023/24</b>	50
<b>2024/25</b>	50
<b>2025/26</b>	38

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



**Print Name: Andrew Garnham**

**Position: Planning Co-ordinator**

**Date: 22nd May 2019**

**Signed on behalf of Babergh District Council:**



**Print Name: Steven Stroud**

**Position: Strategic Projects and Delivery Manager**

**Date: 21<sup>st</sup> May 2019**

**LAND EAST OF LITTLE TUFTS,**

**CAPEL ST MARY**

Babergh and Mid Suffolk District Councils

Statement of Common Ground on Deliverability

June 2019

Between: (i) Babergh District Council

(ii) Persimmon Homes

**Purpose of this Understanding**

This Memorandum of Understanding has been prepared by two parties to address issues of deliverability in respect of the development at Land east of Little Tufts, Capel St Mary.

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

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

For the purpose of this Statement, Babergh District Council is “the local planning authority” and Persimmon Homes are “the developers”.

1. The planning status of the site

Outline planning permission for 100 dwellings was approved on 5<sup>th</sup> July 2017 (Ref. DC/17/06318).

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

Two meetings took place with the LPA in 2018 (the most recent was on 17<sup>th</sup> December 2018). Positive feedback was received on a revised layout and comments made at the pre-application meeting have been addressed. The reserved matters application was submitted on 14<sup>th</sup> June 2019 with a start date of 15<sup>th</sup> June and decision date of 14<sup>th</sup> September 2019.

Persimmon Homes are confident that the reserved matters can be approved within the 13 weeks statutory period.

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

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

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

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

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

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

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

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

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

The site is owned by a related landowners with Persimmon having the option on the site.

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

There are no significant infrastructure requirements associated with this site.

Deliverability assessment

This site is considered to be deliverable within 5 years. There are no issues or constraints with this site that would stall development. Following approval of the reserved matters and

agreement of details required by pre-commencement conditions, it is envisaged that construction would be underway by mid-2020.

The anticipated build programme would be 40 units per year. The first legal completion is expected in July 2020 with completion of the development by late 2020/early 2023.

Signed - Steven Stroud 	On behalf of Babergh District Council  24 <sup>th</sup> June 2019
Signed - Stuart McAdam (Senior Planner) 	On behalf of Persimmon Homes (Suffolk)  20 <sup>th</sup> June 2019



#### APPENDIX 4: REGIONAL EVIDENCE OF DELIVERY

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



## APPENDIX 5: LIST OF DOCUMENTS REFERENCED

- 1) Babergh and Mid Suffolk Joint Annual Monitoring Report 2017/18:  
<https://www.babergh.gov.uk/assets/Strategic-Planning/AMR/FINAL-BMSDC-AMR-2017-18.pdf>
- 2) Babergh and Mid Suffolk Joint Local Plan: Strategic Housing and Economic Land Availability Assessment (SHELAA), July 2019:  
<https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-July-2019-v2.pdf>
- 3) National Planning Policy Framework (2019):  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)
- 4) Planning Practice Guidance:  
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 5) Housing Delivery Test Measurement Rule Book:  
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- 6) Letwin Review:  
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- 8) 'The Role of Land Pipelines in the UK Housebuilding Process' by Chamberlain Walker Economics (2017):  
[https://cweconomics.co.uk/wp-content/uploads/2017/10/CWEconomicsReport\\_Land\\_Banking.pdf](https://cweconomics.co.uk/wp-content/uploads/2017/10/CWEconomicsReport_Land_Banking.pdf)
- 9) HBF Paper: Chairman's Update (31/03/2016)
- 10) 'Housing Delivery on Strategic Sites' by Colin Buchanan Report (2005):  
<https://www.scribd.com/document/40249959/Housing-Delivery-on-Strategic-Sites>
- 11) 'Urban Extensions: Assessment of Delivery Rates' by Savills (2013):  
[http://www.barrattdevelopments.co.uk/~/\\_/media/Files/B/Barratt-Developments/materials-and-downloads/savills-delivery-rates-urban-extensions-report.pdf](http://www.barrattdevelopments.co.uk/~/_/media/Files/B/Barratt-Developments/materials-and-downloads/savills-delivery-rates-urban-extensions-report.pdf)
- 12) 'Factors Affecting Housing Build-out Rates' by University of Glasgow (2008):  
[https://www.gla.ac.uk/media/media\\_302200\\_en.pdf](https://www.gla.ac.uk/media/media_302200_en.pdf)
- 13) Avant Homes Full Year Results 2018;  
<https://www.avanthomes.co.uk/about-us/corporate-news/avant-homes-announces-reord-financial-results-and-40-per-cent-rise-in-profits-for-2018/>



- 14) Barratt/ David Wilson Homes Trading Update 2018;  
<http://www.barrattdevelopments.co.uk/~media/Files/B/Barratt-Developments/reports-presentation/2018/barratt-ar18.pdf>
- 15) Bellway Homes Annual Report 2018;  
<http://www.bellwaycorporate.com/sites/default/files/2018-11/annual-report-2018.pdf>
- 16) Bovis Homes Half Year Report 2018;  
<https://www.bovishomesgroup.co.uk/~media/Files/B/Bovis-Homes-Group/documents/reports-and-presentations/2018/final-results-2018-presentation.pdf>
- 17) CALA Homes Full Year Update 2018;  
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- 18) Countryside Properties Full Year Results 2018;  
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- 21) Linden Homes Galliford Try Full Year Results 2018;  
<https://www.gallifordtry.co.uk/~media/Files/G/GallifordTry/presentation/2018/full-year-results-2018-presentation.pdf>
- 22) Miller Homes Half Year Results 2018;  
<https://www.millerhomes.co.uk/corporate/financial/news-and-press/Full-Year-Results-for-the-Year-to-31-December-2018.aspx>
- 23) Persimmon Home Full Results 2018;  
<https://www.persimmonhomes.com/corporate/media/359156/final-results-announcement-final.pdf>
- 24) Redrow Homes Full Year Results Presentation 2018;  
<http://investors.redrowplc.co.uk/~media/Files/R/Redrow-IR-V2/latest-results/2019/half-yearly-report-06-feb-2019.pdf>
- 25) Taylor Wimpey Trading Statement 2018:  
<https://taylorwimpeyar.blacksunplc.com/documents/annual-report-2018-full.pdf>



## APPENDIX 6: HOUSING TRAJECTORY



**Sites with Full Planning Permission**

Planning Reference	Development Status	Parish	Site Address	Date of Approval	New Dwellings	Dwellings Lost	Net Dwellings	Development Progress	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Remaining Outside 5YR Period
									2019/20	2020/21	2021/22	2022/23	2023/24		
B /17/00003/FUL	FUL permission	Bentley	Oakleigh, Capel Road, Bentley, Ipswich IP9 2DW	27/03/2018	16	0	16	Not Started			16			16	0
DC/17/05332/FUL	FUL permission	Cockfield	Land To The North West Of Mackenzie Place, Cockfield, Suffolk	29/06/2018	51	0	51	Not Started			45	6		51	0
B /16/00802/FUL	FUL permission	Copdock & Washbrook	Football Ground North East of Elm Lane, Copdock & Washbrook	10/08/2017	15	0	15	Not Started		15				15	0
B /15/00673/FUL	FUL permission	East Bergholt	Land North West Of, Moores Lane, East Bergholt	23/11/2017	144	0	144	Not Started			45	45	45	135	9
B /16/00903/FUL	FUL permission	Hadleigh	Land North Of Castle Road, Hadleigh	19/12/2016	14	0	14	Not Started		14				14	0
B /12/00500/FUL	FUL permission	Shotley	Former HMS Ganges Site, Shotley Gate	18/12/2015	285	0	285	Not Started			45	45	45	135	150
DC/18/01181/OFD	FUL permission	Sproughton	Geest House, Hadleigh Rd, IP8 3AS	15/05/2018	13	0	13	Not Started			13			13	0
B /15/01678/FUL	FUL permission	East Bergholt	Land South of Gatton House, Hadleigh Road, East Bergholt	10/11/2017	10	0	10	Not Started		10					
B /16/01038/FUL	FUL permission	Newton	Red House Farm, Sudbury Road, Newton, CO10 0QH	16/11/2017	10	1	9	Not Started		9					
B /17/00950/FUL	FUL permission	Stutton	Land West Of 30 - 40 Stutton Close, Stutton, Suffolk	20/04/2018	34	0	34	Not Started			34			34	0
<b>Sub Total</b>									<b>0</b>	<b>48</b>	<b>198</b>	<b>96</b>	<b>90</b>	<b>413</b>	<b>159</b>
<b>5 Year Supply</b>													<b>432</b>		

**Sites with Outline Planning Permission**

Planning Reference	Development Status	Parish	Site Address	Date of Approval	New Dwellings	Dwellings Lost	Net Dwellings	Development Progress	Year 1 2019/20	Year 2 2020/21	Year 3 2021/22	Year 4 2022/23	Year 5 2023/24	Total	Remaining Outside 5YR Period
DC/17/02751/OUT	OUT permission	Acton	Land South East Of Barrow Hill, Acton, CO10 0AS	22/12/2017	100	0	100	Not Started						0	100
B /15/01433/OUT	OUT permission	Bildeston	Land East of Artiss Close and, Rotherham Road, Bildeston	05/04/2016	48	0	48	Not Started						0	48
B /15/00263/OUT	OUT permission	Brantham	Brantham Industrial Estate and land to the north and the peninsula (part of), Factory Lane, CO11 1NL	18/11/2016	320	0	320	Not Started		50	50	50	50	200	120
DC/17/06318/OUT	OUT permission	Capel St Mary	7 Little Tufts And Land East Of Longfield Road, Capel St Mary, IP9 2UD	05/07/2018	100	0	100	Not Started			20	40	40	100	0
DC/18/00236/OUT	OUT permission	Chelmondiston	Land Adjacent To Woodlands, Main Road, Chelmondiston, IP9 1DW	02/07/2018	24	0	24	Not Started				24		24	0
B /16/01092/OUT	OUT permission	East Bergholt	Land East Of The Constable Country Medical Centre, Heath Road, East Bergholt	09/02/2018	75	0	75	Not Started						0	75
B /17/01009/OUT	OUT permission	Elmsett	Land East Of Hadleigh Road, Elmsett, Suffolk	27/06/2018	41	0	41	Not Started						0	41
DC/17/05204/OUT	OUT permission	Elmsett	Land At Shrubland Nursery, Whatfield Road, Elmsett Ipswich, Suffolk, IP7 6LZ	25/01/2019	18	0	18	Not Started						0	18
B /17/00912/OUT	OUT permission	Hadleigh	Home Farm, The Green, Hadleigh, Ipswich, IP7 6AE	17/04/2018	15	1	14	Not Started						0	14
DC/17/03982/OUT	OUT permission	Hintlesham	Land To The East Of Duke Street and North Of Red House Cottages, Hintlesham	30/01/2018	11	0	11	Not Started						0	11
DC/17/03100/OUT	OUT permission	Lavenham	Land South Of Howlett Of Lavenham, Melford Road, Lavenham	16/01/2018	25	0	25	Not Started						0	25
B /16/01718/OUT	OUT permission	Monks Eleigh	Former Monks Eleigh, Controlled School, Churchfield Monks Eleigh, Colchester, IP7 7JH	26/03/2018	17	0	17	Not Started			17			17	0
B /14/01377/OUT	OUT permission	Pinewood	Belstead House, Sprites Lane, Pinewood, IP8 3NA	08/04/2016	155	0	155	Not Started						0	155
B /15/00993/OUT	OUT permission	Sproughton	Land To The North And South Of Poplar Lane Sproughton	29/08/2018	330	0	330	Not Started			5	50	50	105	225
DC/17/02111/OUT	OUT permission	Stutton	Land Adjoining The Village Hall, Manningtree Road, Stutton, Suffolk	02/07/2018	14	0	14	Not Started						0	14
B /15/01718/OUT	OUT permission	Sudbury	Chilton Woods Mixed Use Development Land North Of Woodhall Business Park, Sudbury	29/03/2018	1150	0	1150	Not Started						0	1150
DC/17/04052/OUT	OUT permission	Sudbury	Land North Of Waidingfield Road, Sudbury	05/07/2018	130	0	130	Not Started						0	130
DC/18/00306/OUT	OUT permission	Cockfield	Land West of Plough and Fleece Inn, Great Green Cockfield, Bury St Edmunds, Suffolk, IP30 0HJ	17/05/2018	10	0	10	Not Started						0	10
B /17/01023/OUT	OUT permission	Sudbury	Crown Building, Newton Road, Sudbury, CO10 2RL	22/11/2017	19	0	19	Not Started						0	19
<b>Sub Total</b>									<b>0</b>	<b>50</b>	<b>92</b>	<b>164</b>	<b>140</b>	<b>446</b>	<b>2155</b>
<b>5 Years</b>														<b>446</b>	

**Sites with Reserved Matters Consent**

Planning Reference	Development Status	Parish	Site Address	Date of Approval	New Dwellings	Dwellings Lost	Net Dwellings	Development Progress	Year 1	Year 2	Year 3	Year 4	Year 5	Total	Remaining Outside 5YR Period
									2019/20	2020/21	2021/22	2022/23	2023/24		
DC/18/04309/RES	FUL permission	Great Waldingfield	Land Off Bantocks Road, Great Waldingfield, Sudbury, CO10 0RL	02/07/2018	32	0	32	Not Started			32			32	0
DC/18/03615/RES	RES permission	Lavenham	Land North West And South West Of Norman Way, Lavenham, Suffolk	19/12/2018	25	0	25	Not Started			25			25	0
DC/18/03636/RES	RES permission	Sproughton	Russetts, Hadleigh Road	30/11/2018	16	1	15	Not Started			15			15	0
<b>Sub Total</b>									<b>0</b>	<b>0</b>	<b>72</b>	<b>0</b>	<b>0</b>	<b>72</b>	<b>0</b>
<b>5 Year Supply</b>													<b>72</b>		

