

**Assessment of a five year supply of housing land
taking a baseline date of 31 March 2020**

**The five years covered in this assessment are
1 April 2020 to 31 March 2025**

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1. Introduction

1.1. National Planning Policy Framework (2019) (NPPF) requires local planning authorities (LPAs) to identify and maintain a five year land supply of deliverable land for housing.

1.2. Planning Policy Guidance: Housing and Economic Land Availability Assessment states:

A 5 year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 73 of the National Planning Policy Framework. (PPG para 002)

1.3. This report sets out the availability of housing land supply for the period 2020 to 2025. It takes a baseline of 31 March 2020.

1.4. This report has taken into account responses to the consultation held in 14 July to 11 August. Responses to the comments raised in the consultation are set out in appendix 12 and where appropriate changes have been made to the report.

1.5. The Government is currently consulting on a reform to the planning system and change to the way local housing need is assessed. This could affect the way housing need is assessed and the requirement for local authorities to identify and maintain an assessment of five year housing land supply in future. As these proposals are subject to consultation, they do not alter the requirement to undertake a 5YHLS assessment or the way it is calculated at this time so have not affected this report.

2. The housing requirement

- 2.1. On 1 April 2019 St Edmundsbury and Forest Heath joined to become West Suffolk Council. The council has carefully considered the approach to be taken to calculate the housing need requirement and considered it appropriate to use the standard methodology using local housing need (LHN) for West Suffolk. Whilst the council recognised the strategic housing requirement for the Forest Heath local plan area would usually be the appropriate figure, as the plan is less than five years old, this ignores changes to the relevant local authority which no longer exists. For the St Edmundsbury the strategic housing requirement is more than 5 years old, so the standard method should be used. The calculation of separate 5YHLS was not considered appropriate for the following reasons.
- 2.2. The PPG 'Housing supply and delivery' does advise (at para ID2a-014-20190220) that "...where local authority boundaries have changed due to reorganisation within the last 5 years... an alternative approach [to the standard method using LHN] will have to be used. Such authorities may continue to identify a housing need figure using a method determined locally, but in doing so will need to consider the best available information on anticipated changes in households as well as local affordability levels."
- 2.3. The approach of using the combined household projections and affordability ratio reflects the advice in the PPG about using an "alternative approach" using the "best available information" on household change and local affordability levels. The PPG does not seek to be prescriptive about how this is done.
- 2.4. The alternative approach of using the strategic housing requirement figure for the former Forest Heath area and the LHN for West Suffolk to produce two separate 5YHLS, as suggested by respondents to the consultation would not be appropriate. By producing a 5YHLS for the former Forest Heath area ignores the changes to the relevant local planning authorities, which have since 1 April 2019 become one single council. There would then be the risk you have two separate calculations of 5YHLS covering the former Forest Heath area which could lead to disputes which one to apply. Is not clear how the Housing Delivery Test will assess West Suffolk's delivery in future, as the first year following reorganisation it uses the previous authority areas but in future will combine this, in doing so will need to have a clear methodology for calculating the housing need. This will be difficult to achieve where the breakdown of the former authority area data is no longer available.
- 2.5. The purpose of a 5YHLS calculation is essentially forward looking, to provide some assurance that sites are available for the future supply of housing. By setting a single 5YHLS for West Suffolk will achieve this.
- 2.6. West Suffolk Council is currently producing a district wide local plan, and is required to plan for housing requirement in accordance with the

standard method, to deviate from that in the 5YHLS would lead to inconsistencies in approach.

- 2.7. National planning guidance introduced a standard method to determine the minimum number of homes needed in a local area, referred to as the local housing need (LHN). The current LHN figure for West Suffolk sets a requirement of 800 dwellings per annum (dpa).
- 2.8. The local housing need figure is assessed using the combined 2014 based household projections for the former Forest Heath and St Edmundsbury areas in accordance with PPG: Housing and economic development needs assessments (Paragraph: 005 Reference ID: 2a-005-20190220). In assessing the LHN the 10 year period 2020 to 2030 is used in step one since the calculations are looking forward from 31 March 2020. It is then adjusted according to the affordability ratio for West Suffolk released in 2020 and capped. This approach aggregates the household projections for the two areas and use the affordability adjustment for West Suffolk producing a combined requirement of 800 dwellings per annum (dpa).
- 2.9. A note of how the LHN has been calculated is set out in appendix 10.
- 2.10. There is no need to address shortfall when the local housing need figures is applied.

The housing delivery test

- 2.11. The housing delivery test (HDT) was introduced as part of the National Planning Policy Framework (NPPF) (published in July 2018). It measures the actual delivery of homes over the past three years against the homes required within the local authority over the same period of time. The results published on 13 February 2020 take the form of a percentage. This showed the former Forest Heath area delivered 120 per cent and former St Edmundsbury area delivered 94 per cent. When combined, overall West Suffolk delivered 105 per cent of the homes required, a positive result showing more homes were delivered than the target required. These results indicate a requirement for a five per cent buffer should be applied to the five year housing land supply (5YHLS) assessment. As the former St Edmundsbury figure fell just below the 95 per cent threshold this has triggered the requirement to produce a housing action plan which will be published in September 2020.

Housing delivery test 2019

	Per cent of the number of net homes delivered against the number of homes required in last three years
Former Forest Heath area	120 per cent
Former St Edmundsbury area	94 per cent
West Suffolk	105 per cent

- 2.12. The HDT is an annual test carried out by the Ministry for Housing Communities and Local Government (MHCLG). The next test is due to be published in November 2020 and will for the first time provide a result for West Suffolk Council. This is expected to show West Suffolk has performed well, meeting at least 100 per cent of its housing target. As in the last year alone (2019 to 2020), 901 homes (net homes, not taking account of communal accommodation) have been delivered showing the council exceeded its LHN target at that time.

3. Previous rates of delivery

- 3.1. The previous 5YHLS report included information on total net completions from the plan base date by year including a break down for affordable housing. This information has been set out in appendix 6. These figures do not include contribution from C2 residential institutions (care homes and nursing homes).

4. The housing supply

4.1 NPPF requires local planning authorities to identify a supply of specific deliverable sites, which are then measured against the housing requirement.

4.2 For sites to be considered deliverable, National Planning Policy Framework (2019) states they should be:

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 5 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 5 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 5 years. (NPPF 2019 Annex 2)

4.3 The PPG: Housing supply and delivery gives further advice at para 007 on preparation of 5YHLS reports and states 'In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. [Annex 2 of the National Planning Policy Framework](#) defines a deliverable site. As well as sites which are considered to be deliverable in principle, this 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
- are identified on a brownfield register.

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.
 - 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.
- 4.4 PPG para 014 provides advice on what information should be included and made publicly available. Detailed information is set out in the appendices to this report. The authority monitoring report monitors annual net housing completions and affordable completions, alongside other housing indicators.
- 4.5 This assessment of supply includes sites with planning permission at 31 March 2020. A housing trajectory is included (appendix 2) illustrating which sites will contribute to the five year supply. The housing supply is shown as a net figure thereby taking account of any losses (demolitions, change of use etc). Appendix 3 provides a list of large sites (10 or more dwellings) with planning permission at 31 March 2020 and provides supporting information. These sites fall within category a. of the definition of deliverable as set out in para 4.2 above, with exception to six sites which are shown in italics which have outline (or hybrid) with no reserved matters approved and fall within category b. Additional evidence is provided in the table to support their delivery. Large sites with planning permission (at 31 March 2020) are included where they have full planning permission and those with outline permission where there are approved reserved matters or there is evidence indicating they are deliverable within the five year period. For some of the larger sites which will be built out over a longer time period, the five year supply only counts units expected to be completed within the five year period. Appendix 7 provides a list of small sites with planning permission (at 31 March 2020) which are counted as contributing towards the five year supply. All site numbers are shown as net gain of units. A lapse rate of five per cent has been applied to these small sites for reasons set out in paragraph 5.17-5.18 below.
- 4.6 All other large sites included within the 5YHLS are listed in appendix 4. These sites meet the requirements of category b. of the definition of deliverable as set out in para 5.2 above. These include sites allocated in the three adopted Vision 2031 Local Plans and the Site Allocations Local Plan (SALP) where they are considered to be achievable in this timeframe. They include sites on the brownfield register. These include sites which obtained planning permission after 31 March 2020, those currently subject of an undetermined planning application or reserved matters submission where pre-application discussions, preparation of master plan or development brief have taken place and there is evidence to support their delivery. Some strategic sites contribute provision within the five-year period with the remainder of the units being built out over a longer time period.

- 4.7 In addition to site identified in this report, there a number of emerging sites, including those allocated in local plan and those with outline planning permission, which have **not** been included within the supply, these are listed in appendix 11. However at least some are likely to feature in the later part of the five year period and will further boost the supply moving forward. In accordance with national guidance they have not been included as contributing to this five year housing supply.
- 4.8 Sites with permission in principle or on the brownfield register (appendix 5) which are considered deliverable in the five year period, already appear elsewhere in the appendices as sites with planning permission or site allocations (appendices 3 and 4).
- 4.9 The PPG states that a contribution of other forms of accommodation including older person housing and student housing can count towards the supply. The contribution is based on an average number of students or adults living in a student accommodation or household using published census data. The sites contributing to the supply, after applying the ratio of 1.5 are listed in appendix 8 and where there is evidence of deliverability they are included within the housing trajectory.

Type of site contributing to the supply in West Suffolk	Contributing to supply in five year period (net gain)
Large site with planning permission	3553
Small sites with planning permission (after applying five per cent lapse rate) 662 minus five per cent equals 629	629
Other large sites (including site allocations and brownfield sites)	407
Student accommodation and older person housing contribution (after applying ratio 1.5)	193
Brownfield sites (already counted in categories above)	–
Total identified supply of sites	4782

Information obtained to inform the trajectory

- 4.10 In order to inform the preparation of the 5YHLS report, the previous five year housing land supply trajectory was used as a baseline. The council had written to landowners, site promoters and developers seeking information to inform the assessment of anticipated completion of units on each site with an extant planning permission. A copy of the letter can be found at appendix 1 and statements of common ground for some of the strategic sites at appendix 9. The council undertook a focussed four weeks consultation inviting developers, landowners, agents and stakeholders to comment on a draft 5YHLS report. The council has read these comments and made adjustments to the report where necessary and appropriate and set out its response to the comments at appendix 12. The council has used all the information received to inform

anticipated delivery rates for each site. The trajectory was then updated to take into account changes since the previous report.

- planning status
- whether construction has commenced on site
- how many units have been completed
- anticipated build out rates
- any constraints which will affect delivery
- the impact of the COVID-19 pandemic

Assumptions and benchmarks

- 4.11 The NPPF asks LPAs to establish assumptions and benchmarks for lead in times, build out rates and lapse rates based on local circumstances. West Suffolk Council commissioned Turleys to undertake a study into housing delivery which would inform preparation of a housing delivery plan, 5YHLS and any action plans. The study published in March 2019, sits alongside this report as supporting evidence, in particular on built out rates, lead in times and lapse rates. The keys findings on these matters along with local evidence gathered since are summarised below.
- 4.12 Build out rates – the study show average build out rates in West Suffolk based on historic data of large site delivery (2012 to 2018) range between eight to 60 dpa across a range of site sizes. The maximum number of homes built in a single year over this period on a large site was 112 dwellings.
- 4.13 Build out rates can vary on a site by site basis, so the average and peak build out should be used as a guide. The following factors can affect rates of build out; differences between greenfield and brownfield sites, the type of the development such as new build or change of use, the localised market, tenure, infrastructure required, whether the scheme includes affordable housing, whether there is more than one house builder on site and how many outlets on site at one time. In addition to the impact of COVID-19, in particular its impact on availability of labour, materials and supplies whilst working in accordance with social distancing guidelines.
- 4.14 Turleys report completed in 2018 does not capture more recent building rate activity at the strategic sites of Marham Park and Moreton Hall, Bury St Edmunds and north west Haverhill. Further monitoring of the implementation of these sites has had an impact upon both average and peak build out rates across West Suffolk. In the monitoring year 2018 to 2019 at Marham Park delivery rate was 138dpa and in 2019 to 2020 it was 215dpa. Marham Park is currently being built out by three developers, Countryside Properties PLC, Bloor Homes and David Wilson homes leading to much higher rates of delivery on one site than has previously been seen in the district. This will increase further when developers Bellway and Orbit start to delivery on this site. For the Moreton Hall site delivery rates for these years were 66dpa and 59dpa respectively. North west Haverhill strategic site delivered 67dpa in 2019 to 2020. The delivery rates at Marham Park was significantly higher than

the previous trajectory planned for, delivery at Moreton hall met expectations whereas north west Haverhill was lower than expected. The slower rate on the later scheme may have been accounted for by issues relating to the scheme not coming forward in accordance with the design, which resulted in delays. We have learnt from the two years of data since the Turleys report that build out rates have far exceeded the previous highest peak of 112 and now stands at 215dpa. Delivery rates will continue to be monitored and reviewed and these will inform future trajectory planning.

- 4.15 The COVID-19 pandemic has had a significant impact on the development industry and housing market. It is not clear how this will impact delivery moving forward. Construction on site in many cases ceased in March 2020 but many have returned on site, operating within the site restrictions. The temporary cessation of three months for some sites could result in at least 25 per cent reduction in delivery rates. In order to assess impact, we have asked additional question to developers, landowners and agents in seeking confirmation of site details and have received responses to the consultation to the draft 5YHLS, these have been used to inform trajectory planning. While some site are anticipating a lower rate of delivery this year, others, particularly those that have already commenced including smaller ones and some of the strategic sites have indicated they can operate within the restrictions without any effect on delivery. Some sites continued working throughout the lockdown period. We have adjusted the delivery rates on a site by site basis having regard to developers expected output under the new working conditions. For those sites where delivery rates have not been provided, we have taken a precautionary approach of assuming a reduction in delivery of at least 40 per cent on previous assumed rates. This reduction has been applied to this year and next, as feedback for the consultation to the draft 5YHLS showed some developers are hopeful rates of deliver could resume to levels similar to those before COVID-19 by next year. It also takes into account recent planning inspectors decisions letters, one of which (Colchester Borough Council in the case of an appeal by Bloor Homes) illustrates the 5YHLS is concerned with the number of deliverable sites so the impact of COVID-19 are not directly relevant. The council's approach is considered extremely cautious, and we would hope rates will increase steadily over the coming months. We will continue to monitor delivery rates and the impacts of COVID-19 and use this evidence to inform the next 5YHLS report.
- 4.16 Lead in times – this covers the period from the initial site promotion through to completion of the first home on site. There are many factors that can influence the time taken, such as market conditions, the promoter's financial position, market considerations and specific planning challenges. Site size can influence the lead in times, with smaller sites generally taking less time. The Turleys study shows average lead in times in West Suffolk for large sites increases with site size ranging from three to six years for sites of more than 100 dwellings and around 15 months for sites below 100 dwellings. Since 2012, over half (56 per cent) of all housing sites in West Suffolk were commenced and built out in a single year. It is not expected that the COVID-19 restrictions will

have a notable impact on the time in which it takes to determine a planning application, as the council has put into place measures to enable effective remote working during the pandemic without interruption to the service. The impact on the housing market is less certain, so until evidence indicates otherwise, we expect existing assumptions on Turley's lead in times to remain valid.

- 4.17 Lapse rates – The Turleys report shows from available evidence non-implementation of larger sites with planning permission is rare. In the former Forest Heath area data indicates that no more than five per cent of planning permissions have lapsed in any one of the five years considered (2013 to 2018). Indeed, over the full five year period, an average of 2.3 per cent of sites in the former Forest Heath area annually saw their permissions lapse. Comparable analysis has not previously been monitored for the former St Edmundsbury area, albeit the councils has reviewed this and is monitoring non-implementation in West Suffolk. Whilst there is some evidence of smaller permissions lapsing, the evidence indicates that this remains uncommon, and by definition would not be expected to affect the delivery of a significant number of homes in West Suffolk. It should also be borne in mind that sites which are not considered deliverable in the five year period have already been removed from the supply and each year as the 5YHLS report is updated the baseline data of sites with extant planning permissions would remove any that may have lapsed.
- 4.18 Lapse rate across West Suffolk over the monitoring year 2018 to 2019 shows 3.6 per cent of permissions lapsed and for 2019 to 2020 was 3.3 per cent. The impact of the COVID-19 pandemic will result in fewer lapsed permissions as a measure introduced by The Business and Planning Act 2020 allow permissions lapsing between 23 March and 31 December 2020 to be extended until 1 May 2021. Of which those unimplemented planning permissions with time limits for implementation between 23 March 2020 and 19 August 2020 will require Additional Environmental Approval. These measures will result in fewer permissions lapsing in the current monitoring year.
- 4.19 However, the council has still applied a lapse rate of five per cent to small sites for the whole five year period in recognition that after 1 May 2021 some site could go on to lapse. This applies a consistent approach to that used in the previous 5YHLS report. The lapse rates will continue to be monitored on an annual basis the results of which will inform the application in subsequent 5YHLS reports.

Overall assessment of five year housing land supply

Five year deliverable housing supply	April 2020 to March 2025
Annual requirement	800
Five Year requirement	
With buffer five per cent added to the requirement (840pa)	4200

Identified supply of sites	4782
Number of years of housing land supply (5 per cent buffer)	5.6 years

- 4.20 West Suffolk Council has used the Sedgefield approach in measuring the housing supply, which gives a 5.6 year supply of housing land including a five per cent buffer.

5. Monitoring and maintaining the five year supply

- 5.1 The council will monitor the five year supply of deliverable sites and publish an assessment of land supply annually. If any significant changes occur further updates may be prepared and made available on the website.

Appendix 1

Sites confirmation letter 2020

Contact: Sam Robertson
Direct dial: 01284 757368
Email: planning.policy@westsuffolk.gov.uk

Date: as per email/postmark

Dear Sir/Madam

West Suffolk – confirmation of site details

We are writing to you as a landowner, developer or representative whose site has been identified for development either within one of the former St Edmundsbury (Vision 2031) or former Forest Heath Local Plan (SALP) documents, the brownfield register prepared by this council; or the site has planning permission for residential or mixed use development in the area.

In order to inform the preparation of the council's five year housing land supply (5YHLS) we are seeking further information related to the proposed delivery of the site. The National Planning Policy Framework and Planning Practice Guidance requires the council to update their 5YHLS in a timely fashion based on up to date robust evidence and to provide clear evidence and consult with stakeholders on drawing up their report.

As part of this process we are contacting landowners, developers or representatives to confirm what progress has been made in delivery of their site.

We now require a written response in respect of the issues identified in the tables below and as they relate to your particular site(s).

1. Please enter details below for each individual site.

Site Address	
Reference number (planning application)	

Indicative capacity as identified within the local plan document or a planning application.	
Proposed use(s), (residential or mixed use).	

- 2. Commencement** - Where appropriate, please indicate when development of the site has or is anticipated to commence.

Start date for development commencement on site	
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- 3. Delivery rates** – Please provide an indication of the number of units you anticipate coming forward per year over the next five years on your site. These figures should be as realistic as possible, be informed by previous rates of delivery where relevant, have regard to lead in times and the impact of covid-19 pandemic.

Please note annual monitoring dates run from 1 April to 31 March for each year.

Monitoring year	Year 1 2020/21	Year 2 2021/22	Year 3 2022/23	Year 4 2023/24	Year 5 2024/25	After year 5 (number of units remaining to be built after April 2025)
No of residential units						

- 4. Further information** - Please provide further information, where applicable, in the box below.

Who will be implementing the scheme, please provide details e.g. the name of the developer(s) and/or registered social housing provider(s)?	
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<p>What firm progress has been made towards the submission of a planning application? For example has there been formal pre-app, have reserved matters been submitted, preparation of concept statement, master plan, any other relevant information</p>	
<p>What firm progress has been made with site assessment work?</p>	
<p>Any relevant information about site availability, viability, ownership constraints or infrastructure provision, such as; Is the site available for development? Are there any legal or ownership constraints? Is the site viable for the proposed use? Is there clear evidence of successful participation in bids for large scale infrastructure funding</p>	
<p>Any other relevant information related to the implementation of the site. Whether there is written agreement between the local planning authority and the developer confirming delivery intentions and anticipated build out rates; Whether there is a planning performance agreement setting out timescales for approval of reserved matters and discharge of conditions.</p>	

<p>For strategic sites (over 100 dwellings) would you be willing to enter into a statement of common ground with the council based on your response to this letter? To be included within the published 5YHLS report.</p>	
<p>What impact do you expect covid-19 restrictions to have on delivery rates? What assumptions have you made about how covid-19 restrictions will impact forecasting for delivery in the next five years, which will help inform the 5YHLS.</p>	

We are seeking a written response in respect of the points raised in this letter by 5pm on 5 June 2020. Please send this information to the Strategic Planning team using the details below. Email or written responses will be accepted. However, email response is preferable due to covid-19 restrictions.

Email planning.policy@westsuffolk.gov.uk

Strategic Planning Team
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

We trust that you appreciate the importance of having such site specific information provided in order to support the 5YHLS report that is appropriately evidenced and ultimately deliverable. Should you require further clarification in respect of any of the points raised in this letter, please do not hesitate to contact us.

