

**Assessment of a five year supply of housing land  
taking a baseline date of 31 March 2021**

**The five years covered in this assessment are  
1 April 2021 to 31 March 2026**

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## **1. Introduction**

1.1. National Planning Policy Framework (2021) (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 Supply and Delivery 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 2021 to 2026. It takes a baseline of 31 March 2021.

1.4. This report has taken into account responses to the consultation held from 22 November to 20 December 2021 and updates to expected rates of delivery to a number of sites. Responses to the comments raised in the consultation are set out in appendix 12 and where appropriate changes have been made to the report.

## 2. The housing requirement

- 2.1. On 1 April 2019 St Edmundsbury and Forest Heath joined to become West Suffolk Council. As a newly reorganised authority the housing requirement has been calculated by combining the housing requirement for the two predecessor authorities in accordance with the NPPF (paragraph 74) and PPG: Housing and Economic Need Assessment (paragraph 039), taking the same approach used in the Housing Delivery Test 2020. This is a revised approach to that set out in the last five year housing land supply (5YHLS) report and follows updated Government guidance published in December 2020.
- 2.2. On 16 December 2020 updates were published to the PPG: Housing and economic needs assessment. Paragraph 039 sets out advice on how housing need should be calculated for newly re-organised authorities, which includes West Suffolk. In calculating the local housing need (LHN), step two should use affordability ratios at the predecessor local authority level. This requires the affordability ratio published in 2018 to be applied to local housing need for the former St Edmundsbury area, the last data published before West Suffolk council was formed on 1 April 2019. For the former Forest Heath area the adopted local plan housing requirement is applied as the Single Issue Review local plan which set the housing requirement for the former district is less than five years old.
- 2.3. Using this approach the housing requirement for West Suffolk is assessed as 794 dwellings per annum (dpa) which is the sum of the following:
  - 340 dpa housing requirement as set out in the former Forest Heath Single Issue Review adopted in 2019.
  - 454 dpa LHN requirement for the former St Edmundsbury area, as the adopted plan setting the housing requirement is more than five years old.
- 2.4. Para 031 of PPG states where there is a shortfall in housing completions this should be added to the plan requirements for the next five year period (the Sedgefield approach), then the appropriate buffer should be applied. For the former Forest Heath area the shortfall will need to be addressed. However for the former St Edmundsbury area where the standard method for assessing local housing need is used there is no requirement to specifically address under-delivery separately, as step two of the standard method factors in past under-delivery as part of the affordability ratio. The shortfall for former Forest Heath area has been calculated as follows, a shortfall of 367 units over the plan period 2011 to 2021 measured against completions, see appendix 13 for full workings.
- 2.5. By addressing the shortfall in the next five years (the Sedgefield approach) gives an overall housing requirement of **867** dwellings per annum, which is the sum of 794 and 73.

- 2.6. The purpose of a five year housing land supply (5YHLS) calculation is essentially forward looking, to provide assurance that sites are available to meet the future housing needs. By setting a single 5YHLS for West Suffolk will achieve this.
- 2.7. 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 (local housing need (LHN)), so will be determined according to the LHN figure of 796 dwellings per annum. Given the five year housing land supply housing requirement figure is higher a separate report will not be required.
- 2.8. A note setting out how the LHN has been calculated for former St Edmundsbury area is set out in appendix 10.

### **The housing delivery test**

- 2.9. 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 19 January 2021 take the form of a percentage. This showed West Suffolk delivered 112 per cent of the homes required, a positive result showing more homes were delivered than the target required. These results indicate a five per cent buffer should be applied to the 5YHLS assessment. As the test was met, there were no consequences and no requirement to produce a housing action plan.

### **Housing delivery test 2020**

#### **Per cent of the number of net homes delivered against the number of homes required in last three years in West Suffolk is 112 percent**

- 2.10. The HDT is an annual test carried out by the Ministry for Housing Communities and Local Government (MHCLG). The 2021 test was published on 14 January 2022. This showed West Suffolk has performed well, meeting 128 per cent of its housing target. The application of a five per cent buffer to the five year housing land supply therefore remains appropriate.

### **3. Previous rates of delivery**

- 3.1. The previous five year housing land supply (5YHLS) report included information on total net completions from the local 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) which can be counted as part of the housing supply.

#### **4. The housing supply**

4.1. The National Planning Policy Framework (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 (2021) 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 2021 Annex 2).

4.3. The Planning Practice Guidance (PPG): Housing Supply and Delivery gives further advice at para 007 on preparation of five year housing land supply (5YHLS) reports and states 'In order to demonstrate five 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, and described as category a. or b. sites. As well as sites which are considered to be deliverable in principle (category a. sites), this definition also sets out the sites which would require further evidence to be considered deliverable (category b. sites), 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. Planning Practice Guidance (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 2021. 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 full planning permission at 31 March 2021 (category a. sites) and provides supporting information. These sites fall within category a. of the definition of deliverable as set out in para 4.2 above large sites with planning permission (at 31 March 2021) are included where they have full planning permission and those with outline permission where there are approved reserved matters and there is no evidence indicating they are not 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 2021) 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 to 5.18 below.
- 4.6. All other large sites (category b.) included within the five year housing land supply (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 former St Edmundsbury Vision 2031 Local Plans and the former Forest Heath 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 have outline or hybrid planning permission or obtained planning permission after 31 March 2021, 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 category a. or b. sites (appendices 3 and 4).
- 4.9. The planning practice guidance (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.

<b>Type of site contributing to the supply in West Suffolk</b>	<b>Contributing to supply in five year period (net gain)</b>
Large site with planning permission (category a)	1561
Small sites with planning permission (after applying five per cent lapse rate) minus five per cent	669
Other large sites (category b)	2372
Student accommodation and older person housing contribution (after applying ratio 1.5)	282
Total identified supply of sites	4884

### **Information obtained to inform the trajectory**

- 4.10. In order to inform the preparation of the five year housing land supply (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.

### **Assumptions and benchmarks**

- 4.11. The National Planning Policy Framework (NPPF) asks local planning authorities (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, five year housing land supply (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 dwellings per annum 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 the COVID-19 pandemic, 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 2019 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 19 at Marham Park delivery rate was 138 dwellings per annum (dpa) and in 2019 to 2020 it was 215dpa, in 2020 to 2021 it was 149dpa. Marham Park is being built out by a number of developers, Countryside Properties PLC, Bloor Homes, David Wilson Homes, Bellway and Orbit, leading to much higher rates of delivery on the site than has previously been seen in the district. For the Moreton Hall site delivery rates for these same years were 66dpa, 59dpa and 58dpa respectively. North-west Haverhill strategic site delivered 67dpa in 2019 to 2020 and 89 in 2020 2021. We have learnt from the two years of data since the Turleys report was prepared 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. However in this monitoring year (since 1 April 2021) construction on site does not appear to have slowed and rates of housing delivery are being maintained. Issues with labour and shortage of supplies and deliveries prevail but have not resulted in any notable lag in delivery rates. In order to assess impact, we asked an additional question to developers, landowners and agents in seeking confirmation of site details these have been used to inform

trajectory planning. We have adjusted the delivery rates on a site by site basis having regard to developers expected output. For those sites where delivery rates have not been provided, we have taken a precautionary approach.

- 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. The existing assumptions on Turley’s lead in times are considered to remain appropriate and 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 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 five year housing land supply (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 and in 2020 to 2021 was 2.7 per cent. For 2021, 17 planning permissions lapsed out of 619. Only one was for a large site.
- 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 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 2021 to March 2026
Annual requirement (including addressing shortfall in 5 year period)	867
Five Year requirement	
With buffer five per cent added to the requirement (910pa)	4550
Identified supply of sites	4884
Number of years of housing land supply (five per cent buffer)	5.4 years

- 4.20. West Suffolk Council has used the Sedgefield approach in measuring the housing supply, which gives a 5.4 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 2021**

Contact: Planning Policy  
Email: [planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)

Date: as per email

Dear Sir or 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 Forest Heath (SALP) Local Plan area 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, Vision 2031, SALP or brownfield register)	
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.

<b>Start date for development commencement on site</b>	
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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 5 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.

<b>Monitoring year</b>	<b>Year 1 2021 to 2022</b>	<b>Year 2 2022 to 2023</b>	<b>Year 3 2023 to 2024</b>	<b>Year 4 2024 to 2025</b>	<b>Year 5 2025 to 2026</b>	<b>After year 5 (number of units remaining to be built after April 2026)</b>
<b>No of residential units</b>						

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

<b>Who will be implementing the scheme, please provide details For example, the name of the developer(s) and/or registered social housing provider(s)?</b>	
<b>What firm progress has been made towards the submission of a planning application?</b> For example has there been formal pre-application, have reserved matters been submitted, preparation of concept statement, master plan, any other relevant information.	
<b>What firm progress has been made with site assessment work?</b>	



<p><b>Any relevant information about site availability, viability, ownership constraints or infrastructure provision, such as:</b></p> <p>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><b>Any other relevant information related to the implementation of the site.</b></p> <p>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><b>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.</b></p>	
<p><b>What impact do you expect covid-19 restrictions to have on delivery rates?</b> 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 2 August 2021.** Please send this information to the Strategic Planning team using the details below.

Email [planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)

We trust that you appreciate the importance of having such site specific information provided 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**

West Suffolk 5YHLS trajectory

Large sites with full planning permission at 31 March 2021 (Category a. sites)				Capacity	Remaining	1- 5 years				
Vision 2031 and Site Allocations Local Plan (SALP) reference where applicable (for part or all of RV10(b))	Planning application reference	Settlement	Site			2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026
	DC/16/0300/OUT and DC/18/0693/RM	Barrow	Land east of Barrow Hill, Barrow	75	25	25				
	DC/13/0144/FUL and DC/17/0251/VAR	Beck Row	Skeltons Drove	32	32	10	22			
BSE 1f	SE/06/2414 and DC/20/0907/FUL	Bury St Edmunds	Hardwick Industrial Estate	123	66	17	17	17	15	
BV4	DC/14/1881/HYB and DC/17/1006/RM	Bury St Edmunds	Moreton Hall (Lark Grange)	500	277	41	65	57	62	52
BV8 (part)	DC/13/0906/FUL phase 1	Bury St Edmunds	Station Hill	135	28	28				
BV2	SE/12/0451/FULCA, DC/17/1645/CLE and DC/19/1588/VAR	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	16				
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	77	30	30	17		
	DC/19/1712/FUL	Bury St Edmunds	Risbygate Street, 28-34	49	49	25	24			
	DC/19/1623/FUL	Bury St Edmunds	17-18 Cornhill	12	12		12			
BV9 (part)	DC/15/0689/OUT & DC/19/1391/RM	Bury St Edmunds	Land off Tayfen Road	215	170	60	60	50		
RV20(a)	DC/15/2277/HYB and DC/18/1269/RM	Great Whelnetham	Erskine Lodge	58	35	35				
HV6(c)	DC/18/2299/FUL	Haverhill	Former Westfield Primary School, Manor Road	37	37	37				
HV5(a)	DC/18/1187/FUL	Haverhill	South of Chapelwent Road	87	62	46	16			
	DC/17/2539/FUL	Haverhill	5 High Street	14	14				14	
HV5(c)	DC/19/0479/FUL	Haverhill	land east Chivers Road	26	26	15	11			
RV21	DC/15/2298/FUL	Hopton	Land east of Bury Road, Hopton (Village Hall)	37	37		15	22		
SA13(b)	DC/14/0585/OUT and DC/17/2476/RM	Kentford	Meddler Stud, Bury Road	63	51	13	13	13	12	
SA8(c)	DC/13/0660/FUL	Lakenheath	Land off Briscoe Way	67	67		20	20	27	
	DC/18/1498/FUL	Little Wratting	Boyton Meadows, Anne Sucklings Lane	38	38		38			
	DC/19/0507/FUL	Mildenhall	Emmanuel Close, Garage areas	11	11				11	
	DC/19/2482/FUL	Mildenhall	Wamil Court, Wamil Way	30	30		30			
	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	71	8			
	DC/18/2495/FUL	Newmarket	Garage between Windsor Rd and Valley Way and east of Windsor Rd and	16	13	13				
	DC/20/1025/FUL	Newmarket	Plot 1, Police Station, Vicarage Road	15	15			15		
SA9(c)	F/2013/0257/HYB and DC/16/2833/FUL	Red Lodge	Land east of Red Lodge (south)	382	35	35				
SA9(d)	DC/16/0596/OUT and DC/17/2014/RM	Red Lodge	Land west of Newmarket Road and north of Elms Road	125	47	26	21			
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)			615	485	254	155	52
			small sites consent (minus five per cent lapse rate)	669	669	129	135	135	135	135
			Residential institutions contribution (see appendix 8)		282	40	40	40	80	82
			sub total (in five year supply)			784	660	429	370	269
Other sites including those with outline or hybrid planning permission, on brownfield register, allocated in adopted Vision 2031 and SALP where evidence of deliverable in the five year period (Category b sites)										
Vision 2031, SALP and brownfield register reference	Planning application reference (some with resolution to approve or pending decision)	Settlement	Site							
SA11(a)	DC/18/1993/OUT & DC/21/2212/RM pending decision	Beck Row	Land adjacent 1 St John's Street	60	60				30	30
SA2(b)	DC/16/1450/OUT	Brandon	Land at Gas House Drove	9	9					9
BV3	DC/13/0932/HYB and DC/17/0595/RM	Bury St Edmunds	Bury St Edmunds (north west) (Marham Park)	1137	555	130	150	150	125	
BV7	DC/15/2483/OUT	Bury St Edmunds	South East Bury	1250	1250					50
RV17(a)		Chedburgh	Land at Chedburgh	10	10					10
RV11(b)	DC/17/1252/FUL resolution to approve	Clare	Land off Cavendish Road	53	53	20	33			
SA12a	DC/21/0152/FUL	Exning	Land off Burwell Road	205	205		12	50	50	50
RV18		Great Barton	School Road, Great Barton	150	150					40
HV3	SE/09/1283 DC/16/2836/RM	Haverhill	North west Haverhill	1150	980	40	80	80	80	80
	DC/16/0473/OUT	Haverhill	Brickfields Drive	30	30		15	15		
HV4	DC/15/2151/OUT	Haverhill	North east Haverhill (Great Wilsey Park)	2500	2500	0	90	80	80	40
RV13(b)	DC/14/1751/OUT	Kedington	Land adjacent The Limes Cottage, Mill Road	40	40					40
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(b)	DC/14/2096/HYB	Lakenheath	Land north of Station Road	375	375					50
SA5(b) BF015		Mildenhall	District Council offices, College Heath Road	89	89			45	44	
	DC/18/0821/OUT & DC/20/1025/FUL	Newmarket	Former police station	15	15		15			
SA6(g)	DC/13/0408/OUT	Newmarket	Land at Hatchfield Farm	400	400			100	100	100
	DC/19/2128/FUL	Red Lodge	Land off Turnpike Road	25	25			10	15	
RV24(a)	DC/19/1405/OUT	Rougham	Land to the west Kingshall Street	13	13					13
			sub total (in five year supply)			190	435	617	571	559
			total (in five year supply)			974	1095	1046	941	828