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

Planning Reference	Development Status	Parish		Date of Approval	New Dwellings	Dwellings Lost	Net Dwellings	Building Control Start Date	Development Progress	No. of Units Completed at 1st April 2019	No. of Dwellings in 5 Year Supply	N/S	U/C
B /16/00726/FUL	FUL permission	Acton	The Pool House, High Street, Acton, CO10 0AJ	26/08/2016	1	0	1	01/04/2019	Under Construction	0	0	1	0
B /17/01120/OUT	OUT permission	Acton	Land to the rear of 6 High Street, Acton, CO10 0AL	26/07/2017	1	0	1		Not Started	0	1	1	0
DC/17/03990/OUT	OUT permission	Acton	Land To The East Of Appleshaw Mills Lane Newmans Green Acton	10/10/2018	2	0	2		Not Started	0	2	2	0
DC/17/05967/RES	FUL permission	Acton	Land adjacent Meadow View, Melford Road, Acton	17/08/2016	3	0	3	02/07/2018	Under Construction	0	3	0	3
DC/18/00348/RES	FUL permission	Acton	Land North Of Rectory House, Waldingfield Road, Acton, CO10 0AH	15/05/2018	1	0	1	11/06/2018	Under Construction	0	1	0	1
DC/18/01122/FUL	FUL permission	Acton	The Pool House, High Street, Acton, Suffolk, CO10 0AJ	28/06/2018	1	0	1	21/08/2018	Under Construction	0	1	0	1
DC/18/01296/FUL	FUL permission	Acton	6 High Street, Acton, Sudbury, Suffolk, CO10 0AL	04/10/2018	2	0	2	10/01/2019	Under Construction	0	2	0	2
DC/18/05085/FUL	FUL permission	Acton	Heath Farm, Waldingfield Road, Acton, Sudbury, Suffolk, CO10 0AG	14/01/2019	1	0	1	22/03/2019	Under Construction	0	1	0	1
B /15/00531/AGD	FUL permission	Aldham	Frog Hall Farm, The Street Aldham, Ipswich, IP7 6NH	22/06/2015	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/18/00799/OUT	OUT permission	Aldham	Land At Hadleigh Road Aldham, Ipswich, IP7 6NF	13/06/2018	7	0	7		Not Started	0	7	7	0
B /17/01103/FUL	FUL permission	Alpheton	Newmans Lodge, Bury Road Alpheton, Sudbury, CO10 9BP	08/09/2017	4	0	4	17/01/2019	Under Construction	0	4	0	4
B /14/01305/FUL	FUL permission	Assington	St Edmunds Cottage, The Street, CO10 5LN	04/12/2014	1	0	1	31/03/2019	Under Construction	0	1	0	1
B /15/01382/FUL	FUL permission	Assington	Gedding Hall, Nayland Road Assington, CO10 5LR	23/12/2016	2	0	2		Not Started	0	2	2	0
B /15/01393/FUL	FUL permission	Assington	The Barn at Assington, The Street (B/14/00362/OUT also ref'd)	18/11/2015	3	0	3	19/02/2018	Under Construction	0	3	2	1
B /16/00890/AGD	FUL permission	Assington	Land at, Gedding Hall, Nayland Road, Assington, CO10 5LR	25/08/2016	1	0	1		Not Started	0	1	1	0
B /16/00891/AGD	FUL permission	Assington	Land at, Gedding Hall, Nayland Road, Assington, CO10 5LR	25/08/2016	1	0	1		Not Started	0	1	1	0
B /16/01056/FUL	FUL permission	Assington	Land South Of 1 Woodfield Assington	29/09/2016	2	0	2	26/10/2016	Under Construction	0	2	0	2
B /16/01353/FUL	FUL permission	Assington	Assington Fruit Farm, The Street, Assington, CO10 5LW	02/12/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
B /16/01638/FUL	FUL permission	Assington	Chestnut Grove, Bures Road, Assington, CO10 5NF	01/02/2017	1	1	0		Not Started	0	0	0	0
DC/17/03535/AGD	FUL permission	Assington	Hill Farm, The Street Assington, CO10 5LH	22/09/2017	3	0	3		Not Started	0	3	3	0
DC/17/05628/FUL	FUL permission	Assington	Land To South Of Dale Cottage, 1 The Street, Assington, CO10 5LH	04/01/2018	1	0	1	23/07/2018	Under Construction	0	1	1	0
DC/17/05638/OUT	OUT permission	Assington	Land To The South Of 10 The Gurdons, The Street, Assington, CO10 5LW	04/05/2018	2	0	2		Not Started	0	2	2	0
DC/18/00687/OUT	OUT permission	Assington	Land At The Barn At Assington The Street, Assington, CO10 5LW	22/06/2018	8	0	8		Not Started	0	8	8	0
DC/18/01759/OUT	OUT permission	Assington	Land To North Of Brookfields Barracks Road, Assington, CO10 5LP	18/06/2018	1	0	1		Not Started	0	1	1	0
DC/18/01894/FUL	FUL permission	Assington	Land South Of Wistons, The Street, Assington, Sudbury, CO10 5LW	04/12/2018	1	0	1	24/12/2018	Under Construction	0	1	0	1
DC/18/03151/RES	FUL permission	Assington	Land North Of Assington Barn The Street, Assington, Suffolk	07/09/2018	1	0	1		Not Started	0	1	1	0

DC/18/03156/RES	FUL permission	Assington	Land North Of Assington Barn, The Street Assington, Suffolk	07/09/2018	1	0	1		Not Started	0	1	1	0
DC/18/03157/RES	FUL permission	Assington	Land North Of Assington Barn, The Street Assington, Suffolk	07/09/2018	1	0	1		Not Started	0	1	1	0
DC/18/03158/RES	FUL permission	Assington	Land North Of Assington Barn, The Street Assington, Suffolk	07/09/2018	4	0	4		Not Started	0	4	4	0
DC/18/03162/RES	FUL permission	Assington	Land North Of Assington Barn, The Street Assington, Suffolk	07/09/2018	1	0	1		Not Started	0	1	1	0
DC/18/03392/FUL	FUL permission	Assington	Land North Of 25 The Street, Assington Sudbury, Suffolk, CO10 5LJ	19/10/2018	2	0	2		Not Started	0	2	2	0
DC/18/03861/RES	FUL permission	Assington	Land South Of Barracks Road Assington, Suffolk	23/10/2018	1	0	1	15/11/2018	Under Construction	0	1	0	1
DC/18/04077/FUL	FUL permission	Assington	Hill Farm, The Street Assington, Sudbury, Suffolk, CO10 5LH	30/01/2019	2	0	2		Not Started	0	2	2	0
DC/18/04270/FUL	FUL permission	Assington	Land To The South Of Maxton & Russet The Street, Assington, Sudbury, Suffolk CO10 5LN	25/01/2019	1	0	1		Not Started	0	1	1	0
B /16/01563/FUL	FUL permission	Belstead	Wayside, Grove Hill Belstead, IP8 3LU	11/01/2017	1	1	0		Not Started	0	0	0	0
DC/18/00339/RES	FUL permission	Belstead	Land South Of Grove Hill Belstead, Suffolk	25/04/2018	9	0	9		Not Started	0	9	9	0
DC/18/00403/AGD	FUL permission	Belstead	Land To The East Of A12 Belstead, Suffolk, IP8 3LY	25/04/2018	3	0	3		Not Started	0	3	3	0
B /08/01450/FUL	FUL permission	Bentley	Land South Of Anchor Cottage	28/11/2008	1	0	1	31/03/2019	Under Construction	0	1	0	1
B /16/00949/FUL	FUL permission	Bentley	Ivy Cottage, Capel Road, Bentley, IP9 2DW	17/11/2016	2	0	2	08/04/2019	Under Construction	0	2	2	0
B /16/01051/OUT	OUT permission	Bentley	Roman Acres, Capel Road Bentley, IP9 2DL	26/09/2016	1	0	1		Not Started	0	1	1	0
B /16/01189/FUL	FUL permission	Bentley	3 South View Green, Bentley, IP9 2DR	25/10/2016	1	0	1		Not Started	0	0	1	0
B /17/00936/FUL	FUL permission	Bentley	Woodfield, Bergholt Road, Bentley, IP9 2DH	09/06/2017	1	0	1	04/09/2017	Under Construction	0	1	0	1
DC/17/02077/AGD	FUL permission	Bentley	Pond Hall Farm, Bentley Hall Road, Bentley, IP9 2LR	12/07/2017	1	0	1	16/01/2018	Under Construction	0	1	0	1
DC/17/03175/FUL	FUL permission	Bentley	Trevlac, Capel Road, Bentley, Ipswich Suffolk, IP9 2DL	17/10/2017	1	0	1	06/11/2017	Under Construction	0	1	0	1
DC/17/05497/FUL	FUL permission	Bentley	Land East Of Grove Road Grove Road, Bentley	20/12/2017	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/17/06221/FUL	FUL permission	Bentley	Satis, Potash Lane, Bentley, IP9 2BY	14/02/2018	1	1	0		Not Started	0	0	0	0
DC/18/00163/FUL	FUL permission	Bentley	The Cottage, Grove Road Bentley, Suffolk, IP9 2DD	20/03/2018	1	0	1		Not Started	0	1	1	0
DC/18/01357/FUL	FUL permission	Bentley	Rowan Acres, Capel Road Bentley, Ipswich, Suffolk, IP9 2DL	21/06/2018	1	1	0		Not Started	0	0	0	0
DC/18/02029/RES	FUL permission	Bentley	Linkfield, Hazel Shrub Bentley, Ipswich, Suffolk, IP9 2DG	12/07/2018	1	0	1	04/09/2018	Under Construction	0	1	0	1
DC/18/03449/FUL	FUL permission	Bentley	The Cottage, Grove Road Bentley, Ipswich, Suffolk, IP9 2DD	25/09/2018	1	0	1	06/11/2018	Under Construction	0	1	0	1
DC/18/04196/FUL	FUL permission	Bentley	Woodview Nurseries, Hazel Shrub, Bentley IP9 2DG	30/11/2018	1	0	1		Not Started	0	1	1	0
DC/18/04198/FUL	FUL permission	Bentley	Woodview Nurseries, Hazel Shrub, Bentley IP9 2DG	30/11/2018	3	0	3		Not Started	0	3	3	0
DC/18/05149/RES	FUL permission	Bentley	Rowan Acres, Capel Road Bentley, Ipswich, Suffolk, IP9 2DL	21/01/2019	1	0	1		Not Started	0	1	1	0
B /15/01061/FHA	FUL permission	Bildeston	Church Farm, Church Road, Bildeston, Ipswich Suffolk, IP9 7EE	12/05/2016	2	0	2	18/05/2018	Under Construction	0	2	1	1

B /16/00809/FUL	FUL permission	Bildeston	Church Farms, Church Road, Bildeston, Ipswich Suffolk, IP9 7EE	12/05/2016	2	0	2		Under Construction	1	1	0
B /16/01136/FUL	FUL permission	Bildeston	80 High Street, Bildeston, IP7 7EA	23/01/2017	1	0	1		Not Started	0	1	0
B /15/01078/FUL	FUL permission	Boxford	Cygnets Court, Swan Street, Boxford	30/03/2016	4	0	4	10/10/2018	Under Construction	0	4	4
B /17/01095/OUT	OUT permission	Boxford	(Land adjacent to) The Pippins, Calais Street Boxford, CO10 5JA	30/06/2017	1	0	1		Not Started	0	1	0
DC/17/04548/FUL	FUL permission	Boxford	Land Adjacent to Old School House, School Hill Boxford, CO10 5JT	02/11/2017	1	0	1	30/05/2018	Under Construction	0	1	1
DC/18/03686/FUL	FUL permission	Boxford	The Bereley, Cox Hill, Boxford, CO10 5HR	02/11/2018	1	1	0		Not Started	0	0	0
DC/18/04316/FUL	FUL permission	Boxford	Boxwood Hall, Butchers Lane, Boxford, Sudbury, Suffolk, CO10 5EA	22/02/2019	1	1	0	18/03/2019	Under Construction	0	1	0
DC/17/05463/OUT	OUT permission	Brantham	1 Broughton Villa, Cattawade Street, Brantham CO11 1SA	12/01/2018	1	0	1		Not Started	0	1	0
DC/18/04378/FUL	FUL permission	Brantham	Rosemary, Church Lane, Brantham, Manningtree, Suffolk, CO11 1QD	30/01/2019	3	0	3		Not Started	0	3	0
DC/18/05001/FUL	FUL permission	Brantham	Lucerne, Ipswich Road, Brantham, Manningtree, Suffolk, CO11 1PB	09/01/2019	1	0	1		Not Started	0	1	0
DC/18/05495/FUL	FUL permission	Brantham	The Old School, Church Lane, Brantham, Manningtree, Suffolk, CO11 1QA	21/02/2019	1	0	1		Not Started	0	1	0
B /16/01537/FUL	FUL permission	Brent Eleigh	Farm Buildings, Hill Farm Lavenham Road, Brent Eleigh	01/03/2018	2	0	2		Not Started	0	2	0
B /16/01723/FUL	FUL permission	Brent Eleigh	Brent Eleigh Hall, Hall Road, Brent Eleigh, Sudbury, CO10 9NP	03/10/2018	2	0	2		Not Started	0	2	0
DC/18/04906/FUL	FUL permission	Brent Eleigh	Abbots Hall Farm, Abbots Hall Drift, Brent Eleigh, Sudbury, Suffolk, CO10 9PA	28/03/2019	1	0	1		Not Started	0	1	0
B /16/00661/FUL	FUL permission	Brettenham	F A Brinkley, Breakers Yard and Premises, Old School Corner, Brettenham IP7 7PA	28/07/2016	3	0	3		Not Started	0	3	0
DC/18/00242/FUL	FUL permission	Brettenham	Land North East Of 4 The Street, Brettenham, Ipswich, Suffolk, IP7 7QP	01/03/2018	1	0	1		Under Construction	0	1	0
DC/18/03627/FUL	FUL permission	Brettenham	Land Opposite The Victorian School, Old School Corner, Brettenham, Ipswich IP7 7PB	21/12/2018	1	0	1		Not Started	0	1	0
B /14/01103/FUL	FUL permission	Bures St Mary	The Slaughter House and land adj Cuckoo Hill adjacent, Cuckoo Hill	13/02/2015	6	0	6	31/03/2019	Under Construction	0	6	6
DC/17/03257/FUL	FUL permission	Bures St Mary	25 Nayland Road, Bures St Mary CO8 5BX	03/11/2017	1	0	1		Not Started	0	1	0
DC/18/03363/FUL	FUL permission	Bures St Mary	25 Nayland Road, Bures St Mary, Bures, Suffolk, CO8 5BX	05/10/2018	1	0	1		Not Started	0	1	0
DC/18/04482/FUL	FUL permission	Bures St Mary	Lynton Lodge, Nayland Road Bures St Mary, Bures, Suffolk, CO8 5BY	06/02/2019	1	0	1		Not Started	0	1	0
B /17/00029/AGD	FUL permission	Burstall	Barn west of Rose Cottage, Church Hill, Burstall	28/02/2017	1	0	1		Not Started	0	1	0
B /16/00980/RES	FUL permission	Capel St Mary	Land West Of The Drift, The Street, Capel St Mary, Suffolk	12/09/2016	8	0	8	21/08/2018	Under Construction	0	8	5
B /17/01075/FUL	FUL permission	Capel St Mary	Part side-gdn Sylvan Leas, The Street	07/07/2017	1	0	1		Not Started	0	1	0
DC/17/02384/AGD	FUL permission	Capel St Mary	Barn On Land At Springhill Pound Lane, IP9 2JB	07/08/2017	1	0	1	08/11/2018	Under Construction	0	1	1
DC/17/05537/OUT	OUT permission	Capel St Mary	71 The Street, Capel St Mary Ipswich, Suffolk, IP9 2EG	06/02/2018	1	0	1		Not Started	0	1	0
DC/17/06152/FUL	FUL permission	Capel St Mary	16 The Street, Capel St Mary Ipswich, Suffolk, IP9 2EB	28/03/2018	1	1	0		Not Started	0	0	0
DC/18/04477/FUL	FUL permission	Capel St Mary	Springhill, Pound Lane, Capel St Mary, Ipswich, Suffolk, IP9 2JB	17/12/2018	1	0	1	20/12/2018	Under Construction	0	1	1