Yours faithfully

Strategic Planning Team

Appendix 2

Five year housing supply trajectory

Appendix 2 West Suffolk 5YHLS trajectory

Large sites with planning permission at 31 March 2020										
Vision 2031 and Site Allocations Local Plan (SALP) reference where applicable (for part or all of	Planning application reference	Settlement	Site	Capacity	Remaining	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025
RV10(b)	DC/16/0300/OUT and DC/18/0693/RM	Barrow	Land east of Barrow Hill, Barrow	75	53	5	34	14		
SA11(b)	DC/13/0123/OUT and DC/17/0940/RM	Beck Row	adj and south Caravan park on Aspal Lane	115	45	45				
SA11(d)	DC/14/1745/OUT and DC/17/0717/FUL	Beck Row	Land adj to Beck Lodge Farm	12	11	10				
	DC/17/1107/FUL	Beck Row	Land at Elms Farm, Wilde Street	38	30	15	15			
	DC/13/0144/FUL and DC/17/0251/VAR	Beck Row	Skeltons Drove	32	32	10	22			
BSE 1f	SE/06/2414 and DC/17/1089/VAR	Bury St Edmunds	Hardwick Industrial Estate	123	54		17	17	10	10
BV3	DC/13/0932/HYB and DC/17/0595/RM	Bury St Edmunds	Bury St Edmunds (north west) (Marham Park)	1069	702	130	130	150	150	150
BV4	DC/14/1881/HYB and DC/17/1006/RM	Bury St Edmunds	Moreton Hall (Lark Grange)	500	335	31	36	50	50	50
BV8 (part)	DC/13/0906/FUL phase 1	Bury St Edmunds	Station Hill	135	76	76				
BV9 (part)	DC/15/0689/OUT	Bury St Edmunds	Land off Tayfen Road	215	215		60	60	60	
BV2	SE/12/0451/FULCA, DC/17/1645/CLE and	Bury St Edmunds	Weymed site, Swan Lane	14	14		14			
	DC/16/0730/FUL and DC/17/2389/FUL	Bury St Edmunds	EMG Motor Group site, Tayfen Road	46	46	23	23			
	DC/19/0033/FUL	Bury St Edmunds	Blomfield House Health Centre, Looms Lane	16	16	8	8			
	DC/17/0688/FUL	Bury St Edmunds	46-47 St Andrew Street	16	16		8	8		
BV8 (part)	DC/15/1520/FUL	Bury St Edmunds	Station Hill	42	42			14	14	14
	DC/17/1047/OUT and DC/19/1609/RM	Bury St Edmunds	Former Howard Community Primary School, St Olaves Road	79	79	30	30	19		
RV20(a)	DC/15/2277/HYB and DC/18/1269/RM	Great Whelnetham	Erskine Lodge	58	35	20	15			
HAV3	SE/09/1283 DC/16/2836/RM	Haverhill	North west Haverhill	1150	1069	80	80	80	80	80
	DC/16/0473/OUT	Haverhill	Brickfields Drive	30	30		15	15		
	DC/16/1252/OUT	Haverhill	Social Services, Camps Road	17	17	9	8			
	SE/06/1394 and DC/18/0028/CLE &	Haverhill	Land off York Road	17	17	9	8			
HAV4	DC/15/2151/OUT	Haverhill	North east Haverhill (Great Wilsey Park)	2500	2500		40	80	80	80
HAV6(c)	DC/18/2299/FUL	Haverhill	Former Westfield Primary School, Manor Road	37	37		19	18		
HAV5(a)	DC/18/1187/FUL	Haverhill	South of Chapelwent Road	87	87	20	51	16		
	DC/17/2539/FUL	Haverhill	5 High Street	14	14					14
RV21	DC/15/2298/FUL	Hopton	Land east of Bury Road, Hopton (Village Hall)	37	37	3	15	15	4	
	DC/15/2577/FUL	Kentford	Land west of Herringswell Road (Kentford Lodge)	21	21		3	6	3	9
	F/2013/0061/HYB	Kentford	Land west of Herringswell Road (Kentford Lodge)	60	4	4				
SA13(a)	DC/14/2203/OUT and DC/18/0135/RM	Kentford	Land to rear of The Cock Inn Public House	30	8	8				
SA13(b)	DC/14/0585/OUT and DC/17/2476/RM	Kentford	Meddler Stud, Bury Road	63	63	11	13	13	13	13
SA7(b)	F/13/0394/OUT and NMA(1)/13/0394	Lakenheath	Land west of Eriswell Road	140	140			46	47	47
SA8(a)	F/13/0345/OUT	Lakenheath	Rabbithill Covert, Station Road	81	81			40	41	
SA8(c)	DC/13/0660/FUL	Lakenheath	Land off Briscoe Way	67	67		20	20	27	
	DC/18/1498/FUL	Little Wrattinq	Boyton Meadows, Anne Sucklings Lane	38	38					38
	DC/13/0927/OUT and DC/16/0578/RM	Mildenhall	Land south Worlington Road and adjacent to former dairy site	78	6	6				
	DC/18/0821/OUT	Newmarket	Former police station	12	12			12		
	DC/16/1131/FUL	Newmarket	Fornham road, Southernwood	10	10	10				
SA6(f)	DC/15/0754/FUL and DC/17/0973/VAR	Newmarket	146a High Street	46	8	8				
	DC/17/1614/FUL	Newmarket	Oakfield Surgery, Vicarage Road	10	10	10				
SA6(a)	DC/18/2477/FUL	Newmarket	Land at Brickfield Stud	79	79	20	47	12		
	DC/18/2495/FUL	Newmarket	Garage between Windsor Rd and Valley Way and east of Windsor Rd and	16	16	16				
SA6(g)	DC/13/0408/OUT	Newmarket	Land at Hatchfield Farm	400	400			50	50	50
SA9(c)	F/2013/0257/HYB and DC/16/2833/FUL	Red Lodge	Land east of Red Lodge (south)	374	115	19	30	30	30	6
SA9(d)	DC/16/0596/OUT and DC/17/2014/RM	Red Lodge	Land west of Newmarket Road and north of Elms Road	125	82	19	21	21	21	
	DC/14/0632/OUT and DC/15/1450/RM	West Row	Land north of Mildenhall Road	26	3	3				
SA14(a)	DC/18/0614/FUL	West Row	Land east of Beeches Road, West Row	46	46		23	23		
RV25(a)	DC/17/1721/FUL	Wickhambrook	Land at Nunnery Green/Cemetery Hill, W'Brook	23	20	7	7	6		
			large sites consent (in five year supply)		3553	665	812	835	680	561
			small sites consent (minus five per cent lapse rate)		629	89	120	140	140	140
			Residential institutions contribution (see appendix 8)		193	33	40	40	40	40
			sub total (in five year supply)							
Other sites including those on brownfield register, within settlement boundary, allocated in adopted Vision 2031 and SALP where evidence of deliverable in the five year period										
Vision 2031, SALP and brownfield register reference	Planning application reference (some pending determination or with resolution to approve)	Settlement	Site							
SA11(a)	DC/15/0922/OUT and DC/18/1993/OUT	Beck Row	Land adjacent to St Johns Street	60	60			20	20	20
SA2(a) BF006	DC/18/2509/FUL pending decision	Brandon	Land at Warren Close	23	23			23		
RV11(b)	DC/17/1252/FUL pending decision	Clare	Land off Cavendish Road, Clare	53	53		20	33		
RV18		Great Barton	School Road, Great Barton	40	40					40
HAV5(c)		Haverhill	Former Castle Hill School	25	25			25		
SA5(b) BF015		Mildenhall	District Council offices, College Heath Road	89	89				45	44
SA6(c) and 4.4	DC/17/1896/HYB pending decision	Newmarket	Land at Phillips Close and Grassland off Leaders Way and Sefton Way	117	117		20	30	32	35
			sub total (in five year supply)		407	0	40	131	97	139
			total (in five year supply)		4782	787	1012	1146	957	880

Appendix 3

Large sites with planning permission

Appendix 3 large sites with planning permission

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
Land east of Barrow Hill, Barrow	RV10(b)	DC/16/0300/OUT and DC/18/0693/RM	DC/18/0693/RM application was approved 4 January 2019. Commenced on site February 2019. Expected to be completed in five year period.	31 commenced on site.	0	0	0	0	0	0	0	22	The projected delivery rate has been adjusted to reflect the slower delivery now expected by the developer Hopkins Homes, as set out in their response to the council in June 2020, with an adjusted in the first year to reflect building control records which the council uses to record completion of units	48 5 completed in this monitoring year so far.
Land east of Aspal Lane, Beck Row	SA11(b)	DC/13/0123/OUT and DC/17/0940/RM	Planning permission for 117 units (net gain 115). Reserved matters approved 17 October 2017. Conditions Discharged: DCON(1)/13/0123 – 22 November 2017 DCON(2)/13/0123 – 11 April 2018 DCON(5)/13/0123 – 30 January 2017 DCON(6)/13/0123 – 20 October 2017 NMA Discharged: NMA(1)/17/0940 18 December 2017 DCON(8)/13/0123 – 6 December 2018	No record of commencement given, as with external building control inspector so only notified on completion	0	0	0	0	0	0	23	47	Site has come forward quicker than expected in the previous trajectory, with 47 units completed in 2019 to 2020 compared to 32 expected.	Remaining 45 have now been completed in 2020 to 2021.
Land at Beck Lodge Farm, St Johns Street, Beck Row	SA11(d)	DC/17/0717/FUL and DC/18/2213/VAR	Full planning permission for 12 dwellings Application for variation of condition included various discharge of conditions approved April 2019.	Commencement of all 12 units, all in April 2019.	0	0	0	0	0	0	0	1	Pushed back anticipated delivery by one year as a precaution in light of Covid19.	11 remaining to be completed

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
			The agent previously advised they anticipate commencing development in 2019 with all 12 units completed in 2019 to 2020.											
Skeltons Drove, Beck Row		DC/13/0144/FUL and DC/17/0251/VAR	Planning permission for 32 mobile homes (permanent residential accommodation for over 50 years old) Various DCONs discharged	Understood may have commenced on site.	0	0	0	0	0	0	0	0	Site expected to come forward as shown in previous trajectory	32 units remaining to be built
Land at Elms Farm, Wilde Street, Beck Row		DC/17/1107/FUL	Planning permission granted for a net gain of 38 units, approved 3 April 2018. Various DCONs discharged. To be developed for Orbit homes	External building control inspector so number commenced not known.	0	0	0	0	0	0	0	8	Reduced delivery rate and extended over two years as precautionary in light of Covid19.	30 units remaining to be built
Hardwick Industrial Estate, Bury St Edmunds	BV1(f)	SE/06/2414 and DC/17/1089/VAR and DC/20/0907/FUL pending determination	Development has commenced on site. The site is a unused brownfield land, the former industrial units on site have been demolished as per planning permission SE/06/2414. The site has planning permission and has potential to be completed within the next five years. Variation of condition application DC/17/1089/VAR was approved 8 March 2018, which will enable to the remaining units in phase two to come forward. Original developer ceased trading having completed the retirement units and 65 out of the 125. New application to continue Phase 2 with 54 units by new developer.	0	69	0	0	0	0	0	0	0	The expected annual delivery rate for the site has been reduced from that shown in the previous trajectory to reflect what the developer envisages. If planning permission is granted for the alternative scheme the site capacity will increase from 54 to 66. The site capacity will reflect the permitted scheme until a new scheme is approved.	54 remaining to be built

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
			A new planning application (DC/20/0907/FUL) for an alternative scheme of 66 is pending determination.											
North west Bury St Edmunds known as Marham Park	BV3	DC/13/0932/HYB	<p>The site has hybrid planning permission DC/13/0932/HYB. The main highways infrastructure is in place and new homes are being completed with some occupied. There are three developers currently building on sites; Countryside Properties, Bloor Homes and David Wilson Homes. With two other developers, Orbit Homes and Bellway Homes now committed to parcels. The following development parcels have approved reserved matters and discharge of conditions mostly dealt with.</p> <p>A and B – 330 units C – 126 units D - 84 units E – 66 bed care home (counted separately as communal accommodation) I, K and L – 180 units G, H, J and N – 349 units Parcel F - is currently under consideration for 65 affordable units.</p> <p>The site is expected to meet delivery timescales envisaged in the housing trajectory, given the housing demand in Bury St</p>	183 commenced (but not completed)	0	0	0	0	0	14	138	215	Last monitoring year the build out rate was 215 significantly higher than the 120 expected in the previous trajectory. The council has taken a cautious approach expecting 130 dpa, roughly 40 per cent reduction on last year's actual delivery, in this and the next monitoring year as an estimate of reduced delivery due to Covid19 and an expected step up thereafter to 150dpa to reflect in delivery as Bellway and Orbit bring forward completions starting in 2022.	<p>Some 702 units remaining to be completed, as overall capacity of the site which has been determined through reserved matters application now stands at 1069.</p> <p>Two other providers will be constructing on site, Orbit Homes and Bellway Homes</p>

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
			Edmunds and a number of active developers on sites. Planning Performance Agreement with Countryside Properties PLC setting out timescales envisaged.											
Moreton Hall, Bury St Edmunds (known as Lark Grange)	BV4	Full planning permission for 100 units, outline for 400 units. DC/14/1881/HYB Reserved matters for phases 1 and 2 have been determined and phase 3 to 5. DC/18/1751/RM was approved 31 July 2019	Reserved matters consent granted for phase 1 and 2 (180 dwellings) and phases 3 to 5 (320 units). The site is under construction, with some units occupied. Construction and sales are progressing well. The trajectory has been informed by delivery rates provided by Taylor Wimpey on 17 th June 2020 which takes into account the impact of covid.	60 commenced	0	0	0	0	1	39	66	59	The trajectory has been informed by delivery rates provided by Taylor Wimpey. Completions last year matched the expected delivery rate of 59. The rates of delivery for the following five years have been reduced to reflect Taylor Wimpey forecasts in light of the impact of covid.	335 remaining
Station Hill, Bury St Edmunds	BV8 (part)	DC/13/0906/FUL phase 1 and Various NMA and DCON's decided and pending consideration	Full planning permission for 135 units was approved on 17 January 2017. Non-material amendment and various discharge of conditions have been approved. The scheme is under construction by Weston Homes, it commenced 29 August 2018.	76 commenced and not completed	0	0	0	0	0	0	0	59	All units have commenced, completion is anticipated by the developer this monitoring year as confirmed by their confirmation of site details form in June 2020. Their records state only 28 remain to be completed this year, which shows a more up to date position than our records which are based on building control returns. This gives confidence the site will be completed this year.	135

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
Tayfen Road, Bury St Edmunds	BV9 (part)	DC/15/0689/OUT and DC/19/1391/RM	Outline planning permission approved December 2017 for 215 units and a 60 bed care home. Reserved matters approved 16 March 2020 – DC/19/1391/RM Care home counted separately. Various DCONS Developer is Weston Homes	215	0	0	0	0	0	0	0	0	Delivery anticipated to commence one year later than previous trajectory in light of Covid19. This is considered reasonable and realistic, as the site neighbours Station Road site (see above) which is being implemented by the same developer.	215
EMG Motor Group site, Tayfen Road, Bury St Edmunds		DC/16/0730/FUL and DC/17/2389/FUL	46 apartments. The duplicate application DC/17/2389/FUL was determined on 2 May 2018. The original application DC/16/0730/FUL was allowed on appeal (APP/E3525/W/17/3183051) on 1 February 2018. DCONS have been discharged. The earlier permission DC/16/0730/FUL is being implemented and development has started on site.	46 commenced	0	0	0	0	0	0	0	0	In order to be cautionary, we have reduced the expected delivery rate by half and expect the site to be built out over two years instead of one, to take account of the potential impact of Covid19.	46 expected to be completed in the five year period.
Weymed site, Swan Lane, Bury St Edmunds		DC/17/1645/CLE and SE/12/0451/FULCA and DC/19/1588/VAR	15 units. An application to vary the original scheme as submitted on 9 August 2019. Implementation of the scheme can recommence once planning permission is granted. DC/19/1588/VAR approved 23 December 2019 for 14 units	The CLE confirmed a technical start had been made.	0	0	0	0	0	0	0	0	Delivery is expected in 2020 to 2021 as per the previous trajectory, but for a reduced number of 14.	14 units. The scheme is expected to be implemented in the five year period. The scheme is expected to be built out at a reduced number of 14.

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
Blomfield House Health Centre, Looms Lane, Bury St Edmunds		DC/19/0033/FUL	Full planning permission for 16 apartments was granted planning permission on 13 May 2019	0	0	0	0	0	0	0	0	0	The site has full planning permission and delivery is anticipated within the five year period. The trajectory assumes a reduced delivery rate, assuming eight dpa over two years, as precautionary to take account of Covid19.	16
46-47 St Andrew Street, Bury St Edmunds		DC/17/0688/FUL	Full planning permission for 16 apartments was granted planning permission on 16 May 2019.	No record of commencements as external building control inspector	0	0	0	0	0	0	0	0	The site has full planning permission and delivery is anticipated within the five year period. The trajectory assumes a reduced delivery rate, assuming eight dpa over two years, as precautionary to take account of Covid19.	16
Station Hill, Bury St Edmunds	BV8 (part)	DC/15/1520/FUL	Planning Application – (i) Conversion of Burlingham Mill to 14 apartments (ii) 28 residential development (following demolition) (iii) 48 associated car parking spaces and alterations to existing access onto Station Hill, as amended. Planning permission approved 24 September 2019	42 No record of commencement	0	0	0	0	0	0	0	0	The site has full planning permission and delivery is anticipated within the five year period The trajectory assumes a delivery over last three years of five year trajectory, as precautionary to take account of Covid19.	42
Former Howard Community Primary School,		DC/17/1047/OUT and DC/19/1609/RM	DC/17/1047/OUT –Outline Planning Application (means of access to be considered)	No record of commencement.	0	0	0	0	0	0	0	0	Anticipate site to be built out at a rate of	79

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
St Olaves Road, Bury St Edmunds			<p>– Redevelopment of site to provide up to a maximum 79 residential units (Class C3) and a new community centre also incorporating a replacement Carousel Children's Centre (Class D1) with associated parking, open space, landscaping and infrastructure</p> <p>DC/19/1609/RM approved 10 February 2020</p> <p>Keepmoat is the developer.</p>										30, 30, 19 dpa respectively.	
Erskine Lodge, Great Whelnetham	RV20(a)	DC/15/2277/HYB and DC/18/1269/RM	<p>Reserved matters scheme was permitted on 29 November 2018 for the outline part of the hybrid application.</p> <p>Twenty three affordable units were completed in 2017 to 2018.</p>	35 commenced	0	0	0	0	0	23	0	0	Remaining 35 units are expected to come forward as shown in the trajectory.	35
Haverhill (north-west)	HAV3	Planning permission for 1150 dwellings SE/09/1283 and DC/17/0048/FUL and DC/18/2551/RM	<p>The site has planning permission. The relief road (full) part of the hybrid application has commenced. Construction of phase 1 is significantly advanced (200 dwellings).</p> <p>Two reserved matters application and DCONs pending determination. DC/20/0615/RM – phase 2 (168 units) to be delivered in two separate parcels of the residential development DC/20/0614/RM – for the site wide infrastructure</p>	<p>Construction of phase 1 is significantly advanced although numbers commenced are not known.</p> <p>Work on the relief road is progressing.</p>	0	0	0	0	0	0	14	67	Site came forward at a rate slower than expected in the previous two years due to design issues and prosecution regarding removal of hedgerow which needed to be resolved.	1069 remaining to be completed. So far building control returns show 25 units have been completed in the monitoring year 2020/2021, although

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
			<p>including the main spine road, open spaces and drainage.</p> <p>Persimmon Homes own the entire site.</p> <p>There are no viability issues on this site and design, s106 requirements and affordable housing is provided in line with policy and as specified in the s106.</p>											<p>Persimmon have advised it is considerably higher at 90 units.</p> <p>Persimmon built 67 last year, and have provided evidence to support delivery of 80dpa in their SofCG and as per their site confirmation form submitted in June 2020.</p>
Brickfields Drive, Haverhill		DC/16/0473/OUT	<p>Outline planning permission for up to 30 units was approved on 15 August 2017 with a s106 agreement.</p> <p>Condition 3 of the planning permission states residential development shall not commence until the relief road under planning permission SE/09/1283 commences (north west Haverhill). This road is under construction so this site can now come forward. Reserved matters to be submitted.</p>	0	0	0	0	0	0	0	0	0	Anticipated delivery has been put back one year on the previous trajectory, to allow sufficient time for reserved matters to be approved and pre-commencement conditions satisfied.	30. Agents previously advised completion of the scheme is expected in 2022, built out at a rate of 15 dpa, which still seems reasonable.

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
Social Services, Camps Road, Haverhill		DC/16/1252/OUT and NMA(A)/16/1252	Planning permission for 17 units was approved on appeal.	No units have commenced to date	0	0	0	0	0	0	0	0	Extended delivery timescale over two years, as precautionary in response to Covid19	17 remaining which are expected to be completed over two years 2020 to 2022
Land off York Road, Haverhill		SE/06/1394, DC/18/0028/CLE and DC/18/1814/VAR	A complex planning history. Planning permission for three town houses and 14 flats.	All 17 units commenced in April 2019.	0	0	0	0	0	0	0	0	Previous trajectory expected all units to be completed in 2019 to 2020 as all units under construction. Extended delivery timescale over two years, as precautionary in response to Covid19	17
North-east Haverhill (Great Wilsey Park)	HAV4	DC/15/2151/OUT and DC/19/0834/RM and Various DCON's, VAR and NMA's some discharged and some pending	<p>Planning permission for up to 2500 homes, two primary schools, two local centres, open space, landscaping and associated infrastructure.</p> <p>Redrow homes are developers for the site.</p> <p>DC/19/0834/RM – The main infrastructure reserved matters covering the first phases of the site has been approved.</p>	No units commenced to date	0	0	0	0	0	0	0	0	<p>Given the strategic nature of the site, it will be built out over a number of years, beyond the five year supply period.</p> <p>The trajectory has been adjusted to assume 40 per cent reduction in delivery rate (80dpa) of that previously projected for the first two years as precautionary in light of Covid19 and 18months later than previously planned (now first completions anticipated 2021 to 2022)</p>	2500

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
Former Westfield Primary School, Manor Road, Haverhill	HAV6(c)	DC/18/2299/FUL DCONs approved	<p>Planning permission for 37 units approved 4 October 2019 DCON(A)/18/2299 approved 8 June 2020</p> <p>The site is owned by Barley Homes Group and the RP is Cambridge Housing Society. Planning application approved Oct 2019. Pre commencement conditions discharged June 2020</p>	<p>No units commenced to date</p> <p>Ground work has started on site.</p>	0	0	0	0	0	0	0	0	Have pushed back one year on housing trajectory and assumed come forward over two years instead of one, to allow precautionary approach in light of Covid19. Although this is more cautious than expected by Barley Homes who assume completion in 2021.	37
South of Chapelwent Road, Haverhill	HAV5(a)	DC/18/1187/FUL and various DCON's and NMA's	Full planning permission for 87 units. Taylor Wimpey UK Ltd own the site.	61 units have commenced on site.	0	0	0	0	0	0	0	0	Have pushed back one year on housing trajectory and assumed come forward at a rate supplied by Taylor Wimpey in their confirmation of site details submitted September 2020.	87
5 High Street, Haverhill		DC/17/2539/FUL	Planning permission approved 14 January 2019 for conversion of nightclub to provide 14 units. Benrose Property LLP	No units commenced	0	0	0	0	0	0	0	0	The site is deliverable within the next five years.	14
Land east of Bury Road, Hopton (Village Hall)	RV21	DC/15/2298/FUL	Planning permission approved 24 October 2019 for 37 units	No units commenced	0	0	0	0	0	0	0	0	Delivery rates shown are as per developer response	37
land adjacent Cock Inn (now known as The Kentford), Bury Road, Kentford	SA13(a)	DC/14/2203/OUT and DC/18/0135/RM	Residential Development of up to 34 dwellings with associated road, paths and access to the public highway (Bury Road) Reserved matters approved for 30 dwellings November 2018	Remaining 8 commenced	0	0	0	0	0	0	0	22	The council's records show 22 completed in 2019 to 2020, slightly lower than previous trajectory expected, leaving eight remaining of which one has commenced	8. It is understood from the developer, who has more up to date

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
													so projected delivery altered slightly.	information that these remaining eight units have all been completed.
Kentford Lodge, Herringswell Road, Kentford		F/2013/0061/HYB	Full planning permission for 60 dwellings. Various discharge of conditions have been approved. The scheme is under construction. Commenced 21 August 2017		0	0	0	0	6	26	20	4	Site has been built out at a similar rate to that expected in the previous trajectory, with exception to four outstanding units which are expected to be completed in 2020 to 2021. Trajectory adjusted accordingly.	Four remaining to be completed.
Kentford Lodge, Herringswell Road, Kentford		DC/15/2577/FUL	Full planning permission for 21 units approved 10 July 2017.	0	0	0	0	0	0	0	0	0	No commencement of this permission so delivery has been put back one year to 2021 to 2022.	21
Meddler Stud, Bury Road, Kentford	SA13(b)	DC/14/0585/OUT and DC/17/2476/RM and NMA(A)/17/2476	Application won on appeal for up to 63 dwellings. Reserved matter approved 30 November 2018.	One	0	0	0	0	0	0	0	0	4 completed so far this year and delivery rate reduced by 50 per cent on previously projection to a rate of 11,13,13,13,13	59
Land west of Eriswell Road, Lakenheath	SA7(b)	F/13/0394/OUT and NMA(1)/13/0394	Planning permission for up to 140 dwellings approved October 2018 and a non-material amendment approved 11 December 2018.	No units commenced	0	0	0	0	0	0	0	0	Rate of delivery reflects that provided by agent in June 2020, which adds on 1 year to that previously forecasted in 2019 .	140
Rabbithill Covert, Station Road, Lakenheath	SA8(a)	F/13/0345/OUT	Planning permission for up to 81 dwellings approved September 2018.	No units commenced	0	0	0	0	0	0	0	0	Rate of delivery reflects that provided by agent in June 2020 which assumes says	81

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
			Site will be brought forward by Evera Homes by contractor Cockshedge building contractors limited. Reserved matters application being prepared										40 and 41 units and delivery has been put one year on previous trajectory	
Land off Briscoe Way, Lakenheath	SA8(c)	DC/13/0660/FUL and DC/19/1392/VAR pending decision	Planning permission for 67 units approved October 2018.	No units commenced	0	0	0	0	0	0	0	0	The site is expected to be delivered by Bennetts PLC within the five year period. It has been put back one year on the previous trajectory delivery rate reflects that provided by developer in June 2020.	67
Boyton Meadows, Anne Suckling Lane, Little Wratting		DC/18/1498/FUL	Planning permission for 38 units approved 9 March 2020	No units commenced	0	0	0	0	0	0	0	0	The site is expected to be delivered within the next five years, it is expected to come forward in 2024/2025	38
Land south of Worlington Road, Mildenhall		DC/13/0927/OUT and DC/16/0587/RM	Planning permission for 78 dwellings The scheme is being built out by Matthew Homes. Commenced on 21 June 2017	Six commenced	0	0	0	0	0	7	43	22	22 units completed in 2019/20 which is lower than anticipated. However all remaining units have commenced so realistic to expect them to be completed in 2020.	Six remaining to be completed
Former police station, Newmarket		DC/18/0821/OUT	Planning permission approved for conversion of existing building to 12 apartments in April 2019. Outline planning permission for the conversion of the former police station and Magistrates Court (Sui	No units commenced	0	0	0	0	0	0	0	0	Delivery of 12 units expected in 2022 to 2023 as per previous trajectory	12

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
			Generis) and Suffolk County Council Adult Services (Class D1) to 12no. apartments (Class C3). The building is no longer needed for its previous use.											
Fordham Road, Southernwood, Newmarket		DC/15/2112/FUL	Full planning permission was granted on 24 February 2016. The scheme will deliver a net gain of 10 units.	11 commenced	0	0	0	0	0	0	0	0	Delivery of the scheme has been put back one year to 2020 to 2021.	10
146 High Street, Newmarket	SA6(f)	DC/15/0754/FUL	Full planning permission was granted on 29 July 2016. Various discharge of conditions have been approved. The scheme will deliver a net gain of 46 units, comprising 36 units in the former nightclub and a detached block of 10 affordable units.	46 units commenced	0	0	0	0	0	0	14	24	24 completed 2019 to 2020 leaving eight remaining which have already commenced, a slight slip on expected delivery shown in the previous trajectory	eight
Oakfield Surgery, Vicarage Road, Newmarket		DC/17/1614/FUL	Full planning permission for 10 dwellings approved June 2018	0	0	0	0	0	0	0	0	0	Full permission expected to be implemented in the next five years. No change to previous trajectory	10
Land at Brickfield Stud, Newmarket	SA6(a)	DC/18/2477/FUL	Full planning permission approved 30 October 2019 for 79 units. Various DCONs CALA Homes (North Home Counties Ltd) are the developers for the scheme.	0	0	0	0	0	0	0	0	0	Delivery rates are as per developer response in June 2020. Advised development has started on site. Site was closed for 3 months due to covid but now reopened and using the extended working hours	79