## **Appendix 3**

### **Large sites with planning permission**

**Appendix 3 large sites with full planning permission (Category a)**

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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
Land east of Barrow Hill, <b>Barrow</b>	RV10(b)	DC/16/0300/OUT and DC/18/0693/RM	DC/18/0693/RM application was approved 4 January 2019 for 75 units. Commenced on site February 2019. Expected to be completed this monitoring year.	Nine commenced (not completed) on site.	0	0	0	0	0	0	0	22	28	The site is expected to be built out in accordance with last year's trajectory, with all remaining units completed this monitoring year.	25 16 completed in this monitoring year so far.
Skeltons Drove, <b>Beck Row</b>		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	0	Site expected to come forward as shown in previous trajectory	32 units remaining to be built
Hardwick Industrial Estate, <b>Bury St Edmunds</b>	BV1(f)	SE/06/2414 and DC/17/1089/VAR and DC/20/0907/FUL	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.	0	69	0	0	0	0	0	0	0	0	The expected annual delivery rate for the site has been adjusted from that shown in the previous trajectory to reflect planning permission is granted for the alternative scheme the site capacity increased from 54 to 66 units.	66 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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
			Original developer ceased trading having completed the retirement units and 65 out of the 125. A new planning application (DC/20/0907/FUL) for an 66 units has been approved.												
Moreton Hall, <b>Bury St Edmunds</b> (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 and statement of common ground.	71 commenced (but not completed)	0	0	0	0	1	39	66	59	58	The trajectory has been informed by delivery rates provided by Taylor Wimpey. Completions last year almost matched the expected delivery rate of 59. The rates of delivery for the following five years reflect Taylor Wimpey forecasts.	277 remaining
Station Hill, <b>Bury St Edmunds</b>	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.	28 commenced and not completed	0	0	0	0	0	0	0	59	48	All units have commenced, completion is anticipated by the developer this monitoring year.	28

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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
Tayfen Road, <b>Bury St Edmunds</b>	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	104 commenced not completed	0	0	0	0	0	0	0	0	5	Weston Homes are implementing the scheme. The proposed apartment block on the site of Stapletons garage is under separate control and is not currently planned to come forward, so capacity of overall site is shown as 170 units in the trajectory.	215, reduced to 170 in the trajectory to reflect the part of the site being built out at present.
EMG Motor Group site, Tayfen Road, <b>Bury St Edmunds</b>		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	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, However it is likely the site may come forward sooner.	46 expected to be completed in the five year period.
Weymed site, Swan Lane, <b>Bury St Edmunds</b>		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.	The CLE confirmed a technical start had been made.	0	0	0	0	0	0	0	0	0	Delivery is expected in 2021 to 2022 later than shown on the	14 units. The scheme is expected to be implemented



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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
			Implementation of the scheme can recommence once planning permission is granted.  DC/19/1588/VAR approved 23 December 2019 for 14 units											previous trajectory, and for a reduced number of 14.	in the five year period. The scheme is expected to be built out at a reduced number of 14.
Blomfield House Health Centre, Looms Lane, <b>Bury St Edmunds</b>		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	0	The site has full planning permission and delivery is anticipated within the five year period. The trajectory assumes a delivery rate, eight dpa over two years.	16
46-47 St Andrew Street, <b>Bury St Edmunds</b>		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	0	The site has full planning permission and has already been completed in this monitoring year (2021/22).	16 already completed in this current monitoring year.
Station Hill, <b>Bury St Edmunds</b>	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.	42 No record of commencement	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 delivery over the second, third and fourth	42

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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
			Planning permission approved 24 September 2019											year of the five year trajectory.	
Former Howard Community Primary School, St Olaves Road, <b>Bury St Edmunds</b>		DC/17/1047/OUT and DC/19/1609/RM	DC/17/1047/OUT – Outline Planning Application (means of access to be considered) – 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  DC/19/1609/RM approved 10 February 2020  Keepmoat is the developer.	57 commenced to date.	0	0	0	0	0	0	0	0	2	Anticipate site to be built out at a rate of 30, 30, 17 dpa respectively.	77
Risbygate Street, 28-34, <b>Bury St Edmunds</b>		DC/19/1712/FUL	Planning Application - Construction of (i) 48 apartments (ii) communal facilities (iii) access, car parking and landscaping	9 commenced to date	0	0	0	0	0	0	0	0	0	Anticipate the site to be built out in over the next two years.	49
17-18 Cornhill, <b>Bury St Edmunds</b>		DC/19/1623/FUL	Planning Application - (i) Redevelopment of old Post Office site with retention of historic facade (ii) 12 flats (iii) two commercial units at	12 commenced to date	0	0	0	0	0	0	0	0	0	Anticipate the site to be built out by 2022/23, if not sooner.	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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
			ground floor and (iv) enlargement and repaving of public realm/footpath												
Erskine Lodge, <b>Great Whelnetham</b>	RV20(a)	DC/15/2277/HYB and DC/18/1269/RM	Reserved matters scheme was permitted on 29 November 2018 for the outline part of the hybrid application.  Twenty three affordable units were completed in 2017 to 2018.	35 commenced	0	0	0	0	0	23	0	0	0	Remaining 35 units are expected to come forward as shown in the trajectory.	35
Former Westfield Primary School, Manor Road, <b>Haverhill</b>	HV6(c)	DC/18/2299/FUL DCONs approved	Planning permission for 37 units approved 4 October 2019 DCON(A)/18/2299 approved 8 June 2020  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	19 units commenced to date (not completed)	0	0	0	0	0	0	0	0	0	The entire site is expected to be built out by Barley Homes in this monitoring year.	37
South of Chapelwent Road, <b>Haverhill</b>	HV5(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.	44 units have commenced on site.	0	0	0	0	0	0	0	0	25	Expect the site to be completed in the next two years by Taylor Wimpey.	62 remaining of which 16 have been completed.
5 High Street, <b>Haverhill</b>		DC/17/2539/FUL	Planning permission approved 14 January 2019 for conversion	No units commenced	0	0	0	0	0	0	0	0	0	The site is deliverable within the next five years.	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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
			of nightclub to provide 14 units.  Benrose Property LLP											Expect delivery to be later in the five year period.	
Adjacent to 14a Clement Way (land east Chivers Road) <b>Haverhill</b>		DC/19/0479/FUL	Planning Application -26 dwellings and associated works including parking, vehicular access and landscaping	26 units commenced in 2021.	0	0	0	0	0	0	0	0	0	Expect site to be delivered in the next two years.	26
Land east of Bury Road, <b>Hopton</b> (Village Hall)	RV21	DC/15/2298/FUL	Planning permission approved 24 October 2019 for 37 units  Burgess Homes Limited  Planning conditions being dealt with.	No units commenced	0	0	0	0	0	0	0	0	0	Delivery rates shown are as per developer response August 2021, indicating first completions in 2022, site expected to be built out in two years.	37
Meddler Stud, Bury Road, <b>Kentford</b>	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.	Not known	0	0	0	0	0	0	0	0	12	7completed so far this year and delivery rate as per n previous projection at a rate of 13,13,13,12	51
Land off Briscoe Way, <b>Lakenheath</b>	SA8(c)	DC/13/0660/FUL and DC/19/1392/VAR	Planning permission for 67 units approved October 2018. Various discharge of conditions and variation of conditions approved.	Commenced in Sept 2021	0	0	0	0	0	0	0	0	0	The site is expected to be delivered by Bennetts PLC within the five year period. There has been no proposed amendment to the previous housing trajectory.	67
Boyton Meadows, Anne		DC/18/1498/FUL	Planning permission for 38 units	14 units commenced	0	0	0	0	0	0	0	0	0	The site is expected to be	38

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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
Suckling Lane, <b>Little Wratting</b>			approved 9 March 2020											delivered within the next five years, it is expected to come forward earlier than indicated in the previous 5YHLS, so delivery has been brought forward to 2022/2023 in the trajectory.	
Emmanuel Close, Garage areas, <b>Mildenhall</b>		DC/19/0507/FUL	11 dwellings and 57 parking spaces (following demolition of 70 garages) - Previous Application DC/17/2586/FUL		0	0	0	0	0	0	0	0	0	Expected to be delivered in 2024/25	11
Wamil Court, <b>Mildenhall</b>		DC/19/2482/FUL	(i) conversion and single storey extensions to vacant 35-bed former care home (Class C2 Use) to 30 self-contained dwellings (Class C3 use) (ii) ancillary car parking, secure cycle parking, bin stores, landscaping and access. Discharge of condition decided.		0	0	0	0	0	0	0	0	0	Delivery of 30 units expected in 2022/23.	30
Fordham Road, Southernwood, <b>Newmarket</b>		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	0	Delivery of the scheme has been put back one year to 2021 to 2022.	10
146 High Street, <b>Newmarket</b>	SA6(f)	DC/15/0754/FUL	Full planning permission was granted on 29 July 2016. Various	Eight units commenced	0	0	0	0	0	0	14	24	0	24 completed 2019 to 2020 leaving eight remaining	eight

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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
			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.											which have already commenced, a slight slip on expected delivery shown in the previous trajectory	
Oakfield Surgery, Vicarage Road, <b>Newmarket</b>		DC/17/1614/FUL	Full planning permission for 10 dwellings approved June 2018	Three commenced	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, <b>Newmarket</b>	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.	70 commenced (not completed)	0	0	0	0	0	0	0	0	0	Delivery rates are as per developer response in August 2021.	79, of which nine have already been completed so far this year.
Garage between Windsor Rd and Valley Way and east of Windsor Rd and adjacent to Houldsworth Valley Primary School, <b>Newmarket</b>		DC/18/2495/FUL	Full planning permission for 16 units approved May 2019	13 commenced	0	0	0	0	0	0	0	0	3	13 commenced, Flagship Housing Group completed all units in 2021 confirmation form June 2020.	16
Plot 1, Police Station, Vicarage Road, <b>Newmarket</b>		DC/20/1025/FUL	Change of use conversion of existing Police Station and Magistrates Court (sui generis) to create 15 dwellings C3 (dwellings)		0	0	0	0	0	0	0	0	0	Expected to be completed in 2023/24	15

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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
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; <b>Red Lodge</b>	SA9(c)	F/2013/0257/HYB and DC/16/2832/RM and DC/16/2833/FUL	Under construction for 382 dwellings by Crest Nicholson.	All remaining units commenced on site	0	0	0	0	20	100	92	48	99	Completions accelerated last year, All remaining units expected to be completed in 2021.	35 remain, which are expected to be completed within 2021 based on response from developer.
Land west of Newmarket Road and north of Elms Road, <b>Red Lodge</b>	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.	38 units commenced	0	0	0	0	0	0	1	42	35	The site is expected to be built out over the next two years	47
Land east of Beeches Road, <b>West Row</b>	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	0	Pushed back one year on trajectory.	46
Land at Nunnery Green and Cemetery Hill, <b>Wickhambrook</b>	RV25(a)	DC/17/1721/FUL and two NMA and DCON's applications approved	Full planning permission for 23 dwellings approved August 2018.	13 units commenced	0	0	0	0	0	0	0	3	5	Three completed 2019 to 2020 which is slightly lower than expected,	15

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 November 2021	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 as at 31 March 2021
					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	2020 to 2021		
			Logan Homes are the developers.											however three have commenced. Delivery rate has been reduced by approx. 50 per cent in light of COVID19.	