B /16/01024/FUL	FUL permission	Chelmondiston	The Crow's Nest, Pin Mill Road, Chelmondiston Ipswich, IP9 1JN	15/09/2016	1	1	0	01/04/2017	Under Construction	0	0	0	0
B /16/01081/FUL	FUL permission	Chelmondiston	White House Farm, Shotley Road, Chelmondiston, IP9 1EE	21/02/2017	2	0	2		Under Construction	1	0	1	0
B /17/01118/FUL	FUL permission	Chelmondiston	Highlands, Shotley Road, Chelmondiston, Ipswich, IP9 1EE	30/06/2017	1	0	1	01/10/2017	Under Construction	0	1	0	1
DC/17/04302/FUL	FUL permission	Chelmondiston	Foresters Arms, Main Road, Chelmondiston, Ipswich, Suffolk, IP9 1DY	04/12/2017	3	0	3		Not Started	0	3	3	0
DC/17/05308/FUL	FUL permission	Chelmondiston	Land South Of White House Farm, Shotley Road, Chelmondiston, IP9 1EE	09/02/2018	7	0	7		Not Started	0	7	7	0
B /17/00075/FUL	FUL permission	Chelsworth	9 Cakebridge Lane, Chelsworth, IP7 7JA	07/04/2017	1	0	1	30/05/2017	Under Construction	0	1	0	1
B /17/00102/AGD	FUL permission	Chelsworth	Parsonage Barn, Parsonage Lane, Chelsworth	09/06/2017	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/18/00074/FUL	FUL permission	Chelsworth	The Red House, Parsonage Lane, Chelsworth, Ipswich, Suffolk, IP7 7HT	18/05/2018	1	0	1	20/03/2019	Under Construction	0	1	0	1
DC/18/04219/FUL	FUL permission	Chelsworth	Parsonage Barn, Parsonage Lane, Chelsworth, Suffolk	10/12/2018	1	0	1		Not Started	0	1	1	0
B /16/01406/FUL	FUL permission	Chilton	Chilton Grove, Waldingfield Road, Chilton, CO10 OPR	22/06/2017	5	0	5		Not Started	0	5	5	0
B /17/01099/FUL	FUL permission	Chilton	Land Adjacent to Avalon, Newton Road, Chilton, Sudbury, CO10 OPY	31/07/2017	1	0	1	01/02/2018	Under Construction	0	1	0	1
DC/17/05313/FUL	FUL permission	Chilton	2 Chilton Grove, Bungalows, Waldingfield Road, Chilton, CO10 OPR	15/12/2017	2	1	1	22/01/2018	Under Construction	0	1	0	1
DC/18/00025/OUT	OUT permission	Chilton	Chilton Hall Farmhouse, Waldingfield Road, Chilton, Sudbury, Suffolk, CO10 OPS	29/03/2018	1	0	1		Not Started	0	1	1	0
DC/18/04721/RES	FUL permission	Chilton	Land At Grove Hall, Waldingfield Road Chilton, Sudbury, Suffolk, CO10 OPR	12/12/2018	2	0	2		Not Started	0	2	2	0
B /15/00827/FUL	FUL permission	Cockfield	Great Green Farmhouse, Great Green, Cockfield, Bury St Edmunds, IP30 OHQ	04/09/2015	1	0	1	25/07/2018	Under Construction	0	1	0	1
B /16/00408/FUL	FUL permission	Cockfield	Hope House, Cross Green, Cockfield, IP30 OLG	28/07/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
B /16/00591/AGD	FUL permission	Cockfield	Hope House, Cross Green, Cockfield, IP30 OLG	21/06/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
B /16/00911/FUL	FUL permission	Cockfield	Hope House, Cross Green Cockfield, IP30 OLG	29/11/2016	1	0	1		Not Started	0	1	1	0
B /16/01141/FUL	FUL permission	Cockfield	Yvy Farm, Chapel Road, Cockfield, IP30 OHE	17/10/2016	1	1	0		Not Started	0	0	0	0
B /16/01157/FUL	FUL permission	Cockfield	Roundwood House, Windsor Green, Cockfield, Bury St Edmunds, IP30 OLY	18/09/2017	1	0	1		Not Started	0	1	1	0
B /17/00379/FUL	FUL permission	Cockfield	Abbey Farm, Bury Road, IP30 OLB	26/04/2017	1	0	1		Under Construction	0	1	1	0
B /17/00915/FUL	FUL permission	Cockfield	Ivy Farm, Chapel Road, Cockfield, IP30 OHE	07/06/2017	1	0	1	30/10/2017	Under Construction	0	1	0	1
B /17/00988/RES	FUL permission	Cockfield	Land South Of Jupiter, Great Green, Cockfield, Suffolk	12/08/2017	5	0	5		Under Construction	2	3	3	0
DC/17/03011/FUL	FUL permission	Cockfield	Land North Of Ivy Farm, Chapel Road, Cockfield, IP30 OHE	08/12/2017	6	0	6		Not Started	0	6	6	0
DC/17/04866/FUL	FUL permission	Cockfield	The Old Manse, Chapel Road, Cockfield, Bury St Edmunds, Suffolk, IP30 OHE	05/12/2017	1	0	1	26/07/2018	Under Construction	0	1	0	1
DC/17/05303/FUL	FUL permission	Cockfield	The Croft, Windsor Green, Cockfield, IP30 OLY	14/12/2017	1	0	1		Under Construction	0	1	1	0
DC/17/06015/RES	FUL permission	Cockfield	Land west of Clovelly, Howe Lane, Cockfield	18/01/2018	2	0	2	01/03/2018	Under Construction	0	2	1	1
DC/17/06292/FUL	FUL permission	Cockfield	Land South Of Birds Lane, Cockfield	01/03/2018	1	0	1		Under Construction	0	1	1	0
DC/17/06308/AGD	FUL permission	Cockfield	Agricultural Building Opposite Mill House, Bury Road, Cockfield, IP30 OLB	14/02/2018	1	0	1		Not Started	0	1	1	0
DC/18/00474/OUT	OUT permission	Cockfield	Land At Bury Road, Cross Green Cockfield, IP30 OLG	26/03/2018	3	0	3		Not Started	0	3	3	0

DC/18/00494/FUL	FUL permission	Cockfield	Cockfield Post Office And Stores Howe Lane, Cockfield, Bury St Edmunds Suffolk, IP30 OHA	22/05/2018	1	0	1		Not Started	0	1	0
DC/18/01213/FUL	FUL permission	Cockfield	The Abbey, Bury Road, Cockfield, Bury St Edmunds, Suffolk, IP30 OLB	20/12/2018	3	0	3		Not Started	0	3	0
DC/18/01406/FUL	FUL permission	Cockfield	The Threshing Floor, Great Green, Cockfield, Bury St Edmunds, Suffolk, IP30 OHQ	07/06/2018	2	0	2	01/10/2018	Under Construction	0	2	1
DC/18/02494/AGD	FUL permission	Cockfield	Little Close, Old Hall Lane, Cockfield, Bury St Edmunds, Suffolk, IP30 OLQ	20/08/2018	1	0	1		Not Started	0	1	0
DC/18/02911/RES	FUL permission	Cockfield	Hope House, Cross Green, Cockfield, Bury St Edmunds, Suffolk, IP30 OLG	28/08/2018	5	0	5		Under Construction	0	5	0
DC/18/04780/FUL	FUL permission	Cockfield	Old Mill House, Cross Green, Cockfield, Bury St Edmunds, Suffolk, IP30 OLG	07/01/2019	1	0	1		Not Started	0	1	0
DC/19/00296/FUL	FUL permission	Cockfield	Little Close, old hall lane, cockfield , bury st edmunds, suffolk. IP30 OHQ	14/03/2019	1	0	1		Not Started	0	1	0
B/16/00070/AGD	FUL permission	Copdock & Washbrook	Grange Farm Barn, Wenham Road Copdock And Washbrook, Ipswich IP8 3EZ	08/03/2016	1	0	1		Under Construction	0	1	0
B/16/01410/OUT	OUT permission	Copdock & Washbrook	Holly Cottage, Old London Road Copdock And Washbrook, Ipswich IP8 3JD	13/11/2017	2	0	2		Not Started	0	2	0
DC/17/04263/FUL	FUL permission	Copdock & Washbrook	Apple Tree Farm, Folly Lane, Copdock And Washbrook, IP8 3JQ	22/11/2017	1	0	1	01/01/2018	Under Construction	0	1	0
DC/17/04721/FUL	FUL permission	Copdock & Washbrook	Land on the North East of Elm Lane Copdock and Washbrook IP8 3EX	09/11/2017	1	0	1	17/11/2017	Under Construction	0	1	0
DC/17/06054/OUT	OUT permission	Copdock & Washbrook	Land Between The Oaks And Wanderlaar, Folly Lane, Copdock And Washbrook	31/01/2018	7	0	7		Not Started	0	7	0
DC/18/00049/RES	FUL permission	Copdock & Washbrook	Coachmans, Elm Lane, Copdock And Washbrook, Ipswich, IP8 3ET	28/02/2018	1	0	1		Not Started	0	1	0
DC/18/00189/FUL	FUL permission	Copdock & Washbrook	Land Adjacent Oakfield Cottage, Oakfield Road, Copdock And Washbrook, IP8 3JS	23/03/2018	2	0	2		Not Started	0	2	0
DC/18/05359/FUL	FUL permission	Copdock & Washbrook	White House, Old London Road, Copdock And Washbrook, Ipswich Suffolk, IP8 3JH	15/02/2019	9	0	9		Not Started	0	9	0
B/13/01280/FUL	FUL permission	East Bergholt	10 White Horse Road, East Bergholt Colchester, CO7 6TU	30/01/2014	1	1	0	17/01/2017	Under Construction	0	0	0
B/16/00297/FUL	FUL permission	East Bergholt	Etheldene, Dazeleys Lane East Bergholt, Colchester, CO7 6UD	27/05/2016	1	1	0	01/04/2017	Under Construction	0	0	0
B/16/00881/FUL	FUL permission	East Bergholt	Flatford Tea Gardens, Flatford Lane, East Bergholt	24/08/2016	0	1	-1		Not Started	0	-1	0
B/17/00224/ROC	FUL permission	East Bergholt	Land At The Rear Of The Court The Street, East Bergholt Colchester, Suffolk, CO7 6TD	10/04/2017	1	0	1	15/05/2017	Under Construction	0	1	0
B/17/00407/FUL	FUL permission	East Bergholt	Trellis House, Hadleigh Road East Bergholt, CO7 6QT	12/06/2017	2	1	1	06/11/2017	Under Construction	0	1	0
B/17/00917/FUL	FUL permission	East Bergholt	Rosemary, Rectory Hill East Bergholt, Colchester, CO7 6TH	26/05/2017	1	0	1		Not Started	0	1	0
DC/18/01345/FUL	FUL permission	East Bergholt	Pears Barn Cottage, Woodgates Road East Bergholt, Colchester, Suffolk CO7 6RE	23/05/2018	1	0	1		Not Started	0	1	0
DC/18/04257/FUL	FUL permission	East Bergholt	Laurel Cottage, Quintons Road, East Bergholt CO7 6RB	19/11/2018	1	1	0	12/12/2018	Under Construction	0	0	0
DC/18/03944/FUL	FUL permission	Edwardstone	Land Adjacent Well House, Round Maple, Edwardstone, CO10 5PR	04/12/2018	2	0	2		Not Started	0	2	0

B /12/01525/FUL	FUL permission	Elmsett	Red House Farm, Flowton Road, Elmsett Ipswich, Suffolk, IP7 6PF	22/03/2013	1	0	1	31/03/2019	Under Construction	0	1	0	1
B /16/00447/FUL	FUL permission	Elmsett	The Matting, Whatfield Road, Elmsett, IP7 6LZ	15/11/2017	7	0	7		Not Started	0	7	7	0
DC/18/03100/AGD	FUL permission	Elmsett	Mill Farm, Hadleigh Road, Elmsett, Ipswich, Suffolk, IP7 6ND	24/08/2018	3	0	3		Not Started	0	3	3	0
DC/18/03997/FUL	FUL permission	Elmsett	Little Wings, Whatfield Road, Elmsett, IP7 6LS	27/11/2018	1	0	1		Not Started	0	1	1	0
DC/18/04245/OUT	OUT permission	Elmsett	Aldham End, Hadleigh Road, Elmsett, IP7 6NG	28/11/2018	1	0	1		Not Started	0	1	1	0
DC/17/06286/FUL	FUL permission	Erwarton	Land To The North Of Queens Road, Erwarton	22/02/2018	9	0	9		Not Started	0	9	9	0
DC/18/01084/FUL	FUL permission	Erwarton	Land Adjacent To Postiche, The Street, Erwarton, IP9 1LN	22/05/2018	2	0	2		Not Started	0	2	2	0
B /14/00575/FUL	FUL permission	Freston	Hill House, Freston Hill Freston, Ipswich, IP9 1AB	05/09/2014	1	0	1	14/01/2019	Under Construction	0	1	0	1
B /16/00103/FUL	FUL permission	Glemsford	20 Egremont Street, Glemsford, CO10 7SA	17/10/2016	5	1	4	04/04/2017	Under Construction	0	4	0	4
B /16/00142/FUL	FUL permission	Glemsford	Casey, The Croft, CO10 7RT	05/05/2016	1	0	1		Not Started	0	0	1	0
B /16/00614/FUL	FUL permission	Glemsford	Land adjacent to 48 Fourth Avenue, Glemsford CO10 7UA	14/07/2016	2	0	2	31/03/2017	Under Construction	1	1	0	1
B /16/01155/FUL	FUL permission	Glemsford	Lodge Farm Barn, Lodge Farm Road, Glemsford	25/11/2016	1	0	1	08/05/2017	Under Construction	0	1	0	1
B /17/01002/FUL	FUL permission	Glemsford	Silk Factory, Chequers Lane Glemsford, CO10 7PW	04/12/2017	3	0	3		Not Started	0	3	3	0
DC/17/02569/FUL	FUL permission	Glemsford	8 Chestnut Road, Glemsford Sudbury, Suffolk, CO10 7PS	31/07/2017	1	0	1	11/03/2019	Under Construction	0	1	0	1
DC/17/02706/FUL	FUL permission	Glemsford	Plot 7 and Plot 8 Scossels, Glemsford	25/07/2017	2	0	2	07/02/2018	Under Construction	0	1	1	1
DC/17/03959/AGD	FUL permission	Glemsford	Barns At Mill Hill Farm, Shepherds Lane, Glemsford, CO10 7PU	09/11/2017	3	0	3		Not Started	0	3	3	0
DC/17/05452/FUL	FUL permission	Glemsford	46 Fourth Avenue, Glemsford, CO10 7UA	20/12/2017	1	0	1	28/01/2019	Under Construction	0	1	0	1
DC/18/01495/RES	FUL permission	Glemsford	Land At Langley, New Street, Glemsford, Sudbury, Suffolk, CO10 7PY	05/06/2018	1	0	1	06/12/2018	Under Construction	0	1	0	1
DC/18/02816/AGD	FUL permission	Glemsford	The Barn, Off Low Street, Glemsford, Sudbury, Suffolk, CO10 7QF	16/07/2018	1	0	1		Not Started	0	1	1	0
DC/18/02862/FUL	FUL permission	Glemsford	Former Builder's Yard, Drapery Common Glemsford, Suffolk, CO10 7RW	16/10/2018	4	0	4	12/11/2018	Under Construction	0	4	3	1
DC/18/05285/OUT	OUT permission	Glemsford	Land Adj Belle Vue, Skates Hill, Glemsford Suffolk	04/02/2019	1	0	1		Not Started	0	1	1	0
B /15/01233/FUL	FUL permission	Great Cornard	42 Bures Road, Great Cornard Sudbury, CO10 0EJ	14/12/2015	1	1	0		Under Construction??	0	0	0	0
B /16/01279/FUL	FUL permission	Great Cornard	Land East Of Cats Lane, Great Cornard, Sudbury, Suffolk, CO10 2SQ	20/12/2018	9	0	9		Not Started	0	9	9	0
B /17/00410/FUL	FUL permission	Great Cornard	3 Mill Tye, Great Cornard CO10 0JA	22/09/2017	4	0	4	31/12/2018	Under Construction	0	4	3	1
B /17/00899/FUL	FUL permission	Great Cornard	Queens Arms, 28 Broom Street, CO10 0JT	27/07/2017	3	0	3		Under Construction	1	2	2	0
DC/17/02341/OUT	OUT permission	Great Cornard	Land South Of Brook Farm House, Bures Road, Great Cornard, Sudbury, Suffolk CO10 0JQ	27/07/2017	2	0	2		Not Started	0	2	2	0
DC/17/03686/FUL	Appeal	Great Cornard	Land At The Rear Of 106 - 108 Bures Road Great Cornard	14/08/2018	1	0	1		Not Started	0	1	1	0
DC/17/05137/FUL	FUL permission	Great Cornard	Orchard House, 2 The Pot Kilns Great Cornard, CO10 0DY	07/12/2017	4	1	3	29/08/2018	Under Construction	0	3	0	3
DC/17/05653/FUL	FUL permission	Great Cornard	The Firs, 21 Kings Hill, Great Cornard CO10 0EH	23/02/2018	1	0	1		Under Construction	0	1	1	0
DC/18/00117/OUT	OUT permission	Great Cornard	Former Chestnuts Site, Kings Hill Great Cornard, CO10 0EH	15/06/2018	8	0	8		Not Started	0	8	8	0
DC/18/00169/FUL	FUL permission	Great Cornard	Land To The West Of The Limes 7 Mill Tye, Great Cornard, CO10 0JA	30/07/2018	2	0	2		Not Started	0	2	2	0
DC/18/00170/FUL	FUL permission	Great Cornard	The Limes 7 Mill Tye Great Cornard Sudbury Suffolk CO10 0JA	30/07/2018	8	0	8		Not Started	0	8	8	0