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
													permitted by Central Govt. Construction programmes including delivery and reduced site presence have been used to update predicted delivery rates in the trajectory.	
Garage between Windsor Rd and Valley Way and east of Windsor Rd and adjacent to Houldsworth Valley Primary School, Newmarket		DC/18/2495/FUL	Full planning permission for 16 units approved May 2019	12	0	0	0	0	0	0	0	0	12 commenced, delayed work due to Covid19 but Flagship Housing Group expect to complete by March 2021 in accordance with their completed site confirmation form June 2020.	16
Land at Hatchfield Farm, Newmarket	SA6(g)	DC/13/0408/OUT	<p>Planning permission for 400 units and associated development allowed on 12.03.20.</p> <p>Developer is Sansovino Developments Ltd.</p> <p>Masterplan approved for the site March 2019</p> <p>The Site is available for development.</p> <p>There are no legal or ownership constraints to commencement of development.</p> <p>The site is considered viable for the proposed use.</p>	0	0	0	0	0	0	0	0	0	Delivery rates are assumed at 50dpa with first completions in 2022 to 2023. This is a more cautious approach than assumed by developer in confirmation of site form June 2020, based on assumptions set out in Turley report on lead in times to allow reserved matters and DCONs to be approved and highway works.	400

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
			Funding is in place for site infrastructure and enabling.											
Land south of St Christopher's Primary School (part of Phase 4a Kings Warren); land south of Village Centre (part of Phase 4a Kings Warren) and land south east of Herringswell (Parishes Red Lodge and Herringswell), land east of Red Lodge; Red Lodge	SA9(c)	F/2013/0257/HYB and DC/16/2832/RM and DC/16/2833/FUL	Under construction for 382 dwellings by Crest Nicholson.	97 commenced on site	0	0	0	0	20	100	92	48	48 units completed in 2019 to 2020, which was 18 higher than expected in the previous trajectory. A more cautious estimate of delivery has been assumed for the remaining units to reflect Covid19 and based on response from the developer in June 2020. The rates given in the trajectory (19,30,30,30,6) for this year differ to those provided by the developer to reflect the different data sources, developer delivery rates (30,30,30,30) compared to building control records.	115 remain, which are expected to be completed within the five year period based on response from developer.
Land west of Newmarket Road and north of Elms Road, Red Lodge	SA9(d)	DC/16/0596/OUT and DC/17/2014/RM	Outline planning permission was approved on 5 April 2017 for up to 125 units. Reserved matters planning application was approved on 23 February 2018. Discharge of condition numbers 4 and 23 approved and 14 is pending consideration.	36 units commenced	0	0	0	0	0	0	1	42	The site is expected to be built out over the five year period. 42 were delivered last year which is 18 more than the previous trajectory assumed. Delivery rate is expected to fall to 19, 21, 21 and 21 to take account of Covid19.	82
Land north of Mildenhall Road, West Row		DC/14/0632/OUT and DC/15/1450/RM	Reserved matters approved 15 December 2015. Various discharge of conditions	Three units commenced	0	0	0	0	0	10	7	6	The site is expected to be completed in 2020 to 2021, a slight	3

Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application reference	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Update to 25 June 2020	Completions								Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2020
					Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020		
			approved. The scheme will deliver 26 units. It is under construction. Commenced 8 June 2016										slippage from the previous trajectory.	
Land east of Beeches Road, West Row	SA14(a)	DC/18/0614/FUL and DCON(A)/18/0614 pending consideration	Full planning permission for 46 dwellings approved in April 2019	No commencement	0	0	0	0	0	0	0	0	No change expected to that previously forecast.	46
Land at Nunnery Green and Cemetery Hill, Wickhambrook	RV25(a)	DC/17/1721/FUL and two NMA and DCON's applications approved	Full planning permission for 23 dwellings approved August 2018	Three units commenced	0	0	0	0	0	0	0	3	3 completed 2019/2020 which is slightly lower than expected, however 3 have commenced. Delivery rate has been reduced by approx. 50 per cent in light of Covid19	20

Appendix 4

Other sites

Appendix 4 other large sites

Site	Site allocation reference in the Site Allocations Local Plan (SALP) and three Vision 2031 Local Plans	Planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
Land adjacent to 1 St John's Street, Beck Row	SA11(a)	DC/15/0922/OUT – expired DC/18/1993/OUT –	Residential development of up to 60 dwellings with new vehicular access from St Johns Street Agents advise the site is available and viable for development. There are no ownership or legal constraints.	A new planning application was approved on 9 th July 2020 DC/18/1993/OUT	The following assessments have been carried out: Archaeological Investigations and Evaluation; Topographical Survey; Phase 1 Geo-Environmental Desk Study Arboricultural Impact Assessment; Ecological Assessment; Flood Risk Assessment; Noise Risk Assessment.	There are no known site constraints or infrastructure constraints which will prevent the site coming forward, as addressed at the local plan and planning application stage.	Anticipate delivery in the five year period. Delivery is anticipated to come forward one year later than previous trajectory.
Land at Warren Close, Brandon	SA2(a)	DC/18/2509/FUL pending decision	A full application has been submitted for seven dwellings and 20 flats on the site of the former library and community building whose use ceased on 2016. The services have been relocated and the buildings on site are currently being demolished. The site is available for development. The site is considered suitable for housing development. It lies within the settlement boundary and has been allocated for housing in the SALP (ref SA2(a)) with indicative capacity for 23 units.	Suffolk Property Developments Ltd submitted a full planning application on 17 December 2018.	Various site assessment work has been undertaken and submitted with the planning application, including land contamination report, Sustainable Drainage Systems (SuDS) proforma, tree survey and arboriculture report and noise report.	The site is owned by the applicants Suffolk Property Developments Ltd. The site accommodates a number of trees including Tree Preservation Order's (TPO's).	Anticipate delivery in the five year period. No change to delivery timescale compared to previous trajectory.

Site	Site allocation reference in the Site Allocations Local Plan (SALP) and three Vision 2031 Local Plans	Planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
			<p>The site is registered on West Suffolk's brownfield register.</p> <p>Subject to obtaining planning permission there are no known constraints affecting the site's deliverability</p>				
Land off Cavendish Road, Clare	RV11(b)	Full planning application pending decision DC/17/1252/FUL	<p>The site is allocated within the Rural Vision 2031 local plan (RV11(b)) as suitable for residential development with an indicative capacity of 64 dwellings. A development brief for the site was prepared in September 2016.</p> <p>Planning application pending determination for proposed 53 dwellings with associated access, infrastructure and landscaping.</p>				<p>Land Charter Homes Group owns the site and there is an agricultural tenant.</p> <p>There is good prospect the site will be implemented within the next five years, with one year slippage on the previous trajectory.</p>
School Road, Great Barton	RV18		<p>The site is allocated within the Rural Vision 2031 Local Plan (RV18) as suitable for residential development with a capacity of 40 dwellings. There is an emerging neighbourhood plan for Great Barton.</p>	Pre-application advice has been sought.	The owners confirm site assessment work is in progress.	<p>There are no known infrastructure constraint.</p> <p>The site is owned by Suffolk County Council.</p>	<p>The site is expected to be delivered within the next five year period, with one year slippage on the previous trajectory.</p>

Site	Site allocation reference in the Site Allocations Local Plan (SALP) and three Vision 2031 Local Plans	Planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
			<p>The site is available for development and regarded as viable.</p> <p>There are no known constraints affecting delivery of the site.</p>				
Former Castle Hill School, Haverhill	HAV5(c)	Formal pre-application	<p>The site of the former Castle Hill Primary School became surplus to requirements following school reorganisation. The site is available for development.</p> <p>The site is allocated within the Haverhill Vision 2031 local plan (HAV5(c)) as suitable for residential development with an indicative capacity of 25 dwellings.</p> <p>There are no known constraints affecting delivery of the scheme.</p>	Following formal pre-application, a development brief is being worked up, which will follow with a planning application.	There are no known infrastructure constraints	The site is owned by Barley Homes who will develop the site.	There is a good prospect the site could be delivered within the five year period. This represents a one year slip on the timescale envisaged in the previous trajectory.
District Council Offices, College Heath Road, Mildenhall	SA5(b)		<p>The site is considered suitable for housing development. The site lies within the settlement boundary and has been allocated for housing in the SALP (ref SA5(b)) with indicative capacity for 89 units.</p> <p>The site is registered on West Suffolk's brownfield register.</p>	A planning application is expected to be submitted next year	Initial viability assessment for the site has been undertaken.	The owners and/or occupiers of this site have committed to relocating to the Mildenhall hub site in 2021 thus vacating the site SA5(b) for development. There has been a small slippage to	Anticipate delivery in the five year period. A cautious approach has been taken of expected delivery rate, representing a slippage on delivery envisaged in the previous trajectory, although it could come forward sooner in line with Homes England accelerated programme.

Site	Site allocation reference in the Site Allocations Local Plan (SALP) and three Vision 2031 Local Plans	Planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
			<p>A bid has been submitted to Homes England for accelerated delivery funding. Land assembly is in the process of being agreed in principle with a significant portion of the site within OPE ownership.</p> <p>Delivery is anticipated in 2023 to 2025 at a rate of 45 and 44 units per year.</p>			this timetable due to the impact of Covid19.	
Land at Phillips Close and Grassland off Leaders Way and Sefton Way, Newmarket	SA6(c)	DC/17/1896/HYB	<p>DC/17/1896/HYB application pending determination.</p> <p>The site lies within the settlement boundary where the principle of residential development is accepted. Part of the site has an allocation 4.4 within the existing adopted 1995 local plan. The site is considered suitable for housing development. It lies within the settlement boundary and has been allocated for housing in the SALP (ref SA8(c)) with indicative capacity for a net gain of 117 units.</p> <p>The hybrid application seeks full permission for</p>	A hybrid planning application has been submitted and is awaiting determination.	The planning application is supported by evidenced based documents including bat survey, tree survey, ecology report, transport, flood risk and heritage statement.	<p>Suffolk County Council removed the requirement for the site to be subject of an archaeological evaluation in their Statement of Common Ground dated 5 October 2017.</p> <p>The planning application is supported by evidenced based documents.</p>	<p>The applicants expect to commence in 2020 with annual gross completions anticipated by the agents of 25, 38, 40, 40 be delivered within the five year period. This has been adjusted in the trajectory to reflect anticipated net completions.</p> <p>The council has taken a more cautious approach and expect the site, in part, to be delivered within the five year period with first completions in 2021 to 2022.</p>

Site	Site allocation reference in the Site Allocations Local Plan (SALP) and three Vision 2031 Local Plans	Planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
			<p>62 dwellings and a 20 unit young persons' residence and outline for up to 83 dwellings.</p> <p>The proposal will give rise to a net gain of 117 units.</p>				

Appendix 5

Brownfield sites

Appendix 5 Brownfield sites

Brownfield reference	Site address	Status
BF006	Warren Close, Brandon	A proposed residential allocation in the Site Allocations Local Plan and subject of a current planning application. The site is counted within the other large sites category
BF007	Land Off Gas House Lane, Brandon	A proposed residential allocation in the Site Allocations Local Plan and has planning permission. The site is counted within the small sites category with permission.
BF012	Land rear of 65,69,73 Station Road, Lakenheath	No evidence the site can come forward within the five year period so it is not counted in the supply
BF015	District Council Offices, College Heath Road, Mildenhall	A proposed residential allocation in the Site Allocations Local Plan. The site is included in the other large sites category
BF016	Land at Wamil Court, Mildenhall	Not included in the five year land supply
BF019	Former swimming pool site, Newmarket	A proposed residential allocation in the Site Allocations Local Plan.
BF020	St Felix Middle School site, Newmarket	A proposed residential allocation in the Site Allocations Local Plan. Not included in five year housing land supply.
BF021	Land off Turnpike Road, Red Lodge	A proposed residential allocation in the Site Allocations Local Plan and subject of a current planning application.
BF031	Bury St Edmunds Garden Centre, Bury St Edmunds	A residential site allocation BV10(a) without planning permission, there has been formal pre-application. No certainty the site will be developed in the five year period as garden centre still operating on the site.
BF032	Garages and bus depot, Cotton Lane, Bury St Edmunds	A residential site allocation BV10(h) without planning permission. No certainty the site will be developed in the five year period.
BF033	Hospital site, Hospital Road, Bury St Edmunds	A residential site allocation BV10(c) without planning permission. No certainty the site will be developed in the five year period.
BF035	Land at Ram Meadow, Bury St Edmunds	A residential site allocation BV11 without planning permission. No certainty the site will be developed in the five year period.
BF037	School Yard, Bury St Edmunds	A residential site allocation BV10(f) without planning permission. No certainty the site will be developed in the five year period.
BF039	Station Hill, Bury St Edmunds	A residential site allocation BV8 with planning permission, already counted as a large site commitment.
BF040	Tayfen Road, Bury St Edmunds	A residential site allocation BV9 with planning permission, already counted as a large site commitment.
BF041	Weymed site, Bury St Edmunds	A residential site allocation BV2. The site is counted as a large site with planning permission
BF042	Atterton and Ellis site, Haverhill	The site has planning permission. No certainty the site will be developed in the five year period.
BF044	Former gasworks, Withersfield Road, Haverhill	A residential site allocation BV6(a) without planning permission. No certainty the site will be developed in the five year period.
BF045	Former Westfield Primary School, Manor Road, Haverhill	A residential site allocation BV6(c) with planning permission. Included in site allocations as being deliverable in the five year period.
BF052	Cornwallis Court, Bury St Edmunds	Not allocated in local plan and without planning permission. A care home. Not included in five year housing land supply.
BF063	R L Insulations Norfolk Road, Bury St Edmunds	Commercial use with planning permission for eight units. Included in small sites list.
BF065	Land west of Thingoe Hill, Bury St Edmunds	Scaffolding yard, without planning permission. Not included in five year housing land supply.
BF072	Social Services, Camps Road, Haverhill	Court room and office use, with planning permission. Included in five year housing land supply.
BF073	Oakfield Surgery, Vicarage Road, Newmarket	With Planning permission, included in five year housing land supply.
BF074	Valley Way garages, Windsor Road, Newmarket	Former garages, with planning permission, included in five year housing land supply.
BF076	5 High Street, Haverhill	Shop and nightclub with planning permission, included in five year housing land supply.
BF082	The Vixen, Millfields Way, Haverhill	Public house with planning permission, not included in five year housing land supply as no evidence of deliverability.

Appendix 6

Net completions (including affordable housing)

Appendix 6 net completions and affordable housing completions

	Housing completions incl AH (net)	Affordable housing (AH) completions (gross)
2011 to 2012	466	126
2012 to 2013	496	61
2013 to 2014	484	172
2014 to 2015	596	168
2015 to 2016	629	180
2016 to 2017	732	173
2017 to 2018	615	174
2018 to 2019	815	167
2019 to 2020	901	282
Total	5734	1503

Appendix 7

Small sites with planning permission as at 31 March 2020

Appendix 7 small sites with planning permission as at 31 march 2020

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Bardwell	Street Farm Barns, Low Street	2 no. detached dwellings and garages (following demolition of barns and store buildings).	DC/16/0788/FUL		2		
Bardwell	The Barn, Bowbeck	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling (ii) associated operational development	DC/17/0724/PMBPA		1		
Barnham	Hill View (Harefield and Ridge House, Fuston Road	(i) Sub-division of dwelling into 2no. dwellings (ii) Two storey and single storey side extensions and single storey	DC/17/2484/FUL		1		
Barnham	Land adjacent to Forge Cottage, Blacksmiths Lane	1no Dwelling and associated external works	DC/18/1010/FUL		1		
Barnham	Grafton Arms, (buildings to north and west of PH), Thetford Road	Change of use from retail to residential comprising of 3 apartments (2 x 2 bed and 1 x 3 bed) including associated external alterations	DC/15/0977/FUL	Commenced	3	BC/16/0079/DOMB N	
Barnham	Ye Olde House, The Street	Conversion of existing outbuilding to granny annexe	DC/13/0765/LB	Commenced	1	BC/15/0419/DOMFP	
Barnham	Land adjacent Forge Cottage, Blacksmith Lane	Certificate of Lawfulness for Existing Development - Erection of two storey dwelling with garage and carport as approved by SE/03/1667/P	DC/19/0084/FUL	Commenced	1	SE/08/1853/R	
Barningham	15 Hopton Road	1no. dwelling with garage and access	DC/18/0071/FUL		1		
Barningham	Land adjacent The House (known as Stanton House), Sandy Lane	1no. dwelling with attached garage and vehicular access	DC/17/1911/FUL	Commenced	1	BC/18/0173/DOMFP	
Barningham	57 Bishops Croft	Erection of dwelling	DC/13/0525/FUL	Commenced	1	BC/15/0222/DOMFP	

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Barrow	Barn, Barrow Hill,	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 3 dwellings 2 no dwellings	DC/19/1056/FUL		2		
Barrow	Church Farmhouse, Church Lane	Conversion of outbuilding to annexe	DC/15/2014/FUL	Commenced	1	BC/15/1417/DOMFP	
Barton Mills	40 The Street	Conversion of existing garage into annexe.	DC/17/1773/HH		1		
Barton Mills	AWA site, Church Meadow	2 no dwellings	DC/18/1567/FUL		2		
Barton Mills	12 Bell Lane	Householder Planning Application – i) Single storey side extension to form annexe (following demolition of existing detached garage and outbuilding) (ii) porch on existing front elevation	DC/19/1896/HH		1		
Barton Mills	35 The Street	1no dwelling (following demolition of existing outbuilding) and new access to serve 35 The Street	DC/16/1871/FUL	Commenced	1	BC/18/1125/DOMB N	
Beck Row	Land to the rear of 70-72, Holmsey Green	1no. dwelling following outline application DC/13/0283/OUT as amended by plans received on 28th April, 2017	DC/17/0346/FUL		1		2 units permitted on the same site, so added a row and now shown as two separate entries
Beck Row	Land to the rear of 70-72, Holmsey Green	1no. dwelling following outline application DC/13/0283/OUT as amended by plans received on 28th April, 2017	DC/17/0345/FUL		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Beck Row	The Grove, 17, Wings Road	(i) Single storey side extension (following demolition of existing garage) (ii) Change of use from residential (C3) to Care home (C2)	DC/17/0148/FUL		-1		shown as a loss of a residential unit and gain to C2 is added to the communal accommodation appendix
Beck Row	Aspal Lane Nursery, Aspal Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 2no. dwellings (ii) associated operational development.	DC/17/2505/PMBPA		2		
Beck Row	Stock Corner Farm	Outline Planning Application (Means of Access and Layout to be considered) 9 no. dwellings (following demolition of existing agricultural buildings), alterations to existing access and associated works (amended scheme to DC/15/2456/OUT).	AP/18/0001/REF (allowed on appeal DC/15/2456/OUT)		9		
Beck Row	Units 6 and 6a St Johns Street	Conversion of vacant retail premises to 7no flats (Resubmission of DC/17/1184/FUL) and creation of new access for existing dwelling	DC/18/1244/FUL		7		
Beck Row	Open area off Larks Place, Wilde Street	Outline Planning Permission (All Matters Reserved) - 1no. Dwelling	AP/18/0033/STAND (allowed on appeal DC/17/0912/OUT)		1		
Beck Row	Druids Close	1 no dwelling	DC/18/0550/FUL		1		
Beck Row	80 The Street	1no. Single storey dwelling and detached garage	DC/18/0732/FUL		1		
Beck Row	Pig Sheds, Beck Farm, St Johns Street	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 4no. dwellings (ii) associated operational development AF	DC/19/1248/P3QPA		4		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Beck Row	6 St Johns Street	Planning Application - 6 no. dwellings (following demolition of existing buildings) (as amended by letter and plans received 14.08.2019 omitting one unit)	DC/19/1132/FUL		6		
Beck Row	Druids Close	2 no flats	DC/19/1541/FUL		2		
Beck Row	Land adj 49 Holmsey Green	Outline Application (all matters reserved) - 1no. Dwelling	DC/19/1719/FUL		1		
Beck Row	Lane rear of 22 The Street	Submission of details under outline permission F/2010/0617/EOT - erection of two single storey dwellings with garages	DC/17/1192/FUL	Commenced	2	BC/20/0108/DOMFP	
Beck Row	2 Willow Park	One dwelling following removal of park home	DC/17/0721/FUL	Commenced	0	BC/18/1009/DOMFP	Shown as no net gain, as gypsy and traveller temporary park home is classed as dwelling in housing flow reconciliation form, so there is no net gain
Beck Row	The Chestnuts, Stock Corner	3 no. one and one half storey dwellings, 2 no 2 storey dwellings	DC/14/2293/FUL	Commenced	5	BC/18/0077/DOMFP	
Beck Row	Back Lodge Farm, St Johns Street	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 3 no. dwelling and associated operations	DC/18/1162/PMBPA	Commenced	3	BC/19/0692/DOMB N	
Beck Row	West Suffolk Golf Centre, New Road	proposed dwelling to replace temporary mobile home. (Greenkeepers Bungalow)	DC/15/1030/FUL	Commenced	1	BC/18/0782/DOMFP	
Beck Row	Land east of 65 Holmsey Green	(i) 1no. dwelling (ii) change of use of land from agricultural to residential	DC/18/2452/FUL	Commenced	1	BC/19/0964/DOMFP	
Bradfield St Clare	Lane rear of 2 Bradfield St George Road	(i) 1no. dwelling and (ii) improvements to existing access	DC/17/2562/FUL		1		
Bradfield St Clare	Orchard Cottage, Bury Road	1 no. dwelling with attached annexe (following demolition of existing bungalow)	DC/16/0550/FUL	Commenced	1	BC/18/1387/DOMB N	
Bradfield St George	Barn to the north west of barn, Bilfri Dairy, Felsham Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1 no. dwelling and (ii) associated operations	DC/17/0864/PMBPA		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Bradfield St George	Ardrella, Freewood Street,	(i) Conversion of outbuilding/garage (approved under SE/12/0053/HH) to form separate dwelling including two storey and single storey extensions (i) new vehicular access to serve new dwelling (iii) 2 no. detached garages/out-buildings for use for new and existing dwellings	DC/16/1963/FUL	Commenced	1	BC/17/0444/DOMFP	
Brandon	30 High Street	(i) Change of use from A1 to A3 on ground floor, (ii) External seating for 8no seats, (iii) alterations to shop front, (iv) single storey rear extension to accommodate prep kitchen and toilets and (v) first floor rear extension to create 1no flat	DC/18/1091/FUL		1		
Brandon	Development site rear of 60 Thetford Road	4no. dwellings with new access and parking for existing 58 and 60 Thetford Road	DC/17/2240/FUL		4		
Brandon	29 Church Road	2 no. dwellings (demolition of existing bungalow/outbuildings) (Resubmission of DC/18/0708/FUL)	DC/18/1642/FUL		1		net gain of 1, as loss of 1 and gain of 2 units.
Brandon	The Annexe, 20a Church Road	change from annexe to dwelling	DC/18/1123/FUL		0		no net gain as previously counted as annexe with separate access.
Brandon	19-25 Thetford Road	6 no. dwellings with associated access. As amended by plans received on 20 March 2019.	DC/18/2195/FUL		6		
Brandon	90 High Street	conversion of a two storey flat to two single storey flats	DC/19/0785/FUL		1		
Brandon	Haslemere, 15 Victoria Avenue	1 no dwelling and detached garage	DC/18/0858/FUL		1		
Brandon	Breckland Bingo and Social Club, London Road	Outline planning application (all matters reserved) - 8 no dwellings	DC/19/1008/OUT		8		
Brandon	39 High Street	COU from Shop (A1) to dwelling (C3)	DC/19/1203/FUL		1		
Brandon	Land rear of 19 Rattlers Road	Planning Application - 1no. dwelling (previous application - DC/19/1974/FUL)	DC/19/2209/FUL		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Brandon	The Old Fire Station, London Road	Planning Application - Change of use to residential	DC/14/1710/FUL	Commenced	1	BC/14/1081/DOMB N	
Brandon	160b London Road	1no. dwelling with integral double garage	DC/17/0914/FUL	Commenced	1	BC/17/0937/DOMFP	
Brandon	Former gas works site, Gas House Drove	Outline Planning Application (all matters reserved) - 9 no. dwellings (previous application DC/16/1450/OUT).	DC/19/1616/OUT		9		
Brandon	11b Lode Street (Bregs logged location as 36 High Street)	Change of use from C3 dwelling to A2 office use for Estate Agents - resubmission of DC/16/2415/FUL	DC/17/0398/FUL	Commenced	-1	BC/17/0169/NDMFP	
Brockley	Land and barns at Willow Tree Farmhouse, Mill Road	Planning Application -(i) 1no dwelling with attached ancillary outbuilding, (ii) new access and (iii) associated works (following demolition of 2no existing barns)	DC/18/1376/FUL		1		
Brockley	Store 2, Willow Tree Farmhouse, Mill Road	1no dwelling	DC/18/2471/FUL		1		
Brockley	Land north of Willow Tree Farm (known as Leveret View and Skylark Barn), Mill Road	2no. dwellings with associated vehicular access and copse area	DC/17/2482/FUL	Commenced	2	BC/18/1266/DOMFP	
BSE	Land adjacent to Woodford Gardens, Fornham Road	2no. dwellings and cart lodges	DC/17/0153/FUL		2		
BSE	83 Hospital Road	2 no detached dwellings with attached garages and new access	DC/17/0074/FUL		2		
BSE	Rowan House, 15 Stonebridge Avenue	(i) 1 no. dwelling with detached double garage; (ii) new vehicular access.	DC/17/0488/FUL		1		
BSE	65 Horsecroft Road	(i) 1no new dwelling with extension to existing access drive and (ii) Single storey side extension to No.65 Horsecroft Road and remaining works to new drive entrance	DC/17/0232/FUL		1		
BSE	Land adjacent to Hardwick, Sharp Road	Planning Application - 1no. dwelling	DC/17/0897/FUL		1		
BSE	79 Whiting Street	(i) Change of use from residential building (C3) to offices (B1A)	DC/17/1622/FUL		-1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
BSE	Land off Tayfen Road	Outline Planning Application (Means of Access to be considered) - redevelopment to provide up to 215 dwellings and an up to 60 bed care home (Use Class C2), means of access, public open space, landscaping, car parking and associated infrastructure (demolition of existing buildings)	DC/15/0689/OUT		0		Although counted as 1 in housing reconciliation from, not counted here as in the communal accommodation appendix.
BSE	Rushbrooke Kennels, Rushbrooke lane (Known as Whitebeam Grove)	Conversion of vacant kennels to 4no. dwellings and associated alterations and demolition (part retrospective) (resubmission of DC/16/1407/FUL)	DC/17/1703/FUL		4		
BSE	Brook Villa, Rushbrooke Lane	Variation of condition 2 of DC/17/2469/FUL to allow use of revised drawings for 2 no. dwellings	DC/17/2469/FUL		2		
BSE	36 Eastgate Street	conversion of one residential flat into two	DC/18/0485/FUL		1		
BSE	10 The Sewells	subdivision of one dwelling into two	DC/18/0579/FUL		1		
BSE	164 Ashwell Road	Householder Planning Application - detached annexe	DC/18/0961/HH		1		
BSE	5 Beech Rise	(i) Conversion of existing outbuilding into 1no. Dwelling	DC/18/0888/FUL		1		
BSE	Freedom House, 5 Abbeyfields	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create five apartments	DC/18/1316/P3JPA		5		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
BSE	Land to the rear of 4 Northgate Avenue	1 no dwelling	DC/18/1188/FUL		1		
BSE	Eastgate Bungalow, Eastgate Street	demolition of bungalow and shed	DC/18/0655/FUL		-1		
BSE	Land to rear of 15 St Andrews Street North	1no. dwelling (re-submission of DC/17/1793/FUL)	DC/18/1794/FUL		1		
BSE	74 St Andrew's Street North	Change of use of A2 professional and financial services office unit into ground floor office space Class B1a and C3 - first and second floor one bed apartment	DC/18/1566/FUL		1		
BSE	6 Horsecroft Road	Outline Planning Application (Means of Access to be considered) - (i) Revised access for no. 6 Horsecroft Road; (ii) 1no. single storey dwelling and new access	DC/19/1347/RM		1		
BSE	5a Kings Road	(i) Three storey apartment blocks consisting of 9 no units (2 no 1 bed and 7 no 2 bed) (following demolition of existing building) and (ii) alterations to existing accesses (as amended by information received 07 July 2017 reducing the scheme from 19 units to 10 and further amendments received on the 25 September 2018)	DC/14/2253/FUL		9		
BSE	Land to rear of 27 College Street	1no. single storey dwelling (following demolition of existing commercial building) Planning Application - Variation of condition 2 of DC/18/0925/FUL - to allow use of revised plans omitting basement for 1no. single storey dwelling (following demolition of existing commercial building)	DC/18/0925/FUL		1		
BSE	Land adjacent to 1 Abbots Gate	2 no. flats with associated parking. (Amended plans received 12/10/2018)	DC/18/0419/FUL		2		
BSE	Land adjacent to 70 and 71 Cornfield Road	1no. Dwelling (resubmission of DC/17/2078/FUL)	DC/18/1382/FUL		1		
BSE	12 Churchgate Street	Change of Use of ground floor and basement from shop (Class A1) to Residential (Class C3) to form 1no. dwelling with existing residential floors	DC/18/0399/FUL		0		no net change in number of residential units