## **Appendix 4**

### **Other sites**

**Appendix 4 other large sites (Category b. sites)**

<b>Site</b>	<b>Site allocation reference in the Site Allocations Local Plan (SALP) and three Vision 2031 Local Plans</b>	<b>Planning application reference where applicable</b>	<b>Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years</b>	<b>Progress being made towards the submission of an application</b>	<b>Progress with site assessment work</b>	<b>Relevant information about site viability, ownership constraints or infrastructure provision</b>	<b>Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)</b>
Land adjacent 1 St John's Street, <b>Beck Row</b>	SA11(a)	DC/18/1993/OUT approved & DC/21/2212/RM pending decision	The site has outline planning permission and reserved matters application is at an advanced stage and expected to be determined shortly.	N/A		There are no known constraints. Tilia Homes Eastern Ltd will develop the site.	Development is expected to commence on site in 2023, with first completions in 2024 to 2025.
Land at Gas House Drove, <b>Brandon</b>	SA2(b)	DC/16/1450/OUT	This site has outline planning permission which was granted for 9 dwellings on 15 August 2019				Development is expected to commence on site towards the end of the five year period and units completed in 2025 to 2026.
North west <b>Bury St Edmunds</b> known as Marham Park	BV3	DC/13/0932/HYB	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. A and B – 330 units C – 126 units	N/A	N/A	N/A	<p>The site is advanced in its delivery. Of the 1137 permitted, as at 31 March 2021 582 had been built with 555 remaining.</p> <p>The site has previously delivered at an annual rate of 14, 138, 215 and 149 units. There are multiple developers on site and with previously good delivery rates and the fact most parcels have reserved matters approved there is good evidence the rates set out in the trajectory can be achieved.</p> <p>Once reserved matters for the final parcel is approved the site can be</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>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 F – 63 affordable units. Reserved matters application (DC/21/0736/RM) approved for five residential units above the local centre.</p> <p>Parcel P reserved matters under consideration.</p> <p>The site is expected to meet delivery timescales envisaged in the housing trajectory, given the housing demand in Bury St Edmunds and a number of active developers on sites. Planning Performance Agreement with Countryside Properties PLC setting out timescales envisaged.</p>				considered a category a site.
South East <b>Bury St Edmunds</b>	BV7	DC/15/2483/OUT	The site has Outline planning permission approved on 6 <sup>th</sup> March 2020 for (Means of Access) to be considered) on to Rougham Hill and Sicklesmere Road) to	Reserved matters application is expected to be submitted shortly.		<p>No known constraints.</p> <p>Hopkins Homes are developers for the site.</p>	It is anticipated the site will start to be implemented in the latter part of the plan period and delivering 50 dwellings in 2025/26.

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)
			include up to 1250 dwellings (Use Class C3); local centre comprising retail floor space (A1, A2, A3, A4 and A5), a community hall (D2), land for a primary school (D1), and car parking: a relief road, vehicular access and associated works including bridge over the river Lark: sustainable transport links: open space (including children's play areas): sustainable drainage (SuDS): sports playing fields: allotments and associated ancillary works				
Land at <b>Chedburgh</b>	RV11(a)	N/A	The site is allocated for development in the adopted local plan. Agents on behalf of the landowner have advised the site is being brought forward and pre-app is expected to be submitted shortly.	Contact from agent on behalf of landowner has confirmed pre-app will be submitted shortly.		No known constraints	The site is expected to be delivered towards the end of the five year period, in 2025/26.
Land off Cavendish Road, <b>Clare</b>	RV11(b)	Full planning application with resolution to approve DC/17/1252/FUL	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.	N/A		No known constraints	Land Charter Homes Group owns the site and there is an agricultural tenant. Once the decision notice has been issued the site will become a category a site. Taking account of lead in times for this size of development there is

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)
			Planning application with resolution to approve for 53 dwellings with associated access, infrastructure and landscaping. Legal agreement is being finalised.				good prospect the site will be implemented within the next five years.
Land off Burwell Road, <b>Exning</b>	SA12(a)	<p>Planning application approved for 205 units subject to s106 agreement. DC/21/0152/FUL.</p> <p>Hybrid Planning Application – A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning – early years education facility</p>	<p>The site is allocated within the SALP (SA12a) as suitable for residential development with an indicative capacity of 205 dwellings.</p> <p>The residential part of the application is a full application proposal. The s106 agreement is at an advanced stage in preparation.</p>	N/A		The site is owned by Crest Nicholson, who have built out the adjoining site.	<p>The decision notice has been issued so the site will become a category a site.</p> <p>Taking account of lead in times for this size of development there is a good prospect the site will be implemented within the five year period.</p> <p>It is anticipated a start on site can begin in the next monitoring year, with most of the site completed in the 5 year period and the remaining 43 units coming forward in year 6. This accords with developers letter dated Nov 2021 setting out their expected delivery rate.</p>
School Road, <b>Great Barton</b>	RV18		The site is allocated within the Rural Vision 2031 Local Plan (RV18) as suitable for residential development with a capacity of 40 dwellings. The neighbourhood plan for Great Barton	A development brief is being prepared.	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>	Taking account of lead in times the site is expected to commence towards the end of the five year period, with the site continuing to be built up thereafter.

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>allocates under policy GB3 up to 150 dwellings (including 30% affordable housing) or any higher number of dwellings included in any future adopted development brief for the site pursuant to Policy RV18 of the Rural Vision Local Plan Document</p> <p>The site is available for development and regarded as viable.</p> <p>There are no known constraints affecting delivery of the site.</p>				
<b>Haverhill</b> (north-west)	HV3	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 completed (200 dwellings).</p> <p>Phase 1 (DC/16/2836/RM) – 200 dwellings – permission granted Jan 2017</p> <p>Phase 2a (DC/20/0615/RM) – 41 dwellings – permission granted April 2020</p>	Ongoing submission of various reserved matters applications for individual phases.	N/A	No known constraints	<p>Work on the relief road is progressing.</p> <p>Number commenced not known, as external building control inspectors. 11 units completed so far this monitoring year.</p> <p>Site delivered 89 units in the previous year compared to 80 expected.</p> <p>980 remaining to be completed.</p> <p>Persimmon built 89 last year and have provided</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>Phase 2b (DC/21/0110/RM) – 127 dwellings – permission granted Feb 2021</p> <p>Further applications are being submitted this year, see SofCG.</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>				evidence to support delivery of 80dpa in their SofCG see appendix 9.
Brickfields Drive, <b>Haverhill</b>		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.</p>	N/A		None known constraints	<p>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.</p> <p>Agents previously advised completion of the scheme is expected in 2022, with built out at a rate of 15 dpa. The council considers the delivery rate appears reasonable, but start on</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)
			Reserved matters submitted.				site has been pushed back one year to allow for reserved matters to be approved.
North-east <b>Haverhill</b> (Great Wilsey Park)	HV4	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 phase (1080 dw) of the site has been approved.</p> <p>First residential phase is being built out.</p>	On going application to determine various phases of the scheme for this strategic site.	N/A	<p>Redrow Homes are the developers for the site.</p> <p>Road infrastructure commenced on sites in November 2020.</p>	<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 0, 90, 80, 80 and 40 dpa will be delivered over the five year period. This reflects delivery rates supplied by Redrow Homes who are building out phase 1 of the scheme. The first few years the rate is higher as the developers are operating two outlets from both ends of the first phase.</p> <p>2500 units remaining at 31 March 2021</p> <p>The first residential phase is under construction. As external building control inspectors are used no details are available on number of commencements.</p>
Land adjacent The Limes Cottage, Mill	RV13(b)	DC/14/1751/OUT and Various DCON's and NMA's some	Outline Planning permission was approved on 26 January 2021 for	On going		None known	The site is expected to be delivered towards the



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)
Road, <b>Kedington</b>		pending determination	application (Means of Access and landscaping to be considered) – (i) Up to 40 residential units with associated garages, parking and roads, including the provision of open space; (ii) alterations to existing vehicular access to provide new junction with Mill Road and; (iii) provision of structural landscaping details as amended by additional pedestrian feature on Mill Road as amended by plans received detailing the pedestrian road crossing on Mill Road				end of the five year period, in 2025/26.
Land north of Station Road, <b>Lakenheath</b>	SA8(b)	DC/14/2096/HYB	Hybrid planning permission was granted on 3 February 2020 for – 1) Full application for the creation of a new vehicular access onto Station Road, and entrance to a new primary school, 2) Outline application for up to 375 dwellings (including 112 affordable homes), and the construction of a new primary school, land for ecological mitigation and open space and associated infrastructure (as amended).	A reserved matters application is expected to be submitted later in 2022.		None known	It is anticipated delivery will commence on site later in the five year period, with first 50 dwellings completed in 2025/26.

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 west of Eriswell Road, <b>Lakenheath</b>	SA7(b)	F/13/0394/OUT and NMA(1)/13/0394	<p>Planning permission for up to 140 dwellings approved October 2018 and a non-material amendment approved 11 December 2018.</p> <p>Persimmon are the developers for the site.</p>	Reserved matters application submitted July 2021 and pending determination.		Persimmon homes are the developers for the site.	Rate of delivery have been pushed back one year to that previously forecasted in 2020 with commencement on site expected in 2023. This is reasonable lead in time for this site.
Rabbithill Covert, Station Road, <b>Lakenheath</b>	SA8(a)	F/13/0345/OUT	<p>Planning permission for up to 81 dwellings approved September 2018.</p> <p>Site will be brought forward by Evera Homes by contractor Cocksedge building Contractors Limited.</p> <p>Various reserved matters, discharge of conditions and variation of condition applications pending determination</p>				Rate of delivery reflects that provided by agent in June 2020 which assumes says 40 and 41 units and delivery has been put one year on previous trajectory
District Council Offices, College Heath Road, <b>Mildenhall</b>	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> <p>A bid has been submitted to Homes England for accelerated delivery</p>	A planning application is expected to be submitted next year	Initial viability assessment for the site has been undertaken.	The site has been vacated. The previous occupiers of this site relocated to the Mildenhall hub site in 2021 thus vacating the site SA5(b) for development. There has been a slippage to this timetable. Previously envisaged.	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>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>				
Land at Hatchfield Farm, <b>Newmarket</b>	SA6(g)	DC/13/0408/OUT	<p>Planning permission for 400 units and associated development allowed on 12 March 2020.</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> <p>Funding is in place for site infrastructure and enabling.</p> <p>A non-material amendment application</p>			The developer for the site is Sansovino Developments Ltd.	<p>Delivery rates are assumed at 100 dwellings per annum with first completions expected in 2023 to 2024. This is a faster rate of delivery than previously envisaged, having regard to progress of applications and rate now envisaged by the developer. Although lower delivery rate and greater lead in time than stated in the SofCG to allow reserved matters and DCONs to be approved and highway works.</p> <p>See appendix 9 for Statement of common ground providing further details.</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)
			has been received to change the wording of a number of the restrictive conditions to allow the vehicular access points to be constructed earlier pending determination.  Discharge of condition pending determination.				
Former police station, <b>Newmarket</b>		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 Generis) and Suffolk County Council Adult Services (Class D1) to 12 apartments (Class C3).  The building is no longer needed for its previous use.  A new planning permission has been granted for 15 units DC/20/1025/FUL which was approved 27 10 2021.				Full planning permission granted for 15 units so trajectory updated accordingly.  The site is included within this table as show the position as at 31 March 2021. However it obtained full planning permission after 31 March 2021, so can now be considered as a category a site.
Land off Turnpike Road, <b>Red Lodge</b>		DC/19/2128/FUL	Full planning permission approved 19 July 2021 for 25 units.	N/A		The applicants are Bluecrest Developments. There are no	The site has full planning permission, which was granted after 31 March 2021, therefore it has

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)
						known constraints to the development coming forward.	<p>been necessary to include it within other large site list.</p> <p>The site is included within this table as show the position as at 31 March 2021. However it obtained full planning permission after 31 March 2021, so can now be considered as a category a site.</p>
Land to the west Kingshall Street, <b>Rougham</b>	RV24(a)	Outline planning application ref: DC/19/1405/OUT approved 20 November 2020 for 13 dwellings with public open space, parking and landscaping	The site is a local plan allocation with planning permission. The site is deliverable.				Development is expected to commence on site towards the end of the five year period and units completed in 2025/26.

## **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. The site is not counted within the five year land supply.
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	The site is included in the five year land supply.
BF019	Former swimming pool site, Newmarket	A proposed residential allocation in the Site Allocations Local Plan. The site is not included in the five year land supply.
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 has planning permission. It is included in the other large site category.
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. Not 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
2020 to 2021	821	398
Total		