DC/18/01555/FUL	FUL permission	Great Cornard	Land South Of Brook Farm House Bures Road, Great Cornard, CO10 0JQ	30/11/2018	8	0	8		Not Started	0	8	8	0
DC/18/01569/FUL	FUL permission	Great Cornard	33 Bures Road, Great Cornard Sudbury, Suffolk, CO10 0EJ	15/06/2018	1	1	0		Not Started	0	0	0	0
DC/18/02124/FUL	FUL permission	Great Cornard	33 Bures Road, Great Cornard Sudbury, Suffolk, CO10 0EJ	11/07/2018	1	0	1		Not Started	0	1	1	0
DC/18/02197/FUL	FUL permission	Great Cornard	Land Adjacent To 247 Bures Road Great Cornard, Suffolk	07/02/2019	2	0	2		Not Started	0	2	2	0
DC/18/03222/FUL	FUL permission	Great Cornard	Former Queens Arms, 28 Broom Street Great Cornard, Sudbury Suffolk, CO10 0JT	09/08/2018	1	0	1		Not Started	0	1	1	0
DC/18/04920/FUL	FUL permission	Great Cornard	Land West Of 106 - 108 Bures Road Great Cornard, Sudbury, Suffolk, CO10 0JE	28/03/2019	1	1	0		Not Started	0	0	0	0
DC/18/05469/FUL	FUL permission	Great Cornard	2A The Pot Kilns, Great Cornard Sudbury, Suffolk, CO10 0DY	28/02/2019	1	0	1		Not Started	0	1	1	0
DC/19/00822/FUL	FUL permission	Great Cornard	33 Bures Road, Great Cornard Sudbury, Suffolk, CO10 0EJ	21/03/2019	1	0	1		Not Started	0	1	1	0
B /16/00888/FUL	FUL permission	Great Waldingfield	Oakham View, Lavenham Road The Heath, CO10 0SE	24/08/2016	1	0	1	01/04/2018	Under Construction	0	1	0	1
B /16/01261/FUL	FUL permission	Great Waldingfield	Brandeston Hall, Lavenham Road CO10 0TG	21/04/2017	3	0	3		Not Started	0	3	3	0
DC/18/04394/FUL	FUL permission	Great Waldingfield	The Wilderness, Badley Road Great Waldingfield, CO10 0RY	27/11/2018	1	1	0	20/12/2018	Under Construction	0	0	0	0
DC/18/04415/FUL	FUL permission	Great Waldingfield	Greenleys, Badley Road Great Waldingfield, Sudbury Suffolk, CO10 0RY	07/12/2018	1	1	0		Not Started	0	0	0	0
DC/17/05843/OUT	Appeal	Groton	Land At Mannings Farm Castlings Heath, Groton, Sudbury	12/12/2018	1	0	1		Not Started	0	1	1	0
DC/18/05617/AGD	FUL permission	Groton	Cider Barn, Site To The West Of Castlings Heath Cottage, Castlings Heath Groton, Sudbury, CO10 5ES	06/03/2019	1	0	1		Not Started	0	1	1	0
B /14/00749/FUL	FUL permission	Hadleigh	Folly West Of 2 Benton Street Hadleigh	30/10/2014	1	0	1	06/03/2017	Under Construction	0	1	0	1
B /15/01587/FUL	FUL permission	Hadleigh	Land adjacent to 7 The Green, Hadleigh, IP7 6AE	04/04/2016	1	0	1	31/03/2019	Under Construction	0	1	0	1
B /16/00322/FUL	FUL permission	Hadleigh	Cross Maltings Folly High Street, Hadleigh	29/06/2016	1	0	1	06/03/2017	Under Construction	0	1	0	1
B /16/00467/FUL	FUL permission	Hadleigh	14 High Street, Hadleigh, IP7 5AP	17/06/2016	1	0	1		Under Construction	0	0	1	0
B /16/01111/AGD	FUL permission	Hadleigh	Barn to the East of Pond Hall Farm, Pond Hall Road, Hadleigh, IP7 5PP	20/09/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
B /16/01411/FUL	FUL permission	Hadleigh	Pond Hall Farm, Pond Hall Road Hadleigh, IP7 5PP	17/02/2017	1	0	1	10/07/2017	Under Construction	0	1	0	1
B /16/01701/FUL	FUL permission	Hadleigh	Greenways, 7 Bridge Street Hadleigh, Ipswich, IP7 6BY	18/04/2017	2	1	1	08/05/2017	Under Construction	0	1	0	1
B /17/00109/FUL	FUL permission	Hadleigh	81 High Street, Hadleigh, Ipswich, IP7 5EA	27/04/2017	1	0	1		Not Started	0	1	1	0
B /17/00144/FUL	FUL permission	Hadleigh	Sydney Brown Court, Tayler Road, Hadleigh	27/04/2017	2	0	2		Not Started	0	2	2	0
B /17/00426/FUL	FUL permission	Hadleigh	44 High Street, Hadleigh, IP7 5AB	05/06/2017	1	0	1		Not Started	0	1	1	0
B /17/00948/FUL	FUL permission	Hadleigh	Sunnybank, Lady Lane, Hadleigh, IP7 6AF	08/06/2017	1	0	1		Not Started	0	1	1	0
B /17/01110/OUT	OUT permission	Hadleigh	17 Gallows Hill, Hadleigh, IP7 6DD	29/06/2017	1	0	1		Not Started	0	1	1	0
DC/17/03770/FUL	FUL permission	Hadleigh	East House, 38 George Street, Hadleigh, IP7 5BE	03/10/2017	2	0	2	31/03/2019	Under Construction	1	1	0	1
DC/17/03861/FUL	FUL permission	Hadleigh	12 High Street, Hadleigh, Ipswich, IP7 5AP	11/10/2017	1	0	1		Under Construction	0	1	1	0
DC/17/05795/OUT	OUT permission	Hadleigh	Land West of 39 Aldham Road, Hadleigh, IP7 6BL	19/03/2018	2	0	2		Not Started	0	2	2	0

DC/17/05847/FUL	FUL permission	Hadleigh	Capitol Stud Farm, Pond Hall Road, Hadleigh, IP7 5PS	02/02/2018	1	0	1		Not Started	0	1	1	0
DC/18/00636/OUT	FUL permission	Hadleigh	5 Station Road, Hadleigh, Ipswich, Suffolk, IP7 5JF	10/04/2018	1	0	1		Not Started	0	1	1	0
DC/18/02177/FUL	FUL permission	Hadleigh	Land At Coram House, Coram Street Hadleigh, Ipswich, Suffolk, IP7 5NR	28/06/2018	1	0	1	05/12/2018	Under Construction	0	1	0	1
DC/18/02833/FUL	FUL permission	Hadleigh	85 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EA	27/09/2018	1	0	1		Not Started	0	1	1	0
DC/18/02955/FUL	FUL permission	Hadleigh	121 Benton Street, Hadleigh, Ipswich, Suffolk, IP7 5AY	24/08/2018	1	0	1		Not Started	0	1	1	0
B /16/01456/FUL	FUL permission	Harkstead	Land west of Hill Cottage, The Street, Harkstead, IP9 1BN	17/02/2017	1	0	1		Not Started	0	1	1	0
B /16/01486/FHA	FUL permission	Harkstead	1 Walkgate Cottages, The Street, Harkstead, IP9 1BX	22/12/2016	0	1	-1	31/03/2019	Under Construction	0	-1	0	-1
B /17/00243/FUL	FUL permission	Harkstead	Land Adjacent to Rosedale The Street, Harkstead	07/06/2017	1	0	1	05/04/2018	Under Construction	0	1	0	1
B /17/01071/FUL	FUL permission	Harkstead	Gallister Cottage, Shore Lane Harkstead, IP9 1BW	30/06/2017	1	1	0	20/03/2018	Under Construction	0	0	0	0
B /17/01150/FUL	FUL permission	Harkstead	Copperas Reach, Shore Lane Harkstead, IP9 1BW	17/09/2017	1	1	0	28/11/2017	Under Construction	0	0	0	0
DC/17/03712/FUL	FUL permission	Harkstead	Harkstead Barn , Brick Kiln Road Harkstead, IP9 1BH	18/05/2018	3	0	3		Not Started	0	3	3	0
B /16/01623/AGD	FUL permission	Hartest	Barn at Willow Tree Farm, Mill Road Hartest	20/01/2017	1	0	1	02/10/2017	Under Construction	0	1	0	1
B /17/00932/FUL	FUL permission	Hartest	Land North Of 1 Brockley Road Hartest, Suffolk	11/05/2017	1	0	1		Not Started	0	1	1	0
DC/17/03284/FUL	FUL permission	Hartest	Hartest Lake (Formerly Known As The Land Opposite Pear Tree Farm) Hartest	15/12/2017	1	0	1	19/02/2018	Under Construction	0	1	0	1
DC/17/04049/FUL	FUL permission	Hartest	The Paddocks, Lawshall Road Hartest, Bury St Edmunds, Suffolk, IP29 4DR	20/12/2018	6	0	6		Not Started	0	0	6	0
DC/17/04259/AGD	FUL permission	Hartest	Barn South West Of Waldegrave Farm, Lawshall Road, Hartest, IP29 4EA	18/10/2017	1	0	1		Not Started	0	1	1	0
DC/18/00888/UFUW	FUL permission	Hartest	Hartest House, Lawshall Road, Hartest, Bury St Edmunds, Suffolk, IP29 4DR	26/03/2018	1	1	0		Not Started	0	0	0	0
DC/19/00583/FUL	FUL permission	Hartest	Fosters, Shimpling Road, Hartest, Bury St Edmunds, Suffolk, IP29 4ET	28/03/2019	1	0	1		Not Started	0	1	1	0
DC/18/02617/FUL	FUL permission	Higham	Little Grange, Hadleigh Road Higham, CO7 6LD	30/11/2018	1	0	1		Not Started	0	1	1	0
B /16/00829/FUL	FUL permission	Hintlesham	Hill House, Silver Hill, Hintlesham, Ipswich, IP8 3NJ	17/08/2016	1	1	0	11/06/2018	Under Construction	0	0	0	0
B /17/00218/FUL	FUL permission	Hintlesham	Land adj to Vine Cottage, Duke Street, Hintlesham, Ipswich, IP8 3PL	10/05/2017	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/17/03335/RES	FUL permission	Hintlesham	Red House Farm, Duke Street Hintlesham, Ipswich	01/04/2016	8	0	8	11/04/2018	Under Construction	0	8	0	8
DC/17/03446/FUL	FUL permission	Hintlesham	Land Adjacent to 2 Victoria Cottages Duke Street, Hintlesham, IP8 3PP	14/11/2017	1	0	1		Not Started	0	1	1	0
DC/17/04135/FUL	FUL permission	Hintlesham	Land North of Nightingales, Clay Hill, Hintlesham	03/11/2017	1	0	1	12/09/2018	Under Construction	0	1	0	1
DC/17/06287/FUL	FUL permission	Hintlesham	Walnut Tree Barn, Duke Street Hintlesham, Ipswich, Suffolk, IP8 3PW	14/02/2018	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/18/00419/OUT	OUT permission	Hintlesham	The Pony Paddock, Duke Street, Hintlesham, Suffolk	26/03/2018	6	0	6		Not Started	0	6	6	0
DC/18/01527/OUT	OUT permission	Hintlesham	Land Between Manor Farm And Fairview Duke Street, Hintlesham, Suffolk	28/06/2018	6	0	6		Not Started	0	6	6	0