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
BSE	8 Northgate Avenue	Planning Application - (i) 1no. dwelling adjacent to existing dwelling (demolition of existing garage) (ii) New single storey carport and associated vehicular access to the rear of existing dwelling to incorporate parking for existing and proposed dwellings (iii) Reinstatement of former access onto Northgate Avenue	DC/18/1929/FUL		1		
BSE	84 Hollow Road	(i) Change of use of storage area (D1) to 1no. apartment (C3) (ii) creation of 2no dormer windows (iii) creation of external staircase (iv) and the creation of balcony	DC/18/2421/FUL		1		
BSE	67 Heldhaw Road	Garage conversion with two storey rear extension to provide self contained annexe.	DC/18/1932/HH		1		
BSE	38 Southgate Street	Change of use of shop (A1), alterations and two storey extension to existing Flats/Bedsits (C3) to create 3no. Dwellings	DC/19/0038/FUL		3		Previously 3 HMO bedsits which are not counted as dwellings under housing reconciliation form and proposed to create 3 new dwellings. So correct to add 3.
BSE	29 Buttermarket	(i) conversion for part of existing building (Class A1) into 4no. apartments (Class C3) (retention of ground floor retail unit) (ii) change of use of first floor to a mixed use (Class A1 and B1a) and (iii) associated car and cycling parking	DC/18/2553/FUL		4		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
BSE	Blomfield House Health Centre, Looms Lane	Change of use of existing health centre (Class D1) to 7no. Offices Suites (Class B1) and 9no. 2 bedroom flats with associated two storey rear extension and penthouse extension (Class C3)	DC/19/0065/FUL		7		
BSE	11-13 Risbygate Street	(i) Conversion of existing retail unit into 2 retail units, (ii) 9no dwellings following conversion of first floor to residential use and a rear extension and a roof top extension, (iii) associated internal and external works and off street-parking and (iv) new pedestrian access (as amended by plans received 27.02.2019 and 02.05.2019)	DC/18/2184/FUL		9		
BSE	Land rear of 16 Abbot Road	1 no. dwelling	DC/19/0319/FUL		1		
BSE	2-4 St. Andrews Street North and land To Rear of 106-108 Risbygate Street	i) Change of use from shops and offices A1/B1 to 3no. dwellings - 2-4 St Andrews Street North (ii) 2no. dwellings (demolition of existing accommodation/garage building and partial boundary wall) - Land to rear of 106-108 Risbygate Street	DC/19/0362/FUL		3		
BSE	Land adjacent to 7 Horringer Road	1 dwelling and access following demolition of garage	AP/19/0011/STAND (allowed on appeal DC/18/0617/FUL)		1		
BSE	Land adjacent to Culford Terrace, Mill Road	3 no dwellings and repositioning of parking spaces	DC/18/2483/FUL		3		
BSE	21 Markant Close	Single storey detached self-contained annexe	DC/19/0548/HH		1		
BSE	The Warehouse, 2 and 3 St Botolphs Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create 2no. apartments	DC/19/0992/P3OPA		2		
BSE	13 Out Westgate	1 no dwelling following demolition of existing garage	DC/19/0096/FUL		1		
BSE	Land north west of 14-17 Mermaid Close (rear of 44-56 Bell Meadow)	1 no dwelling	DC/19/1425/FUL		1		
BSE	64 Southgate Street	Planning Application - Conversion of 1no. dwelling into 2no. dwellings - amendment to previous application SE/11/1501	DC/19/1259/FUL		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
BSE	Land adjacent to Minden House, Barton Road	1 no dwelling	DC/19/1443/FUL		1		
BSE	83-87 Northgate Street	Conversion from commercial premises B1 (Office) to 2no. dwellings C3 (residential dwellings)	DC/19/1648/FUL		2		
BSE	Sentinel Works, Northgate Avenue	(i) 8no. dwellings and (ii) 2 cart lodges (demolition of existing commercial buildings)	DC/19/1406/FUL		8		
BSE	land off Avenue Approach	Planning Application - 2no. dwellings and detached garage (following demolition of existing garage) as amended by plans submitted to the LPA on the 8th August 2019	DC/19/0235/FUL		2		
BSE	Land rear of 98 Risbygate Street	3 no. dwellings, associated parking and landscaping	DC/19/1569/FUL		3		
BSE	33-34 Cornhill	Planning Application - Change of use of first and second floors from Class A1 (shop) to Class C3 (residential dwellings) to create 2no. Dwellings	DC/19/1757/FUL		2		
BSE	6 The Great Churchyard	Planning Application - (i) Change of use from B1a (Offices) to C3 (Dwellinghouse) (ii) two storey side and rear extension (iii) entrance porch (iv) vehicular and pedestrian entrance gates with 1.5 metre high fence	DC/19/1686/FUL		1		
BSE	Land off Spring Lane	Planning Application - (i) 3no flats and (ii) 1no Dwelling with associated parking; (iii) repositioning of existing sectional garaging	DC/19/1454/FUL		4		
BSE	Whiting Street,	Planning Application - Change of use from Financial and Professional Services (Class A2) to Dwelling House (Class C3)	DC/19/2107/FUL		1		
BSE	Barn Lane, barn rear of 33B Eastgate Street	Planning Application - (i) Conversion of barn into 1no. dwelling (ii) extend barn on the footprint of attached former structure (iii) single storey side extension	DC/19/1770/FUL		1		
BSE	84-85 St Johns Street	Planning Application - (i) conversion of first and second floors into 1no. flat (ii) first floor rear extension over existing flat roof	DC/19/2297/FUL		1		
BSE	Rear of Braehead, Northgate Avenue	1no. dwelling and access (Klondyke House)	DC/19/2148/FUL	Commenced	1		
BSE	The Deanery, 3 The Great Churchyard	subdivision of one dwelling into 2 - net gain one dwelling	DC/18/1387/FUL	Commenced	1	BC/18/1514/DOMFP	

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
BSE	1 Robinson Close	Erection of dwelling as amended by plan received 20th June 2013 altering the elevational treatment proposed	SE/13/0538/FUL	Commenced	1	BC/13/0371/DOMIN	
BSE	86 Guildhall Street	Change of use from Class C3 (dwelling) to Class B1 (office)	SE/12/0745/FUL	Commenced	-1	SE/13/1021/DOMB N	
BSE	Land to rear of 87 and 88 Guildhall Street	Erection of 4 no dwellings and associated access (following demolition of existing single storey building and garages) as amended by plans received on 22nd May 2014 reducing the size and scale of the proposal	DC/14/0118/FUL	Commenced	4	BC/14/0271/DOMFP	
BSE	26 Angel Hill	(i) Ground floor retail unit; (ii) 4 no. flats on first and second floor (following demolition of existing building)	DC/18/0068/FUL	Commenced	4	BC/18/0365/PARTN R	
Cavendish	Ducks Hall (farm building to rear), Ducks Hall Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 2no. dwellings (ii) associated operational development	DC/18/0483/PMBPA		2		
Cavendish	The Grain Barn, Houghton Hall	(i) Change of use of agricultural building to dwelling house (Class C3) to create 1 no. dwelling with integral garage and associated operations	DC/18/0716/PMBPA		1		
Cavendish	Land adjacent to 19 Peacocks Road	1no dwelling	DC/19/0352/FUL		1		
Cavendish	6 Houghton Hall Cottages	one replacement dwelling with an additional annexe	DC/18/0502/FUL	Commenced	1	BC/19/0531/DOMFP	
Cavenham	Park Farm, The Street	Planning Application - Variation of Condition 2 (Approved Plans) of DC/16/2093/FUL to enable design and layout alterations to Unit 3 and Unit 5 only for the conversion of agricultural buildings to 5no. live work units Conversion and alterations of agricultural machinery and grain store to 2 no. live work units with garages (increase of one unit as one already permitted as	DC/19/0283/FUL	Commenced	5	BC/18/0649/DOMIN plot 4 BC/18/1005/DOMIN plot 5	
Chedburgh	2 The Green	two dwellings	DC/16/2350/OUT		2		
Chedburgh	3 Elizabeth Drive	Planning Application - 1no. dwelling (following demolition of existing bungalow)	DC/19/2076/FUL		1		
Chedburgh	land adjoining Majors, Queens Lane	1 no dwelling	DC/20/0132/FUL		1		
Chedburgh	Majors, Queens Lane	1 no dwelling	DC/15/2323/FUL	Commenced	1	BC/16/0742/DOMFP	

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Chevington	60 Chedburgh Road	Planning Application - 1no. dwelling (demolition of existing steel framed storage building)	DC/19/1268/FUL		1		
Chevington	(Cat Paw Cottage, 12 Factory Lane and Twyil House, 10 Factory Lane), Factory Lane	2 no. detached dwellings (following demolition of existing B1 workshop)	DC/16/2040/FUL	Commenced	2	BC/17/0770/DOMIN	
Chevington	Land adjacent to Swaledale, Garrods End.	1no. dwelling and access (Amended plans received - 11Oct 2018)	DC/18/1552/FUL	Commenced	1	BC/19/1417/DOMFP	
Clare	Barn north west of Strutts House, Chilton Street	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling (ii) associated operational development.	DC/18/0032/FUL		1		
Clare	Land adj Pumping Station, Stoke Road	Planning Application - 2no. dwellings with associated access and parking (re-submission of DC/18/1012/FUL)	DC/18/2193/FUL		2		
Clare	Bench Barn Farm, Stoke Road	Conversion of 1no. dwelling to 2no. dwellings and two storey rear extension	DC/19/1220/FUL		1		
Clare	Land north west of Hamlets, Chilton Street	1 no. dwelling	DC/19/2122/FUL		1		
Clare	Stoke Road, and Eastview, Stoke Road	2no semi detached two storey dwellings to include new vehicular access (following demolition of existing dwelling and outbuildings)	DC/15/0307/FUL	Commenced	1	BC/16/0643/DOMFP	
Clare	Clare Antiques, Malting Lane	Change of use from Antiques Centre (A1) to 9no. self contained flats (C3)	DC/16/0103/FUL	Commenced	9	BC/19/0404/DOMFP	
Clare	13 Callis Street	(i) 1no dwelling and (ii) detached garage for existing dwelling	DC/16/1934/FUL	Commenced	1	BC/18/1421/DOMFP	
Coney Weston	Pinnocks Farm, Pinnocks Farmhouse, Crow Street	Householder Planning Application - (i) 1 no double garage (following demolition of existing garage and cartlodge) and (ii) 1no self-contained annexe	DC/19/1359/HH		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Cowlinge	Bridgelands Farm, Newmarket Road	cou from storage to 2 dwellings	DC/17/0646/PA		2		
Cowlinge	Bridgelands Farm, Newmarket Road	cou from storage to 2 dwellings	DC/17/0647/PA		2		
Culford	Land adj to Whitecroft , The Street (Highcroft House)	(i) 1no. dwelling (ii) Detached garage with first floor store area	DC/18/0847/FUL		1		
Culford	Goat Barn, Green Farm, Brandon Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling and (ii) associated operational development	DC/181255/PMBPA		1		
Culford	Tilhill Offices, Brandon Road	Prior Approval Application - Change of Use from Office (B1(a)) to Residential (C3) creating 1 dwelling.	DC/14/0481/FUL	Commenced	1	BC/14/0877/DOMFP	
Denston	Sunnyside, Top Green	Planning Application - 2no Dwellings (following demolition of existing dwellings)	DC/19/1878/FUL		2		
Eriswell	Zone 4 Plot 5 Chestnut Way, RAF Lakenheath	one dwelling	DC/16/1088/FUL		1		
Eriswell	Zone 4 Plot 10 Redwood Lane, RAF Lakenheath	one dwelling	DC/16/1089/FUL		1		
Exning	43 Burwell Road	(i) change of use of ancillary office/storage outbuilding to residential dwelling and (ii) single storey front extension	DC/18/0772/FUL		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Exning	18 Oxford Street	Change of use of residential annexe (C3) to ad-hoc short term and overnight visitor accommodation (Sui Generis)	DC/18/2313/FUL		-1		conversion annexe to overnight accommodation, appropriate to show as a net loss of 1.
Exning	6 The Highlands	Outline Planning Application (All matters reserved) - (i) one dwelling (ii) including relocation of garage serving no.6 The Highlands (description as amended by email from agent received 5th October 2015).	DC/18/1122/RM DC/19/0702/RM		1		
Exning	Land adjacent to 7 The Highlands	1 no dwellings and new access from The Highlands	AP/19/0055/STAND (allowed on appeal DC/19/1389/FUL)		1		
Exning	Driftend, The Drift	1no. dwelling with new vehicular access (resubmission of DC/17/1251/FUL)	AP/18/0017/REF (allowed on appeal DC/17/2888/FUL)	Commenced	1	BC/19/0040/DOMFP	
Exning	Development site Saxon Close	one new dwelling	DC/17/2287/FUL	Commenced	1	BC/18/1372/PARTN R	
Exning	Land north of 2 The Highlands	1½ storey detached dwelling	AP/16/0032/REF (allowed on appeal DC/15/1863/FUL)	Commenced	1	BC/18/0915/DOMFP	
Flempton	Land rear of St Catherines Church, West Stow Road	Outline Planning Application (Means of Access to be considered) - 1no. Dwelling	DC/19/1717/OUT		1		
Flemton	New dwelling adjacent To Candlemas, Bury Road	1 no. dwelling with garage	DC/19/1227/FUL		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Fornham All Saints	Barn, Pigeon Lane	1st application - conversion of existing barn to dwelling 2nd application - (i) 1no. dwelling (following demolition of existing barn) and (ii) detached garage, 2 bay cart lodge and garden store with room above	DC/18/1140/FUL		1		
Fornham All Saints	Fornham Hall, The Street	1 no dwelling	DC/18/1882/FUL		1		
Fornham All Saints	Little Moseleys, The Green	Outline Planning Application (All matters reserved) - 4no. dwellings	DC/17/0029/OUT		4		
Fornham All Saints	Gaughton House, The Green	Reserved Matters Application - Submission of details under Outline Planning Permission DC/16/1181/OUT - the means of access, appearance, layout and scale for 3no. dwellings (with detached garages) following demolition of existing dwelling	DC/18/1393/FUL		2		net gain of 2 as demolition of 1
Fornham All Saints	Land adjacent 15 Aldridge Lane (known as Bramleys)	Erection of new dwelling	DC/14/0015/FUL	Commenced	1	BC/16/0706/DOMIN	
Fornham St Genevieve	1 Park Farm Cottages, Culford Road	Change of use of existing residential dwelling (C3) to Office (B1a/B1b) with associated parking area	DC/18/0061/FUL		-1		
Fornham St Martin	Land adjacent to The Old Parsonage, The Street	outline application - 1 no dwelling	DC/19/2262/RM		1		
Fornham St Martin	Land east of 1 Russell Baron Road	Planning Application - (i) 1 no. dwelling (following demolition of boat house) with associated vehicular access:	DC/20/0207/FUL		1		
Freckenham	Stud Farm, Brookside Stud	(i) 1no. Dwelling and (ii) Continued Use of Existing Temporary Mobile Home Until Completion of Dwelling	DC/17/0953/FUL		1		
Freckenham	Elms Farm Barn, Elms Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 2no. dwellings and (ii) associated operational development	DC/17/2327/PMBPA		2		
Freckenham	Units 1 and 2 Hall Farm Barns, Church Lane	(i) Conversion of barns to 2 no. dwellings and (ii) Change of use of agricultural land to residential garden. As amended by plans received on 22nd February 2018.	DC/17/2570/FUL		2		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Freckenham	Hall Farm, Church Lane	(i) Construction of 1 no. dwelling with integral double garage (following demolition of existing agricultural building) and (ii) change of use of agricultural land to residential garden	DC/18/1125/FUL		1		
Freckenham	Four Ways Farm, Isleham Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling (ii) associated operational development. (i) conversion of barn to dwelling, (ii) single storey extension and (iii) cladding to existing barn conversion	DC/18/2040/FUL		1		
Freckenham	7 Fordham Road	(i) new garage with annexe above and skylight (following demolition of existing garage) (ii) single storey front extension (iii) raise the roof to create habitable rooms with dormer window and skylight (iv) single storey rear extension (following demolition of existing conservatory) (v) installation of air-source heat pump	DC/18/2430/HH		1		
Freckenham	Barn east of Mortimer Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1 no. dwelling and associated operations (Previous Application DC/16/0855/OUT)	DC/19/1249/P3QPA		1		
Freckenham	Homefield, 6 Fordham Road	(i) 1no. dwelling (ii) 1no. detached garage	DC/19/1859/FUL		1		
Gazeley	2a Highwood Street	one dwelling	DC/17/1512/FUL		1		
Gazeley	Land at Gazeley Stud Farm, Moulton Road	(i) Change of use of stable to 1no. dwelling and home office and storage (ii) change of use of barn to 2no dwellings (iii) 2no. cartlodges and (iv) brick walls to form gardens	DC/18/2138/FUL		3		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Great Barton	The Street, land adj to Church Institute	(i) 5no. Dwellings and accesses, (ii) Extensions and subdivision to the Forge to form 2no. dwellings and accesses, and (iii) Single storey rear extension to Church Institute with new parking layout	DC/17/1166/FUL		6		delete duplication of same pp. Net gain of 6, comprising subdivision of existing into 2 and 5 new dwellings.
Great Barton	The Woodmans Cottage, 6 Convers Green	(i) Single storey rear extension (following demolition of existing extension) and (ii) Division of property into 2no dwellings	DC/18/0009/FUL		1		
Great Barton	The Barn, Livermere Road	1 dwelling and garage	DC/18/0779/FUL		0		no net gain as replacement dwelling
Great Barton	Paddock Barn, Paltry Farm, Brand Road	Change of use of B8 storage and distribution building to 1no. residential dwelling	DC/18/1507/FUL		1		
Great Barton	Greenwood, Livermere Road	(i) 1no. dwelling, (ii) detached double garage and associated vehicular access	DC/18/2343/FUL		1		
Great Barton	Land adjacent to Berwyn, The Park	1no dwelling with car port and access	DC/18/1650/FUL		1		
Great Barton	Ashmore Farm, Brando Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural buildings to dwellinghouse (Class C3) to create 3no. dwellings (ii) associated operational development (Previous Application DC/19/2263/P3QPA)	DC/19/2450/P3QPA		3		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Great Barton	The Barn, Fornham Road Farm	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create 1 no. dwelling	DC/20/0021/P2OPA		1		
Great Bradley	Spring Barn, Thurlow Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling	DC/17/2686/PMBPA		1		
Great Bradley	The Coach House Barn, The Street	Notification for Prior Approval for a Proposed Change of use of Agricultural Building to Dwelling House (C3) to Create 1no. Dwelling	DC/19/0814/P3QPA		1		
Great Bradley	Spring Barn, Thurlow Road	Planning Application - (i) Change of use of agricultural building to 1no dwelling (Class C3) (ii) external alterations to building (iii) alterations to existing access (iv) change of use of agricultural land to garden	DC/19/1375/FUL		1		
Great Thurlow	Goldings Yard, The Street	(i) 4no. dwellings; (ii) 1no. garage and (iii) 1no. cartlodge (following demolition of the existing group of storage buildings) as amended by the details received 07th December 2017	DC/17/1233/FUL		4		
Great Whelnetham	The Old Eagle, Sudbury Road	Planning Application - (i) Change of use of first floor (residential flat - C3) to Class B1 (Office) use (ii) Rear and side extensions including new entrance foyer (demolition of multiple existing rear single storey extensions and outbuildings)	DC/18/1835/FUL		-1		
Great Wratting	Land east of Waterfields, School Road	1 no dwelling	DC/19/0534/FUL		1		
Hargrave	Shooters Hill Farm, Birds End	1no. agricultural dwelling incorporating farm office (following removal of existing mobile home)	DC/17/1563/FUL		1		
Haverhill	5 Francis Close	(i) 1no building to include 4no. flats (following demolition of existing dwelling), (ii) new vehicular access and parking, (iii) replacement of existing boundary fences and (iv) insertion of dropped kerb	DC/17/0599/FUL		3		
Haverhill	24 Queen Street	Planning Application - Construction of 2no. flats with single storey link to existing shop (following demolition of rear single storey extension)	DC/17/1848/FUL		2		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Haverhill	Croft House, Croft Lane	Reserved Matters Application - Submission of details under Outline Planning Permission - DC/16/2302/OUT - Allowed on Appeal - AP/17/0007/REF - the means of access, appearance, landscaping, layout and scale for 2no. dwellings within the curtilage of Croft House	DC/18/0375/RM		2		
Haverhill	Dayspring, 1 Stephen Close	1no. two storey dwelling following demolition of single storey side extension and garage etc	DC/18/0521/FUL		1		
Haverhill	2a Helions Park Avenue	one dwelling	AP/18/0012/REF (allowed on appeal DC/17/2411/FUL)		1		
Haverhill	2 and 4 Mill Road	(i) Change of use from financial and professional services (A2) on first floor (2a and 4a) to 3no. Flats (C3) with ground floor access to Mill Road; (ii) internal and external alterations	DC/18/1220/FUL		3		
Haverhill	Land to rear Beechwood and Albany House, Hill Crescetn	Outline Planning Application (all matters reserved) - 1no. dwelling	DC/19/0521/OUT		1		
Haverhill	1-3 High Street	(i) Change of use to first floor level from A1 (ancillary retail storage) to C3 (Dwellings) to create 7no. flats including (ii) external alterations with associated parking spaces, cycle storage and refuse and recycling facilities	DC/19/0226/FUL		7		
Haverhill	65-67 High Street	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create seven apartments - DC/18/2544/P3OPA Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create 5no. dwellings - DC/19/1048/P3JPA	DC/19/1048/P3JPA		5		
Haverhill	17 Minerva Close	1 no annexe following demolition of garage	DC/19/1305/HH		1		
Haverhill	24 Wratting Road	dependent persons annexe	DC/18/0621/HH	Commenced	1	BC/18/0974/DOMFP	proposed annexe with separate entrance