## **Appendix 7**

### **Small sites with planning permission at 31 March 2021**

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
<b>Bardwell</b>	Low Street, Street Farm Barns	2 no. detached dwellings and garages (following demolition of barns and store buildings).	DC/16/0788/FUL	2		
<b>Bardwell</b>	Low Street, Street Farm	Outline Planning Application (Means of Access to be considered) - 4no. Dwellings and associated garages	DC/20/0714/OUT	4		
<b>Barnham</b>	Blacksmiths Lane, Forge Cottage, land adjacent to	1no Dwelling and associated external works	DC/18/1010/FUL	1		
<b>Barnham</b>	Blacksmith Lane, Land adj. Forge Cottage	Erection of two storey dwelling with garage and carport as approved by SE/03/1667/P	DC/19/0084/FUL	1	commenced	SE/08/1853/R
<b>Barnham</b>	The Street, Ye Olde House	Conversion of existing outbuilding to granny annexe	DC/13/0765/LB	1	commenced	BC/15/0419/DOMFP
<b>Barnham</b>	Thetford Road, Grafton Arms (buildings to north and west of PH)	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	3	commenced	BC/16/0079/DOMBN
<b>Barningham</b>	Bishops Croft, 57	Erection of dwelling	DC/13/0525/FUL	1	commenced	BC/15/0222/DOMFP
<b>Barningham</b>	Sandy Lane, land adj The House (known as Stanton House)	1no. dwelling with attached garage and vehicular access	DC/17/1911/FUL	1	commenced	BC/18/0173/DOMFP
<b>Barrow</b>	Barrow Hill, Barn	two dwellings	DC/19/1056/FUL	2		
<b>Barrow</b>	Bury Road, 42, Dale Tree Cottage	Householder planning application - annexe (following demolition of existing outbuilding)	DC/20/2071/HH	1		
<b>Barrow</b>	Church Lane, Church Farmhouse	Conversion of outbuilding to annexe	DC/15/2014/FUL	1	commenced	BC/15/1417/DOMFP
<b>Barton Mills</b>	The Street, 40	Conversion of existing garage into annexe.	DC/17/1773/HH	1		
<b>Barton Mills</b>	Church Meadow, AWA site	2 no dwellings	DC/18/1567/FUL	2		
<b>Barton Mills</b>	Barton Hall, The Street	Planning Application - Change of use from residential care home (Class C2) to 1no. dwelling (Class C3)	DC/20/0001/FUL	1		
<b>Barton Mills</b>	Newmarket Road, The Manor	Planning Application - Subdivision of existing unit to create 2 no. self-contained flats (providing 3 apartments in total)	DC/19/2447/FUL	2		
<b>Barton Mills</b>	The Street, 35	1no dwelling (following demolition of existing outbuilding) and new access to serve 35 The Street	DC/16/1871/FUL	1	commenced	BC/18/1125/DOMBN
<b>Beck Row</b>	Holmsey Green, land to the rear of 70-72	two dwellings	DC/17/0345/FUL DC/17/0346/FUL	2		
<b>Beck Row</b>	The Grove, 17, Wings	(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	0		
<b>Beck Row</b>	St Johns Street, units 6 and 6a	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		
<b>Beck Row</b>	Wilde Street, open area off Larks Place	Outline Planning Permission (All Matters Reserved) - 1no. Dwelling	DC/17/0912/OUT	1		
<b>Beck Row</b>	The Street, 80	1no. Single storey dwelling and detached garage	DC/18/0732/FUL	1		
<b>Beck Row</b>	St Johns Street, 6	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		
<b>Beck Row</b>	Druids Close  (known as 9 and 10)	Two no flats	DC/19/1541/FUL	2		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
Beck Row	Holmsey Green, land adj 49	1no. Dwelling	DC/19/1719/FUL	1		
Beck Row	Rookery Green, land adjacent to No 1	1 no dwelling and vehicular access	DC/20/0039/FUL	1		
Beck Row	Morely Close, workshop site	1 no. dwelling following demolition of existing building	DC/20/0517/FUL	1		
Beck Row	White Cottage, Wilde Street	1 dwelling following demolition of dwelling	DC/20/0337/FUL	0		
Beck Row	land east of Chivers Road	Planning Application - subdivision of existing dwelling to create self-contained annexe	DC/20/1052/FUL	1		
Beck Row	New Road, Agricultural Barn	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	DC/19/2214/P3QPA	2		
Beck Row	Stock Corner Farm	9 no. dwellings (following demolition of existing agricultural buildings), alterations to existing access and associated works	DC/19/2265/FUL	9		
Beck Row	Holmsey Green, 68	Planning application - 1no. dwelling and access		1		
Beck Row	Hellenes Lodge, 72 Holmsey Green	2no. dwellings with associated access (following demolition of existing dwelling)	DC/20/1377/FUL	1		
Beck Row	Silver Willows Farm	Submission of details under Outline Planning Permission DC/14/1067/OUT for one replacement dwelling - the means of access, appearance, landscaping, layout and scale	DC/17/1772/RM	0	commenced	BC/18/0415/DOMFP
Beck Row	New Road, West Suffolk Golf Centre	proposed dwelling to replace temporary mobile home. (GREENKEEPERS BUNGALOW)	DC/15/1030/FUL	1	commenced	BC/18/0782/DOMFP
Beck Row	Holmsey Green, land east of 65 (65a)	(i) 1no. dwelling	DC/18/2452/FUL	1	commenced	BC/19/0964/DOMFP
Beck Row	land at The Grove	Planning Application - 1no. Dwelling	DC/20/0891/FUL	1	commenced	BC/20/0920/DOMBN
Beck Row	1 The Grove, Medway	Reserved Matters Application - Submission of details under planning permission DC/16/0436/HYB - the means of access, appearance, layout and scale for 8 dwellings (following demolition of existing dwelling)	DC/17/1189/RM	7	commenced	BC/20/0982/DOMFP
Beck Row	Holmsey Green, 68	Planning Application - 2no. Dwellings	DC/21/0139/FUL	2	commenced	BC/19/0964/DOMFP
Bradfield St George	Felsham Road, Bilfri Dairy, barn to north west of	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	DC/17/0864/PMBPA	1		
Bradfield St George	Felsham Road, Barn, Little Cargate Farm	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	DC/20/0622/P3QPA	1		
Bradfield St George	Felsham Road, Bilfri Dairy	Planning Application - (i) Change of use and conversion of barn to dwelling (Class C3) (retrospective) (ii) single storey rear extension (iii) change of use of agricultural land to residential curtilage	DC/20/0831/FUL	1		
Bradfield St George	Little Cargate Farm, 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 1no. dwelling	DC/20/0676/P3QPA	1		
Bradfield St George	Freewood Street, Ardrella	(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	1	commenced	BC/17/0444/DOMFP

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
Brandon	High Street, 30	(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) <b>first floor rear extension to create 1no flat</b>	DC/18/1091/FUL	1		
Brandon	Church Road, 29	2 no. dwellings (demolition of existing bungalow / outbuildings) (Resubmission of DC/18/0708/FUL)	DC/18/1642/FUL	1		
Brandon	Church Road, 20a, The Annexe	change from annexe to dwelling	DC/18/1123/FUL	1		
Brandon	Thetford Road, 19-25	6 no. dwellings with associated access. As amended by plans received on 20 March 2019.	DC/18/2195/FUL	6		
Brandon	Victoria Avenue, 15, Haslemere	1 no dwelling and detached garage	DC/18/0858/FUL	1		
Brandon	London Road, Breckland Bingo and Social Club	Outline planning application (all matters reserved) - 8 no dwellings	DC/19/1008/OUT	8		
Brandon	High Street, 39	COU from Shop (A1) to dwelling (C3)	DC/19/1203/FUL	1		
Brandon	Rattlers Road, land rear of 19	Planning Application - 1no. dwelling (previous application - DC/19/1974/FUL)	DC/19/2209/FUL	1		
Brandon	land off Princes Close	Planning application - (a) one dwelling (b) garage	DC/20/1733/FUL	1		
Brandon	London Road, The Old Fire Station	Planning Application - Change of use to residential	DC/14/1710/FUL	1	commenced	BC/14/1081/DOMBN
Brandon	Lode Street, 11b (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	-1	commenced	BC/17/0169/NDMFP
Brandon	High Street, 90	conversion of a two storey flat to two single storey flats	DC/19/0785/FUL	1	commenced	BC/19/0811/DOMFP
Brockley	Mill Road, land and barns at Willow Tree Farmhouse	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	Mill Road, Willow Tree Farmhouse, Store 2 (Kiln Barn)	1no dwelling	DC/18/2471/FUL	1		
BSE	Fornham Road, land adj to Woodford Gardens	2no. dwellings and cart lodges	DC/17/0153/FUL	2		
BSE	Hospital Road, 83	2 no detached dwellings with attached garages and new access	DC/17/0074/FUL	2		
BSE	Horsecroft Road, 65	(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	adj Stonebridge Avenue, 15, Rowan House (known as 15a)	(i) 1 no. dwelling with detached double garage; (ii) new vehicular access.	DC/17/0488/FUL	1		
BSE	Tayfen Road, land off	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	1		
BSE	Sharp Road, land adjacent to Hardwick	Planning Application - 1no. dwelling	DC/17/0897/FUL	1		
BSE	Whiting Street, 79	(i) Change of use from residential building (C3) to offices (B1A)	DC/17/1622/FUL	-1		
BSE	Eastgate Street, 36	conversion of one residential flat into two	DC/18/0485/FUL	1		

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BSE	The Sewells, 10	subdivision of one dwelling into two	DC/18/0579/FUL	1		
BSE	Ashwell Road, 164	Householder Planning Application - detached annexe	DC/18/0961/HH	1		
BSE	Beech Rise, 5	(i) Conversion of existing outbuilding into 1no. Dwelling	DC/18/0888/FUL	1		
BSE	Abbeyfields, 5, Freedom House	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		
BSE	Northgate Avenue, land to the rear of 4	1 no dwelling	DC/18/1188/FUL	1		
BSE	Eastgate Street, Eastgate Bungalow	demolition of bungalow and shed	DC/18/0655/FUL	-1		
BSE	St Andrews Street North, 74	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	Horsecroft Road, 6	1no. single storey dwelling and new access	DC/19/1347/RM	1		
BSE	Kings Road, 5a	(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	Abbots Gate, land adj to 1 Abbots Gate	2 no. flats with associated parking. (Amended plans received 12/10/2018)	DC/18/0419/FUL	2		
BSE	College Street, land to rear of 27	1no. single storey dwelling (following demolition of existing commercial building)	DC/18/0925/FUL	1		
BSE	Cornfield Road, land adj to 70 and 71	1no. Dwelling (resubmission of DC/17/2078/FUL)	DC/18/1382/FUL	1		
BSE	Northgate Avenue, 8	Planning Application - (i) 1no. dwelling adjacent to existing dwelling (demolition of existing garage)	DC/18/1929/FUL	1		
BSE	Hospital Road, 31	Planning Application - 1 no. dwelling (following demolition of the existing dwelling)	DC/18/2203/FUL	0		
BSE	Hollow Road, 84	(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	Heldhaw Road, 67	Garage conversion with two storey rear extension to provide self contained annexe.	DC/18/1932/HH	1		
BSE	Southgate Street, 38	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		
BSE	Buttermarket, 29	(i) conversion for part of existing building (Class A1) into <b>4no. apartments (Class C3)</b> (retention of ground floor retail unit) [...]	DC/18/2553/FUL	4	commenced	BC/19/1002/NDMIN
BSE	Abbot Road, land rear of 16	1 no. dwelling	DC/19/0319/FUL	1		
BSE	Markant Close, 21	Single storey detached self-contained annexe	DC/19/0548/HH	1		
BSE	Out Westgate, 13	1 no dwelling following demolition of existing garage	DC/19/0096/FUL	1		
BSE	Mermaid Close, land north west of 14-17 (rear of 44-56 Bell Meadow)	1 no dwelling	DC/19/1425/FUL	1		
BSE	Southgate Street, 64	Planning Application - Conversion of 1no. dwelling into 2no. dwellings - amendment to previous application SE/11/1501	DC/19/1259/FUL	1		
BSE	Barton Road, land adjacent to Minden House	1 no dwelling	DC/19/1443/FUL	1		

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BSE	Northgate Avenue, Sentinel Works	(i) 8no. dwellings and (ii) 2 car lodges (demolition of existing commercial buildings)	DC/19/1406/FUL	8		
BSE	Risbygate Street, 83-87	Conversion from commercial premises B1 (Office) to <b>2no. dwellings C3 (residential dwellings)</b>	DC/19/1648/FUL	2		
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	Risbygate Street, land rear of 98	3 no. dwellings, associated parking and landscaping	DC/19/1569/FUL	3		
BSE	The Great Churchyard, 6	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	Spring Lane, land off	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	Northgate Avenue, RO Braehead	1no. dwelling and access (Klondyke House)	DC/19/2148/FUL	1		
BSE	St Johns Street, 84-85	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	Abbeygate Street, 9-10	Planning application - (i) subdivision of ground floor and basement to two retail units (ii) change of use of first, second and third floors from retail shop (Class E) to 8no. residential apartments (Class C3)	DC/20/1640/FUL	8		
BSE	High Baxter Street, 11	Planning Application - (i) Change of use from house of multiple occupation (C4) to dwelling (C3) (ii) single storey rear extension	DC/20/0268/FUL	1		
BSE	Risbygate Street,9	Planning Application - 1no. first floor flat above existing restaurant (Previous Application DC/18/2223/FUL)	DC/19/2103/FUL	1		
BSE	Out Westgate, 26b	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - Change of use of retail (shop) (Class A1) into 1no. dwellinghouse (Class C3)	DC/20/0569/P3MPA2	1		
BSE	Horringer Road, The Red House	Planning Application - subdivision of existing dwelling into 2no. dwellings with single storey extensions	DC/20/0414/FUL	1		
BSE	St Johns Street, 88-89	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 2 no. apartments	DC/20/0972/P3OPA	2		
BSE	Southgate Street, 128	Planning Application - (i) change of use of ground floor from personal fitness studio (class D2) to residential flat (class C3) (ii) replacement window to south elevation	DC/20/0980/FUL	1		
BSE	Guildhall Street, 81	Planning Application - 4 Residential dwellings comprising the following: (i) Conversion of 81 Guildhall Street to create 2 no. dwellings with parking spaces (ii) 2 no. new dwellings on St Andrews Street with parking spaces	DC/20/0014/FUL	4		
BSE	Risbygate Street, 11-13	Planning Application - (i) conversion of existing first floor retail/storage space to 6no. flats including insertion of windows (ii) alterations of pitched roof projection to flat roof on front elevation (iii) conversion of ground floor workshop to 1no. flat (iv) alterations to existing ramp to improve vehicular access to onsite parking (v) reduction in ground floor retail space to provide onsite parking	DC/20/1077/FUL	6		
BSE	Hatter Street, 18	Planning Application - (i) Change of use from office (Class A2) to 1no. dwelling (Class C3) (ii) re-positioning of steel gates to the West of alley (iii) re-instate gates to front of alley	DC/20/1339/FUL	1		