DC/18/01782/RES	FUL permission	Hintlesham	Ceylon House, Raydon Road Hintlesham, Ipswich, Suffolk, IP8 3QH	20/07/2018	1	0	1	01/08/2018	Under Construction	0	1	0	1
DC/18/05372/OUT	OUT permission	Hintlesham	Glenhaven, Silver Hill, Hintlesham, Ipswich, Suffolk, IP8 3NJ	31/01/2019	1	0	1		Not Started	0	1	1	0
DC/17/03469/OUT	OUT permission	Hitcham	Land adjacent to Magnolia Cottage 12 Bury Road, Hitcham, IP7 7PS	30/10/2017	1	0	1		Not Started	0	1	1	0
DC/17/05229/AGD	FUL permission	Hitcham	Mill Hill Farm Barn, Finborough Road Hitcham, Suffolk, IP7 7LS	28/11/2017	1	0	1		Not Started	0	1	1	0
DC/18/00657/FUL	FUL permission	Hitcham	Hillcrest, The Causeway, Hitcham, Ipswich Suffolk, IP7 7NF	11/05/2018	1	0	1		Not Started	0	1	1	0
DC/18/01147/FUL	FUL permission	Hitcham	Mizpah, The Causeway, Hitcham, Ipswich Suffolk, IP7 7NFO	06/06/2018	4	0	4		Not Started	0	4	4	0
DC/18/02579/FUL	FUL permission	Hitcham	Land Off Bury Road, Hitcham, Ipswich Suffolk, IP7 7PS	13/08/2018	1	0	1	21/11/2018	Under Construction	0	1	0	1
DC/18/05208/FUL	FUL permission	Hitcham	Dutch Dressage, Finborough Road Hitcham, Ipswich, IP7 7LS	25/01/2019	1	0	1		Not Started	0	1	1	0
B /15/00150/FUL	FUL permission	Holbrook	Orchard Lea, Ipswich Road Holbrook, Ipswich, IP9 2QT	19/07/2013	1	1	0	31/03/2019	Under Construction	0	0	0	0
B /16/01733/AGD	FUL permission	Holbrook	2 Woodlands Corner, Woodlands Road Holbrook, IP9 2PU	16/02/2017	1	0	1		Not Started	0	1	1	0
B /17/00042/FUL	FUL permission	Holbrook	Solarium, Ipswich Rd, IP9 2QT	09/03/2017	1	0	1	01/04/2017	Under Construction	0	1	0	1
B /17/00094/FUL	FUL permission	Holbrook	Hillside House, Church Hill, IP9 2PQ	21/03/2017	1	0	1		Not Started	0	1	1	0
DC/17/03404/OUT	OUT permission	Holbrook	Wisteria House, Ipswich Road Holbrook, IP9 2QR	21/12/2017	1	0	1		Not Started	0	1	1	0
DC/18/00122/FUW	FUL permission	Holbrook	Barn Cottage, Harkstead Road, Holbrook, Ipswich, Suffolk, IP9 2RQ	07/03/2018	1	0	1	02/05/2017	Under Construction	0	1	0	1
DC/18/01256/OUT	OUT permission	Holbrook	Land Adjacent To Church Green Cottages Church Hill, Holbrook, IP9 2QP	03/07/2018	4	0	4		Not Started	0	4	4	0
DC/18/05228/OUT	OUT permission	Holbrook	Land East Of Ipswich Road Holbrook, IP9 2QT	23/01/2019	7	0	7		Not Started	0	7	7	0
B /16/00336/FUL	FUL permission	Holton St Mary	Melbourne House, Hadleigh Road, Holton St Mary, CO7 6NS	02/06/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
DC/18/01945/FUL	FUL permission	Holton St Mary	Land To The Rear Of Longacre Hadleigh Road, Holton St Mary, CO7 6NS	21/12/2018	3	0	3	05/03/2019	Under Construction	0	3	0	3
B /17/00974/FUL	FUL permission	Kersey	Agricultural Building Adjacent To Red House Farm, Wickerstreet Green, Kersey	20/12/2017	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/17/04632/AGD	FUL permission	Kettlebaston	Old Rectory, Rectory Lane, Kettlebaston, Ipswich, Suffolk, IP7 7QD	28/11/2017	1	0	1		Not Started	0	1	1	0
DC/17/06303/FUL	FUL permission	Kettlebaston	Land Adjacent To Church House, The Street, Kettlebaston, Ipswich	08/01/2018	1	0	1		Not Started	0	1	1	0
B /13/00974/FUL	FUL permission	Lavenham	(Land rear of) The Crooked House 7 High Street, Lavenham, Sudbury, CO10 9PR	05/11/2013	1	0	1	03/11/2016	Under Construction	0	1	0	1
B /15/00860/FUL	FUL permission	Lavenham	(Land adj) Great House Hotel, Market Place, Lavenham, Sudbury, CO10 9QZ	16/12/2015	1	0	1	31/03/2019	Under Construction	0	1	0	1
B /16/00627/FUL	FUL permission	Lavenham	Bears Lane Farm, Bears Lane, Lavenham CO10 9RX	27/06/2016	1	1	0	02/01/2019	Under Construction	0	0	0	0
B /16/01463/FUL	FUL permission	Lavenham	Stone Farm, Brent Eleigh Road, CO10 9PE	23/02/2017	0	1	-1		Not Started	0	-1	-1	0
B /16/01556/AGD	FUL permission	Lavenham	The Old Piggery, Slough Farm, Bridge Street Road, Lavenham, CO10 9SJ	16/01/2017	1	0	1		Not Started	0	1	1	0
DC/17/03718/AGD	FUL permission	Lavenham	Barn At Clayhill Farm, Clay Hill Farm, Lavenham, CO10 9PG	12/10/2017	1	0	1		Not Started	0	1	1	0
DC/17/05210/FUL	FUL permission	Lavenham	The Granary, Mill Hill, Bury Road, Lavenham, Sudbury, Suffolk, CO10 9QG	14/12/2017	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/18/01412/OUT	OUT permission	Lavenham	Windwards, Bury Road, Lavenham, Sudbury, Suffolk, CO10 9QG	28/06/2018	2	0	2		Not Started	0	2	2	0

DC/18/03068/FUL	FUL permission	Lavenham	Bears Lane Farm, Bears Lane Lavenham, Sudbury	04/09/2018	1	1	0	09/01/2019	Under Construction	0	0	0	0
B /17/00258/ROC	FUL permission	Lawshall	Coopers Farm, Melford Road Lawshal, IP29 4PX	10/05/2017	1	0	1		Not Started	0	1	1	0
DC/17/05458/FUL	FUL permission	Lawshall	Land Between Bayleaf House And Meadow Croft, Melford Road, Lawshall Bury St Edmunds	03/07/2018	1	0	1	12/09/2018	Under Construction	0	1	0	1
DC/17/06174/OUT	OUT permission	Lawshall	Harrow Green Site, Harrow Green, Lawshall, Suffolk	30/05/2018	5	0	5		Not Started	0	5	5	0
DC/17/06274/OUT	OUT permission	Lawshall	Willows Residential Home Bury Road, Lawshall, Bury St Edmunds, Suffolk, IP29 4PJ	18/05/2018	3	0	3		Not Started	0	3	3	0
DC/18/00707/FUL	FUL permission	Lawshall	1-2 Waldegrave Cottages, Hartest Lane Lawshall, IP29 4EA	26/03/2018	1	1	0	23/03/2018	Under Construction	0	0	0	0
DC/18/01758/FUL	FUL permission	Lawshall	Barn To The South Of The Willows Residential Home, Bury Road, Lawshall Suffolk	04/07/2018	1	0	1	30/07/2018	Under Construction	0	1	0	1
DC/18/02155/OUT	OUT permission	Lawshall	Land On The South Side Of Lambs Lane, Lawshall, IP29 4PE	09/11/2018	5	0	5		Not Started	0	5	5	0
DC/18/02563/OUT	OUT permission	Lawshall	Land To The South Of Beechwood House Bury Road, Lawshall	22/11/2018	4	0	4		Not Started	0	4	4	0
DC/18/03666/OUT	OUT permission	Lawshall	Land Between 1 Swanfield & Fox Cottage, The Street, Lawshall, Bury St Edmunds IP29 4QD	03/12/2018	5	0	5		Not Started	0	5	5	0
DC/19/00261/FUL	FUL permission	Lawshall	Hurdles Barn, Melford Road Lawshall, Bury St Edmunds Suffolk, IP29 4PY	27/02/2019	1	1	0		Not Started	0	0	0	0
DC/19/00452/AGD	FUL permission	Lawshall	Barn At Green Farm, The Green, Lawshall Bury St Edmunds, Suffolk, IP29 4QJ	14/03/2019	1	0	1		Not Started	0	1	1	0
B /16/01371/AGD	FUL permission	Layham	(Barn 2) Popes Green Farm Popes Green Lane, Layham, IPSWICH	11/01/2017	1	0	1		Not Started	0	1	1	0
DC/17/04186/FUL	FUL permission	Layham	Popes Green Farm Barn, Popes Green Lane Layham, Suffolk, Hadleigh, IP7 5RJ	10/10/2017	1	0	1	16/10/2017	Under Construction	0	1	0	1
DC/18/00033/OUT	OUT permission	Layham	Stows Cottage, Upper Street, Layham, Ipswich, Suffolk, IP7 5JZ	13/04/2018	1	0	1		Not Started	0	1	1	0
DC/18/01012/FUL	FUL permission	Layham	Dovecote Cottage, Upper Street, Layham Ipswich, Suffolk IP7 5JX	08/05/2018	1	0	1		Not Started	0	1	1	0
DC/18/01017/OUT	OUT permission	Layham	Walnuts, Upper Street, Layham, Ipswich Suffolk, IP7 5JX	08/05/2018	1	0	1		Not Started	0	1	1	0
B /16/00852/FUL	FUL permission	Leavenheath	Oak Cottage, Breach Grove Kingsland Lane, Leavenheath, CO6 4NG	26/08/2016	1	1	0	02/01/2019	Under Construction	0	0	0	0
B /16/01244/FUL	FUL permission	Leavenheath	Keebles Cottage, Nayland Road, Leavenheath CO6 4PU	30/11/2016	1	1	0		Not Started	0	0	0	0
DC/17/03772/FUL	FUL permission	Leavenheath	Land West Of Keebles Barn, Leavenheath, CO6 4PU	05/10/2017	2	0	2	07/03/2018	Under Construction	0	2	1	1
DC/17/04402/FUL	FUL permission	Leavenheath	Beachams Farm, Cock Street Leavenheath, CO6 4PJ	12/12/2017	1	0	1		Not Started	0	1	1	0
DC/17/06251/FUL	FUL permission	Leavenheath	(Land adjacent to) Stewards Barn, Stoke Road, Leavenheath, CO6 4PS	16/06/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
B /15/00052/FUL	FUL permission	Lindsey	Old Rectory, The Tye, Lindsey, Ipswich IP7 6PP	29/05/2015	1	0	1	29/05/2018	Under Construction	0	1	0	1
B /16/00542/FUL	FUL permission	Lindsey	Land adjacent Birdsfield, Rose Green Road, Lindsey, IP7 6PX	20/06/2016	2	0	2		Not Started	0	0	2	0
B /16/00955/FUL	FUL permission	Lindsey	Land adjacent to Lodge Farm Kersey Road, Lindsey, IP7 6QA	18/07/2017	1	0	1		Not Started	0	1	1	0

B /16/01374/FUL	FUL permission	Lindsey	Road, Lindsey, IP7 6QA	03/06/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
DC/17/03751/FUL	FUL permission	Lindsey	The Bungalow, The Street Lindsey, IP7 6PU	21/12/2017	2	1	1		Not Started	0	1	1	0
DC/17/04868/FUL	FUL permission	Lindsey	Ivydene, The Tye, Lindsey, Ipswich Suffolk, IP7 6PP	02/03/2018	1	0	1		Under Construction	0	1	1	0
B /12/00129/FUL	FUL permission	Little Cornard	Costens Hall Farm, Upper Road, Little Cornard, Sudbury, CO10 0PA	21/05/2013	1	0	1	04/06/2018	Under Construction	0	1	0	1
B /15/00813/FUL	FUL permission	Little Cornard	Land North Of The Bungalow Bures Road, Little Cornard	03/03/2016	3	0	3		Not Started	0	3	3	0
B /16/01349/FUL	FUL permission	Little Cornard	Little Mere, Blackhouse Lane Little Cornard, Sudbury, CO10 0NL	02/12/2016	1	1	0	24/03/2017	Under Construction	0	0	0	0
B /16/01511/RES	FUL permission	Little Cornard	Moorlands Barn, Blackhouse Lane, Little Cornard, Sudbury, CO10 0NL	06/01/2017	2	0	2		Not Started	0	2	2	0
DC/17/04879/OUT	OUT permission	Little Cornard	The Paddocks Blackhouse Lane Little Cornard	20/08/2018	3	0	3		Not Started	0	3	3	0
B /13/01330/FUL	FUL permission	Little Waldingfield	Hammonds Holt, Church Road Little Waldingfield, Sudbury CO10 5PN	16/01/2014	2	2	0		Under Construction	0	0	0	0
B /14/00864/AGD	FUL permission	Little Waldingfield	High Street Farm, Church Road Little Waldingfield, Sudbury, CO10 0SS	27/08/2014	1	0	1	31/03/2019	Under Construction	0	1	0	1
B /17/00369/FUL	FUL permission	Little Waldingfield	Coach House, Rear Of Wood Hall Haymarket, Little Waldingfield Sudbury, CO10 0SY	09/06/2017	1	0	1	10/07/2017	Under Construction	0	1	0	1
DC/17/05333/FUL	FUL permission	Little Waldingfield	The Grange, The Street Little Waldingfield, CO10 0SG	21/12/2017	1	0	1		Not Started	0	1	1	0
DC/18/00281/AGD	FUL permission	Little Waldingfield	Former Piggery, High Street Farm Church Road, Little Waldingfield CO10 0SS	04/04/2018	1	0	1		Not Started	0	1	1	0
DC/18/00781/FUL	FUL permission	Little Waldingfield	Ireland's Meadow, Holbrook Hall Park Little Waldingfield, CO10 0TH	27/04/2018	1	0	1	24/09/2018	Under Construction	0	1	0	1
DC/18/03306/FUL	FUL permission	Little Waldingfield	Priory Farm, Church Road Little Waldingfield, Sudbury Suffolk, CO10 0SW	18/09/2018	1	0	1	13/11/2018	Under Construction	0	1	0	1
B /14/00604/FUL	FUL permission	Long Melford	The Old Barn, Withindale Lane Long Melford, Sudbury, CO10 9HS	15/01/2015	1	0	1		Not Started	0	0	1	0
B /14/01168/FUL	FUL permission	Long Melford	3 Chapel Green, Little St Marys Long Melford, Sudbury, CO10 9HX	10/06/2015	1	0	1	08/06/2018	Under Construction	0	1	0	1
B /16/00247/FUL	FUL permission	Long Melford	Windmill Hill House, Windmill Hill, Long Melford, CO10 9AD	11/04/2016	1	1	0	26/05/2016	Under Construction	0	0	0	0
B /16/00766/AGD	FUL permission	Long Melford	Cranfield Barn, Clare Road Long Melford, CO10 9AE	03/08/2016	1	0	1	09/08/2017	Under Construction	0	1	0	1
B /16/00799/FUL	FUL permission	Long Melford	Foundry House, Hall Street Long Melford, Sudbury CO10 9JR	23/09/2016	1	0	1		Not Started	0	1	1	0
DC/17/03629/FUL	FUL permission	Long Melford	Lyston House, Little St Marys, Long Melford, CO10 9LB	17/10/2017	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/17/04477/AGD	FUL permission	Long Melford	Guildhall Farm, Sudbury Road Long Melford, CO10 9HE	10/11/2017	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/17/05474/FUL	FUL permission	Long Melford	50 High Street, Long Melford, CO10 9DD	12/01/2018	1	0	1		Not Started	0	1	1	0
DC/18/01089/FUL	FUL permission	Long Melford	Land West Of Radio House Hall Street, Long Melford Sudbury, Suffolk, CO10 9JR	18/06/2018	1	0	1		Not Started	0	1	1	0
DC/18/05199/FUL	FUL permission	Long Melford	Windmill Hill House Windmill Hill, Long Melford Sudbury, Suffolk, CO10 9AD	22/01/2019	1	0	1		Not Started	0	1	1	0