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Haverhill	Westbourne Court	Planning Application - (i) 2no. accommodation blocks to contain 36no. flats; (ii) associated access; (iii) parking and (iv) communal accommodation (following demolition of existing accommodation blocks) (as stated on application form - existing units = 27 and communal accomodation, total proposed units = 36 - so net gain of 9 units - 17 of the new units are affordable.	DC/17/1061/FUL	Commenced	0	BC/18/0844/DOMFP	classed as communal accommodation so counted in communal accommodation appendix
Haverhill	Land adjacent to 6 Wratting Road	Erection of 2 no. two bedroom apartments with off street parking and construction of vehicular access as amended by plans received 22nd April 2003 indicating revised window positions and boundary fencing	SE/03/1507/P	Commenced	2	SE/08/1227/R	
Haverhill	23 Paske Avenue	one dwelling (commenced)	SE/08/0646	Commenced	1	BC/19/0856/DOMB N	Planning permission has not expires as kept alive by commencement.
Hawstead	Land off Church Road	(i) 1no.dwelling with (ii) 1no. detached garage and (iii) alterations to existing access from Church Road	DC/19/0233/FUL		1		
Hawstead	Land adjacent 1 The Pound	1 no dwelling	DC/19/1720/FUL		1		
Hengrave	The Bull Barn, Sir Johns, Stanchils Farm Lane	(i) Conversion of redundant agricultural building to dwelling with extensions and associated alterations (ii) detached cart lodge and office	DC/19/0956/FUL		1		
Hengrave	Stanchils Farm Lane	Conversion of single storey barn to form 1 no. bedroom annexe	DC/15/1516/HH	Commenced	1	BC/16/1374/DOMFP	
Hepworth	Aspen Parva, The Street	1 detached annexe	DC/18/1821/HH		1		
Hepworth	Church Farm, Church Lane	Change of use from D1 (Museum) to C3 (Residential)	DC/18/1836/FUL		1		
Hepworth	site adjacent to Fairholme, North Common	(i) 1no dwelling with access and (ii) detached garage	DC/19/0045/FUL	Commenced	1	BC/19/1331/DOMFP	
Herringswell	Dwelling 1, Herringswell Manor, Herringswell Road	Conversion of garages and stores to 2no Dwellings	DC/19/0947/FUL		2		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Herringswell	Park Farm Offices, Park Farm, Park Farm Drive	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create 1 no. dwelling	DC/20/0234/P3OPA		1		
Higham	Grove Farm, Barrow Road	1 No. two-storey dwelling for occupation by a rural worker	DC/15/1607/FUL	Commenced	1	BC/16/0419/DOMFP	
Holywell Row	Land south of Laurel Close	6no. detached dwellings with cart lodges, garages and associated works (demolition of agricultural buildings)	DC/16/1897/FUL		6		
Holywell Row	Land off Willow Close	5no dwellings and associated access	DC/18/1206/FUL		5		
Holywell Row	Land adjacent Clovelly, The Street	(i) 1no. dwelling (ii) new vehicular access	DC/19/2240/FUL		1		
Holywell Row	Land to front of 26c, The Street	three bedroom detached dwelling and associated works (demolition of existing garage)	DC/15/1344/FUL	Commenced	1	BC/15/1227/DOMFP	
Hopton	The Vine Inn, High Street	Change of use and conversion from public house storage (B8) to residential dwelling (C3)	DC/17/0892/FUL		1		
Hundon	Bears Barn, Valley Wash	1st application - Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) (ii) associated operational development 2nd application - Planning Application - (i) Change of use and conversion of Agricultural Barn to 1no. dwelling (ii) side extension (Amended plans received 14/3/19, further amended plans received 4/11/2019)	DC/18/2524/FUL		1		
Hundon	Valley Wash	Equine isolation yard and foaling facility comprising: (i) 12 no. box stable barn (ii) Hay Barn (iii) Horse Walker (iv) 1no. dwelling with detached garage as supported by additional information received on 4th and 14th December 2017	DC/17/1894/FUL		1		
Hundon	17 Mill Lane	Reserved Matters Application - Submission of details under Outline Planning Permission DC/17/0588/OUT - the means of access appearance, landscaping, layout and scale for the construction of 1no. dwelling and associated access (following demolition of outbuilding)	DC/18/2186/RM		1		

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Hundon	Barn 1, Hill View, Simms Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create 3 no. dwellings	DC/19/1929/P3OPA		3		
Hundon	The Old Pumping Station, Lower Road	(i) 3no. dwellings and associated garages (ii) pedestrian link to public footpath (iv) alterations to existing access	DC/19/1817/FUL		3		
Hundon	Clock Hall Farmhouse, Clock Hall Farm, Clockhall Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural building to 2no. dwellings (ii) associated operational development	DC/20/0151/P3QPA		2		
Icklingham	Rose Corner, The Street	Outline Planning Application (All matters reserved) - 1no. dwelling and detached garage	DC/19/0762/OUT		1		
Icklingham	Land adjacent 45 to 47 The Street	one new dwelling	DC/17/0208/FUL	Commenced	1	BC/18/0609/DOMFP	
Ingham	The Gables, Thetford Road	1no dwelling and alterations to the fenestration of the existing Bungalow ('The Gables')	DC/18/2228/FUL		1		
Ixworth	Sycamores, 5 Beeches Close	1 no. dwelling and detached double garage (following demolition of existing dwelling)	DC/17/1949/FUL		0		replacement dwelling so net gain of 0
Ixworth	The Willows, Stow Road	single storey detached annexe	DC/19/0333/HH		1		
Ixworth	Land adjacent to Ixworth House, St Edmunds Close	Planning Application - Conversion and extensions to outbuildings to form 1no. dwelling	DC/19/2185/FUL		1		
Kedington	Barns at Stonebridge Farm, Hundon Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 3 dwellings (ii) associated operational development.	DC/17/2554/PMBPA		3		

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Kedington	4 The Parade, Westward Deals	Planning Application - (i) Conversion of 1 no. flat into 2 no. flats on first floor (amended to remove change of use of ground floor retail unit to flats)	DC/18/1945/FUL		1		
Kedington	22 Dash End (22a)	Conversion of existing garage into dwelling with single storey side and rear extension (revised scheme of DC/17/0854/FUL)	AP/18/0052/STAND (allowed on appeal DC/18/0293/FUL)		1		
Kenny Hill	Willow Tree Farm, Mildenhall Drove	1no. dwelling to replace existing mobile home	F/2005/0448/FUL	Commenced	1	BC/17/1073/DOMFP	
Kentford	Flint House, Bury Road	Outline Planning Application (All matters reserved) - 2no. dwellings with detached garages	DC/17/1114/OUT		2		
Kentford	Land west of Gazeley Road	1no. dwelling (following demolition of existing garage) (now known as The Pippins)	DC/16/2762/FUL	Commenced	1	BC/17/1128/DOMFP	
Lakenheath	43 Mill Road	1 new dwelling	DC/17/0592/FUL		1		
Lakenheath	5 Wings Road (now known as 5a Wings Road)	Outline Planning Application (All matters reserved) - dwelling with garage	DC/14/2430/OUT		1		
Lakenheath	Junction of Wings Road and Mill Road	Planning Application - 2no. dwellings with integral garages and new vehicular access	DC/17/0889/FUL		2		
Lakenheath	Land to rear of 41 Mill Road	Planning Application - (i) 1no. dwelling, associated works and (ii) new vehicular access point to serve host dwelling	DC/17/1537/FUL		1		
Lakenheath	Land to the rear of 29 Wings Road	1 no dwelling	DC/18/0556/FUL		1		
Lakenheath	15a Back Street	1no. dwelling and detached garage (following demolition of existing dwelling and attached garage)	DC/18/1350/FUL		0		replacement dwelling so net gain 0

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Lakenheath	29 High Street	Change of use of existing Barn/workshop to residential dwelling (C3)	DC/18/0341/FUL		1		DC/16/1820/FUL has not been included within the list of small sites with planning permission and so the site has not been double counted.
Lakenheath	154 High Street	Partial change of use from A3 (store and kitchen) to C3 (bedsit/dwelling)	DC/18/0711/FUL		1		
Lakenheath	land rear of 15 High Steet, Back Street	3 no dwellings and associated garages	DC/18/0637/FUL		3		
Lakenheath	Lakenheath Hall, Hall Drive	7 no. dwellings with associated access. As amended by agent's letter dated 15th February 2018 and drawings received on 3rd August 2018	DC/17/0610/FUL		7		
Lakenheath	21 Anchor Lane	1 no dwelling	DC/18/2051/FUL		1		replacement of park home which was not previuolsy counted as temporary home.
Lakenheath	The Lakenheath Hotel, 124 High Street	Planning Application - 3 no. dwellings (Previous Application DC/17/0684/FUL) (as amended by plans received 10.12.2018)	DC/18/2041/FUL		3		
Lakenheath	The Lakenheath Hotel, 124 High Street	Change of use from Hotel (C1) to 3no. residential apartments (C3)	DC/17/2307/FUL		3		

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Lakenheath	Retreat Gardens, Hall Drive	Demolition of 1no. Dwelling	DC/19/1279/FUL		-1		
Lakenheath	Land rear of 12 Mill Road	1 no. dwelling with garage	DC/19/1240/FUL		1		
Lakenheath	124 High Street	Planning Application - 2no. dwellings	DC/19/1727/FUL		2		
Lakenheath	Garden of 42 Station Road	1no. detached bungalow and detached single garage (demolition of existing outbuilding) (Resubmission of DC/15/1445/FUL)	DC/16/0430/FUL	Commenced	1	BC/17/1018/DOMFP	
Lakenheath	Development site Wingfield Road	Planning Application - 3no. dwellings (Demolition of two dwellings)	DC/17/2349/FUL	Commenced	1	BC/18/0543/DOMFP	
Lakenheath	Springfield Drive	1 no. dwelling	DC/18/2082/FUL	Commenced	1	BC/19/0144/DONM FP	
Lakenheath	27 Pleasant View, Eriswell Road (known as 1-8 Stirling View)	Outline Planning Application (All Matters Reserved) - residential development of up to 6 dwellings including amenity space and car parking/garages8 dwellings following demolition of one dwelling Planning Application - 8no. dwellings with associated garages, parking and access (demolition of existing dwelling)	DC/16/2265/FUL	Commenced	7	NHBC 50755532	
Lakenheath	Former Lime Tree Bungalow, Back Street	Erection of one 2 storey dwelling and one single storey dwelling and garaging	F/2012/0382/FUL	Commenced	1	BR/2012/0460	
Lakenheath	The Lakenheath Village Home, 7 Back Street	Construction of timber framed first floor extension to provide 6 no. apartments (retrospective). As amended by the drawings received 08/03/2018.	DC/18/0040/FUL	Commenced	6	BC/17/1055/DOMFP	
Lidgate	Land adjacent to The Forge, The Street	(i) 1no. dwelling; (ii) 1no. ancillary outbuilding/garage and (iii) improvements to existing access	DC/18/1147/FUL		1		
Lidgate	Development site, The Old Rectory, The Street	Planning Application - Conversion and extension of existing barn to create 1no. Dwelling	DC/19/1694/FUL		1		
Little Thurlow	Garages east of 4 Broad Road	Outline Planning Application (Means of Access to be considered) - 1no. dwelling with associated access and parking	DC/18/1437/RM		1		

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Little Whelnetham	Land adjacent to 1 Hall Cottages, The Street	(i) 1no. dwelling (ii) creating of new vehicular access and (iii) parking and amended parking for 1 Hall Cottages	DC/19/0137/FUL		1		
Little Wratting	Land adjacent Chapel Farm Cottage, Anne Sucklings Lane	Outline Planning Application (All Matters Reserved) - (i) 2no. dwellings and (ii) 2no. garages as amended by plans received 6th September 2017	DC/17/1042/OUT		2		
Little Wratting	Wratting Croft, Haverhill Road	Outline Planning Application (All matters reserved) - detached two storey dwelling and single storey two bay garage as amended by plans submitted on 22nd September 2015	DC/18/1505/OUT		1		
Little Wratting	Land adjacent Chapel Farm Cottage, Anne Sucklings Lane	1 no dwelling and associated garage as amended by site location plan submitted on 11th May 2015. (i) 1no. dwelling and (ii) 1no. detached garage (iii) alterations to existing access	DC/19/0223/FUL		1		
Little Wratting	Land east of Boyton Hall Farmhouse, Anne Sucklings Lane	Outline Planning Application (All matters reserved) - 3 no. dwellings	DC/19/1724/OUT		3		
Little Wratting	Boyton Hall Farm, Anne Sucklings Lane	Outline Planning Application (Means of access to be considered) - 2 No. dwellings with associated access and car parking Submission of details under Outline Planning Permission - DC/15/2442/OUT. Means of access appearance, landscaping, layout and scale for the construction of 1no. dwelling (Plot 1)	DC/17/2516/RM	Commenced	1	BC/16/0640/DOMFP	
Little Wratting	The White House, Old Haverhill Road	Planning Application - 1 no. detached dwelling with new vehicular access	DC/16/2443/FUL	Commenced	1	BC/19/0766/DOMR V	
Little Wratting	Boyton Hall Farm, Anne Sucklings Lane	Outline Planning Application (Means of Access and Layout to be considered) - 1 no. dwelling with associated access and car parking following demolition of existing agricultural building	DC/15/1772/FUL	Commenced	1	BC/16/0640/DOMFP	
Market Weston	Hollow Lane Farm, Bury Road	(i) Detached annexe ancillary to use of main dwelling (demolition of existing outbuilding) (ii) [...]	DC/19/0255/HH		1		
Mildenhall	Adjacent no 7 Queens Drive, (known as no 5)	Proposed two storey dwelling	DC/18/2275/FUL		1		
Mildenhall	13 High Street	(i) Alterations to existing shop front to provide additional recessed entrance (ii) Conversion of roof space to 1no. residential unit and new entrance for residential unit	DC/19/0916/FUL		1		

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Mildenhall	Field Road, land adjacent to Rocksand, Field Road	1 no dwelling and detached double garage	DC/19/0512/FUL		1		
Mildenhall	4a New Street	Change of use from A1 (part of estate agents) to C3 (dwelling)	DC/19/1301/FUL		1		
Mildenhall	First Floor, 8 Breckland House, Churchyard	Planning Application - Change of use of ground floor offices (Class B1) to residential flat (Class C3)	DC/19/2180/FUL		1		
Mildenhall	Amenity land Folly Road	Planning Application - 1no. dwelling with detached garage and associated works	AP/18/0006/REF (allowed on appeal DC/17/1416/FUL)	Commenced	1	BC/18/0691/DOMFP	
Moulton	Jeddah Way	Four dwellings	DC/19/2284/OUT		4		
Moulton	Plot 1 Drove End, Milbury Drove	(i) 2no. dwellings and detached garages and (ii) amendments to existing access (resubmission of DC/17/2137/FUL)	DC/18/0749/FUL		2		
Moulton	15 Brookside	1 no. dwelling and detached 3 bay garages with residential annexe above (following demolition of existing bungalow and associated outbuildings) AMENDED PLANS (received 14/12) reduction in size of dwelling and garage, dwelling repositioned.	DC/18/1865/FUL		1		1 unit is a replacement and another an annexe so appropriate to count as net gain 1
Moulton	Lawn House, 16 The Street	Partial change of use of ground floor from dwelling (C3) to shop (A1) and change of use of first floor from dwelling (C3) to bed and breakfast (C1).	DC/19/0873/FUL		-1		
Newmarket	3 Heathbell Road	1 detached annexe	DC/19/2418/HH		1		
Newmarket	8 Nat Flatmand Street	conversion of existing dwelling into 2 dwellings - net gain one unit	DC/17/0696/FUL		1		

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Newmarket	2 Sun Lane	Planning Application - (i) Conversion of first and second floor to create 5no. flats and 2no. studio apartments (ii) External alterations including the provision of roof lights (i) First floor extension (ii) external staircase, (iii) internal alterations and creation of additional studio apartment. (Amended plans recieved 4/1/19)	DC/18/1611/FUL		8		
Newmarket	5 St Mary's Square	Planning Application - (i) Conversion of ground floor accommodation (1no. bedroom and 1no. flat) into 2no. studio flats (ii) Single storey rear extension (following demolition of existing outbuilding)	DC/17/1976/FUL		1		Count as 1 net gain as 1 bed is not counted as existing separate dwelling
Newmarket	Hatchfield Cottages, 1 Fordham Road	1no. detached annexe to the rear as amended by plans received 25th September 2017	DC/17/1574/HH		1		
Newmarket	2 Paske Avenue	Planning Application - 1no. dwelling as amended by plans received 21st June and 4th July revising design and 27th October revising parking layout	DC/16/2726/FUL		1		
Newmarket	30 Hamilton road	Planning Application - Change of use of annexe (C3) to holiday accommodation	DC/17/2310/FUL		-1		net loss of 1 annexe
Newmarket	The Old Courts, 147 All Saints Road	Change of use from residential (C3) to Office (B1a)	DC/18/0238/FUL		-1		
Newmarket	5 St Mary's Square	COU of HMO to four studio apartments	DC/18/0348/FUL		3		
Newmarket	Southfield Farm Cottages, Hamilton Road	Application for Lawful Development Certificate for Proposed Use or Development - Construction of four two-bed flats (demolition of the existing two cottages) as approved under DC/14/2418/FUL	DC/18/0777/CLP		2		
Newmarket	Land adjoining Church, Exeter Road	2 no. dwellings and associated access/parking.	DC/18/0540/FUL		2		
Newmarket	Church Lane, 3-4 St Marys Cottages	Planning Application- Single storey rear extension to create 1no studio apartment	DC/18/1094/FUL		1		
Newmarket	Exning Road, 127	(i) Single storey side extension for use as shop extension (A1) (ii) First floor rear extension forming 1no. studio apartment.	DC/18/1150/FUL		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Newmarket	Flat 2 Marlborough House Stables, 44 Old Station Road	Internal alterations to existing ground floor flat in order to create 2no. separate flats at ground floor level	DC/18/2570/FUL		1		
Newmarket	122 High Street	(i) Conversion of first floor storage area and addition of roof extensions to provide 9 no residential units, (ii) external alterations to the existing ground floor shop front and (iii) alterations to ground floor to provide access to upper floors	DC/17/2674/FUL		9		
Newmarket	104 High Street	Change of Use from (i) A2 (Financial) to A1 (Retail) basement and ground floor level; and (ii) A2 (Financial) to C3 (Residential) first floor level; and (iii) create 1no flat to second floor; (iv) installation of entrance to flats; and (v) new shopfront	DC/19/0894/FUL		1		
Newmarket	La Grange House, Fordham Road	1 no dwelling	DC/19/1084/FUL		1		
Newmarket	52 Exning Road	(i) 1no. dwelling (following demolition of existing detached garage) and (ii) Two storey rear extension on existing dwelling (part - retrospective)	DC/19/1969/FUL		1		
Newmarket	Barnside, Brickfields Stud, Cemetery Hill	Planning Application - (i) 1no. dwelling with attached annexe (ii) 1no. staff accommodation pod (iii) 1no. stable (iv) open barn (v) cycle store (vi) muck heap (vii) horse walk and (viii) improved access	DC/19/0895/FUL		1		
Newmarket	122 Valley Way	6no dwellings with associated access, car parking, cycle and bin storage (following demolition of existing public house) - DC/18/1930/FUL 9no. dwellings with associated access and car parking - DC/19/2215/FUL	DC/19/2215/FUL		9		
Newmarket	Balham Villas, Granby Street (known as 7 Balham Villas)	Conversion of existing property to create 1no additional apartment	DC/16/1856/FUL	Commenced	1	BC/17/0166/DOMFP	
Newmarket	Land off Cricket Field Road	Erection of one apartment.	DC/13/0158/FUL	Commenced	1	BC/17/0262/DOMR G	
Newmarket	Freemans Lodge, 35 Bury Road	3 Storey five bedroom dwelling (Trainers House)	F/2007/0292/FUL	Commenced	1	BC/14/0067/DOMFP	