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<b>BSE</b>	Abbot Road 52 and 54	Planning Application - (i) 4no. flats (demolition of no. 52) (ii) two storey rear extensions (iii) single storey rear extension (Previous application - DC/19/2486/FUL)	DC/20/1353/FUL	3		
<b>BSE</b>	Sharp Road, 19, Tidgewood	1no. detached dwelling (ii) double garage and (iii) associated access (following demolition of existing dwelling)	DC/20/1522/RM	0		
<b>BSE</b>	75 Guildhall Street	Planning Application - (i) detached workshop/garage for 75 Guildhall Street with 1no. dwelling above at first floor level (ii) single storey rear extension to main dwelling (demolition of existing rear extension)	DC/20/1363/FUL	1		
<b>BSE</b>	31 Acacia Avenue	Householder planning application - Single storey detached annexe. As amended by plans received 01 October 2020 and 06 October 2020.	DC/20/1222/HH	1		
<b>BSE</b>	Hatter Street 18a	Planning application - Change of use from office (class E) to one dwelling (class C3)	DC/20/1923/FUL	1		
<b>BSE</b>	Abbeygate House, St Andrews Street South	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 four apartments	DC/20/2190/P3OPA	4		
<b>BSE</b>	Guildhall Street, 86	Change of use from Class C3 (dwelling) to Class B1 (office)	SE/12/0745/FUL	-1	commenced	SE/13/1021/DOMBN
<b>BSE</b>	Guildhall Street Land to rear of 87 and 88	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	4	commenced	BC/14/0271/DOMFP
<b>BSE</b>	Angel Hill, 26	(i) Ground floor retail unit; (ii) 4 no. flats on first and second floor (following demolition of existing building)	DC/18/0068/FUL	4	commenced	BC/18/0365/PARTNR
<b>BSE</b>	The Great Churchyard, 3, The Deanery	subdivision of one dwelling into 2 - net gain one dwelling	DC/18/1387/FUL	1	commenced	BC/18/1514/DOMFP
<b>BSE</b>	Churchgate Street, 12	Planning Application - (i) Change of Use of ground floor and basement from shop (Class A1) to Residential (Class C3) to form 1no. dwelling with existing residential floors (previous application DC/18/0399/FUL) (ii) facade to rear elevation	DC/20/0856/FUL	1	commenced	BC/20/0529/DOMIN
<b>BSE</b>	Mill Road, land adjacent to Culford Terrace	3 no dwellings and repositioning of parking spaces	DC/18/2483/FUL	3	commenced	BC/20/0847/DOMFP
<b>BSE</b>	Out Westgate, 62, Kevor House	(i) 5 no. dwellings (following demolition of existing 3 no. storey building) (ii) Associated car parking, landscaping and hardstanding.	DC/16/1655/FUL	2	commenced	BC/18/1022/DOMIN
<b>BSE</b>	No's 2-4 St. Andrews Street North And Land To Rear Of No's 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	5	commenced	BC/19/0945/DOMIN
<b>BSE</b>	Cornhill, 33-34	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	commenced	BC/19/1059/NDMIN
<b>BSE</b>	Barton Road Land at Winfield House  known as Conifers	1 no. dwelling with detached garage/store (revised scheme to that approved under DC/13/0628/FUL).	DC/16/1185/FUL	1	commenced	BC/17/0382/DOMIN
<b>Cavendish</b>	Ducks Hall Lane, Ducks Hall (farm building to rear)	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		
<b>Cavendish</b>	Houghton Hall, The Grain Barn	(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		
<b>Cavendish</b>	Treetops, Water Lane	Householder planning application - conversion of existing garage and single storey rear extension to form annexe	DC/20/2010/HH	1		
<b>Cavendish</b>	Peacocks Road, land adj to 19	1no dwelling	DC/20/0472/FUL	1		
<b>Cavendish</b>	Houghton Hall Cottages, 6	one replacement dwelling with an additional annexe	DC/18/0502/FUL	1	commenced	BC/19/0531/DOMFP



Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
<b>Cavenham</b>	Agricultural Building Park Farm The 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 one dwelling (ii) associated operational development.	DC/20/2229/P3QPA	1		
<b>Chedburgh</b>	The Green, 2	two dwellings	DC/20/0297/FUL	2		
<b>Chedburgh</b>	Queens Lane, Majors (south of)	1no dwelling	DC/20/0132/FUL	1	commenced	BC/16/0742/DOMFP
<b>Chevington</b>	Chedburgh Road, Broad Green Cottage	Planning Application - (i) 1no. replacement dwelling and (ii) detached 1no. bay garage and 2no. bay cart lodge with storage and rooms above (iii) temporary use of new outbuilding as applicant's living accommodation while replacement dwelling in constructed (previous application DC/18/2448/FUL)	DC/18/2448/FUL	0		
<b>Chevington</b>	Chedburgh Road, 60	Planning Application - 1no. dwelling (demolition of existing steel framed storage building)	DC/19/1268/FUL	1		
<b>Chevington</b>	Factory Lane (Cat Paw Cottage, 12 Factory Lane & Twyil House, 10 Factory Lane)	2 no. detached dwellings (following demolition of existing B1 workshop)	DC/16/2040/FUL	2	commenced	BC/17/0770/DOMIN
<b>Clare</b>	Stoke Road, Bench Barn Farm	Conversion of 1no. dwelling to 2no. dwellings and two storey rear extension	DC/19/1220/FUL	1		
<b>Clare</b>	Chilton Street, The Gig House	Planning Application - (i) Conversion and extension of existing cottages and brick stable, to form 1 no. dwelling (ii) detached cart lodge	DC/20/0172/FUL	1		
<b>Clare</b>	High Street, 1	Planning application - change of use of ground floor from cafe/delicatessen (class A3) to dwelling (class C3)	DC/20/1628/FUL	1		
<b>Clare</b>	High Street, 3	Planning application - change of use from mixed use residential and retail (A1/C3) to residential (C3)	DC/20/1378/FUL	1		
<b>Clare</b>	new dwelling Chilton Street	Planning application - a. one dwelling b. new vehicular access	DC/20/2225/FUL	1		
<b>Clare</b>	Malting Lane, Clare Antiques	Change of use from Antiques Centre (A1) to 9no. self contained flats (C3)	DC/16/0103/FUL	9	commenced	BC/19/0404/DOMFP
<b>Clare</b>	Chilton Street, Barn NW of Strutts House	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	commenced	BC/21/0131/DONFP
<b>Clare</b>	Chilton Street, land nw of Hamlets	1 no. dwelling	DC/19/2122/FUL	1	commenced	BC/21/0831/DOMFP
<b>Coney Weston</b>	Crow Street, Pinnocks Farm, Pinnocks Farmhouse	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		
<b>Cowlinge</b>	Newmarket Road, Bridgelands Farm	cou from storage to 2 dwellings	DC/17/0646/PA	2		
<b>Cowlinge</b>	Newmarket Road, Bridgelands Farm	cou from storage to 2 dwellings	DC/17/0647/PA	2		
<b>Culford</b>	The Street, land adj to Whitecroft (Highcroft House)	(i) 1no. dwelling (ii) Detached garage with first floor store area	DC/18/0847/FUL	1		
<b>Culford</b>	Brandon Road, Green Farm, Goat Barn	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		
<b>Culford</b>	Brandon Road, Green Farm	one new dwelling	DC/20/0224/RM	0		

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<b>Culford</b>	Brandon Road, Tilhill Offices	Prior Approval Application - Change of Use from Office (B1(a)) to Residential (C3) creating 1 dwelling.	DC/14/0481/FUL	1	commenced	BC/14/0877/DOMFP
<b>Denston</b>	Top Green, Sunnyside	Planning Application - 2no Dwellings (following demolition of existing dwellings)	DC/19/1878/FUL	0		
<b>Eriswell</b>	RAF Lakenheath, Zone 4 Plot 10 Redwood Lane	one dwelling	DC/16/1089/FUL	1		
<b>Eriswell</b>	RAF Lakenheath, Zone 4 Plot 5 Chestnut Way	one dwelling	DC/16/1088/FUL	1		
<b>Exning</b>	Burwell Road, 43	(i) change of use of ancillary office/storage outbuilding to residential dwelling and (ii) single storey front extension	DC/18/0772/FUL	1		
<b>Exning</b>	Oxford Street, 18	Change of use of residential annexe (C3) to ad-hoc short term and overnight visitor accommodation (Sui Generis)	DC/18/2313/FUL	-1		
<b>Exning</b>	The Highlands, land adj 7	1 no dwellings and new access from The Highlands	DC/19/1389/FUL	1		
<b>Exning</b>	The Highlands, 3, Shangri La	Planning application - one dwelling with detached double garage and shared access	DC/20/1939/FUL	1		
<b>Exning</b>	The Highlands, 6	Reserved Matters Application - Submission of details under DC/17/1488/OUT the means of access, appearance, landscaping, layout and scale - for 1 no. dwelling	DC/19/0702/RM	1	commenced	BC/18/0915/DOMFP BC/21/0436/DOMFP
<b>Exning</b>	The Drift, Driftend	1no. dwelling with new vehicular access (resubmission of DC/17/1251/FUL)	DC/17/2555/FUL	1	commenced	BC/19/0040/DOMFP
<b>Exning</b>	Burwell Road, Halfway House	1no. dwelling and creation of new vehicular access (following demolition of existing dwelling and outbuildings)	DC/18/2392/FUL	0	commenced	BC/19/1246/DMOFP
<b>Exning</b>	Highlands, 2, land north of	1½ storey detached dwelling	DC/15/1863/FUL	1	commenced	BC/21/0106/DOMFP
<b>Flempton</b>	West Stow Road, land rear of St Catherines Church	Outline Planning Application (Means of Access to be considered) - 1no. Dwelling	DC/19/1717/OUT	1		
<b>Flempton</b>	New Dwelling Adjacent To Candlemas Bury Road Flempton Suffolk	1 no. dwelling with garage	DC/20/2199/FUL	1		
<b>Fornham All Saints</b>	Pigeon Lane, Barn	conversion of existing barn to dwelling	DC/18/1140/FUL	1		
<b>Fornham All Saints</b>	The Green, Little Moseleys	Reserved Matters Application - Submission of details under DC/17/0029/OUT - the means of access, appearance, landscaping, layout and scale for the construction of 4no. dwellings	DC/20/1355/RM	4		
<b>Fornham All Saints</b>	Aldridge Lane, Land adj. 15 (known as Bramleys)	Erection of new dwelling	DC/14/0015/FUL	1	commenced	BC/16/0706/DOMIN
<b>Fornham St Martin</b>	Russell Baron Road, land east of 1	Planning Application - (i) 1 no. dwelling (following demolition of boat house) with associated vehicular access;	DC/17/0687/FUL	1		
<b>Fornham St Martin</b>	The Street, Fornham House	(i) Single storey extension to provide 17 bedrooms and support facilities and additional parking area	DC/16/0464/FUL	0		
<b>Fornham St Martin</b>	Land East Of 1 Russell Baron Road	1 no dwelling	DC/20/0207/FUL	1		
<b>Fornham St Martin</b>	The Street, land adjacent to The Old Parsonage	Reserved Matters Application - Submission of details under DC/18/0829/OUT the means of access, appearance, landscaping, for 1 no. dwelling	DC/20/1832/RM	1		
<b>Freckenham</b>	Isleham Road, Four Ways Farm	(i) conversion of barn to dwelling, (ii) single storey extension and (iii) cladding to existing barn conversion	DC/18/2040/FUL	1		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
Freckenham	Fordham Road, 7	(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	5 Mortimer Lane, barn east of	Planning Application - (i) change of use and conversion of agricultural building to dwelling (Class C3) (ii) change of use of agricultural land to residential garden and (iii) provision of vehicular access	DC/20/0146/FUL	1		
Freckenham	Elms Road, Elms Farm Barns	Planning Application - Conversion of barns into 1no. dwelling - in association with DC/17/2327/PMBPA	DC/20/0822/FUL	2		
Freckenham	Brookside Stud, Stud Farm	(i) 1no. Dwelling and (ii) Continued Use of Existing Temporary Mobile Home Until Completion of Dwelling	DC/17/0953/FUL	1	commenced	BC/21/0445/DOMFP
Gazeley	Moulton Road, land at Gazeley Stud Farm	(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		
Gazeley	Highwood Road, 2A	one dwelling	DC/17/1512/FUL	1	commenced	BC/21/0216/DOMBN
Great Barton	Livermere Road, The Barn	1 dwelling and garage	DC/18/0779/FUL	1		
Great Barton	Brand Road, Paltry Farm (Paddock Barn)	Change of use of B8 storage and distribution building to 1no. residential dwelling	DC/18/1507/FUL	1		
Great Barton	Livermere Road, Greenwood	(i) 1no. dwelling, (ii) detached double garage and associated vehicular access	DC/18/2343/FUL	1		
Great Barton	The Park, land adj Berwyn	1no dwelling with car port and access	DC/18/1650/FUL	1		
Great Barton	Brand Road, Ashmore Farm	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/P3OPA)	DC/19/2450/P3QPA	3		
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/P3OPA	1		
Great Barton	Conyers Green, Cavalaire	1no. dwelling with attached cartlodge (following demolition of existing dwelling and garage) as amended by the plan received 18.06.2018.	DC/18/0895/FUL	0	commenced	BC/19/0168/DOMFP
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  <b>1. 4. 5. 6 and 7 are new build and 2 and 3 are conversion</b>	DC/20/1193/FUL	7	commenced	BC/19/1494/DOMIN
Great Bradley	Matthews Lane, 180, Sheppys	1no. Dwelling (following demolition of existing semidetached property)	DC/17/1229/FUL	0		
Great Bradley	ThurLOW Road, Spring Barn	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 Bradley	The Street, The Coach House Barn (known as The Long Barn)	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	commenced	BC/20/0849/DOMFP
Great Livermere	Plot 1 opposite Street Farm House, The Street	Planning Application - change of use (i) conversion of existing single storey barn to 2no. dwellings (ii) conversion of barn to office (class B1) (iii) additional office block (following demolition of existing barn) (iv) site access, parking and landscaping.	DC/20/0539/FUL	2		
Great Thurlow	The Street, Goldings Yard	(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		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
Great Thurlow	Withersfield Road, The Hill, The Old Forge	(i) Replacement dwelling (ii) new garage	DC/19/0244/FUL	0		
Great Wratting	School Road, land east of Waterfields	1 no dwelling	DC/19/0534/FUL	1		
Hargrave	Wickhambrook Road, Freiston Lodge	Planning Application - 1no Dwelling (following demolition of existing dwelling)	DC/19/1348/FUL	0		
Hargrave	Birds End Farm	Householder Planning Application - Conversion of existing garage incorporating side extension and first floor to create annexe and garage	DC/19/1361/HH	1		
Haverhill	Francis Close, 5	(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	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	Stephen Close, 1, Dayspring	1no. two storey dwelling following demolition of single storey side extension and garage etc	DC/18/0521/FUL	1		
Haverhill	Hill Crescent , Land to rear Beechwood and Albany House	Outline Planning Application (all matters reserved) - 1no. dwelling	DC/19/0521/OUT	1		
Haverhill	High Street, 1-3	(i) Change of use to first floor level from A1 (ancillary retail storage) to C3 (Dwellings) to create <b>7no. flats including</b> (ii) external alterations with associated parking spaces, cycle storage and refuse and recycling facilities	DC/19/0226/FUL	7		
Haverhill	Notley Drive, 3	Householder Planning Application - (i) Two storey side and rear extensions including integral garage (ii) <b>Conversion of existing garage to form residential annexe</b> (iii) 1no. new first floor side window	DC/19/1413/HH	1		
Haverhill	Falklands Road, 17	Householder Planning Application - Conversion of existing garage to annexe ancillary to existing dwelling	DC/19/1813/HH	1		
Haverhill	Swan Lane, 4	Planning Application - Change of use of first and second floors from beauty salon (sui generis) to 2no. residential flats (Class C3)	DC/20/0209/FUL	2		
Haverhill	Camps Road, Bevan House	Outline Planning Application (Means of Access to be considered) - 6no. residential apartments	DC/19/0875/OUT	6		
Haverhill	Queen Street, 6-8	Planning Application - (i) 1 no. apartment building consisting of 3 no. apartments and ground floor office area (following demolition of existing single storey building and removal of steel container) and (ii) ground floor extension to existing shop - (amended plans and additional information received 18th January 2021).	DC/19/0874/FUL	3		
Haverhill	Station Road, Land adj. 6	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	2	commenced	SE/08/1227/R
Haverhill	Wratting Road, 24	dependent persons annexe	DC/18/0621/HH	1	commenced	BC/18/0974/DOMFP
Haverhill	Helions Park Avenue, 2a	one dwelling	DC/17/2411/FUL	1	commenced	BC/19/0653/DOMFP
Haverhill	Paske Avenue, 23	one dwelling (planning permission has expired but logged as commenced)	SE/08/0646	1	commenced	BC/19/0856/DOMBN
Haverhill	High Street, 65-67	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	commenced	BC/20/0047/DOMFP
Haverhill	Crowland Road, 64	1 no dwelling	DC/19/2251/FUL	1	commenced	BC/21/0039/DOMFP
Hawstead	Church Road, land off	(i) 1no.dwelling with (ii) 1no. detached garage and (iii) alterations to existing access from Church Road	DC/19/0233/FUL	1		