B /16/01070/AGD	FUL permission	Milden	Barn One, Pound Farm Barn, Boxford Road, Milden	08/12/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
B /16/00205/FUL	FUL permission	Monks Eleigh	Land south west of Hill View, The Street, Monks Eleigh, IP7 7JE	08/04/2016	1	0	1	31/03/2019	Under Construction	0	1	0	1
DC/17/03678/FUL	FUL permission	Monks Eleigh	New House, Mill Lane, Monks Eleigh IP7 7JE	17/08/2017	1	0	1	07/06/2018	Under Construction	0	1	0	1
DC/17/05751/FUL	FUL permission	Monks Eleigh	Land West Of The Fenn, Swingleton Green Monks Eleigh, IP7 7AB	12/01/2018	1	0	1		Not Started	0	1	1	0
DC/18/00621/FUL	FUL permission	Monks Eleigh	Fen Cottage, Brent Eleigh Road, Monks Eleigh, Ipswich, Suffolk, IP7 7JG	28/03/2018	1	0	1		Not Started	0	1	1	0
DC/18/01387/FUL	FUL permission	Monks Eleigh	Former Rushbrooks Nursery Site, The Street, Monks Eleigh , Suffolk IP7 7AU	08/06/2018	1	0	1		Not Started	0	1	1	0
DC/17/04048/FUL	FUL permission	Nayland-with-Wissington	Land Rear Of Bear House, Bear Street, Nayland With Wissington, CO6 4HX	25/10/2017	1	0	1		Not Started	0	1	1	0
DC/17/04206/OUT	OUT permission	Nayland-with-Wissington	New Farm, Harpers Hill, Nayland With Wissington, CO6 4NT	20/11/2017	9	0	9		Not Started	0	9	9	0
DC/17/05322/FUL	FUL permission	Nayland-with-Wissington	4 Church Mews, High Street, Nayland With Wissington, CO6 4JF	29/03/2018	1	0	1		Not Started	0	1	1	0
DC/18/01869/RES	FUL permission	Nayland-with-Wissington	The Bungalow, Harpers Hill, Nayland With Wissington, Colchester, Suffolk, CO6 4NT	07/12/2018	5	0	5		Not Started	0	5	5	0
B /15/00621/FUL	FUL permission	Nedging-with-Naughton	Land West Of Crowcroft Road, Nedging With Naughton	31/03/2016	8	0	8		Not Started	0	0	8	0
B /15/01612/FUL	FUL permission	Nedging-with-Naughton	Land adj 1 Crowcroft Rd (and 6 Pykes Field)	23/03/2016	1	0	1	31/03/2019	Under Construction	0	1	0	1
B /16/01437/OUT	OUT permission	Nedging-with-Naughton	Barn opposite Tye Farm, Crowcroft Road, Nedging with Naughton	14/12/2016	2	0	2		Not Started	0	2	2	0
DC/17/04439/FUL	FUL permission	Nedging-with-Naughton	(Land South of) Land Adjacent The Laurels, Whatfield Road, Naughton, IP7 7BP	03/11/2017	1	0	1	11/05/2018	Under Construction	0	1	0	1
DC/18/05206/FUL	FUL permission	Nedging-with-Naughton	The Heathers, Crowcroft Road, Nedging With Naughton, Ipswich, Suffolk IP7 7HR	30/01/2019	1	0	1		Not Started	0	1	1	0
B /17/01072/LCE	FUL permission	Newton	Caravan, Wheldons Fruit Farm, Joes Road, Newton, CO10 0QE	22/06/2017	1	0	1		Not Started	0	1	1	0
DC/17/04074/FUL	FUL permission	Newton	Valley Farm, Valley Road Newton, CO10 0QQ	03/10/2017	1	0	1	19/12/2018	Under Construction	0	1	0	1
DC/17/05831/OUT	OUT permission	Newton	Brook Farm, Sudbury Road Newton, CO10 0QS	26/02/2018	2	0	2		Not Started	0	2	2	0
DC/18/00101/FUL	FUL permission	Newton	Valley Farm, Valley Road Newton, CO10 0QQ	30/11/2018	1	0	1		Not Started	0	1	1	0
DC/18/00404/FUL	FUL permission	Newton	The Yew, Assington Road, Newton, Sudbury, Suffolk, CO10 0QU	07/03/2018	2	1	1	25/05/2018	Under Construction	0	1	0	1
DC/18/01705/FUL	FUL permission	Pinewood	Land Adjacent To 1-11 Shotley Close, Shotley Close, Pinewood, Ipswich IP2 9RZ	14/06/2018	4	0	4	11/02/2019	Under Construction	0	4	3	1
B /16/00586/SHD	FUL permission	Polstead	Brewery Farm, Bower House Tye, Polstead, Colchester, CO6 5BZ	27/07/2016	1	0	1	01/04/2017	Under Construction	0	1	0	1
B /16/00636/FUL	FUL permission	Polstead	Stackwood Cottage, Stackwood Road, Polstead CO6 5BA	12/07/2016	1	1	0	01/04/2017	Under Construction	0	0	0	0
B /16/00761/FUL	FUL permission	Polstead	Land South of Wood Hall Farm, Stackwood Road, Polstead, CO6 5BA	24/08/2016	1	0	1		Under Construction	0	1	1	0
DC/17/04784/FUL	FUL permission	Polstead	The Bungalow, Potash Lane Polstead, Colchester, Suffolk, CO6 5DJ	12/01/2018	1	1	0	26/03/2018	Under Construction	0	0	0	0
DC/18/00042/AGD	FUL permission	Polstead	Barn At Stackwood Farm Stackwood Road, Polstead, CO6 5BA	28/02/2018	1	0	1		Not Started	0	1	1	0

DC/18/01148/FUL	FUL permission	Polstead	Land North East Of Polstead Lodge, Mill Street, Polstead, Colchester, Suffolk CO6 5AD	11/05/2018	1	0	1	09/08/2018	Under Construction	0	1	0	1
B /16/01328/AGD	FUL permission	Preston St Mary	Barns East of Model Farm, Whelp Street, Preston St Mary CO10 9NJ	07/12/2016	2	0	2		Not Started	0	2	2	0
DC/17/02708/FUL	FUL permission	Preston St Mary	Hall Barn, The Street, Preston St Mary, CO10 9NG	19/10/2017	2	1	1	27/06/2018	Under Construction	0	1	0	1
DC/17/04809/FUL	FUL permission	Preston St Mary	Model Farm, Whelp Street Preston St Mary, CO10 9NJ	17/11/2016	1	1	0		Not Started	0	0	0	0
DC/18/00161/OUT	OUT permission	Preston St Mary	Land Adjacent To The Street, The Street, Preston St Mary, CO10 9NG	23/03/2018	9	0	9		Not Started	0	9	9	0
DC/18/02919/FUL	FUL permission	Preston St Mary	Model Farm, Whelp Street, Preston St Mary, Sudbury, Suffolk, CO10 9NJ	22/08/2018	1	1	0	06/09/2018	Under Construction	0	0	0	0
DC/18/03470/OUT	OUT permission	Preston St Mary	Model Farm, Whelp Street, Preston St Mary, Sudbury, Suffolk, CO10 9NJ	18/10/2018	1	0	1		Not Started	0	1	1	0
B /16/01355/FUL	FUL permission	Raydon	Barncroft, The Street, Raydon, IP7 5LW	22/12/2016	2	1	1		Not Started	0	1	1	0
B /17/01102/FUL	FUL permission	Raydon	Bluebell Cottage, Sulleys Hill, Raydon, IP7 5QQ	25/07/2017	1	1	0	30/10/2017	Under Construction	0	0	0	0
DC/18/00371/OUT	OUT permission	Raydon	Land To The North Of The Street, Raydon, Ipswich, IP7 5LU	22/03/2018	9	0	9		Not Started	0	9	9	0
DC/18/01976/OUT	OUT permission	Raydon	Oak Lodge, The Street, Raydon, Ipswich Suffolk, IP7 5LT	31/01/2019	8	0	8		Not Started	0	8	8	0
DC/18/03947/FUL	FUL permission	Raydon	Land At Water Farm, The Street, Raydon IP7 5LW	09/11/2018	1	0	1		Not Started	0	1	1	0
DC/17/05559/AGD	FUL permission	Semer	Barn At Land At Ash Street, Semer, IP7 6QZ	21/12/2017	1	0	1		Not Started	0	0	1	0
B /17/01038/OUT	Appeal	Shimpling	The Bush, The Street, Shimpling, Bury St Edmunds	10/10/2018	1	0	1		Not Started	0	1	1	0
B /17/01061/FUL	FUL permission	Shimpling	Garage Adjacent To Marchwood House, The Street, Shimpling, Suffolk, IP29 4HW	17/07/2017	1	0	1		Under Construction	0	1	1	0
DC/18/00267/FUL	FUL permission	Shimpling	The Old School, The Street, Shimpling, Bury St Edmunds, Suffolk, IP29 4HS	19/12/2018	1	0	1		Not Started	0	1	1	0
DC/18/04254/OUT	OUT permission	Shimpling	Land To The South Of The Street, The Street, Shimpling, IP29 4HS	14/02/2019	2	0	2		Not Started	0	2	2	0
DC/18/05347/FUL	FUL permission	Shimpling	Midway Farm Barn, Bury Road, Shimpling Bury St Edmunds, Suffolk, IP30 0JL	28/01/2019	1	0	1		Not Started	0	1	1	0
B /15/00208/FUL	FUL permission	Shotley	6 Great Harlings, Shotley, IP9 1NY	10/06/2016	1	0	1		Not Started	0	0	1	0
DC/17/03738/FUL	FUL permission	Shotley	32 Blake Avenue, Shotley Gate, IP9 1RL	12/01/2018	1	0	1		Not Started	0	1	1	0
DC/17/05380/OUT	OUT permission	Shotley	1 Visdelou Terrace, Shotley, Suffolk	22/12/2017	1	0	1		Not Started	0	0	1	0
DC/17/05704/FUL	FUL permission	Shotley	Hill House Farm, Wades Lane, Shotley, IP9 1EW	28/02/2018	2	0	2		Not Started	0	2	2	0
DC/18/01294/FUL	FUL permission	Shotley	1 Visdelou Terrace , Main Road Shotley, IP9 1PR	08/06/2018	1	0	1		Not Started	0	1	1	0
DC/18/03703/FUL	FUL permission	Shotley	Woodland Lodge, Link Road, Shotley, Ipswich, Suffolk, IP9 1NN	17/10/2018	1	0	1		Not Started	0	1	1	0
B /10/00769/FUL	FUL permission	Sproughton	Part garden Kered Aleihs, Elton Park	01/12/2010	1	0	1	31/03/2019	Under Construction	0	1	0	1
B /14/00460/FUL	FUL permission	Sproughton	Land rear of Geest House, Hadleigh Road	03/08/2015	8	0	8	25/05/2018	Under Construction	0	8	7	1
B /16/00098/FUL	FUL permission	Sproughton	Third Mile, London Road, Sproughton, IP8 3LE	16/06/2016	5	0	5	31/03/2019	Under Construction	0	5	4	1
B /16/00698/FUL	FUL permission	Sproughton	The Limes, Elton Park, Sproughton IP2 0DG	16/09/2016	3	1	2	13/09/2017	Under Construction	0	2	1	1
DC/17/02711/FUL	FUL permission	Sproughton	Larchwood, Larchwood Close, Sproughton Ipswich, Suffolk, IP2 0DA	30/05/2018	7	1	6		Not Started	0	6	6	0
DC/17/05725/FUL	FUL permission	Sproughton	Land At Orchard Grove, Elton Park, Sproughton, Ipswich, Suffolk, IP2 0DG	28/02/2018	1	0	1		Not Started	0	1	1	0
DC/18/00369/FUL	FUL permission	Sproughton	The Firs, Burstall Lane, Sproughton, Ipswich, Suffolk, IP8 3DE	03/10/2018	1	1	0	02/01/2019	Under Construction	0	0	0	0
DC/18/04337/FUL	FUL permission	Sproughton	Riverbank, Elton Park, Sproughton, Ipswich Suffolk, IP2 0DG	10/01/2019	1	0	1		Not Started	0	1	1	0

DC/18/05496/FUL	FUL permission	Sproughton	Woodfield, Burstall Lane, Sproughton, Ipswich, Suffolk, IP8 3DJ	27/02/2019	1	1	0		Not Started	0	0	0	0
B /16/00701/FUL	FUL permission	Stanstead	Highbank Nursery, The Hill, CO10 9AP	17/08/2016	1	0	1		Under Construction	0	1	1	0
B /16/01576/FUL	FUL permission	Stanstead	1 Barnfield Cottages, Upper Street, Stanstead, Suffolk	16/02/2018	2	0	2		Not Started	0	2	2	0
DC/18/01005/FUL	FUL permission	Stanstead	Highbank Nursery , The Hill, Stanstead Sudbury , Suffolk, CO10 9AP	11/06/2018	4	0	4		Not Started	0	4	4	0
DC/18/04494/RES	FUL permission	Stanstead	(Land to the south of) Highbank Nursery The Hill, CO10 9AP	19/12/2018	1	0	1	01/03/2018	Under Construction	0	1	0	1
DC/18/00045/FUL	FUL permission	Stoke-by-Nayland	6 School Street, Stoke By Nayland, Colchester, Suffolk, CO6 4QZ	14/03/2018	1	0	1		Not Started	0	1	1	0
DC/17/05887/FUL	FUL permission	Stratford St Mary	Anchor Inn, Upper Street, Stratford St Mary, Colchester, Suffolk, CO7 6LW	15/05/2018	5	0	5		Not Started	0	5	5	0
B /17/00406/FUL	FUL permission	Stutton	Land Opposite Stutton CEVC School Holbrook Road, Stutton	06/02/2018	6	0	6		Not Started	0	6	6	0
B /17/00973/FUL	FUL permission	Stutton	White House Farm Kennels, Bentley Lane, Stutton, IP9 2SX	01/09/2017	1	1	0		Not Started	0	0	0	0
DC/17/03445/FUL	FUL permission	Stutton	The Old Telephone Exchange, Holbrook Road, Stutton	24/11/2017	1	0	1		Not Started	0	1	1	0
DC/17/06310/FUL	FUL permission	Stutton	Tawnys, Lower Street, Stutton, Ipswich Suffolk, IP9 2SQ	28/03/2018	1	0	1		Not Started	0	1	1	0
DC/18/03974/FUL	FUL permission	Stutton	31A Friars Street, Sudbury, Suffolk, CO10 2AG	30/10/2018	1	0	1		Not Started	0	1	1	0
DC/18/04522/FUL	FUL permission	Stutton	Stutton Methodist Church, Manningtree Road, Stutton, Suffolk, IP9 2RY	07/01/2019	1	0	1		Not Started	0	1	1	0
B /10/00141/FUL	FUL permission	Sudbury	Land south of Elec' Sub-station, Waldingfield Road	24/05/2010	2	0	2	23/03/2016	Under Construction	0	2	1	1
B /11/00383/FUL	FUL permission	Sudbury	Dunedin, Queens Close, CO10 1US	26/04/2012	3	1	2	31/03/2017	Under Construction	0	2	0	2
B /13/00730/FUL	FUL permission	Sudbury	89-90 North Street, Sudbury, CO10 1RF	03/09/2013	2	0	2	05/11/2013	Under Construction	1	0	1	0
B /14/01054/OFD	FUL permission	Sudbury	Wellesley House, 96 East Street	08/10/2014	6	0	6	31/03/2018	Under Construction	0	6	0	6
B /15/00048/OFD	FUL permission	Sudbury	51 Station Road, Sudbury, CO10 2SP	20/02/2015	1	0	1	21/12/2018	Under Construction	0	1	0	1
B /15/00445/OFD	FUL permission	Sudbury	Talas House, 47-48 Ballingdon Street	03/06/2015	8	0	8	13/05/2016	Under Construction	0	8	7	1
B /16/00099/FUL	FUL permission	Sudbury	91 North Street, Sudbury, CO10 1RF	05/04/2016	2	1	1	22/11/2016	Under Construction	0	1	1	0
B /16/00610/OUT	OUT permission	Sudbury	Belltack Works, Middleton Road, Sudbury, CO10 7LJ	30/06/2016	2	0	2		Not Started	0	0	2	0
B /16/00956/FUL	FUL permission	Sudbury	Victoria Hall, 39 New Street, Sudbury, CO10 1JB	03/08/2017	5	0	5		Not Started	0	5	5	0
B /16/01011/FUL	FUL permission	Sudbury	3 Gaol Lane, Sudbury, CO10 1JL	18/10/2016	2	0	2		Under Construction	1	1	1	0
B /16/01352/FUL	FUL permission	Sudbury	Tall Trees 22 Waldingfield Road, Sudbury, CO10 2PU	13/01/2017	3	1	2	20/03/2017	Under Construction	1	1	0	1
B /16/01609/FUL	FUL permission	Sudbury	74 Ballingdon Street, Sudbury, CO10 2DA	30/06/2017	2	0	2	31/03/2019	Under Construction	0	2	1	1
B /16/01647/OUT	OUT permission	Sudbury	St Gregorys Church Hall, Prince Street, Sudbury, CO10 1JA	23/02/2017	4	0	4		Not Started	0	4	4	0
B /17/00200/FUL	FUL permission	Sudbury	Land to the rear of Dunedin, Queens Close, Sudbury, CO10 1US	22/06/2017	2	0	2	28/08/2018	Under Construction	0	2	0	2
B /17/00203/FUL	FUL permission	Sudbury	89 East Street, Sudbury, CO10 2TP	08/05/2017	2	1	1	21/12/2018	Under Construction	0	1	0	1
B /17/00235/FUL	FUL permission	Sudbury	20 Market Hill, Sudbury, CO10 2EA	21/07/2017	1	0	1		Not Started	0	1	1	0
B /17/00247/FUL	FUL permission	Sudbury	15 Market Hill, Sudbury, CO10 2EA	09/06/2017	4	0	4		Not Started	0	4	4	0
B /17/00971/FUL	FUL permission	Sudbury	53 Station Road, Sudbury, CO10 2SP	01/08/2017	1	0	1	13/02/2018	Under Construction	0	1	0	1
DC/17/03010/FUL	FUL permission	Sudbury	Kings Head , Ballingdon Street Sudbury, Suffolk, CO10 2BZ	08/06/2018	1	0	1		Not Started	0	1	1	0
DC/17/03884/FUL	FUL permission	Sudbury	Kentish Lodge, Stour Street Sudbury, Suffolk, CO10 2AY	31/10/2017	1	0	1		Not Started	0	1	1	0
DC/17/04365/OUT	OUT permission	Sudbury	Ormiston Sudbury Academy (Bungalow Site) 1 & 2 Tudor Road, Sudbury CO10 1NW	15/11/2017	3	2	1		Not Started	0	1	1	0