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Newmarket	Southernwood, Fordham Road	(i) 2no buildings to include 11no. apartments and 1no. Office unit (following demolition of existing building) (ii) Freestanding bicycle/bin store	DC/16/1131/FUL	Commenced	9	BC/17/1117/DOMFP	
Ousden	The Barn, white Shutters, Front Street	Change of use (i) of residential annexe to separate dwelling; (ii) of yard and amenity space associated with White Shutters to yard space and amenity space to serve separate dwelling	DC/17/0605/FUL		0		no net gain as already used as a separate annexe
Ousden	Land adjacent to 1 The Hill, Front Street	1no dwelling as amended by plan received 02 December 2016 altering the access	DC/18/2498/FUL		1		
Pakenham	Plot 1 The Dell, The Street	Outline Application (All Matters Reserved) - (i) 2no. dwellings (following demolition of existing dwelling) and (ii) extension to existing garage	DC/19/1113/OUT		1		
Poslingford	Shadowbush Farm, Stansfield Road	Planning Application - 2 no. dwellings with associated access, car parking and landscaping (following demolition of existing agricultural barn)	DC/17/2648/FUL		2		
Poslingford	Shadowbush Farm, Stansfield Road	Variation of condition 2 of DC/17/1815/LB - to allow use of revised Schedule of Works for Conversion of former barn to single residential unit	DC/17/1815/LB		1		
Poslingford	Barn, Flax Farm, Stansfield Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) change of use of agricultural building to dwellinghouse (Class C3) to create 2no. dwellings and (ii) associated operational development	DC/19/0091/P3QPA		2		
Red Lodge	Elms Road	Change of use of land to residential use for three gypsy families including 3 no. mobile homes and 6 no. amenity buildings.	DC/17/1966/VAR		3		
Red Lodge	Land to rear of 54 Turnpike Road	Planning Application - Proposed New Dwelling	DC/18/0090/FUL		1		
Red Lodge	18 Warne Road	Two new dwellings	DC/18/1023/OUT		2		
Red Lodge	The Horseshoes, Heath Farm Road	Householder Planning Application - Single storey side and rear extension to form annexe (following demolition of existing garage and outbuilding)	DC/19/1722/HH		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Red Lodge	Plot 2, Rear of 2 Warren Road	Planning Application - 2no. Dwellings (previous application DC/19/0527/FUL) as amended by drawing nos. 02a/2090/18 and 03a/2090/18 revising layout	DC/19/1302/FUL		2		
Red Lodge	Land to south west of treetops, 44 Warren Road	Reserved matters Application - Submission of details under Outline Planning Permission DC/18/1029/OUT, the means of access appearance, landscaping, layout and scale for the construction of 1no. dwelling, parking and access	DC/19/2165/RM		1		
Red Lodge	Land adjacent to 54 Turnpike Road	1 no dwelling	DC/18/1731/FUL	Commenced	1	BC/19/1488/PARTN R	
Red Lodge	8 Warren Road (rear of 7)	Planning Application - 4no. detached bungalows and garages as amended by drawing nos. BD31 Rev E, BD34 Rev B and BD37 received 26th January 2017 revising access width and site layout (i) 2no. dwellings, (ii) associated garaging and (iii) extension of approved adjacent vehicular access BOTH APPLICATIONS HAVE BEEN IMPLEMENTED	DC/17/1035/FUL	Commenced	4	BC/19/0158/DOMFP	
Risby	White Horse Inn, Newmarket Road	Change of use of public house (Class A4) to residential accommodation (Class C3) comprising; (i) 4no. flats and 2no. dwellings; (ii) with associated internal and external alterations and (ii) access	DC/17/2376/FUL		6		
Santon Downham	The Gardens, Marks Lane	Planning Application - Change of use of single storey barn to separate self-contained residential unit C3 (partly retrospective), associated amenity space and the removal of existing mobile home	DC/17/2195/FUL		1		
Stanningfield	Homestead, Chapel Road	1 no dwelling with new access	DC/18/1264/FUL		1		
Stansfield	Land adjacent Wayside Forge, Lower Street	Planning Application - 1no. dwelling with alteration of vehicular access	DC/19/1458/FUL		1		
Stanton	School bungalow, Upthorpe Road	Planning Application - Change of use of bungalow from educational use (Class D1) to residential use (Class C3)	DC/17/1533/FUL		1		
Stanton	Cattle Building, Little Dale Farm, Dale Road	Prior Approval Application - (i) change of use of agricultural building to 1no. dwellinghouse (Class C3) (ii) associated operational development	DC/18/0144/PMBPA2		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Stanton	Little Dale Farm, Dale Road	Prior Approval Application - (i) change of use of agricultural building to 1no. dwellinghouse (Class C3) (ii) associated operational development	DC/18/0143/PMBPA2		1		
Stanton	Land off Meadow Court	1 dwelling	DC/17/2248/FUL		1		
Stanton	Land adjacent to former Nurseries, Duke Street	1no. dwelling and associated car port following demolition of existing barn and outbuildings)	DC/18/1957/FUL		1		
Stanton	Mulberry Barn, Duke Street	Convert existing outbuilding into detached annexe with integrated double carport	DC/19/0281/HH		1		
Stanton	Dwelling, Old Bury Road	Outline Planning Application - (Means of Access to be considered) - 1 no dwelling with new access	DC/19/1208/OUT		1		
Stanton	Lakelin House, Barningham Road	Outline Planning Application (All matters reserved) - 2no. Dwellings	DC/19/1280/OUT		2		DC/19/1280/OUT is proposed as 2 dwellings so appropriate to count
Stanton	Dwelling, Grove Lane	1 no. dwelling	DC/19/1164/FUL		1		
Stanton	Marlow Home and Garden, Hepworth Road	(i) 6no. Dwellings with off-street parking (ii) 1no. A1 (shop) with service yard, car park and associated works (following demolition of existing buildings)	DC/19/1714/FUL		6		
Stanton	land at Chardale, Dale Road	1 no dwelling and cart lodge	DC/19/1918/FUL		1		
Stanton	Land to rear of Stone Cottage, Duke Street (known as Back Cottage)	Erection of 1½ storey detached dwelling with garage and associated parking and turning areas. Application further supported by details of first floor east elevation door received 28/11/08	SE/08/1480	Commenced	1	SE/09/1172/R	
Stanton	Rose and Crown Public House , Bury Road (COU of PUB)	change of use of existing public house and outbuildings to 3 no. detached residential dwellings with associated demolition of modern additions and construction of new extensions (CONVERSION OF PUBLIC HOUSE)	DC/15/1100/FUL	Commenced	1	BC/18/1238/DOMB N	
Stanton	Land to east of 19, Bury Road (Known as 20 Bury Road)	Planning Application - Erection of 1 ½ storey dwelling As amended by plan received 10.08.2012 resiting the proposed dwelling and providing a parking space for No 19 Bury Road	SE/12/0652/FUL	Commenced	1	BC/13/0168/DOMFP	

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Stoke-by-Clare	Reevesdale, Ashen Lane	Planning Application - 2no. Dwellings (following demolition of existing dwelling)	DC/18/0496/FUL		1		net gain 1 as 1 unit is replacement dwelling
Stoke-by-Clare	Little Paddocks, Moor Hall Road	i) 3no. detached dwellings (ii) 2 no. cartlodges (iii) new vehicular access (following demolition of bungalow) [...]	AP/18/0034/STAND (allowed on appeal DC/16/2711/FUL)		2		
Stradishall	Former Village Hall, The Street	Planning Application - 1 no. dwelling (following demolition of former village hall) as amended by plans received 2nd August 2017 and additional information received 6th September 2017	DC/17/1121/FUL		1		
Stradishall	Former Piggery, Farley Green	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 3 no. dwellings (ii) associated operational development.	DC/18/0962/PMBPA		3		
Stradishall	Land adjacent 29 Margarets Place	(i) Proposed New Dwelling (ii) Double Garage/Garden store with first floor Office	DC/18/1265/FUL		1		
Stradishall	Former Piggery, Farley Green	(i) 1no. dwelling (ii) relocation and conversion of existing out buildings to 2no. ancillary workshops (iii) siting of sewage treatment tank (iv) creation of wildlife pond	DC/19/1479/FUL		1		
Troston	Glebe Cottage, 48 The Street	(i) Change of use from class A1 (hairdressers) to C3 (dwelling) [...]	DC/18/0288/FUL		1		
Troston	Glebe Lodge, Hammers Lane	Hybrid Planning Application - 1. Full Planning Application - demolition of existing bungalow and 2. Outline Planning Application (Means of Access to be Considered) up to 2no. Dwellings	DC/18/0861/HYB		1		
Troston	The Bull, land east of The Bull, The Street	Erection of (i) a pair of semi-detached two storey dwellings and (ii) erection of garage as amended by site layout plans received on 20th May 2014 as amended by revised plans received on 11th September 2014	DC/14/0474/FUL	Commenced	2	BC/17/0683/DOMIN	
Troston	The Bull, The Street	8no. dwellings - following outline application DC/14/0507/OUT	DC/17/0065/FUL	Commenced	8	BC/17/0683/DOMIN	
Tuddenham	Land adjacent 11 High Street	1no. dwelling with attached garage and associated access as amended by plan received 8th November 2017	DC/17/1952/FUL		1		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Tuddenham	land rear of 20 to 28a High Street	one dwelling	DC/18/0843/FUL		1		
Tuddenham	Land adjacent 11 High Street	1 no. dwelling with integral garage and new vehicular access	DC/19/1485/FUL		1		
Tuddenham	Tuddenham VC Primary School, High Street	Planning Application - (i) 8no. dwellings; (ii) 4no. garages and (iii) associated access	DC/18/0470/FUL		8		
Tuddenham	70 High Street	Planning Application - 1no. Dwelling	DC/19/1716/FUL		1		
Tuddenham	Longwood Farm, Icklingham Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - resubmission of DC/14/1828/PMBPA - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1 dwelling (ii) associated operational development.	DC/15/1384/PMBPA	Commenced	1	BC/17/0598/DOMB N	
West Row	21 Beeches road	(i) Conversion of existing barn into Annexe (ii) Replacement of existing shed with carport	DC/18/0727/HH		1		
West Row	Land to the rear of 19 Beches Road	Outline Planning Application (all matters reserved) - 3no. dwellings (previous application DC/17/2680/OUT)	DC/19/0191/OUT		3		
West Row	Greenleas Farm, The Green	one bungalow	DC/17/0298/FUL	Commenced	1	BC/16/1084/DOMB N	
West Row	Land adj to Popes Farm, Pamments Lane (now known as The Brambles)	Submission of details under Outline Planning Permission DC/16/2183/OUT - the means of access, appearance, layout, landscaping and scale for the construction of 1 no. detached dwelling with integral double garage	DC/17/2681/RM	Commenced	1	BC/18/1120/DOMB N	
West Row	Land at Manor Farm Road	5no. Dwellings	DC/17/2494/RM	Commenced	5	BC/19/0432/DOMFP - PLOT 1 BC/19/0260/DOMB N - PLOT 2 BC/19/1096/DOMFP - PLOT 3	
West Row	Plot 1, land between 89 Friday Street and Ourplace, Chapel Road	1 no dwelling (part retrospective)	DC/19/0872/FUL	Commenced	1	BC/18/0231/DOMIN	

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
West Row	60 Friday Street	Planning Application - 1no dwelling with attached garage	DC/16/1712/FUL	Commenced	1	BC/19/0343/DOMFP	
West Row	Fodderfen Pumping Station, Fodderfen Drove	Change of use of former pumping station to form one residential property (as previously granted under F/2010/0347/COU)	DC/13/0569/FUL	Commenced	1	BC/15/1133/DOMB N	
West Row	Land to rear of 5 Beeches Road	Planning Application - 2 no. semi-detached dwellings and associated parking	DC/15/2092/FUL	Commenced	2	BC/16/0310/DOMFP	
Westley	Westley Hall Farm, Hall Farm Lane	Amendment and Consequential Provisions) (England) Order 2015 - (i) change of use of 2no. agricultural buildings to 3no. dwellings (Class C3)	DC/18/0300/PMBPA		3		
Whepstead	Land off Rectory Road	(i) 2no. dwellings with double garages and (ii) new access	DC/17/2626/FUL		2		removed duplicate entry of same application
Whepstead	The Chestnuts, Brockley Road	Planning Application - Earth sheltered dwelling - Resubmission of DC/15/0760/FUL 1 no dwelling (2019 application)	DC/19/0404/FUL		1		
Whepstead	Paddocks, Pattles Grove House, Chedburgh Road	1 no. dwelling	DC/19/1256/FUL		1		
Wickhambrook	Willow Tree Cottage, Bury Road	Outline Planning Application (Means of Access, Landscaping, Layout and Scale to be considered) - (i) 1no. dwelling (ii) double garage	DC/20/0087/OUT		1	0	
Wickhambrook	Genesis Green Stud Farm, Genesis Green	four flats	DC/16/1395/FUL		4		
Wickhambrook	The Hedges, Ashfield Green	(i) Replacement dwelling and garage (existing dwelling to be demolished) (ii) alterations to existing access (amended scheme to previously approved DC/17/1297/FUL)	DC/18/0632/FUL		0		0 net gain as replacement dwelling

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Wickhambrook	Clopton Hall Farm Barns, Giffords Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 5no. dwellings (ii) associated operational development	DC/18/1834/P3QPA		5		
Wickhambrook	Land adjacent to Bunters Gait, Nunnery Green	1no dwelling and access	DC/19/0961/FUL		1		
Wickhambrook	Clopton Hall, Giffords Lane	Planning Application - Erection of 5no. dwellings with cart sheds and alterations to vehicular access (following demolition of existing agricultural buildings) as amended by plans received 11th September 2019	DC/19/1102/FUL		5		
Wickhambrook	Peacocks Farm, Farley Green	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling (ii) associated operational development	DC/19/0201/P3QPA		1		
Wickhambrook	Peacocks Farm, Farley Green	Planning Application - Change of use from commercial to residential dwelling (C3) and associated works	DC/19/0480/FUL		1		
Wickhambrook	land adjacent to Aldersfield Place, Ashfield Green	Planning Application - 1no. dwelling and detached garage	DC/19/2483/FUL		1		
Withersfield	Lawn Farm Barn, Skippers Lane	(i) 1no. dwelling and cart lodge style garage following demolition of existing barn and utility built garage (ii) Change of use of land to residential	DC/19/0356/FUL		1		
Withersfield	White Doves, 5 Homestall Crescent (known as Black Star, 4a Homestall Crescent)	Reserved Matters Application - Submission of Details under Outline Planning Permission DC/18/1161/OUT - means of access, appearance, landscaping, layout and scale for 1no. dwelling	DC/20/0011/FUL		1		
Worlington	36 Church Farm, Church Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 2 no. dwellings and (ii) associated operations	DC/17/2284/PMBPA		2		

Parish or town	Address	Proposal	Most recent full or outline planning permission reference	Commenced	Net dwelling gain (incl affordable)	Building regulations reference	Commentary on changes made to draft
Worlington	Little Orchard, Mildenhall Road	1 no. dwelling and detached garage (following demolition of existing dwelling)	DC/19/0912/FUL		0		replacement dwelling so no net gain
Worlington	Church Farm, 36 Church Lane	1 no dwelling following demolition of existing outbuilding	DC/19/0338/FUL	Commenced	1	BC/19/1521/DOMB N	
Worlington	Land at 15 Freckenham Road	Reserved Matters Application - submission of details under outline planning permission DC/14/0633/OUT - appearance, landscaping and scale for the erection of a one-and-a-half storey dwelling with detached garage and amendments to existing vehicular access (including garage space for existing dwelling)	DC/14/2120/RM	Commenced	1	BC/15/0287/DOMB N	

Appendix 8

Communal accommodation

Appendix 8 communal accomodation

[illegible]

							Completions										
Settlement	Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application Reference	Equivalent units after applying census ratio (adjustment 1.5*)	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) 29 June 2020	Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for	Remaining to be completed at 31 March 2020 (completions since shown in brackets)	
Newmarket	South Drive, Exning Road	N/A	DC/17/1881/FUL	46	69 extra care apartments (C2) approved June 2018	0	0	0	0	0	0	0	0	0	69	All units	
Bury St Edmunds	Land north west of Bury St Edmunds, Tut Hill (Marham	BV3	DC/18/1808/RM	44	Parcel E - 66 bed care home planning permission granted Feb 2019	Completed	0	0	0	0	0	0	0	1	Completed	None	
Clare	Half Moon House, 2 High Street	N/A	DC/18/1561/FUL	minus 8	(i) change of use from C2 (nursing home) to C3 (residential) to form 9no. apartments (ii) first floor rear extension (following demolition of rear section). Planning permission approved Nov 2018 Loss of 13 bed units	Completed	0	0	0	0	0	0	0	9	Completed	None	
Haverhill	Camps Road, Place Court	N/A	DC/16/0876/FUL AP/17/0020/NON DET	33	50 sheltered retirement apartments with communal facilities, parking, landscaping and access (following demolition of existing building)	Completed	0	0	0	0	0	0	0	1	Completed	None	
Stoke by Clare	Stable Block, Stoke College, Ashen Green	N/A	DC/16/2666/FUL	20	Planning Application - Conversion of Stable Block to Boarding accommodation (C2) 30 bed	Completed	0	0	0	0	0	1	0	0	Completed	None	
Ixworth	The Beeches, High Street	N/A	DC/15/1354/FUL	6	Single and two storey extension to provide 10 bedrooms. Planning permission approved Oct 2015	Completed	0	0	0	0	0	0	0	1	Completed	None	
Haverhll	24 Wratting Road	N/A	DC/18/0621/HH	6	Single and two storey extension to provide 10 bedrooms. Planning permission approved Oct 2015	1	0	0	0	0	0	0	0	0	Under construction	One unit remaining	

							Completions										
Settlement	Site	Site allocation reference in adopted Vision 2031 or Site Allocations Local Plan where applicable	Planning application Reference	Equivalent units after applying census ratio (adjustment 1.5*)	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) 29 June 2020	Prior to 1 April 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for	Remaining to be completed at 31 March 2020 (completions since shown in brackets)	
Beck Row	The Grove, 17, Wings Road		DC/17/0148/FUL	2	(i) Single storey side extension (following demolition of existing garage) (ii) Change of use from residential (C3) to Care home (C2) 3 new	0	0	0	0	0	0	0	0	0		All units	
Haverhill	Westbourne Court	Planning Application - (i) 2no. accommodation blocks to contain 36no. flats; (ii) associated access; (iii) parking and (iv) communal accommodation (following demolition of existing accommodation blocks) (as stated on application form - existing units = 27 and communal accommodation, total proposed	DC/17/1061/FUL	6	Planning Application - (i) 2no. accommodation blocks to contain 36no. flats; (ii) associated access; (iii) parking and (iv) communal accommodation (following demolition of existing accommodation blocks) (as stated on application form - existing units = 27 and communal accommodation, total proposed units = 36 - so net gain of 9 units.	commenced	0	0	0	0	0	0	0	0	commenced	All units	

* The ratio for people aged 75 or over in West Suffolk is 15,526 adults/10,338 households = 1.5.

Appendix 9

Statements of common ground for strategic sites

Statement of Common Ground on housing deliverability between

- 1. West Suffolk Council**
- 2. Sansovino Developments Ltd**

Purpose of statement

This statement has been prepared by the two parties to set out the expected site deliverability timetable for land at Hatchfield Farm, Newmarket. It demonstrates the deliverability of the site in accordance with the definition cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance: Housing Supply and Delivery in particular paragraph 007.

The site offers a suitable location for development now

The site known as land at Hatchfield Farm, Newmarket offers a suitable location for development now.

The site has outline planning permission DC/13/0408/OUT for 400 homes and associated development. The permission was approved by Secretary of State on 12.03.20.

The site is allocated in the Forest Heath Site Allocations Local Plan, adopted September 2019, as Allocation SA6g for mixed development including 400 dwellings, 5ha of employment land, a new primary school, areas of public open space and the enhancement and promotion of cycling and walking routes.

Planning status of the site

The site has outline planning permission, subject to planning conditions and s106 agreement. This application will deliver a school site and highways improvements.

A master plan for the site and wider allocation including new primary school and 5ha of employment land was adopted by the Council in March 2019 following consultation with the public.

Firm progress made with site assessment work

A considerable amount of site assessment work has been undertaken, whilst the site has been promoted through local plan and planning application stages. Final detailed infrastructure assessments and construction design package are being prepared.

The Owner & Developer, Sansovino Developments Ltd, is currently in detailed discussions with a major regional contractor regarding the delivery of initial road junction/access works; services diversions and provision; and other site infrastructure works. Sansovino Developments Ltd is expecting to agree Section 278 and related agreements with West Suffolk Council and other bodies during the final quarter of 2020. Access/junction and other infrastructure construction work is then planned to commence in the first quarter of 2021.

Firm progress made towards the submission of a planning application

The site has outline planning permission.

The Owner and Developer of the site expects the site to be developed out in parcels by more than one residential housebuilder. Submission of reserved matters planning applications by parcel housebuilders are expected to commence in Q1/Q2 2021.

Clear relevant information about site availability, viability, ownership constraints or infrastructure provision

The Site is available for development.

There are no legal or ownership constraints to commencement of development.

The site is considered viable for the proposed use.

Site infrastructure and enabling development will be funded primarily by Sansovino Developments Ltd.

Be achievable with a realistic prospect that housing will be delivered on the site within 5 years

Delivery of the site is achievable, with a realistic prospect there will be completions within the 5 year period.

The developer anticipates the site will be built out a rate of 100 dpa in the monitoring year 2021/22 and 150dpa in the following two years.

A more cautious approach has been taken by the council in their 5YHLS which assumes completions at a rate of 50 dpa commencing in the monitoring year 2022/23. This is a more cautious approach than assumed by developer, based on assumptions set out in Turley's Housing Delivery Study report on lead in times, to allow reserved matters and DCONs to be approved. However, this does not limit the site's ability to come forward sooner.

Signed on behalf of West Suffolk Council.

Date



7 September 2020

Signed on behalf of Sansovino Developments Ltd.

Date



7/9/20

Statement of Common Ground on housing deliverability between

- 1. West Suffolk Council**
- 2. Persimmon Homes (Suffolk)**

Purpose of statement

This statement has been prepared by the two parties to set out the expected site deliverability timetable for land North West of Haverhill. It demonstrates the deliverability of the site in accordance with the definition cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance: Housing Supply and Delivery in particular paragraph 007.

The site offers a suitable location for development now

The site known as land at North West, Haverhill offers a suitable location for development now.

It has outline planning permission for a mixed-use scheme including 1150 dwellings.

The site is allocated as a strategic site policy HV3 in the Haverhill Vision 2031 local plan, adopted September 2014.

The site is under construction.

Planning status of the site

The site has planning permission (SE/09/1283) for (i) construction of relief road and associated works (ii) landscape buffer 2. Outline Planning Application - (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works as supported by additional information and plans received 27th September 2010 relating to landscape and open space, flood risk, environmental statement, drainage, layout, ecology, waste, renewable energy and transport issues including treatment of public footpaths and bridle paths. Approved 27 March 2015.

The relief road (full) part of the hybrid application has commenced.

Persimmon is nearing completion of phase 1 (200 dwellings) following approval (DC/16/2836/RM) in September 2017. Phase 1 has been very successful and the demand has meant that there are 16 units left to sell in Phase 1. It is predicted that the remaining will be sold before the end of October 2020. The build could be completed by the end of this year as there are only 8 remaining to be roof tiled. Persimmon is in a position to continue construction as soon as permission is approved for the next phase.

Firm progress made towards the submission of a planning application

The following further planning applications have been submitted and are pending determination. They illustrate the firm progress made.

A reserved matters submission (DC/20/0615/RM) for Phase 2 was registered on 7th April 2020 which comprises 168 dwellings.

A reserved matters submission (DC/20/0614/RM) for the infrastructure to allow further phases of development was registered on 7th April 2020.

Persimmon has amended the Phase 2 submission by splitting it into two parcels in order to speed up the process. Phase 2A comprises 41 dwellings while 2B (currently the subject of pre-app involving workshops with Persimmon and officers of the Council) comprises 127 dwellings.

A planning application for Phase 3, a mixed-use development including the local centre and dwellings is under consideration with Persimmon's intention of submitting a planning application in October 2020.

Firm progress made with site assessment work

Supporting information including ecology, drainage, archaeology, arboriculture and landscaping has been undertaken for Phase 2 and the Infrastructure applications. This information relates to the entire site.

Clear relevant information about site availability, viability, ownership constraints or infrastructure provision

Persimmon Homes owns the entire site.

There are no viability issues on the site and design, s106 requirements and affordable housing is provided in line with policy and as specified in the s106.

Unless there is a significant change in the housing market, viability is not expected to affect Persimmon's ability to deliver the housing numbers specified in the next 5 years.

Be achievable with a realistic prospect that housing will be delivered on the site within 5 years

Persimmon Homes (Suffolk) are the developers building the entire site. They will also build the affordable provision for the registered providers.

Persimmon anticipate 80 dpa will be delivered in the next five year period. Phase 1 (200 units) commenced in March 2018 and will have been completed within 3 years, which demonstrates the businesses commitment to delivery.

The council anticipates completions at a rate of 80 dpa each monitoring year in line with Persimmon's expectation and supported by evidence in this statement.

Signed on behalf of West Suffolk Council

Date



10 September 2020

Signed



on behalf of Persimmon Homes Suffolk

Date 10.09.20

Appendix 10

Local housing need calculation

Appendix 10 Local housing need calculation for West Suffolk in 2020

West Suffolk

76,930 households in 2020

83,007 households in 2030

Projected household growth = $(83,007 - 76,930) / 10 = 607.7$ households per year

Local affordability ratio = 9.07

Adjustment factor = $((9.07 - 4) / 4) * 0.25 + 1 = 1.317$

Minimum annual local housing need figure = $1.317 * 607.7 = 800$

Existing average annual housing requirement figure = 860

Cap = $1.4 * 860 = 1,204$ (One of the plans is more than five years old, so use the higher of 607.7 (household growth) or 860 (existing figure) to calculate the cap.)

The capped figure is greater than the minimum annual local housing need figure and therefore the minimum figure for West Suffolk is 800.

Appendix 11

Pipeline sites

Appendix 11 list of strategic sites allocated in the local plan or with outline planning permission

These sites are **not** included within the 5YHLS at this time, however they are pipeline sites which are likely to contribute to the five year supply.