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Hawstead	The Pound, land adj 1	1 no dwelling	DC/19/1720/FUL	1		
Hengrave	Stanchils Farm Lane, The Bull Barn, Sir Johns	(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	1	commenced	BC/16/1374/DOMFP
Hepworth	The Street, Aspen Parva	1 detached annexe	DC/18/1821/HH	1		
Hepworth	Church Lane, Church Farm	Change of use from D1 (Museum) to <b>C3 (Residential)</b>	DC/18/1836/FUL	1		
Hepworth	Land Rear Of Springfield, The Street	Planning Application - 1no. Dwelling and detached garage	DC/20/0489/FUL	1		
Hepworth	site adjacent to Fairholme, North Common	(i) 1no dwelling with access and (ii) detached garage	DC/19/0045/FUL	1	commenced	BC/19/1331/DOMFP
Hepworth	Fairholme, North Common	Planning Application - 1no dwelling and associated garage (following demolition of existing bungalow)	DC/19/0044/FUL	0	commenced	BC/19/1331/DOMFP
Herringswell	Warren Road, Warren Beeches	Change of use of land for the siting of a mobile home as a permanent essential workers dwelling	DC/18/2292/FUL	1		
Herringswell	Herringswell Road, Herringswell Manor, Dwelling 1	Conversion of garages and stores to 2no Dwellings	DC/19/0947/FUL	2		
Herringswell	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 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no.	DC/20/1224/P3QPA	1		
Herringswell	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 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling (ii) associated operational development	DC/20/1224/P3QPA	1		
Higham	Barrow Road, Grove Farm	1 No. two-storey dwelling for occupation by a rural worker	DC/15/1607/FUL	1	commenced	BC/16/0419/DOMFP
Holywell Row	Laurel Close, land south of	6no. detached dwellings with cart lodges, garages and associated works (demolition of agricultural buildings)	DC/20/0486/FUL	6		
Holywell Row	The Street, land adjacent Clovelly	(i) 1no. dwelling (ii) new vehicular access	DC/19/2240/FUL	1	commenced	BC/20/0217/DOMFP
Holywell Row	land off Willow Close	5no dwellings and associated access	DC/18/1206/FUL	5	commenced	BC/21/0066/DOMFP
Holywell Row	Land Adj 24 The Street	Proposed 1 no. 1.5 storey cottage (ii) Proposed 1 no. Single storey dwelling	DC/15/2106/FUL	2	commenced	BC/18/0544/DOMBN
Honington	Mill Road, adjoining Blueberry Cottage	1 no dwelling and cartlodge and garage	DC/20/0649/FUL	1		
Hopton	High Street, The Vine Inn	Change of use and conversion from public house storage (B8) to residential dwelling (C3)	DC/17/0892/FUL	1		
Horringer	The Street, The Beehive	Planning Application - Single storey building of 6 no. bedrooms for bed and breakfast accommodation	DC/20/0545/FUL	0		
Hundon	Simms Lane, Hill View, Barn 1	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	Lower Road, The Old Pumping Station	(i) 3no. dwellings and associated garages (ii) pedestrian link to public footpath (iv) alterations to existing access	DC/19/1817/FUL	3		

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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		
Hundon	Simms Lane, Barn 3, Hill View	COU from light industrial (B1(c)) to dwelling (C3)	DC/20/0345/P3PAPA	1		
Hundon	Mortlocks Farmhouse, Mortlocks Farm, Brockley 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 buildings to dwellinghouses (Class C3) to create 2no. dwellings (ii) associated operational development	DC/20/0531/P3QPA	2		
Hundon	Mill Lane, adj 17 (Mill Bungalow)	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	commenced	BC/19/0063/DOMIN
Icklingham	The Street, land adj 45 to 47	one new dwelling	DC/17/0208/FUL	1	commenced	BC/18/0609/DOMFP
Icklingham	The Street, Rose Corner	Reserved Matters Application - Submission of details under Outline Planning Permission DC/19/0762/OUT for access, appearance, landscaping, layout, and scale for 1no. dwelling and detached garage	DC/20/0839/RM	1	commenced	BC/20/1136/DOMFP
Ingham	Thetford Road, The Gables	1no dwelling and alterations to the fenestration of the existing Bungalow ('The Gables')	DC/18/2228/FUL	1		
Ingham	Glebe Close, 9	Outline Planning Application (all matters reserved) - 1no. dwelling (previous application DC/19/1273/OUT)	DC/20/1074/OUT	1		
Ixworth	Beeches Close, 5, Sycamores	1 no. dwelling and detached double garage (following demolition of existing dwelling)	DC/17/1949/FUL	0		
Ixworth	Stow Road, The Willows	single storey detached annexe	DC/19/0333/HH	1		
Ixworth	St Edmunds Close, land adj to Ixworth House (12a, Saddle Nook)	Planning Application - Conversion and extensions to outbuildings to form 1no. dwelling	DC/19/2185/FUL	1		
Ixworth	Crown Lane, Wood Street Farm Barn	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of agricultural buildings to dwellinghouses (Class C3) to create 1 no dwelling	DC/20/0852/FUL	1		
Ixworth	Blackbourne View, Peddars Close	Planning application - Conversion of existing communal lounges/rooms into three additional extra-care self-contained flats.	DC/20/1447/FUL	3		
Ixworth	The Moat House Commister Lane	Householder planning application - conversion and single storey rear extension of existing garage to annexe	DC/20/2141/HH	1		
Ixworth	High Street, The Beeches	Single and two storey extension to provide 10 bedrooms	DC/15/1354/FUL	0	commenced	BC/19/0929/NDMRV
Ixworth	High Street, Robert Peel Guest House	conversion of existing property to 4no. maisonette flats including associated internal alternations; external window alterations and replacement windows; repairs to the main roof and re-roofing of the internal roof slopes and flat roof.	DC/15/2054/FUL	3	commenced	BC/19/1256/DOMRG
Ixworth	Peacock Rise, 6	detached annexe	DC/20/0969/HH	1	commenced	BC/20/0909/DOMFP
Kedington	Rectory Road, Stablecroft	change of use of residential annexe from Bed and Breakfast C1 to residential C3 in association with Stablecroft (no net gain)	DC/18/1361/FUL	0		
Kedington	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 buildings to dwellinghouse (Class C3) to create 3 no. dwellings (ii) associated operational development	DC/20/1178/P3QPA	3		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
<b>Kedington</b>	Hundon Road, Stonebridge Farm	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 3 no. dwellings (ii) associated operational development	DC/20/1178/P3QPA	3		
<b>Kenny Hill</b>	Mildenhall Drove, Little Paddocks, Old Barn Cottage	Planning application - Change of use of day care services (D1) to 3no. dwelling houses (C3) with parking provision, to be occupied in conjunction with the adjacent day care use	DC/20/1481/FUL	3		
<b>Kentford</b>	Bury Road, Flint House	Outline Planning Application (All matters reserved) - 2no. dwellings with detached garages	DC/17/1114/OUT	2		
<b>Kentford</b>	Gazeley Road, land west of	1no. dwelling (following demolition of existing garage) (now known as The Pippins)	DC/16/2762/FUL	1	commenced	BC/17/1128/DOMFP
<b>Lakenheath</b>	Junction of Wings Road and Mill Road	Planning Application - 2no. dwellings with integral garages and new vehicular access	DC/17/0889/FUL	2		
<b>Lakenheath</b>	Back Street, 15a	1no. dwelling and detached garage (following demolition of existing dwelling and attached garage)	DC/18/1350/FUL	0		
<b>Lakenheath</b>	High Street, 29	Change of use of existing Barn/workshop to residential dwelling (C3)	DC/18/0341/FUL	1		
<b>Lakenheath</b>	High Street, 154	Partial change of use from A3 (store and kitchen) to C3 (bedsit/dwelling)	DC/18/0711/FUL	1		
<b>Lakenheath</b>	Anchor Lane, 21	1 no dwelling	DC/18/2051/FUL	1		
<b>Lakenheath</b>	High Street, 124, The Lakenheath Hotel	Change of use from Hotel (C1) to 3no. residential apartments (C3)	DC/17/2307/FUL	3		
<b>Lakenheath</b>	Hall Drive, Retreat Gardens	Demolition of 1no. Dwelling	DC/19/1279/FUL	-1		
<b>Lakenheath</b>	Mill Road, 12, land rear of	1 no. dwelling with garage	DC/19/1240/FUL	1		
<b>Lakenheath</b>	High Street, 124 land adj to	Planning Application - 2no. dwellings	DC/19/1727/FUL	2		
<b>Lakenheath</b>	Plot 1, 39 Station Road	1 no dwelling	DC/20/0781/FUL	1	commenced	BC/17/1018/DOMFP
<b>Lakenheath</b>	High Street, 19 (Lloyds Bank building)	Planning Application - (i) Change of use of ground floor bank/offices (Class A2) to residential dwellings (Class C3) including, (ii) two storey rear extension (partial demolition of existing flat roofed extensions) to form 5no. self-contained apartments	Dc/20/1273/FUL	5		
<b>Lakenheath</b>	84 High Street	Planning Application - (i) 1no dwelling (ii) double garage (iii) conversion of outbuilding to garage	DC/20/19390/FUL	1		
<b>Lakenheath</b>	Back Street, 7, The Lakenheath Village Home	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	6	commenced	BC/17/1055/DOMFP
<b>Lakenheath</b>	Eriswell Road, 27, Pleasant View (known as 1-8 Stirling View)	Planning Application - 8no. dwellings with associated garages, parking and access (demolition of existing dwelling)	DC/16/2265/FUL	7	commenced	NHBC 50755532
<b>Lakenheath</b>	Wingfield Road, Development site	Planning Application - 3no. dwellings (Demolition of two dwellings)	DC/17/2349/FUL	1	commenced	BC/18/0543/DOMFP
<b>Lakenheath</b>	Springfield Drive	1 no. dwelling	DC/18/2082/FUL	1	commenced	BC/19/0144/DONMFP
<b>Lakenheath</b>	Wings Road, land to the rear of 29	1 no dwelling	DC/18/0556/FUL	1	commenced	BC/20/1050/DOMFP
<b>Lakenheath</b>	Back Street, land rear of 15 High Steet	3 no dwellings and associated garages	DC/18/0637/FUL	3	commenced	BC/20/1119/DOMFP
<b>Lakenheath</b>	Hall Drive, Lakenheath Hall	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	commenced	BC/20/0787/PARTNR