DC/17/04765/FUL	FUL permission	Sudbury	Hill House, Woodhall Road Sudbury, CO10 1PF	09/11/2017	1	0	1		Under Construction	0	1	1	0
DC/17/04872/FUL	FUL permission	Sudbury	Orchard Way, 141 New Queens Road Sudbury, CO10 1PJ	14/11/2017	1	0	1	29/01/2018	Under Construction	0	1	0	1
DC/17/05323/FUL	FUL permission	Sudbury	7 East Street, Sudbury, CO10 2TP	21/12/2017	1	0	1	14/08/2018	Under Construction	0	1	0	1
DC/17/06300/FUL	FUL permission	Sudbury	Land Adjacent To 11 Weavers Lane Sudbury, CO10 2EZ	07/03/2018	1	0	1		Not Started	0	1	1	0
DC/18/00743/FUL	FUL permission	Sudbury	1 Constable Road, Sudbury, Suffolk, CO10 1UQ	13/04/2018	2	1	1	30/07/2018	Under Construction	0	1	0	1
DC/18/00897/FUL	FUL permission	Sudbury	Orchard Way, 141 New Queens Road Sudbury, Suffolk, CO10 1PJ	17/07/2018	2	0	2		Not Started	0	2	2	0
DC/18/00905/FUL	FUL permission	Sudbury	Land Adjacent Ton 34 Gaol Lane, Sudbury, Suffolk	27/04/2018	6	0	6		Not Started	0	6	6	0
DC/18/01540/FUL	FUL permission	Sudbury	53 Station Road, Sudbury, Suffolk, CO10 2SP	22/05/2018	2	1	1		Not Started	0	1	1	0
DC/18/01644/FUL	FUL permission	Sudbury	85A Essex Avenue, Sudbury, Suffolk, CO10 1WQ	06/07/2018	1	0	1	30/01/2019	Under Construction	0	1	0	1
DC/18/03814/FUL	FUL permission	Sudbury	Land At Bulmer Road, Sudbury, Suffolk, CO10 2DA	25/01/2019	2	0	2		Not Started	0	2	2	0
DC/18/04003/FUL	FUL permission	Sudbury	Part Side Garden To No 21 Woodhall Road Sudbury, CO10 1PE	01/11/2018	1	0	1		Not Started	0	1	1	0
DC/18/04121/FUL	FUL permission	Sudbury	6 East Street, Sudbury, CO10 2TP	30/11/2018	1	0	1		Not Started	0	1	1	0
DC/18/05471/FUL	FUL permission	Sudbury	Sudbury Post Office, 101 East Street Sudbury, Suffolk, CO10 1UT	29/01/2019	2	0	2		Not Started	0	2	2	0
DC/18/05513/FUL	FUL permission	Sudbury	Orchard Way, 141 New Queens Road Sudbury, Suffolk, CO10 1PJ	08/02/2019	4	0	4		Not Started	0	4	4	0
DC/18/05567/FUL	FUL permission	Sudbury	Land Adj To 84 Ballingdon Street Sudbury, Suffolk, CO10 2DA	21/02/2019	1	0	1		Not Started	0	1	1	0
DC/19/00568/FUL	FUL permission	Sudbury	63 Cats Lane, Sudbury, Suffolk, CO10 2SQ	14/03/2019	1	0	1		Not Started	0	1	1	0
DC/17/06250/FUL	FUL permission	Tattingstone	Summercourt, The Heath, Tattingstone, IP9 2LX	15/06/2018	4	1	3		Not Started	0	3	3	0
DC/18/01450/FUL	FUL permission	Tattingstone	Tinkers Hole, Main Road, Tattingstone, Ipswich, Suffolk, IP9 2NY	19/06/2018	1	1	0	20/02/2019	Under Construction	0	0	0	0
DC/18/02195/FUL	FUL permission	Tattingstone	Birchwood House, Cox Hall Road, Tattingstone, Ipswich, Suffolk, IP9 2NS	10/08/2018	1	0	1		Not Started	0	1	1	0
DC/18/03492/RES	OUT permission	Tattingstone	Land South West Of Mill Cottage White Horse Hill, Tattingstone Suffolk	04/10/2018	1	0	1	16/10/2018	Under Construction	0	1	0	1
B /14/01197/FUL	FUL permission	Thorpe Morieux	Jaggards Barn, Bury Road, Thorpe Morieux, Suffolk	29/06/2015	1	0	1	01/06/2018	Under Construction	0	1	0	1
DC/17/03940/OFD	FUL permission	Thorpe Morieux	Potash Farm, Cockfield Road Thorpe Morieux, IP30 0NG	13/10/2017	1	0	1		Not Started	0	1	1	0
DC/17/05072/OFD	FUL permission	Thorpe Morieux	Old Hamlet Wine And Spice Co Maltings Farm Cottage, Thorpe Morieux, IP30 0NG	29/11/2017	1	0	1		Not Started	0	1	1	0
DC/18/03804/FUL	FUL permission	Thorpe Morieux	Land At Whitethorn Ley Thorpe Morieux	09/11/2018	3	0	3		Not Started	0	3	3	0
B /17/00182/FUL	FUL permission	Wherstead	Bournehaven, Bourne Hill Wherstead, IP2 8NQ	14/05/2017	1	1	0		Not Started	0	0	0	0
B /16/01521/AGD	FUL permission	Woolverstone	White House Farm, Harkstead Lane IP9 1BD	22/12/2016	3	0	3		Not Started	0	3	3	0
B /17/01125/FUL	FUL permission	Woolverstone	White House Farm, Harkstead Lane IP9 1BD	31/08/2017	4	0	4		Not Started	0	4	4	0
DC/17/02347/FUL	FUL permission	Woolverstone	Home Farm, Main Road Woolverstone, IP9 1AJ	21/09/2017	4	0	4		Not Started	0	4	4	0
DC/18/00535/FUL	FUL permission	Woolverstone	The Walled Garden, Nursery Lane Woolverstone, IP9 1AX	17/08/2018	1	0	1	10/09/2018	Under Construction	0	1	0	1

DC/18/01232/FUL	FUL permission	Woolverstone	The Dairy House, Main Road, Woolverstone, Ipswich Suffolk, IP9 1AY	10/01/2019	1	0	1		Not Started	0	1	1	0
DC/18/04838/FUL	FUL permission	Woolverstone	The Dairy House, Main Road Woolverstone, Ipswich, Suffolk, IP9 1AY	27/12/2018	0	1	-1		Not Started	0	-1	-1	0
<b>Sub Total</b>											<b>726</b>		



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

# Appendix 7



## Summary of Consultation Responses to Draft Position Statement

Ref	Key Points Raised	Action Taken/ Comments	Justification for Course of Action
BDC1	Timing of consultation is inadequate and cannot be effective or meaningful.	No action required.	The Council's approach to consultation is considered to be proportionate and was conducted in accordance with guidelines contained in the Government's Planning Practice Guidance.
	A 4-week period of consultation is far shorter than the standard 6 or 8 weeks that would be applied to development plan documents and supporting evidence base (of which the document will become support evidence for the emerging Local Plan).	No action required.	The Council's approach to consultation is considered to be proportionate and was conducted in accordance with guidelines contained in the Government's Planning Practice Guidance.
	HDT Result was only marginally above 85% and land supply figure may require recalculation in the relatively short term.	No immediate action required.	Paragraph 2.6 of the HLSPS recognises that when the 2019 HDT results are published, the five-year land supply position may need to be recalculated.
	Approach to applying an average lead-in time and delivery rate is too simplistic and misses the point set out in the empirical data and work in the NLP Report (2016). A blanket average across all sites is not right. It does not meet the test of clear evidence.	No action required.	National evidence has been reviewed and the delivery rates applied are consistent with the national evidence, and it is considered sufficiently robust. The test of clear evidence is not a relevant test for delivery rates and lead-in times.  Applying a 'blanket rate' to the sites (unless evidence indicates otherwise) ensure a conservative approach is taken to the land supply calculation. If 72dpa is applied to sites above 100 dwellings in size and 39dpa is applied to sites of less than 100 dwellings in size, this results in a land supply for Babergh of 5.98 years, higher than the 5.78 years the Council consider to be able to demonstrate at the time of the consultation.
	A 10% lapse rate must be applied to small sites and full detailed consents to remove risk of future under delivery.	No action required.	The revisions to the definition of 'deliverable' mean that all sites in the five-year supply have planning permission and therefore a lapse rate would be relevant to the entire five-year land supply. Case law confirms a lapse rate is not required to be included in the five-year land supply calculation, and when applied to the deliverable supply can result in 'double counting' with the application of a 5% buffer.
	Windfall allowance evidence is not compelling in reference to the 2019 Framework.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance included will provide a reliable source of supply.
BDC2	Future allocations need to be appropriately assessed in terms of potential impact on historic environment.	No action required.	Comment noted - The suitability of sites for allocation, including any potential impacts on the historic environment, will be fully assessed through the local plan-making process.
	Future policies that allocate sites affecting heritage assets should include references to need to conserve and seek opportunities to enhance the on-site or nearby heritage assets and their setting, the need for high quality design and any other factors relevant to the historic environment.	No action required.	Comment noted - The wording of site allocation policies will be determined through the local plan-making process.
	Sites that would have an unacceptable impact on the significance or special interest of heritage assets should not be taken forward.	No action required.	Comment noted – The allocation of sites for development will be determined through the local plan-making process.
BDC3	Council needs to address past record of under-delivery of housing in view of Annex 1 of NPPF (transitional arrangements for phased introduction of HDT).	No action required.	Issues around delivery will be addressed as part of the implementation of the HDT Action Plan, which is separate to this HLSPS.
	The inclusion of a windfall allowance requires compelling evidence that they will continue to provide a reliable source of supply, in line with Paragraph 70 of the NPPF.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance included will provide a reliable source of supply.

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	Gladman agree that a 5% buffer is required for Babergh and that this has been confirmed through the Government's Housing Delivery Test, February 2019.	No action required.	Comment noted.
	Care must be taken to ensure that the monitoring undertaken as part of this exercise sets out the position at 31 March 2019. Sites that do not fall within the definition of deliverable at this cut-off date should not be included within the supply for 2019/20 to 2023/24.	No action required.	Only those sites identified as 'deliverable' as at 31 <sup>st</sup> March 2019 have been included in the deliverable supply as part of this position statement. When an updated position statement is prepared in subsequent monitoring years, a new base-date will be set.
	Lead in times from submission of a planning application to start on site for sites of over 100 dwellings can be considerably longer than the average that has been identified. The average lead in times for sites with outline planning permission will be skewed by the inclusion of sites with full permission in the calculation of this average e.g. in Table 9 of the Babergh and the Mid-Suffolk statements, where the lead in times for sites with outline permission are all longer than the average lead in rate that has been calculated.	No action required.	Local evidence is supported by national evidence. Inevitably some sites will deliver significantly quicker or slower than the average, but a consistent and robust approach has been taken in applying lead-in times.
	Assumed delivery rates of 50 dwellings per annum (dpa) should be reverted to the 40 to 45dpa figure that the research undertaken has identified.	No action required.	As explained in paragraph 6.11, if there is local evidence that a housebuilder has a track record of delivering above this rate of delivery, the higher rate of 50dpa will be used (such is the case for Taylor Wimpey at Chilton Leys).
BDC4	Para 3.5 refers to sites excluded because they are undeliverable. We could find no information on which sites were considered to be undeliverable, nor on what grounds they were considered to be undeliverable. Please direct us to where this information is given or supply if not included in this document.	Amend text to reflect current situation.	Paragraph 3.5 needs to be updated to reflect that after undertaking an assessment of deliverability, no sites were removed from the supply.
	Paragraphs 9.8 and 9.16 need to be clarified.	Re-wording of para 9.8 and 9.16.	Paragraphs 9.8 and 9.16 have been re-worded to aid comprehension.
	Please explain why East Suffolk, Cambridge, Peterborough and Chelmsford were the authorities whose data was used to "sense check". Were these the only authorities whose data was available online? We would point out that Cambridge, Peterborough and Chelmsford are not adjoining whilst Braintree and Colchester are. Are Cambridge, Peterborough and Chelmsford likely, as Cities, to be seeking or providing similar outcomes to those of Babergh District Council?	No action required.	As noted in paragraph 3.11(d), East Suffolk, Cambridge, Peterborough and Chelmsford were selected due to their location in the East of England region and the availability of online building control records and plot completion data. These authorities are ones in which similar regional housebuilders to those in Babergh District are likely to be operating, and therefore delivery rates are likely to be comparable. Braintree and Colchester do not have online Building Control records and therefore do not detail plot by plot completion data.
BDC5	Need to explain reasoning for short consultation period over summer holidays – process is less than transparent and fair.	No action required.	The Council's approach to consultation is considered to be proportionate and was conducted in accordance with guidelines contained in the Government's Planning Practice Guidance.
	Section 9 (Windfall) – Council is adopting over-cautious approach without evidential basis. Prediction of 50dpa from 2022 to 2024 is not based on evidence. Object to including windfall sites in identified development sites.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance included will provide a reliable source of supply.
	The approach you appear to be adopting also carries the implication that if a 'windfall' application is made for a site not identified in the Babergh Plan, the Council is more likely to take that factor into account when deciding whether to grant permission. This is unfair to the individual applicant and undemocratic. We would welcome assurances that the fact that a potential site is not within the identified Babergh development land will not be a factor taken into account on a planning	No action required.	Applications for planning permission are assessed on their own merits in accordance with relevant planning policy. Sites that are not allocated for development are not treated more favourably than those which are.