Settlement	Site	Developer	Allocation or planning application reference	Number of units	Estimate of when first completions expected on site
Red Lodge	Acorn Way		SA10a	300	2022 to 2023
Red Lodge	Land east of Red Lodge (south)	Crest	SA9b and DC/19/2347/FUL (pending determination)	141	2021 to 2022
Exning	Land south of Burwell road	Persimmon	SA12a Consultation stage for development brief Planning application due to be submitted	205	2021 to 2022 or 2022 to 2023
Bury St Edmunds	SE Bury	Hopkins Homes	BV7 and DC/15/2483/OUT approved March 2020	1250	2022 to 2023
Mildenhall	Land west of Mildenhall	Barley Homes	Master plan under preparation	1300	2023 to 24
Bury St Edmunds	NE Bury	Berkeley Homes	BV6 and DC/19/2456/HYB pending determination	1250	2023 to 2024

Appendix 12

5YHLS consultation responses

Comments and council responses to consultation draft five year housing land supply (5YHLS) published July 2020

Respondent name: Office for Nuclear Regulation (ONR)	
Comments	Response to comments
<p>Please note that ONR's land use planning processes published at http://www.onr.org.uk/land-use-planning.htm may apply to some of the developments within the draft five year housing land supply report and housing action plan for West Suffolk. In order for ONR to have no objections to such developments we will require:</p> <ul style="list-style-type: none"> - confirmation from Suffolk County Council emergency planners that developments can be accommodated within any emergency plan for the Sizewell B site required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and - that the developments do not pose an external hazard to the site. <p>Also please see the attached email which includes details of a letter sent to all local authority planning departments regarding forthcoming changes ONR is to make to our consultation zones.</p>	<p>West Suffolk district lies beyond the extent of the consultation zone, the nearest facility at Sizewell, so proposed development sites are not affected by these emergency planning zones.</p> <p>No action required.</p>
Respondent name: Environment Agency	
Comments	Response to comments
<p>I have passed your email to our local sustainable places team to determine if any comment needs to be made in regard to this consultation.</p>	<p>Noted.</p>

Respondent name: Eastern Counties Section of Showmen's Guild	
Comments	Response to comments
<p>We are very interested in the consultation on the councils draft five year housing land supply (5YHLS) and Housing Action Plan.</p> <p>Requested a meeting to discuss.</p>	<p>Noted. Officers have replied to the email, due to the current COVID-19 restrictions unfortunately it has not been possible to arrange meetings at our offices, as officers are working from home. Officers can respond to queries by email or by telephone. Further advice was provided.</p>
Respondent name: Anglian Water	
Comments	Response to comments
<p>We note that this document sets out the council's assessment of the position in respect of the five year housing supply for the district. Anglian Water has no comments to make in relation to the figures presented by the council as it is outside of our role as an infrastructure provider.</p> <p>We will continue to work with developers to ensure timely infrastructure delivery. Anglian Water has engagement with developers on a continuous basis across our region to understand individual site requirements, start date and build rates. Anglian Water also encourages early engagement through our preplanning service which can help to inform the submission of planning applications including those for housing.</p>	<p>Noted.</p>
Respondent name: Historic England	
Comments	Response to comments

Thank you for consulting us on the draft Five Year Housing Supply report and Housing Delivery Action Plan July 2020. I can confirm that while we do not have any specific comments at this stage, we will be interested in receiving subsequent consultations on these and related documents.	Noted.
Respondent name: Armstrong Riggs on behalf of Hopkins Homes	
Comments	Response to comments
See below under themes headings.	See below combined response to themes.
Respondent name: Strutt and Parker on behalf of Crest Strategic Projects	
Comments	Response to comments
See below under themes headings.	See below combined response to themes.
Respondent name: Natural England	
Comments	Response to comments
<p>We have reviewed the draft five year housing land supply report and comment only on the sites listed in Appendix 2 for which there has not yet been a planning consultation. The comments provided below are limited due to the lack of specific site locations within the document.</p> <p>We would recommend that you make use of our published Impact Risk Zones when assessing site suitability.</p>	<p>Although the three sites identified have not formally been through a planning consultation, they are all sites which have been allocated in the local plan and have therefore been consulted on during the local plan process. The policy wording sets out how the potential for impacts on adjacent designated sites would be addressed.</p> <p>School Road, Great Barton was allocated in the Rural Vision 2031 (former St Edmundsbury Borough Council area). Natural England's Impact Risk Zones identify that the site is in an area where any planning application which would affect greenspace, farmland, semi natural habitats or</p>

Site address	LPA Site Ref	No of dwellings proposed	NE comments
School Road, Great Barton	RV18	40	This site has the potential to impact upon Pakenham Meadows SSSI and The Glen Chalk Caves, Bury St Edmunds SSSI
Former Castle Hill School, Haverhill	HV5(c)	25	It is unlikely that development at this site will impact upon any designated sites or protected landscapes
District Council Offices, College Heath Road, Mildenhall	SA5(b)	89	This site appears to be close to the 400m constraint zone around components of Breckland Special Protection Area (SPA) designated for Woodlark or Nightjar. A project level Habitats Regulations Assessment (HRA) will be required. We also recommend that your authority strategically reviews the cumulative impacts of new developments within this zone.

landscape features such as trees, hedges, streams, rural buildings or structures may be of concern. The policy (RV18) requires that a development brief determines the capacity of the site. This would allow the potential indirect effects of development on Glen Chalk Caves SSSI, such as through the removal of woodland and tree lines, to be considered prior to any planning application. Residential development within this distance does not appear to pose a risk to Pakenham Meadows SSSI.

Former Castle Hill School, Haverhill no issues were highlighted here.

District Council Offices, College Heath Road, Mildenhall was allocated in the Site Allocations Local Plan (SALP) (former Forest Heath District Council area). The site is located close to Breckland SPA and has the potential to cause increased visitor numbers to the SPA. The policy (SA5b) requires measures for influencing recreation in the surrounding area to avoid a damaging increase in visitors to the Breckland SPA are provided and states clearly that Planning permission will not be granted unless this information is sufficient to allow the local planning authority (as competent authority) to conclude that the requirements of the Habitats Regulations 2017 (or any replacement regulations) are satisfied. In addition the policy also requires strategic landscaping and open space must be provided.

Taking the above into account, it is appropriate to include these sites within the 5YHLS, as policy wording sets out how the potential for impacts on adjacent designated sites would be addressed at the planning application stage.

			Previous studies show that residential developments within a 7.5 kilometre radius of Breckland SPA have potential to cause increased visitor numbers to the SPA, which can lead to recreational disturbance. Natural England is of the opinion that there is a risk that sites within this radius may contribute to cumulative recreational impacts	
Respondent name: Wood Plc on behalf of Concertus Design and Property Consultants Ltd and Suffolk County Council				
Comments			Response to comments	
See below under themes headings.			See below combined response to themes.	
Respondent name: Pegasus Group on behalf of Taylor Wimpey				

Comments	Response to comments
See below under themes headings.	See below combined response to themes.

Respondent name: Pegasus Group on behalf of Persimmon Homes	
Comments	Response to comments
See below under themes headings.	See below combined response to themes.

Respondent name: Eclipse Planning on behalf of Crest Nicholson							
Comments						Response to comments	
<p>I write on behalf of my client, Crest Nicholson, in respect of the Draft Five Year Housing Land Supply Report consultation and their land interests at Red Lodge.</p> <p>It is noted that Appendix 4 refers to all other large sites that have been included within the 5YHLS, which include sites allocated in Forest Heath SALP where they are considered to be achievable in this timeframe and sites that are currently the subject of an undetermined planning application. It does not however include Crest's site at Red Lodge which is not only an allocated site (SA9b) but is also subject to a planning application for 141 dwellings, submitted in November 2019, planning reference DC/19/2347/FUL.</p> <p>Crest have not been asked to provide confirmation of site details since December 2018, however subject to receiving planning permission this year, it is expected that they would start work onsite in 2021, with an annual delivery rate of:</p>						<p>We note the evidence you have provided to support the deliverability of this site. Although the site is allocated in the local plan and currently subject of a planning application, it does not benefit from planning consent at this time. Whilst this is not a necessary requirement for its inclusion, there are outstanding matters to be resolved, so the council has taken a cautious approach but notes this is a pipeline site for potential inclusion in next year's 5YHLS and has included it within appendix 11.</p>	
Monitoring Year	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025		

Number of dwellings	0	30	30	30	30	21		
This is a deliverable site that will contribute to the council's five year housing land supply over the period 2020 to 2021 to 2024 to 2025. Its inclusion in Appendix 4 of the draft five year housing land supply report is therefore appropriate.								

Respondent name: Eclipse Planning on behalf of Upton Suffolk Farms	
Comments	Response to comments
<p>I write on behalf of my client, Upton Suffolk Farms, in respect of the Draft Five Year Housing Land Supply Report consultation and their land interests at Red Lodge.</p> <p>It is noted that Appendix 4 refers to all other large sites that have been included within the 5YHLS, which include sites allocated in Forest Heath SALP where they are considered to be achievable in this timeframe. It does not however include Upton Suffolk Farms allocated site north of Acorn way, Red Lodge, SALP site reference SA10(a).</p> <p>Information was provided in September 2019 in response to the council's request for confirmation of site details and a copy of that response is attached. In terms of updates, the required masterplan has been submitted to West Suffolk Council and is currently being discussed. Subject to the approval of the masterplan and submission and/or approval of a planning application, it is expected that construction would start work onsite in 2022, with an annual delivery rate of:</p>	<p>We note the evidence you have provided to support the deliverability of this site.</p> <p>Although the site is allocated in the local plan, it requires master plan approval and submission and approval of planning permission before it can come forward. Whilst these are not necessary requirements for its inclusion as a deliverable site, there are outstanding matters to be resolved, so the council has taken a cautious approach but notes this is a pipeline site for potential inclusion in next year's 5YHLS and has included it within appendix 11.</p>

Monitoring Year	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	Remaining units after April 2025)	
No. of dwellings	0	0	50	50	50	150	
<p>This is a deliverable site that will contribute to the council's five year housing land supply over the period 2020 to 2021 to 2024 to 2025. Its inclusion in Appendix 4 of the Draft Five Year Housing Land Supply Report is therefore appropriate.</p>							

Respondent name: Pigeon Investment Management	
Comments	Response to comments
See below under themes headings.	See below combined response to themes.

Respondent name: Boyer Planning on behalf of Bloor Homes	
Comments	Response to comments
See below under themes headings.	See below combined response to themes.

Themes	
<p>Is five per cent buffer appropriate Boyer on behalf of Bloor agree five per cent is appropriate but state due to fluctuations in completions over time a 20 per cent buffer is appropriate.</p>	<p>No action required. The Housing Delivery Test determines the appropriate buffer to apply and it is agreed this is five per cent.</p>
<p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) agree it is appropriate to apply a five per cent buffer in accordance with the housing delivery test.</p>	<p>No action required.</p>
<p>Past delivery Bloor calculate that undersupply in the last nine year period is 2006 homes across West Suffolk. They acknowledge that the standard methodology 'wipes the slate clean.'</p>	<p>Agreed it is not necessary to address undersupply when using the standard methodology.</p>
<p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) estimate the shortfall in the former Forest Heath is at least 129 dwellings. The planning practice guidance (PPG) (68-031) requires that the shortfall is addressed within five years as set out in paragraph 4.20 of the consultation document.</p>	<p>The council has set out a 5YHLS for West Suffolk using the standard method therefore there is no need to address previous shortfall. Justification for this approach is set out in full in the report.</p>
<p>Housing need Bloor agree with figure of 800 dwellings per annum (dpa) but suggest a cautious approach due to historic undersupply.</p>	<p>Agree to apply local housing need (LHN) of 800dpa.</p>
<p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) stated there should be two separate five year land supply assessments are required in West Suffolk as follows:</p> <ul style="list-style-type: none"> • A five year land supply assessment which assesses the deliverability of sites in the former Forest Heath District against the adopted housing requirement for 340 homes per year, which should be used when determining planning applications in the former Forest Heath District; and 	<p>The council has carefully considered the approach to be taken to calculate the housing need requirement. Whilst the calculation of separate 5YHLS is one approach, this would be difficult to justify.</p> <p>The PPG 'Housing supply and delivery' does advise (at para ID2a-014-20190220) that "...where local authority boundaries have changed due to reorganisation within the last five years... an alternative approach [to the standard</p>

- A five year land supply assessment which assess the deliverability of sites across West Suffolk against the local housing need for 800 homes per year, which should be used when determining planning applications in the former St Edmundsbury District.

method using LHN] will have to be used. Such authorities may continue to identify a housing need figure using a method determined locally, but in doing so will need to consider the best available information on anticipated changes in households as well as local affordability levels.”

The approach of using the combined household projections and affordability ratio reflects the advice in the PPG about using an “alternative approach” using the “best available information” on household change and local affordability levels. The PPG does not seek to be prescriptive about how this is done.

The alternative approach of using the strategic housing requirement figure for the former Forest Heath area and the LHN for West Suffolk to produce to 5YHLS would not be appropriate. By producing a 5YHLS for the former Forest Heath area ignores the changes to the relevant local planning authorities, which have since 1 April 2019 become one single council. There would then be the risk you have two separate calculations for 5YHLS supplies covering the former Forest Heath area (one for FH alone and one for West Suffolk which includes FH) which could lead to disputes which one to apply. Is not clear how the Housing Delivery Test will assess West Suffolk’s delivery in future, as the first year following reorganisation it uses the previous authority areas but in future will combine these, in doing so it will need to have a clear methodology for calculating the housing need. The purpose of a 5YHLS calculation is essentially forward looking, to provide some assurance that sites are available for the future supply of housing. The final report has been updated to set out reasoned justification for the approach taken.

<p>Pegasus on behalf of Taylor Wimpey submitted the same comments above.</p>	<p>See response above.</p>
<p>Armstrong Rigg on behalf of Hopkins Homes. Set out that there should be two separate calculations of the 5YHLS, one for Forest Heath local plan area based on the strategic housing need of 340 dwellings and the backlog of some 280 dwellings and St Edmundsbury should use the LHN figure.</p>	<p>See full response and justification above and set out in the final report.</p>
<p>Wood PLC on behalf of SCC and Concertus Design and Property Consultants Ltd wrote;</p> <p>The comments relate to the overarching methodology and calculation of the 5-year land supply position against the National Planning Policy Framework (NPPF) and practice guidance, explaining why the statement needs to include the land supply position against the adopted Forest Heath local plan and its housing requirements under Policy CS7.</p> <p>Despite the administrative reorganisation that has taken place, planning policy requires land supply calculations to be undertaken against planned requirements in strategic policies. This is enshrined in NPPF73: "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in <u>adopted strategic policies</u>, or against their local housing need where the strategic policies are more than five years old" (emphasis added).</p> <p>The local housing need or standard method only applies where strategic policies are more than five years old. This is not the case for the Forest Heath plan area, where 'strategic' Policy CS7 (which sets the housing requirement) was adopted in 2019 following examination by a government-</p>	<p>See full response and justification above and set out in the final report.</p>

<p>appointed planning inspector. CS7 is therefore the basis for assessing land supply in the Forest Heath plan area.</p> <p>The PPG also provides specific clarification on the status of existing local plans following local government reorganisation, as follows</p>	
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What is the status of existing local plans in authorities which result from local government reorganisation?

As set out in [Local Government \(Structural Changes\) \(General\) \(Amendment\) Regulations 2018](#), **existing plans will remain in place for the areas set out in the plan.**

Plans that are being prepared, but not yet adopted, can also carry over and continue through to adoption in the new authority. However, the regulations state that new plans covering the whole of the new area must be adopted within five years of the reorganisation.

Paragraph: 074 Reference ID: 61-074-20190723

Revision date: 23 07 2019 (emphasis added)”

The position would only change at the point a new local plan was adopted – i.e. the West Suffolk Local Plan – or at the point Policy CS7 became more than five years old. Reorganisation to West Suffolk does not therefore mean that the adopted plan for Forest Heath should be set aside for the purposes of monitoring and assessing five year housing land supply – this needs to be assessed and included as part of a revised five year land supply statement. A specific calculation and position statement against the planned requirements in the Forest Heath local plan needs to be presented.

<p>Pegasus on behalf of Persimmon stated The document does not deal with the fact that the adopted plan for West Suffolk is made up of documents that cover the previous council areas and that the Forest Heath policies that relate to the housing requirement are less than five years old (this being the relevant trigger for using the Standard Method). Indeed, the council's own assessment of the Forest Heath part of the adopted plan says the following in relation to policy CS7 "The Broad distribution proportions of the overall housing provision figure was removed from the 2010 CS through the JR. As it stands it is broadly consistent with the NPPF. Policy CS7 has been significantly revised and updated through the Single Issue Review (SIR). The requirement for strategic policies to be informed by a local housing need assessment using the standard methodology (NPPF 2018) does not apply as the SIR updates CS7 and para 214 makes clear that policies in the previous Framework will apply to plans being examined before 24 January 2019." The methodology employed by the five year housing supply document is therefore wrong.</p>	<p>The council has set out above and in an update to 5YHLS its reasons for using the LHN as a basis for its 5YHLS assessment. We do not consider it appropriate to apply housing need under the transitional arrangements for the examination into the FH SIR when forming the basis of the housing requirement for West Suffolk's 5YHLS. The FH SIR was rightly tested against the assessed housing need at that time, but we do not consider this is the best approach to take forward, for reasons set out above. In arriving at that decision the council has given careful consideration to the methodology it has used in assessing the 5YHLS for West Suffolk which accords with the NPPF.</p>
<p>Housing supply Respondents stated there was insufficient robust evidence of deliverable housing supply to meet identified needs</p>	<p>The 5YHLS shows the available supply of housing land for each year, with a buffer of five per cent (moved forward from later in the plan) to allow for choice and competition in the market. It is therefore not assumed all this supply will be delivered in the year it is predicted to become available. This point was affirmed in a recent appeal decision. The appeal was made by housebuilder Bloor Homes against the decision of Colchester Borough Council to refuse consent for a scheme for 255 homes. Inspector John Felgate's report found that</p>

	<p>the five year housing land supply "is concerned only with the number of deliverable sites, and that figure is entirely separate from the number of houses actually built and occupied".</p> <p>He added that the provisions in the NPPF "that trigger the tilted balance, and with it the presumption in favour of sustainable development, relate only to the number of sites and their deliverability. Forecasts of the pandemic's effects on actual housing delivery are not directly relevant to this exercise."</p> <p>Adjustments have been made to the supply to take account of the comments received to this consultation.</p>
<p>Assumptions and benchmarks</p> <p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) stated if the council has any available data in relation to the Covid-19 pandemic to further inform expected delivery rates then that we would suggest that this should also be provided.</p> <p>Build out rates and the impact of COVID-19 have not been sufficiently explained in the report.</p> <p>Lead in times</p> <p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) state its entirely unrealistic to suggest that lead-in times will be unaffected on all sites. Two sites are referenced Social Services, Camps Road, Haverhill and Land West of Eriswell Road, Lakenheath</p> <p>Pegasus on behalf of Taylor Wimpey said I am unable to review the lead in times of sites with planning permission that have yet to start as there is no information available from the developers to review (the missing appendix 9) and</p>	<p>The council has used information from developers and agents to inform its predicted delivery rates.</p> <p>The council is grateful for the responses it has received from developers who have submitted completed Confirmation of Site Details forms which have been valuable in enabling accurate forecasting for the delivery of sites.</p> <p>The council is not required to undertake a consultation into the draft 5YHLS but has chosen to in order to engage stakeholders and those involved in the development industry. The responses we have received have been very helpful and we have responded to points raised and made changes where appropriate.</p> <p>The statements of common ground have been prepared between some of the developers and the council, they seek to confirm details already provided in the report and expand or update them when possible. The council is not be able to offer an opportunity to comment on these, as they are</p>

there is no discussion in the document about potential barriers and how these will be overcome.	statements made between the two parties involved. They are set out in appended 9 of the report.
<p>Large sites with planning permission</p> <p>North west Haverhill Bloor state previous rates of delivery average 40dpa so rate should remove 100 from trajectory.</p>	<p>NW Haverhill – the first reserved matter for 200 units has planning permission. A reserved matters submission for Phase 2 was registered on 7th April 2020 which comprises 168 dwellings. A planning application for Phase 3 a mixed-use development including the local centre and dwellings will be submitted mid-2020. This demonstrates there are sufficient progress on planning to enable delivery to come forward at the rate envisaged.</p> <p>The delivery rate in the previous two years is not considered to be representative of what is achievable, as the first year required infrastructure to be in place and the second the developer encounter a delay in the scheme due to changes to the schemes design. To date 25 units have been completed so far this monitoring year, and Persimmon are confident they will deliver more than 80 dpa this year while under COVID-19 restrictions. The anticipated 80 completions per annum is therefore considered realistic. See appendix 9 Statement of Common Ground which support this.</p>
Armstrong Rigg on behalf of Hopkins Homes consider 40dpa appears far more realistic, removing 100 from the supply in view of COVID-19 impact for NW Haverhill	See response above.
<p>NE Haverhill Bloor state the two reserved matters applications DC/19/0834/RM (which relates to infrastructure, determined on 28 May 2020) and DC/19/1940/RM (for 503 dwellings still pending determination), having both missed their set determination dates.</p> <p>The current trajectory expects 80 dwellings per annum to be completed in years two to five, however, this seems very</p>	<p>The council has entered a PPA with Redrow in relation to the first infrastructure and residential parcels. Good progress is being made.</p> <p>Delivery in the first year (2021 to 2022) has been reduced to 40dpa which assumes delivery will commence 18months later than originally planned. The rates thereafter are expected to increase to 80dpa.</p>

<p>optimistic as there has been no starts on site and it appears that there is only one developer working on it. Therefore, the 60 dwellings per annum as suggested in the 2019 Turley report would be more appropriate as an annualised build-out rate, and completions should be moved back to years 3-5 to take account of the continued delays to determining the reserved matters applications, the need to deliver the planned-for infrastructure as well as COVID-19.</p>	
<p>Armstrong Rigg on behalf of Hopkins homes state for NE Haverhill the trajectory should be amended to reflect a 0, 0, 30, 60, 60 schedule of delivery resulting in the loss of 170 dwellings from the supply.</p>	<p>See comments above.</p>
<p>Hardwick Industrial Estate Boor indicated there were significant doubts whether the site is being delivered.</p>	<p>Application has been registered and is under consideration for 66 units (DC/20/0907/FUL). Promount Homes Ltd will be bringing forward the scheme. They have indicated they expect to start on site in January 2021. The council has received appropriate assurances the site can come forward as expected.</p>
<p>Armstrong Rigg on behalf of Hopkins homes state This site has been partially built out (65 dwellings) but the original developer then ceased trading. A new developer has now taken the site on and has since secured consent for 57 dwellings on the remainder. However, there are clear signs that there is no intent to implement this consent – indeed, a recent revised application for 66 dwellings (application reference DC/20/0907/FUL) was submitted in June 2020 on the grounds of viability. Currently it is unclear whether this uplift of nine dwellings on the site will be acceptable or achievable – there is a current holding objection from Suffolk County Council Highways in respect of parking numbers and safe access. It is also noted that the applicant, Propiteer Abbots Gate Ltd, and the named developer, Promount</p>	<p>See comments above.</p>

Homes, were both only incorporated in September 2019. To this end they have no track record of delivery. We have absolutely no confidence that this site is deliverable and the 54 dwellings currently in the trajectory should be removed from the supply.	
Land west Eriswell Road, Lakenheath Bloor stated there is no developer party to the application and no evidence to suggest the site will come forward.	The applicant is currently marketing the site. The site has planning permission and is allocated in the local plan, so can be suitable and available to come forward. The applicant expects the first completions to come forward in the monitoring year 2022 to 2023 which is a reasonable period to allow reserved matters to be approved.
Armstrong Rigg on behalf of Hopkins homes state Land West Eriswell Road, Lakenheath This site benefits from an outline consent for 140 dwellings, granted in 2018. Since this time, there has been no evidence of any reserved matters or discharge of conditions applications. Similarly, there seems little substantive evidence to suggest that this site is even going to come forward – all 140 dwellings should be removed from the trajectory in the absence of any clear evidence around delivery.	See comments above.
Rabbit Hill Covert, Lakenheath Bloor stated there is no evidence of any reserved matters or discharge of conditions applications as of yet. There also seems to be little substantive evidence to suggest that this site is even going to come forward.	The site has planning permission and is allocated in the local plan, so can it be demonstrated it is suitable and available to come forward. Evera are developers who are purchasing the site with Cocksedge building contractors building the site. Pre-app has been completed with reserved matters now being prepared. The council has received appropriate assurances the site can come forward as expected.
Armstrong Rigg on behalf of Hopkins homes state Rabbit Hill Covert, Lakenheath	See comments above.