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<b>Lidgate</b>	The Street, land adj to The Forge	(i) 1no. dwelling; (ii) 1no. ancillary outbuilding/garage and (iii) improvements to existing access	DC/18/1147/FUL	1		
<b>Lidgate</b>	Development site, The Old Rectory, The Street	Planning Application - Conversion and extension of existing barn to create 1no. Dwelling	DC/19/1694/FUL	1		
<b>Little Thurlow</b>	Broad Road, garages east of 4	Reserved Matters Application - (i) Submission of details under Outline Planning Permission DC/17/1341/OUT for access, appearance, landscaping, layout, and scale for 1no. dwelling with associated access and parking (ii) Discharge of Conditions 7 (Bound surface material) and 8 (Surface water discharge) of DC/17/1341/OUT	DC/20/0804/RM	1		
<b>Little Thurlow</b>	The Street, land adj to Mungo Lodge	(i) 2no. dwellings and garaging (following demolition of 2no. existing dwellings); (ii) refurbishment of Mungo Lodge (following partial demolition) and (iii) improved access	DC/18/0409/FUL	1	commenced	BC/0389/DOMFP
<b>Little Whelnetham</b>	The Street, land adjacent to 1 Hall Cottages	(i) 1no. dwelling (ii) creating of new vehicular access and (iii) parking and amended parking for 1 Hall Cottages	DC/19/0137/FUL	1	commenced	BC/19/1416/DOMFP
<b>Little Wratting</b>	Haverhill Road, Wratting Croft	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		
<b>Little Wratting</b>	Anne Sucklings Lane, land east of Boyton Hall Farmhouse	Outline Planning Application (All matters reserved) - 3 no. dwellings	DC/19/1724/OUT	3		
<b>Little Wratting</b>	Anne Sucklings Lane, Land adj Chapel Farm Cottage	(i) 2no. dwellings and (ii) 2no. garages	DC/19/0223/FUL	2	commenced	BC/18/0995/DOMIN
<b>Mildenhall</b>	Queens Drive, Adjacent no 7 (known as no 5)	Proposed two storey dwelling	DC/18/2275/FUL	1		
<b>Mildenhall</b>	High Street, 13	(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		
<b>Mildenhall</b>	New Street, 4a	Change of use from A1 (part of estate agents) to C3 (dwelling)	DC/19/1301/FUL	1		
<b>Mildenhall</b>	Churchyard, First Floor, Breckland House, 8	Planning Application - Change of use of ground floor offices (Class B1) to residential flat (Class C3)	DC/19/2180/FUL	1		
<b>Mildenhall</b>	Kingsway, 14	Householder Planning Application - Single storey rear extension to create 1no. Self contained residential annexe (Previous Application - DC/19/1725/FUL)	DC/20/0203/HH	1		
<b>Mildenhall</b>	New Street, 2	Planning Application - (i) Change of use and conversion of florist (Class A1) to 2no. flats (Class C3) (ii) insertion of 2 no. windows to rear elevation and replacement stairs	DC/20/0274/FUL	2		
<b>Mildenhall</b>	6b Mill Street	Planning Application - Change of use from Beauty Salon (Sui Generis) to Residential (Class C3)	DC/20/1121/FUL	1		
<b>Mildenhall</b>	land adj Tarn Hows, Bury Road	Planning Application - (i) 1no. Dwelling (previous application DC/19/2352/FUL)	DC/20/1553/FUL	1		
<b>Mildenhall</b>	Downing Close, Garage areas	Planning Application - 5no. dwellings and 33no. parking spaces (following demolition of 43no. garages) - Previous Application DC/17/2585/FUL	DC/19/0508/FUL	5		
<b>Mildenhall</b>	Newnham Close, garage areaa	Planning Application - 6 no. dwellings and 30 no. parking spaces (demolition of 39no. lock-up garages) - (Previous Application DC/17/2587/FUL)	DC/19/0506/FUL	6		
<b>Mildenhall</b>	Pembroke Close, garage area	Planning Application - 6no. dwellings and 45no. parking spaces (following demolition of 60no. garages)	DC/19/0505/FUL	6		
<b>Mildenhall</b>	Kingsway, 9, Maids Head	Planning application - Conversion of existing storage barn to one dwelling with associated access and parking	DC/20/1870/FUL	1		



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<b>Mildenhall</b>	Folly Road, amenity land	Planning Application - 1no. dwelling with detached garage and associated works	DC/17/1416/FUL	1	commenced	BC/18/0691/DOMFP
<b>mildenhall</b>	New Street, 2a	change of use from retail to two flats	none - enforcement	2	commenced	BC/20/0577/DOMBN
<b>Mildenhall</b>	Field Road, land adjacent to Rocksand	1 no dwelling and detached double garage	DC/19/0512/FUL	1	commenced	BC/20/0855/DOMFP
<b>Moulton</b>	Milburn Drove, Plot 1 Drove End	(i) 2no. dwellings and detached garages and (ii) amendments to existing access (resubmission of DC/17/2137/FUL)	DC/18/0749/FUL	2		
<b>Moulton</b>	Brookside, 15	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	0		
<b>Moulton</b>	The Street, 16, Lawn House	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		
<b>Moulton</b>	Development site, Jeddah Way	Outline Planning Application (Means of Access and Layout to be considered) - 4no. Dwellings	DC/19/2284/OUT	4		
<b>Moulton</b>	Gazeley Road, Amento	Planning application - one dwelling (following demolition of existing bungalow and outbuildings)	DC/20/1996/FUL	0		
<b>Moulton</b>	The Street, 22	Replacement dwelling and garage (Demolition of existing dwelling)	DC/15/2139/FUL	0	commenced	BC/19/1111/DOMRV
<b>Newmarket</b>	Nat Flatmand Street, 8	conversion of existing dwelling into 2 dwellings - net gain one unit	DC/17/0696/FUL	1		none advised
<b>Newmarket</b>	St Marys Square, 5	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		
<b>Newmarket</b>	Fordham Road, 1 Hatchfield Cottages	1no. detached annexe to the rear as amended by plans received 25th September 2017	DC/17/1574/HH	1		
<b>Newmarket</b>	All Saints Road, 147, The Old Courts	Change of use from residential (C3) to Office (B1a)	DC/18/0238/FUL	-1		
<b>Newmarket</b>	St Marys Square, 5	COU of HMO to four studio apartments	DC/18/0348/FUL	3		
<b>Newmarket</b>	Hamilton Road, Southfield Farm Cottages	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	0		
<b>Newmarket</b>	Exeter Road, land adjoining Church	2 no. dwellings and associated access/parking.	DC/18/0540/FUL	2		
<b>Newmarket</b>	Church Lane, 3-4 St Marys Cottages	Planning Application- Single storey rear extension to create 1no studio apartment	DC/18/1094/FUL	1		
<b>Newmarket</b>	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		
<b>Newmarket</b>	Old Station Road, 44, Flat 2 Marlborough House Stables	Internal alterations to existing ground floor flat in order to create 2no. separate flats at ground floor level	DC/18/2570/FUL	1		
<b>Newmarket</b>	High Street, 122	(i) Conversion of first floor storage area and addition of roof extensions to provide 9no 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		
<b>Newmarket</b>	High Street, 104	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		
<b>Newmarket</b>	Fordham Road, La Grange House	1 no dwelling	DC/19/1084/FUL	1		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
Newmarket	Cemetery Hill, Etheldreda House, Brickfield Stud	Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Demolition of existing house and 1no. stable block	DC/19/1852/DE1	-1		
Newmarket	Cemetery Hill, Brickfiels Stud, Barnside	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	Sycamore House, New Cheveley Road	Planning Application - (i) Conversion of roof space to form 2 no. self-contained flats (ii) Enclosed external staircase on rear elevation (iii) insertion of pitched roof dormer windows to front elevation	DC/20/0220/FUL	2		
Newmarket	Exning Road, 140	Planning Application - (i) sub division of existing single dwelling into 2no. apartments (ii) associated parking and amenity area to the rear	DC/20/0434/FUL	1		
Newmarket	land west of 104 Crockford Road, Woodditton Road	Planning Application - <b>Cross Boundary Application</b> (majority within East Cambridgeshire District Council) - 4 no. dwellings	DC/19/2058/FUL	4		
Newmarket	Granby Street, land rear of 58	Planning Application - 1no. dwelling	DC/20/0134/FUL	1		
Newmarket	Hamilton Road, 8	Householder Planning Application - detached annexe (following demolition of existing building)	DC/20/1307/HH	1		
Newmarket	High Street, 30-32	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) to dwellinghouse(s) (class C3) to create 6 no. dwellings	DC/20/1796/P3OPA	6		
Newmarket	High Street, 30-32	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) to dwellinghouse(s) (class C3) to create 6 no. dwellings	DC/20/1796/P3OPA	6		
Newmarket	The Coach House 168 High Street	Prior approval application under part 3 of the Town and Country Planning (general permitted development) (amendment and consequential provisions) (England) order 2015 - part change of use from offices (class B1) to dwellinghouse(s) (class C3) to create four dwellings	DC/21/0038/P3OPA	4		
Newmarket	Bury Road, 35 - Freemason Lodge	3 Storey five bedroom dwelling (Trainers House)	F/2007/0292/FUL	1	commenced	BC/14/0067/DOMFP
Newmarket	Falmouth Avenue, Dayrell	Erection of three storey dwelling (following demolition of existing bungalow)	F/2012/0672/FUL	0	commenced	BC/16/0121/DOMFP
Newmarket	Cricket Field Road, land off	Erection of one apartment.	DC/13/0158/FUL	1	commenced	BC/17/0262/DOMRG
Newmarket	Granby Street, Balham Villas (known as 7 Balham Villas)	Conversion of existing property to create 1no additional apartment	DC/16/1856/FUL	1	commenced	BC/17/0166/DOMFP
Ousden	Front Street, White Shutters, The Barn	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	1	commenced	BC/18/1477/NDMIN
Ousden	Front Street, land adjacent to 1 The Hill	1no dwelling as amended by plan received 02 December 2016 altering the access	DC/18/2498/FUL	1		
Ousden	Dairy Farm, Front Street	Planning Application - (i) Change of use and conversion of 2no. barns to 2no. dwellings (Class C3) (ii) associated external alterations	DC/20/1314/FUL	2		
Ousden	Springside, Front Street	Planning application - (i) combine existing 2no. dwellings to 1no. dwelling (ii) single storey rear extension and canopy (following demolition of existing rear extensions	DC/20/1529/FUL	-1		
Pakenham	The Street, Plot 1 The Dell	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	Stansfield Road, Flax Farm, Barn	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		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
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/14/2162/FUL	3		
Red Lodge	Warren Road, 18	Two new dwellings	DC/18/1023/OUT	2		
Red Lodge	Warren Road, plot 1 rear of 2	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	Warren Road, 44, land to south west of treetops	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 rear of 19 Boundary Road, Warren Road	Planning Application - (i) 1no. dwelling (ii) creation of new vehicular access	DC/20/0883/FUL	1		
Red Lodge	Turnpike Road, land adjacent to 54	1 no dwelling	DC/18/1731/FUL	1	commenced	BC/19/1488/PARTNR
Red Lodge	Turnpike Road, land to rear of 54	Planning Application - Proposed New Dwelling	DC/18/0090/FUL	1	commenced	BC/21/0132/DOMFP
Red Lodge	Warren Road, 8 (rear of 7)	Planning Application - 4no. detached bungalows and garages	DC/17/1035/FUL	4	commenced	BC/19/0158/DOMFP
Rede	Downings Farm, Whepstead Road	Planning Application - Change of use and conversion of agricultural outbuilding (sui generis) to dwelling (Class C3) and associated works and alterations	DC/19/2467/FUL	1		
Risby	Newmarket Road, White Horse Inn	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		
Risby	The Green, 7-9	Planning Application - (i) 3no. dwellings (ii) associated highways access, parking and garden boundary works, including alterations to the access/parking/boundary at adjacent 1 Flempton Road (following the demolition of the existing flats)	DC/20/0874/FUL	0		
Risby	Hall Lane, 1	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/20/1521/P3QPA	5		
Rougham	Home Farmhouse, The Drive, Rushbrooke	Planning Application - Replacement dwelling with associated landscaping (Demolition of existing dwelling and outbuilding)	DC/18/2091/FUL	0		
Rougham	land adj to Country View, Plot 1, The Green	Outline Planning Application (Means of Access to be considered) - 2no. Dwellings	DC/19/1080/OUT	2		
Rougham	Oak Farm Barn, Moat Lane	conversion of residential annexe to dwelling	DC/20/0680/FUL	1		
Sicklesmere	Sudbury Road, The Garage	Planning Application - (i) 5no. dwellings (demolition of redundant fuel filling station/garage, commercial premises and bungalow) (ii) Retention of bungalow known as Sandy Hollow with amendments to existing access (as amended by plans received 12.02.2020)	DC/19/1356/FUL	5		
Stanningfield	Lawshall Road, Newhall Farm, The Old Dairy	one new dwelling and conversion of one dwelling to storage barn	DC/17/2150/FUL	0		
Stanningfield	Chapel Road, Homestead	1 no dwelling with new access	DC/18/1264/FUL	1		
Stanningfield	Norse Avenue, 5	Planning Application - 1no. dwelling (following demolition of existing garage and single storey element of the host dwelling) (previous application DC/18/1781/FUL)	DC/19/2127/FUL	1		
Stansfield	Lower Street, land adjacent Wayside Forge	Planning Application - 1no. dwelling with alteration of vehicular access	DC/19/1458/FUL	1		
Stansfield	Elm Far Cottages, Assington Green	Planning Application - (i) 2no. dwellings (ii) 2no. cart lodges (iii) vehicular access (following demolition of 2no. Existing dwellings)	DC/20/1022/FUL	0		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
<b>Stansfield</b>	Land At Aspen House, Assington Green	Planning Application - (i) Conversion and change of use of land and workshop/cart lodge to dwelling (Class C3) (ii) improvements to existing parking area	DC/20/1152/FUL	1		
<b>Stanton</b>	Upthorpe Road, school bungalow	Planning Application - Change of use of bungalow from educational use (Class D1) to residential use (Class C3)	DC/17/1533/FUL	1		
<b>Stanton</b>	Meadow Court, land off	1 dwelling	DC/17/2248/FUL	1		
<b>Stanton</b>	Duke Street, land adjacent to former Nurseries	1no. dwelling and associated car port following demolition of existing barn and outbuildings)	DC/18/1957/FUL	1		
<b>Stanton</b>	Duke Street, Mulberry Barn	Convert existing outbuilding into detached annexe with integrated double carport	DC/19/0281/HH	1		
<b>Stanton</b>	Old Bury Road, Dwelling	Outline Planning Application - (Means of Access to be considered) - 1 no dwelling with new access	DC/19/1208/OUT	1		
<b>Stanton</b>	Hepworth Road, Marlow Home and Garden	(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		
<b>Stanton</b>	land at Chardale, Dale Road	1 no dwelling and cart lodge	DC/19/1918/FUL	1		
<b>Stanton</b>	Roseway, Bury Road	Planning Application - (i) 2no. dwellings (ii) detached triple garage (iii) alterations to existing access	DC/20/0675/FUL	2		
<b>Stanton</b>	Stanton Community Primary School, Bury Lane	Outline Planning Application (Means of Access to be considered) - (i) 7no. dwellings (demolition of school building) (ii) Formation of new vehicular access from Bury Lane and associated on site parking	DC/17/1087/OUT	7		
<b>Stanton</b>	The Old School, Bury Lane	Planning Application - (i) Conversion and change of use of redundant school building to form 3no. residential units and; (ii) new vehicular access and associated parking	DC/17/1093/FUL	3		
<b>Stanton</b>	Duke Street, Land to rear of Stone Cottage (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	1	commenced	SE/09/1172/R
<b>Stanton</b>	Bury Road, Land to east of 19 (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	1	commenced	BC/13/0168/DOMFP
<b>Stanton</b>	Grove Lane, dwelling	1 no. dwelling	DC/19/1164/FUL	1	commenced	BC/21/0508/DOMFP
<b>Stanton</b>	Bury Road, Rose and Crown Public House (COU of PUB)	change of use of existing public house and outbuildings to <b>3 no. detached residential dwellings with associated demolition of modern additions and construction of new extensions (CONVERSION OF PUBLIC HOUSE)</b>	DC/15/1100/FUL	1	commenced	BC/18/1238/DOMBN
<b>Stoke-by-Clare</b>	Moor Hall Road, Little Paddocks	i) 3no. detached dwellings (ii) 2 no. cartlodges (iii) new vehicular access (following demolition of bungalow) [...]	DC/16/2711/FUL	2		
<b>Stradishall</b>	The Street, former Village Hall	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		
<b>Stradishall</b>	Farley Green, former Piggery	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		
<b>Stradishall</b>	Margarets Place, land adj 29	(i) Proposed New Dwelling (ii) Double Garage/Garden store with first floor Office	DC/18/1265/FUL	1		
<b>Stradishall</b>	Farley Green, former piggery	(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		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
<b>Stradishall</b>	land at Edmunds Hill	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Planning Application Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling (ii) associated operational development	DC/20/1097/P3QPA	1		
<b>Thelnetham</b>	High Street, Thripskin Farm	[...] Conversion and extension of outbuilding to provide 1 no. agricultural worker's dwelling [...]	DC/18/2152/FUL	1		
<b>Troston</b>	Hammers Lane, Glebe Lodge	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		
<b>Troston</b>	Ixworth Road, Tanglewood	Householder planning application - conversion of existing garage to annexe with a single storey link extension to dwelling	DC/20/2130/HH	1		
<b>Troston</b>	Livermere Road, The Garage	Planning application - a. four dwellings with demolition of existing former petrol filling station b. associated access and parking area	DC/20/2005/FUL	4		
<b>Tuddenham</b>	High Street, land rear of 20 to 28a	one dwelling	DC/18/0843/FUL	1		
<b>Tuddenham</b>	High Street, adj 11	1 no. dwelling with integral garage and new vehicular access	DC/19/1485/FUL	1		
<b>Tuddenham</b>	Tuddenham VC Primary School, High Street	Planning Application - (i) 8no. dwellings; (ii) 4no. garages and (iii) associated access	DC/18/0470/FUL	8		
<b>Tuddenham</b>	High Street, 70	Planning Application - 1no. Dwelling	DC/19/1716/FUL	1		
<b>Tuddenham</b>	land rear of 47 High Street	1 no dwelling	DC/19/1577/FUL	1		
<b>Tuddenham</b>	Icklingham Road, Longwood Farm	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	1	commenced	BC/17/0598/DOMBN
<b>West Row</b>	Beeches Road, 21	(i) Conversion of existing barn into Annexe (ii) Replacement of existing shed with carport	DC/18/0727/HH	1		
<b>West Row</b>	The Green, Elm Lodge	Householder Planning Application - Conversion of attic above garage to create annexe	DC/19/1729/HH	1		
<b>West Row</b>	The Gages, Hurdle Drove	Planning Application - Conversion of agricultural building to 1no. dwelling with associated access and parking	DC/20/0138/FUL	1		
<b>West Row</b>	Beeches Road, 19, land to the rear of	Reserved Matters Application - Submission of details under DC/19/0191/OUT - the means of access, appearance, landscaping, layout and scale for the construction of 3no. Dwellings	DC/20/1016/RM	3		
<b>West Row</b>	Hayland Drove, The Old Toll House	Erection of two storey log dwelling and garage (Departure from the Development Plan) (Development affecting a Public Right of Way)	F/2013/0010/FUL	0	commenced	BC/14/0467/PARTNR
<b>West Row</b>	Fodderfen Drove, Fodderfen Pumping Station	Change of use of former pumping station to form one residential property (as previously granted under F/2010/0347/COU)	DC/13/0569/FUL	1	commenced	BC/15/1133/DOMBN
<b>West Row</b>	Beeches Road, land to rear of 5	Planning Application - 2 no. semi-detached dwellings and associated parking	DC/15/2092/FUL	2	commenced	BC/16/0310/DOMFP
<b>West Row</b>	The Green, (former dwelling known as Stonewall House)	one new dwelling to replace demolished dwelling	DC/17/1646/FUL	0	commenced	BC/18/0095/DOMFP
<b>West Row</b>	Friday Street, 89 and Chapel Road, Ourplace - land between (Plot 1)	1 no dwelling (part retrospective)	DC/19/0872/FUL	1	commenced	BC/18/0231/DOMIN
<b>West Row</b>	Friday Street, 60	Planning Application - 1no dwelling with attached garage	DC/16/1712/FUL	1	commenced	BC/19/0343/DOMFP