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	application for that site.		
	It is generally agreed that urban development is environmentally more sustainable than rural development particularly when it is on a large scale which will impact disproportionately on infrastructure. Assuming that BDC agrees please would it explain its failure to complete any units on the 3 urban sites identified by Mr Brigden.	No action required.	There may be multiple reasons why delivery has failed to progress on sites. Issues around delivery will be addressed as part of the implementation of the HDT Action Plan, which is separate to this position statement.
	Babergh document relating to the SHELAA for Moores Lane indicates that the Council's view is that it has implications and problems for Highways and that the site has too many units. If this is indeed the Council's view, I wonder why our money has been used to persist with upholding the permission. Need to clarify BDC's position in relation to Moore's Lane.	No action required.	Comment noted. This is an issue to be dealt with by the Development Management department and not an issue to be address in the land supply statement.
	Proposes Community Support Group to assist with Planning Policy and Strategy.	No action required.	Comment noted. This is not an issue to be addressed in the HLSPS.
BDC6	Request for Councillor briefing to help them understand documents.	No action required.	Comment noted – we will take this into consideration for future consultations.
	Parish opposed to development in and around Sproughton, including allocation LA012 in the Joint Local Plan.	No action required.	Comment noted. This is not an issue to be addressed in the HLSPS and comments made about proposed Joint Local Plan allocations should be made through the Joint Local Plan consultation,
	Would welcome smaller developments that meet local needs.	No action required.	Comment noted – the allocation of sites for development will be considered through the Local Plan-making process.
BDC7	Land at Tamage Road – full planning application (ref. DC/19/03126) validated on 4 <sup>th</sup> July. Bloor Homes willing to enter into MoU/SoCG with Council to confirm commitment to delivery of the site. Subject to planning approval, site scheduled to deliver 30 units in 2020/21, 60 units in 2021/22 and 10 units in 2023.	No action required.	The site does not fall within the definition of 'deliverable' in Annex 2 of the Framework as the site does not currently have planning permission. Therefore, the site cannot currently be included in the land supply until permission is granted.
	Bloor Homes have proven track record of housing completions, including in the local area and have clear intention to deliver Tamage Road, Acton within the 5yr land supply.	No action required.	The planning application has yet to be determined.
BDC8	Delivery rates identified in report will be subject to change and so position statement should be reviewed and updated as appropriate to give confidence and clarity to developers.	No action required.	The Council will review the position statement annually in accordance with paragraphs 73 and 74 of the NPPF.
	Babergh's supply of 5.78 years is not robust and could easily fall below 5 years if a few of the major developments were delayed.	No action required.	The Council will review the position statement annually in accordance with paragraphs 73 and 74 of the NPPF.
	Brantham Industrial Estate – question the Council's certainty that 50 dwellings will be delivered in 2020/21 given delays so far.	No action required.	Taylor Wimpey have a track record of delivery in the district and have signed an MoU in accordance with Planning Practice Guidance to be included in the supply.
BDC9	Electronic document formatting could have been used to lend itself to interrogation at parish level and in places at a district level.	No action required.	Comment noted – the Council will take this into consideration for future consultations.
BDC10	Welcome the Council's approach to seeking views from stakeholders in developing the Position Statements.	No action required.	Comment noted.
	Agree with the Council's approach to undertaking separate assessments for each authority.	No action required.	Comment noted.
	Definition of 'deliverable' at paragraph 2.9 is based on July 2018 version of the NPPF. This should be updated to reflect the February 2019 updates.	The HLSPS has been revised to reflect the latest updates to the Guidance.	Agreed.
	Section 2 of Position Statement should be revised to reflect updates to Planning	The HLSPS has been	Agreed.

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	Practice Guidance on Housing Supply and Delivery.	revised to reflect the latest updates to the Guidance.	
	Agree with calculation of housing requirement for Babergh.	No action required.	Comment noted.
	5 year housing land supply position should include adjustment for 'lapse rate' based on historical evidence and fact this was included in previous assessments including 2017/18 AMR. Para 73 of NPPF states that buffer is to ensure choice and competition in market for land, rather than offsetting any lapse in delivery of sites. Judgement and appeal decisions referred to in paragraphs 3.25 and 3.26 are instances where a 20% buffer was required, which is not the case for Babergh. Application of 10% lapse rate to Small Sites would be robust and proportionate response to historic evidence of non-implementation.	No action required.	The revisions to the definition of 'deliverable' mean that all sites in the five-year supply have planning permission and therefore a lapse rate would be relevant to the entire five-year land supply. Case law confirms a lapse rate is not required to be included in the five-year land supply calculation, and when applied to the deliverable supply can result in 'double counting' with the application of a 5% buffer. The Guidance no longer recommends the use of lapse rates as a means of adjusting for under-delivery.
	Windfall allowance should only be used for last 2 years of 5-year period (thereby reducing windfall allowance to 100 dwellings), reflecting the 3-year period for implementation of planning permissions. This would be consistent with Table 8 which suggests average lead-in time for sites of 0-99 dwellings of 3 years. Including a windfall allowance for year 3 will result in double counting of small sites already in the system.	Amend contribution from windfall allowance to years 4 and 5 only.	To reflect the 3-year implementation period of planning permissions and the number of permissions approved in 2018/19 on small sites.
	Land North and South of Poplar Lane, Ipswich (Phase 1b) – Delivery assumptions inconsistent with Taylor Wimpey's intentions set out in SoCG. Council's trajectory should be adjusted to 93 dwellings rather than 105 dwellings.	No action required.	Taylor Wimpey forecast 43 completions in year 4 and 63 completions in year 5 on Phase 1b, totalling 106 completions in the five-year period. This is consistent with the delivery rates applied by the Council.
	Would welcome regular dialogue between Council and delivery partners to ensure matters are kept under review.	No action required.	The Council will continue to consult with stakeholders on future updates of the HLSPS and HDT Action Plan.
	Council need to recognise the need to continue to approve sustainable development in appropriate locations to ensure a proactive approach to securing levels of housing delivery required in accordance with HDT Action Plans.	No action required.	Comment noted – Applications for planning permission are determined through the development management process, which is separate to this consultation.
BDC11	Housing Delivery Test Action Plan fails to provide reasons for its historical housing delivery shortcomings. There is no mention of BDC's heavy reliance on unplanned windfall sites. Scant detail is provided on BDC's planned actions to mitigate and increase delivery, or ways to reduce future risk of under-delivery. Requests that BDC explains how it plans to achieve more demanding dwelling completion levels whilst continuing to maintain a positive 5 Year Housing Land Supply status and meet the Government's minimum 95% housing completions standard.	No action required.	Issues around delivery will be addressed as part of the implementation of the HDT Action Plan, which is separate to this position statement.
	How does BDC plan to manage the enormous task of establishing site allocations in all urban and rural areas in the short time frame required to deliver the housing supply committed to in the preliminary 2019 5YHLS?	No action required.	The housing supply included within the 5YHLS is included based on a comprehensive assessment of each site's 'deliverability'. Therefore, the Council has determined that the sites included in this supply are deliverable and have planning permission. Allocations for future development will be determined through the local plan-making process, which is separate to this consultation.
	How does BDC intend to integrate its rural site allocations with those Neighbourhood Plans already in place or in preparation?	No action required.	Comment noted – Neighbourhood Plans are required to be in conformity with adopted strategic local planning policies and are not an issue to be dealt with by the HLSPS.
	What organisational and human resource	No action	Issues around delivery will be addressed as part of the

# Appendix 7



	changes does BDC plan to deliver a dynamic turnaround in its housing planning and delivery system? When will BDC provide details of the significant organisational and human resource changes/enhancements needed to support its ambitious housing targets?	required.	implementation of the HDT Action Plan, which is separate to this position statement.
	New annual HLS requirement is 29% greater than figure in Core Strategy. How will BDC ensure its plans and organisation are adequately robust to deliver this?	No action required.	The emerging local plan will include relevant policies to meet the identified housing need for the District. These policies are being developed through the local plan-making process.
	Questions the statistical analysis used to corroborate Council's reduction of windfall allowance in years 3-5 to 50dpa.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance of 50dpa included will provide a reliable source of supply.
	Questions whether BDC can evidence the organisational substance and rigour to allow their greater involvement in the housing market.	No action required.	Issues around delivery will be addressed as part of the implementation of the HDT Action Plan, which is separate to this position statement.
	Will BDC provide a revised trajectory indicating where specific information or alternate standard data e.g. real lead-in times, has been assumed in its completion's analysis?	No action required.	All Local Assumptions on delivery rates and lead-in times have been used except for the case of the following where the SoCG has been used to determine the housing trajectory due to local evidence that Taylor Wimpey have a track record of delivering at the aforementioned rates: <ul style="list-style-type: none"> <li>• Brantham Industrial Estate (Taylor Wimpey)</li> <li>• Land to the North and South of Poplar Lane (Phase 1b) (Taylor Wimpey).</li> </ul>
	Trajectory information is not provided for 'small sites', but understanding of BDC's assumptions will be enhanced with information indicating the year of completion anticipation for each site. Will this information be provided?	No action required.	Given that small sites comprise of sites of less than 10 dwellings. It is expected that all dwellings will be completed in five years and it is not necessary to provide a year-by-year breakdown of completions.
	50dpa windfall assumption under-estimates the potential windfall contribution for the last 3 years of the 5-year supply and needs to be significantly increased. BDC's examination of the windfall dynamics and more especially its plans to 'manage' this key segment require more extensive examination and articulation.	No action required.	The windfall allowance has been calculated in accordance with NPPF Paragraph 70 and relevant sections of Guidance. Based on historic trends and relevant adjustments it is considered that the evidence demonstrates that the allowance included is a realistic estimate and will provide a reliable source of supply.
	Suggests establishment of a Babergh Community Council, with representatives from community stakeholders, including those in rural communities, to oversee, together with BDC Officers and Executive, this major house building initiative.	No action required.	Comment noted. This is an issue which will need to be considered by the Planning Policy department at the Council.
	Can BDC convince the Babergh community of the robustness of its plans and organisation to deliver ongoing 5YHLS conformance?	No action required.	National policy requires local authorities to demonstrate that they have a deliverable 5-year housing land supply through a local plan or annual position statement. Delivery is assessed through the Housing Delivery Test. An Action Plan is required where delivery is below 95% of housing requirement. This will identify reasons for under-delivery, explore ways to reduce the risk of further under-delivery, and set out measures the authority intends to take to improve levels of delivery. Sites will be allocated for development through the Local Plan which will be subject to independent examination by a Planning Inspector before being adopted, which will ensure the Plan is sound and legally compliant.
BDC12	Little evidence to demonstrate how built-out rate figure of 45dpa was arrived at. This is concerning when majority of sites under 100 dwellings are not achieving anywhere close to 45dpa delivery. Overall assumption of 45dpa has been inflated by national build-out rate data from national, volume house builders. It is highly optimistic, if not inappropriate, to use the inflated figure for sites under 100 dwellings.	No action required.	Sites of less than 100 dwellings are delivering on average 39dpa, which is not too dissimilar from evidence based figured of 45dpa. The mean past delivery rates of sites in Mid Suffolk and Babergh is 50dpa, this is higher than the regional evidence, national evidence and housebuilder evidence (see table 7) and has therefore not been inflated by such data sources. The national and housebuilder evidence, as well as the regional evidence has been used to 'sense check' the delivery rates and actually reduces the figure from 50dpa to 45dpa based on the available evidence.
	It would not be unreasonable to use evidence from Land Registry Open Data to support	No action required.	The Council was able to identify completion rates for new homes using Building Control plot completions data, which has provided

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	position on projected completions e.g. total transactions data allows for distinction between all houses and new homes. This would provide factual evidence of annual delivery with which to sensitivity check Council's projections and assumptions.		accurate evidence of delivery. Land Registry Open Data was not used.
	Are the sites referred to in paragraph 3.13 representative of the district? Why are the sample sizes different? It states sites were 'selected', but what was selection criteria?	No action required.	The samples used to calculate both lead-in times and delivery rates comprised all sites for which the following data were available in the past 3-5 years (as explained in paragraph 3.13): <ul style="list-style-type: none"> <li>- Corresponding date of approval</li> <li>- Known start on site date</li> <li>- Known first completion</li> </ul> The sample sizes are different because in order to calculate delivery rates, plot-by-plot completions data is required (which was not available for some sites), whereas in order to calculate lead-in times only the first plot completion record is needed.
BDC13	Generally support the methodology used to calculate 5 year housing land supply and are satisfied that sites have only been included if 'clear evidence' of housing completions within 5 years has been provided. But Appendix 6 identifies backlog of outline permissions that cannot be considered deliverable, which means BDC will experience a housing land supply deficit in the near future.	No action required.	Comment noted. The Council believes sufficient evidence has been provided to demonstrate the deliverability of the outline permissions contained in Appendix 6.
	Days Road, Capel St. Mary – Full planning permission for 97 dwellings secured in Oct 2017 (ref. B/17/00122). Construction has commenced and scheduled site completion in 2022 aligns with housing trajectory estimation.	No action required.	Comment noted.
	Land East of Bramford Road, Sproughton – Permission granted for 54 dwellings (ref. DC/18/02010). Construction due to start in 2022, with 47 dwellings scheduled to be provided within 5-year period.	No action required.	Application had not been approved as of 1 <sup>st</sup> April 2019. If approved, the site will be subject to full planning permission and can then be included in the five year supply. The site is not currently 'deliverable' in line with the 2019 Framework.
	Aldham Mill Hill, Hadleigh – Planning application currently being prepared for approx. 100 dwellings. Public consultation event held in July 2018 and pre-app meeting with Council in Sept 2018 in which officers accepted principle of development. Subject to grant of permission, construction due to commence on site in 2023/24, with 20 housing completions expected that year.	No action required.	Comment noted, however no planning permission had been granted as of 1 <sup>st</sup> April 2019 so site cannot be included in trajectory as it does not fall under the definition of 'deliverable' as detailed in Annex 2 of the Framework 2019.
	Land South of Ipswich Road, Brantham – Full planning permission for 140 dwellings currently being prepared. Pre-app with Council currently underway and public consultation scheduled for Sept 2019. Principle of development supported by officers at July 2018 meeting. Application due to be submitted in Autumn 2019. Part of site allocated as draft Preferred Option in emerging Joint Local Plan for up to 30 dwellings. Subject to planning permission, construction due to commence in 2022/23, with 40 housing completions within the 5-year period.	No action required.	Comment noted, however no planning permission had been granted as of 1 <sup>st</sup> April 2019 so site cannot be included in trajectory, as it does not fall under the definition of 'deliverable' as detailed in Annex 2 of the Framework 2019.
	Land West of 30-40 Stutton Close, Stutton – Full planning permission for 34 dwellings granted in April 2018 (B/17/00950). Second planning application for revised scheme submitted April 2019 (DC/19/01708). Subject to grant of permission, construction on site scheduled to commence in 2020/21 with completion in 2022.	No action required.	Comment noted, site is already in the supply and expected to deliver the whole site in five year period.
	Land at Manningtree Road, Stutton – Outline planning permission granted in July 2018 for 14 dwellings (DC/17/02111/OUT). Currently	No action required.	Comment noted, however as the reserved matters application has not yet been submitted, this does not meet the conditions for 'clear evidence' that the site will be delivered within 5 years.

# Appendix 7



	<p>preparing reserved matters application. Commencement on site due 2022, with completion in 2023.</p>		
	<p>Melford Road, Lavenham – Outline planning permission granted Dec 2018 for 25 dwellings. Reserved matters application submitted in July 2018. Commencement scheduled for 2020, with completion in 2022.</p>	<p>No action required.</p>	<p>Comment noted, no MoU has been agreed between the Council and the Developer and therefore there is no 'clear evidence' to confirm completions will begin on site within five years. The site can be included in subsequent monitoring years if the RM application is approved or an MoU signed. Sites for MoUs were identified by those which had a reserved matters application lodged or developer contact confirmed one was under preparation.</p>
	<p>Land South of Bull Lane, Long Melford – Full planning permission granted Jan 2018 for 71 dwellings (B/16/00777). Construction commenced on site, with completion due 2021.</p>	<p>No action required.</p>	<p>Site still anticipated to be completed in five year period.</p>
	<p>Plans for two further sites in Boxford and Bentley, to deliver 30 dwellings each also being prepared.</p>	<p>No action required.</p>	<p>Subject to permission being granted these will be factored into future HLSPS updates.</p>



BABERGH DISTRICT COUNCIL