<p>The outline application for the 81 dwellings cited in the trajectory took five years to determine, with permission granted mid-2018. Since this time there is no evidence of any reserved matters or discharge of conditions applications as of yet. There also seems to be little substantive evidence to suggest that this site is even going to come forward and thus 81 dwellings should be removed from the trajectory in the absence of any clear evidence around delivery.</p>	
<p>Land at Hatchfield Farm Bloor stated the site is not currently on the market, but has two mortgages on it which could hinder its acquisition from any potential developer(s). In addition to this there are substantial upfront s.106 costs, including but not limited to, the £496,900 Rayes Lane Crossing pre-commencement contribution, for which is the construction costs exceed this, this has to be topped by the developer prior to occupations being allowed. It is anticipated that discharge of the highways condition will require considerable time and engagement in order to produce a scheme that is acceptable to both Highways England and Suffolk County Council Highway Authority as statutory consultees. This all combines to cast serious doubt about this sites ability to delivery any units during the 5YHLS period</p>	<p>Sansovino Developments Ltd are the owners and developers of the site.</p> <p>Sansovino Developments Ltd, is currently in detailed discussions with a major regional contractor regarding the delivery of initial road junction and access works; services diversions and provision; and other site infrastructure works. Sansovino Developments Ltd is expecting to agree Section 278 and related agreements with West Suffolk Council and other bodies during the final quarter of 2020. Access and junction and other infrastructure construction work is then planned to commence in the first quarter of 2021.</p> <p>Site infrastructure and enabling will be funded primarily from internal resources.</p> <p>The owner and developer expect to start on site in 2021. The council have taken a more cautious approach and expect delivery of first units in 2022 and 2023. For further details see statement of common ground appended to the 5YHLS report.</p>
<p>Pegasus on behalf of Persimmon Homes and Taylor Wimpey state. By way of example, I note that Hatchfield Farm is expected to start delivering homes in 2023. That is a site that is yet to</p>	<p>See comments above.</p>

<p>secure Reserved Matters approval and requires significant highway improvements as part of the proposal (including works to junction 37 of the A14) – all against the backdrop of the current pandemic. A developer is identified although it is understood that the developer is a company owned by the applicant for the outline permission, meaning that the site has not been acquired by a new developer since the appeal decision. There is nothing in the document to confirm that the site can commence delivery in 2023, when 50 new homes are expected. This is just one site, but it demonstrates the importance of providing the necessary evidence to show that delivery at the pace identified is achievable.</p>	
<p>Other large sites District Council Offices, Mildenhall Bloor stated there does not appear to have been any application submission as of yet, and the previous 5YHLS report from 2019 said the same thing, with no application being submitted. It also requires the owner and/or occupiers to relocate to the Mildenhall hub site in 2020, which thus far does not seem to have happened as the council offices are still listed as being at this location. Again, this site does not seem to meet the requirement of having clear evidence that housing will be completed within five years.</p>	<p>The owners and/or occupier of this building were due to vacate to the Mildenhall hub at the end of 2020, this has been delayed due to COVID-19 and is now expected in early 2021. A bid has been submitted to Homes England for accelerated delivery funding. Land assembly has been agreed in principle with a significant portion of the site in OPE ownership.</p>
<p>Armstrong Rigg on behalf of Hopkins Homes state District council offices, Mildenhall This site appears to be included in the trajectory despite any form of current planning submission. Indeed, Appendix 4 of the 5YHLS statement states that a planning application is only expected during 2021 – this presents an extremely vague position at the site. In the absence of any such progress, and particularly considering the level of delay before an application can even be expected, there cannot be</p>	<p>See comments above.</p>

any justification to include this site in the supply – 89 dwellings should be removed from the trajectory.	
<p>Land at Philips Close, Newmarket</p> <p>Bloor stated the hybrid application under DC/17/1896/HYB is still pending a decision despite being submitted in 2017. Part of the site has been allocated since (at least) the adopted 1995 local plan and the council is expecting in its own trajectory for the start delivering units from the 2021 to 2022 year. Due to the lack of evidence that housing will be completed within five years, its indicative 117 units should be removed from the trajectory.</p>	The application is pending due to issues relating to affordable housing provision. The site is allocated in the SALP for residential development. The site lies within the settlement boundary and is suitable for this use. The applicants intend to bring the scheme forward in two phases once planning permission is issued.
<p>Armstrong Rigg on behalf of Hopkins Homes state Land at Philips Close, Newmarket –</p> <p>On review of the council's planning public access system it is clear that there has been no progress on what is a 2017 outline application since late 2019. There is no evidence at all that this site is progressing and certainly no justification to include first delivery during year two of the trajectory. Indeed, the applicant has apparently stated that first delivery will take place during 2020 without even an outline permission to date – this evidence itself is clearly not credible. All 117 dwellings should be removed.</p>	See comments above.
<p>Land off Cavendish Close, Clare</p> <p>Bloor state the council are including this site as having capacity for 64 units in their trajectory (as per its allocation), despite the application that is currently pending a decision being for just 53 dwellings,</p>	The number of units in the trajectory reflects the allocation for the site. However it is acknowledged it would now be more appropriate to use the number that is sought by the planning consent, so it will be adjusted to 53 accordingly.

<p>Land off Crown Lane, Ixworth</p> <p>Bloor state the application was withdrawn on 24 July 2020 and thus there is no near-term realistic prospect of this site obtaining planning permission. The residential scheme is also dependent on the delivery of an access road of approximately 587m in length that needs to be constructed before the residential development can be commenced due to highway constraints associated with Crown Lane</p>	<p>The planning application has now been withdrawn so the council has removed the site from the trajectory, as this pushes back the potential timeframe for the site's delivery.</p>
<p>Pegasus on behalf of Persimmon Homes stated. It is noted that the housing trajectory at Appendix 2 of the document contains a site that is owned and is being promoted by Persimmon Homes, Land off Crown Lane, Ixworth (RV12(b)). The trajectory claims a total of 77 units can be delivered on the site between 2022 and 2025. However, the planning application for development of the site which the trajectory indicates as 'pending decision' was withdrawn in July 2020 due to a lack of support from the council. There is currently no clear evidence that housing completions will be achieved on the site at the level and timescales currently indicated on the trajectory. The housing trajectory should therefore be updated to reflect the current circumstances of the site.</p>	<p>See comments above.</p>
<p>Armstrong Rigg on behalf of Hopkins homes Crown Lane, Ixworth: Application Reference DC/17/0333/FUL at the site was withdrawn on 24th July 2020 following significant difficulties in respect of drainage and landscaping. Unarguably this should now result in the removal of 77 dwellings from the trajectory.</p>	<p>See comments above.</p>
<p>Pegasus on behalf of Taylor Wimpey stated Having regard to the feedback that Taylor Wimpey has provided on its sites, I note that the figures for site HV5a in Appendix 2 are higher than this developer has advised will be delivered in 2020. Although this is just one case, it</p>	<p>The council has amended the trajectory to reflect the completions anticipated by Taylor Wimpey as per their Site Details Confirmation Form received September 2020.</p>

demonstrates the importance of being able to see the information that you have in order to justify the delivery rates you have shown so that any further errors can be identified.	
Pegasus on behalf of Persimmon Homes stated Similarly, the evidence for those sites without detailed permission (those that fall under criterion b in the NPPF, as summarised at paragraph 4.2 of your document) is also missing.	The evidence in the appendix has been expanded.
<p>Armstrong Rigg on behalf of Hopkins Homes.</p> <p>State the company is close to completing the build out of its site at Kentford (Land to the rear of the Cock Inn). Work is progressing well at the site at Barrow, albeit delivery will continue to be rolled out over the next three years. (Otherwise, both of these sites are included in the council's 2020 trajectory with the delivery rates accurately reflecting our client's expected pace of completion);</p> <p>A further site under Hopkins' control, at South East Bury St Edmunds, for 1,250 homes at Rougham Hill (representing the Bury South East allocation covered by Policy BV7 of the Bury St Edmunds Vision 2014) is subject of a recent outline planning permission granted in March 2020 (application reference DC/15/2483/OUT). Whilst the company is fully committed to the delivery of this site it is noted that it is not currently included in the trajectory. It is anticipated that this is likely due to the very recent status of the outline permission, the lack of a further RM submission at the point of publication and the need for the delivery of a significant level of upfront infrastructure prior to construction of the first dwellings. It is, however, anticipated that our client will have made sufficient progress on site to allow the council to confidently include it within the 2021 5YHLS statement</p>	<p>The council notes the progress on the Kentford and Barrow sites which is in line with the delivery anticipated in the draft trajectory, so no action is required.</p> <p>The council has not included the SEBury strategic site in the draft 5YHLS, given it is a strategic site with longer lead in times and to date there has been no submission of a reserved matters application. Although reserved matters approval is not a necessary pre-requisite for its inclusion as a deliverable site, the council has taken a cautious approach but notes this is a pipeline site for potential inclusion in next year's 5YHLS and includes it within appendix 11.</p>
Armstrong Rigg on behalf of Hopkins Homes state;	The council is provided evidence to support the delivery of this site within the appendix.

<p>Warren Close, Brandon: There has been no update on the current application at this site (application reference DC/18/2509/FUL) since March 2019. Indeed, there are outstanding objections from Suffolk County Council Highways and the council's arboricultural officer. Correspondence from the case officer to the applicant on 6 March 2019 suggested that a number of changes would need to be made to the scheme including a likely reduction in the number of dwellings but there have been no further plans or other applications submitted at the site. All 23 dwellings should be removed from the trajectory.</p>	
<p>Pegasus on behalf of Taylor Wimpey state Similarly, the evidence for those sites without detailed permission (those that fall under criterion b in the NPPF, as summarised at paragraph 4.2 of your document) is also missing.</p>	<p>See comments above.</p>
<p>Small sites Bloor stated we have found a number of errors, inconsistencies and duplications that are part of the council's 691 (and subsequent 656 figure). Our check (with the details of these set out in Appendix A) show that the council should remove an additional 26 units from the supply to take account of accounting irregularities. This will reduce the 691 figure to 665, and when the five per cent lapse rate is also taken into account this will make the small sites figure 632 dwellings.</p>	<p>The council has considered all responses to the list of small sites and made adjustments where necessary. A response has been provided to individual sites in the final report (appendix 7) and the communal accommodation (appendix 8) updated accordingly. The supply of small sites has been recalculated at 662, which reduces to 629 after the five per cent lapse rate is applied. The overall 5YHLS has been recalculated accordingly.</p>
<p>A number of respondents comments stating annexes should not be included within the supply.</p>	<p>The council has set out its response to these in appendix 7 to the final report.</p> <p>Regarding annexes. The DELTA user guide to Housing Flow Reconciliation 2020 states 'these should be A dwelling is defined (in line with the Census) as a self-contained unit of</p>

	<p>accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address. Non-permanent dwellings are included in section F subject to certain conditions (see note 6). Ancillary dwellings such as 'granny annexes' should be included provided they are self-contained, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy.'</p> <p>It is therefore appropriate for the council to count self-contained annexes where there is separate access as unlike a household extension, they are capable of accommodating a separate household.</p>
<p>Older person contribution</p> <p>Bloor state DC/18/1561/FUL (change of use from C2 (nursing home) to C3 (residential to form nine apartments). The council has used the 1.5 ratio to reduce the number of losses from this scheme from 13 units to just eight; however, due to all 13 units being lost to the conversion, this will result in 13 individuals requiring alternative accommodation and no longer being accommodated at this site. Boyer argue that the 1.5 ratio should not apply to the loss of units, as it cannot be guaranteed that those 13 lost unit would be able to re-accommodate 13 individuals in just eight units, and thus the full loss should be accounted for as part of the council's calculations. This would result in an additional five units being removed from the council's overall housing land supply, taking this element down from the equivalent of 180 to 175 dwellings.</p>	<p>The ratio for people aged 75 or over in West Suffolk is 15,526 adults to 10,338 households = 1.5.</p> <p>For this scheme DC/18/1561/FUL it involves the change of use from C2 to C3 which has now been completed, so it is not included within the supply. It is appropriate to apply the ratio to losses and gains in the same way, to be consistent and in recognition of the occupancy ratio of these units.</p>

<p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) advised the bed spaces should be divided by 1.85 in the former St Edmundsbury area or by 1.81 in the former Forest Heath area and requested an explanation of the 1.5 rate used by the council.</p>	<p>A ratio of 1.5 has been applied to West Suffolk using the following calculation. The ratio for people aged 75 or over in West Suffolk is 15,526 adults to 10,338 households = 1.5.</p>
<p>Pegasus on behalf of Persimmon Homes and Taylor Wimpey state the document includes supply from communal establishments. This in itself is not contrary to national policy and guidance. Appendix 8 identifies that a conversion factor of 1.5 has been applied to this supply under the heading 'Equivalent units after applying census ratio adjustment'. There is no further discussion and so it is not possible to identify how the 1.5 figure has been arrived at.</p>	<p>See comments above.</p>
<p>Lapse Rate Bloor agreed a lapse rate of five per cent is appropriate</p>	<p>No action required.</p>
<p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) stated there is not a realistic prospect of 95 per cent of small sites being implemented as assumed by the council. They cite an example, Wiltshire Council's five year land supply assessment.</p>	<p>The council has set out a reasoned and justified approach to applying the five per cent lapse rate in the final 5YHLS report.</p>
<p>Pegasus on behalf of Persimmon Homes and Taylor Wimpey state. The lapse rate will similarly be impacted by the effects of COVID-19 yet the document considers at 4.18 that the lapse rate will reduce as a result of the measures by MHCLG to extend the life of permissions. This completely overlooks the point that the ability to deliver a housing site in the current climate is not just related to the date of the permission but also the willingness or ability of a developer to commence development. It is entirely possible and highly likely that the lapse rate will increase but the potential for this is not adequately explored and the approach taken by the council in this regard is therefore not properly evidenced.</p>	<p>See response above.</p>

<p>Armstrong Rigg on behalf of Hopkins Homes states Whilst the council's comments in respect of the impact of extended permissions is noted this only carries the implementation date through to 1 May 2021. As predicted by JLL and the OGB there is an expectation that uncertainty in the housing market resultant of COVID-19 alone will be prolonged. It is also important to anticipate the likely additional impact of the full effects of Brexit in 2021. On this basis the lapse rate covering permissions on small sites should be increased to 10 per cent.</p>	<p>See response above.</p>
<p>Impact COVID-19 Bloor cited the Workingham appeal decision where the Appellant concluded that the effects would be felt for a three to six month period. Bloor state due to the loss of at least three months build time, and the fact that it will take more time for the industry to become fully functional again (which may be at a reduced capacity due to social distance and other measures taken to ensure the safety of workers on-site), we argue that at least three months (and thus 205 units) should be deducted from the three 5YHLS position. Bloor cite an inspector's report</p>	<p>The approach taken by the council takes account of evidence submitted by developers on a site by site basis rather than a blanket assumption. Although construction on site stopped for some developers during lockdown this was not always the case. They were not required to stop and a number continued to build on site.</p> <p>See reference to the appeal decision letter below, in the scheme in Colchester BC by Bloor Homes, which cites the provisions in the NPPF "that trigger the tilted balance, and with it the presumption in favour of sustainable development, relate only to the number of sites and their deliverability. Forecasts of the pandemic's effects on actual housing delivery are not directly relevant to this exercise."</p>
<p>Pegasus on behalf Persimmon Homes stated the council have cautiously applied a 25 per cent reduction for those sites that you have had feedback on and 40 per cent for those that you haven't had feedback on. Of course, without the information in Appendix 9 it is impossible to see who has said what and whether you have accurately recorded this.</p>	<p>The council has applied a consistent approach to forecasting the potential impact of COVID-19 on delivery rates. Which did not apply a 25 per cent reduction for sites we had feedback on and 40 per cent without feedback on. Instead in the draft report we took the approach set out in para 4.15; 'We adjusted the delivery rates on a site by site basis having regard to developers expected output under the new working</p>

Persimmon Homes, like many major housebuilders, is prioritising its activity on the delivery of development sites that have already commenced and where sales have been reserved. This means that those sites will take priority when it comes to available resources, increasing the likelihood that sites yet to begin will be delayed further. The current pandemic will inevitably have an impact on lead-in times (as well as build out rates), it cannot fail to, what is uncertain is the scale of that impact. However, the approach of this document is to progress on the basis of no notable impact, which is wholly unrealistic.

conditions. For those sites where delivery rates have not been provided, we have taken a precautionary approach of assuming a reduction in delivery of at least 40 per cent on previous assumed rates. This reduction has been applied to the whole five year period, which is extremely cautious, and we would hope rates will increase steadily over the coming months. We are consulting on this report and would welcome comments from the industry on whether this assumption is considered robust'.

However following responses to the consultation draft we have reflected on evidence provided and have revised this approach as follows;

We adjusted the delivery rates on a site by site basis having regard to developers expected output under the new working conditions. Where we consider these deviates from Turleys finding and may be difficult to justify we have adjusted the rates. The changes we have made are reported in the appendices.

For some sites we have not been able to contact the landowner or developer, this has been particularly difficult this year with staff furloughed and offices closed. We have reviewed our assumption on applying 40 per cent discount over the whole five year period. Evidence from developers and forecasts of the longer term impacts, suggests a recovery to house building may impact the next year or two. The Bank of England predicts the UK economy will grow in the third quarter of 2020, so according to the official definition the recession may already be over. We would hope rates of delivery can resume to near normal or previous levels next year. We have therefore adjusted our forecast for these sites to assume a 40 per cent reduction on the first two years only. This is considered to be a cautious approach and can be reviewed in next year's 5YHLS report.

The 5YHLS is not proceeding on the basis of no notable impact from COVID-19, and we not expecting a notable

	impact on the determination of planning applications, as planning officers are able to undertake their work within social distancing restrictions.
<p>Armstrong Rigg on behalf of Hopkins Homes reference evidence of the impact of COVID-19 on the development industry. They state Table 4.6 of the West Suffolk Housing Delivery Study, authored by Turley, identifies an anticipated range of delivery across large sites in the district (50 or more dwellings) of between 21 and 60dpa. This is based on past site data across both Forest Heath and St Edmundsbury. Where this range is to be used indicatively to predict future delivery on sites in West Suffolk, we strongly advise a defaulting towards the lower end for robustness, of between 21 and 40 dwellings, unless there is compelling evidence to suggest that rates will be higher. Such an approach would reflect the pessimism that still exists in respect of the impact of COVID-19 on housing delivery</p>	<p>The council notes the evidence presented. The council has had regard to a range of evidence put forward in assessing likely delivery rates of sites including site specific evidence submitted by the developer.</p>
<p>Pegasus on behalf of Taylor Wimpey state In this case, Taylor Wimpey have indicated that the impact will be 40 per cent on its sites in 2020 but that this will be reviewed as time goes on. They expand this point further saying it's too soon to state with any certainty the scale of impact that can be attributed to the current pandemic.</p>	<p>Comments are noted and have had regard to in assessing likely delivery rates of sites.</p>
<p>Excluded sites Bloor state there are some sites which have been excluded and there needs to be a reasonable explanation within the 5YHLS position statement as to why they have been excluded. Even though they are not considered deliverable, they should be included within the document for completeness.</p>	<p>There are numerous sites in the pipeline which haven't been included within the 5YHLS as they do not clearly meet the tests of deliverability at the time of writing the draft report. Those strategic sites which are expected to contribute to the 5YHLS but haven't been included in the calculation are listed in appendix 11.</p>

<p>Further comments on delivery rates</p> <p>Bloor question Marham Park, NE Haverhill and NW Haverhill ability to deliver between 60 and 130dpa, whereas the Turley report commissioned by the council, suggested the maximum as 60dpa.</p>	<p>The council have set out justification for its approach to delivery rates in the 5YHLS. Taking account of number of outlets operating on site at one time and delivery rate in previous years. For example, at Marham Park, 215 dpa were built last year (by three developers) which far exceeded previous maximum (120) delivery on a site in West Suffolk as referred in the Turley report. In addition, a care home was completed on this site which is not included in the 215 figures. NW Haverhill also exceeded the 60pda completing 67 units in the last monitoring year and plans two outlets on site for phase two.</p>
<p>Clear evidence</p> <p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) state Appendix 9 is missing, there should be further opportunity to comment on these.</p>	<p>The council is not required to undertake a consultation into the draft 5YHLS but has chosen to in order to engage stakeholders and those involved in the development industry. The responses we have received have been very helpful and we have responded to points raised and made changes where appropriate.</p> <p>The Statements of common ground have been prepared between the developer and the council, they seek to confirm details already provided in the report and expand or update them when possible. It was not been possible to include these at the time of the consultation as they were not available at that time. The council is not be able to offer an opportunity to comment on these, as they are statements made between the two parties involved.</p>
<p>Pegasus on behalf of Persimmon Homes stated Statements of Common Ground that are to be appended at Appendix 9 of the document. That appendix does not form part of the consultation document. This makes it impossible to comment on the extent to which clear evidence has been provided and test this against the requirements of the NPPF. As a result, the consultation exercise is not robust.</p>	<p>See council response above.</p>

<p>Strutt and Parker on behalf of Crest Strategic Projects state clear evidence should be presented to support deliverability of sites with outline permission, no reserved matters or an outline which has yet to be determined.</p> <p>Other sites in appendix 4 lack the necessary additional information. These sites should be removed from the supply.</p>	<p>The council has not included developer responses setting out site progress due to confidentiality of information but has cited this within the appendices to the 5YHLS. The appendices have been expanded upon as a result of this consultation to respond to this point, to support the deliverability of sites.</p>
<p>Barrier to development</p> <p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) state there are numerous sites that are subject to such barriers. For example, the Land at Phillips Close and Grassland off Leaders Way and Sefton Way, Newmarket remains subject to a holding objection from the local flood authority; North-east Haverhill remains the subject of objections from the local highway authority and Historic England; and the Land at Warren Close at Brandon is subject to objections from the tree officer and from the local highway authority as well as a holding objection from the local flood authority. In the absence of the necessary evidence to demonstrate that such sites can and will be delivered, they should not be considered deliverable.</p>	<p>The council has responded to specific points raised on sites in the appendices to the final 5YHLS report.</p>
<p>Revised supply after taking account of the changes - Bloor state the supply after making the changes suggested could reduce to four years.</p>	<p>The council has updated the 5YHLS taking into accounts comments received. The 5YHLS is now assessed at 5.6 years supply.</p>
<p>Recent appeals</p> <p>Bloor state a previous appeal (LPA planning application ref no. DC/18/0315/FUL, LPA appeal ref. no AP/19/0034/STAND, PINS ref no. APP/H3510/W/19/3222167, determined 30 September 2019) discussed the council's 5YHLS position in more detail, particularly in relation to sites that have been in the council's trajectory for an extended period of time (as many have). This appeal (2017) was against the refusal of planning permission by Forest Heath DC for a single dwelling. 73. At paragraph 22 of this decision the Inspector noted that:</p>	<p>The council has provided evidence to support the delivery of sites, as set out in the appendices to the final 5YHLS report.</p> <p>The council cites a recent appeal was made by housebuilder Bloor Homes against the decision of Colchester Borough Council to refuse consent for a scheme for 255 homes. Inspector John Felgate's report found that the five year housing land supply "is concerned only with the number of</p>

<p>'the council were unable to provide clear evidence regarding the deliverability of some of the sites in its housing trajectory, particularly those where planning permission had been pending for several years'. There was also a failure to provide evidence in accordance with the PPG on the deliverability of major outline and allocated sites'.</p> <p>Bloor referred to the Woking ham decision where the Inspector surmised that COVID-19 would likely impact on the deliverability of sites due to temporary closures and lockdown measures.</p>	<p>deliverable sites, and that figure is entirely separate from the number of houses actually built and occupied".</p> <p>He added that the provisions in the NPPF "that trigger the tilted balance, and with it the presumption in favour of sustainable development, relate only to the number of sites and their deliverability. Forecasts of the pandemic's effects on actual housing delivery are not directly relevant to this exercise."</p>
<p>Pegasus Group on behalf of Pigeon Investment Management Ltd (Pigeon) state The High Court Judgment of Wainhomes (South West) Holdings Ltd vs the Secretary of State [2013] EWHC 597 (Admin) identifies that in order to be considered available now, there must be no legal or physical impediment that would prevent immediate development. Nevertheless, the council include sites where there is such a legal and/or physical impediment. For example, the council include the District Council Offices at Mildenhall</p>	<p>See appendix 4 of final report setting out evidence on deliverability.</p>
<p>Armstrong Rigg on behalf of Hopkins Homes state taking account of the comments the 5YHLS would reduce to 4.34 years</p>	<p>The council has updated the 5YHLS taking into accounts comments received. The 5YHLS is now assessed at 5.6 years supply.</p>
<p>Strutt and Parker on behalf of Crest Strategic Projects state St Edmundsbury failed to deliver 100 per cent of its housing need and it's important to meet the needs across the whole area.</p> <p>West Suffolk should encourage sites that do not need a significant amount of infrastructure as to delay delivery.</p>	<p>St Edmundsbury just fell below the target delivery rate, meeting 94 per cent of its need. In future the Housing Delivery Test will report need on delivery across West Suffolk area only.</p> <p>The council has planned for a range of sites, to meet its housing requirement. This reduces risk in meeting delivery targets and ensure appropriate infrastructure is provided to meet the needs of the community. Larger sites although they tend to have longer lead in times, when they come on stream</p>

<p>West Suffolk should be taking opportunities to deliver levels of housing to reduce the affordability, as current levels are 9.07.</p> <p>Sites with no active developer involved will have longer lead in times, as one will need to be found and legal agreements signed.</p>	<p>they are able to deliver at a higher rate than smaller schemes whilst providing supporting infrastructure.</p> <p>The council has taken this into consideration in its forecasting of expected delivery of individual sites.</p>
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