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
West Row	Manor Farm Road, land at	5no. Dwellings	DC/17/2494/RM	5	commenced	BC/19/0432/DOMFP - PLOT 1 BC/19/0260/DOMBN - PLOT 2 BC/19/1096/DOMFP - PLOT 3 DC/19/1158/DOMIN - PLOT 5
West Row	Park Garden, adj 1 & 2	Reserved Matters Application - Submission of details under Outline Planning Permission DC/14/2407/OUT - scale, appearance and layout for 7 no. dwellings	DC/16/2671/RM	7	commenced	BC/19/1320/DOMBN
Westley	Hall Farm Lane, Westley Hall Farm	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	Brockley Road, The Chestnuts	1 no dwelling	DC/19/0404/FUL	1		
Whepstead	Chedburgh Road, Pattles Grove House, Paddocks	1 no. dwelling	DC/19/1256/FUL	1		
Whepstead	Tuffields Road, Bevans Farm	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) conversion of cartlodge to garage	DC/20/1021/P3QPA	1		
Whepstead	barn adjacent to Dovedon Hall Chedburgh Road	Planning Application - Convert existing barn to dwelling	DC/20/0981/FUL	1		
Whepstead	Rede Road, site of the bungalow	one and a half storey dwelling (following demolition of existing dwelling	SE/12/0855/FUL	0	commenced	SE/13/1343/DOMFP
Wickhambrook	Genesis Green, Genesis Green Stud Farm	four flats	DC/16/1395/FUL	4		
Wickhambrook	Ashfield Green, The Hedges	(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		
Wickhambrook	Nunnery Green, Bunters Gait, land adjacent to	1no dwelling and access	DC/19/0961/FUL	1		
Wickhambrook	Giffords Lane, Clopton Hall Farm Barns	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/19/1102/FUL	5	commenced	BC/19/1544/DOMIN
Wickhambrook	Farley Green, Peacocks Farm	Planning Application - Change of use from commercial to residential dwelling (C3) and associated works	DC/19/0480/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/20/0317/FUL	1		
Wickhambrook	Ashfield Green, Samples Farm	Planning application - (i) Erection of dwelling (following demolition of fire damage dwelling) & (ii) Alterations to proposed barn (as approved under SE/08/0293).	SE/13/0948/FUL	0	commenced	BC/14/0510/PARTNR
Wickhambrook	Bunters Road, The Gesyns, The Cottage	1no replacement dwelling	DC/18/1305/FUL	0	commenced	BC/19/0829/DOMFP
Wickhambrook	Farley Green, Peacocks Farm	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	commenced	BC/21/0456/PARTNR
Withersfield	Skippers Lane, Lawn Farm Barn	(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		

Parish or town	Address	Proposal	Most recent full or outline planning application	net dwelling gain (incl affordable)	commenced	Building regs. Ref No.
Withersfield	Homestall Crescent, 5, White Doves (to be known as Black Star, 4a Homestall Crescent)	1 no dwelling	DC/20/0011/FUL	1		
Worlington	Mildenhall Road, Little Orchard	1 no. dwelling and detached garage (following demolition of existing dwelling)	DC/19/0912/FUL	0		
Worlington	The Street, 10, land adjacent The Grove	Planning Application - (i) 1no. dwelling with vehicular access (ii) alteration to existing access to Grove House	DC/20/0775/FUL	1		
Worlington	Freckenham Road, land at 15	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	1	commenced	BC/15/0287/DOMBN
Worlington	Mildenhall Road, building behind 21	Planning permission is sought for: (i) 1 replacement dwelling (following demolition of existing dwelling) (ii) change of use of land to residential garden.	DC/18/1398/FUL	0	commenced	BC/19/1208/DOMBN

## **Appendix 8**

### **Communal accommodation**



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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) 31 March 2021	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	2020 to 2021	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 2021 (completions since shown in brackets)
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.	COMPLETED	0	0	0	0	0	0	0	0	9	COMPLETED	NONE
Haverhill	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	0	Under construction	One unit remaining

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) 31 March 2021	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	2020 to 2021	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 2021 (completions since shown in brackets)
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	Commenced	0	0	0	0	0	0	0	1	0	Under construction	nine unit remaining
Mildenhall			DC/19/2482/FUL	20	Planning Application - (i) conversion and single storey extensions to vacant 35-bed former care home (Class C2 Use) to 30 no. self-contained dwellings (Class C3 use) (ii)	Commenced	0	0	0	0	0	0	0	0	0	Under construction	All units
Newmarket	Kininvie, Fordham Road	N/A	DC/18/1912/FUL & DC/20/1720/VAR	42	63 bed care home for the elderly including car park, bicycle, refuse and garden	0	0	0	0	0	0	0	0	0	0	63	All units
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	0	69	All units
Little Wratting	Little Court		DC/21/0315/FUL with resolution to approve	80	Planning application for specialist dementia care village for up to 120 residents subject to	0	0	0	0	0	0	0	0	0	0		All units
Nowton	Bury Road, Nowton Care Village	N/A	DC/15/1794/FUL allowed on appeal, Dcons approved	40	60 bedroom nursing home with parking was allowed on appeal	0	0	0	0	0	0	0	0	0	0	60	All units

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 commened to date (and not complet ed) 31 March 2021	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	2020 to 2021	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 2021 (completions since shown in brackets)
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\* The ratio for people aged 75 or over in West Suffolk is 15,526 adults/10,338 households =

## **Appendix 9**

### **Statements of common ground for strategic sites**

## **Statement of Common Ground on housing deliverability between**

### **1. West Suffolk Council**

### **2. Sansovino Development Ltd**

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 identified site in accordance with the definition below as 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**

This site located at Hatchfield Farm, Newmarket offers suitable location for future development with planning permission granted for up to 400 homes.

Outline planning permission (DC/13/0408/OUT) was granted on 12/03/2020 for a mixed-use scheme for up to 400 residential units.

The site is also allocated within the SLAP for the former Forest Heath area of West Suffolk Council under Policy SA6(g)

### **Planning status of the site**

The site has planning permission (DC/13/0408/OUT) for 400 residential units, associated open space, foul and surface water infrastructure, two accesses onto the A142, internal footpaths, cycle routes and estate roads, and associated works. Approved by the Secretary of State on 12/03/2020.

Applications have been submitted to West Suffolk Council to discharge relevant pre-commencement planning conditions and a S278 package is under preparation for submission to Suffolk County Council. An application for the approval of reserved matters for the two site vehicular accesses are being prepared and will be submitted in due course

### **Firm progress made with site assessment work**

Significant progress made, including submission of Written Scheme of Investigation for an Archaeological Evaluation for approval by WSC to discharge condition 20. New ecology surveys undertaken.

**Impact that COVID-19 restrictions, Brexit, material and labour shortages have on delivery rates**

We have no specific outlook on the medium/long-term impacts of the listed events/factors. The impact of these will be highly dependent on Government policies for support of construction/funding industries.

**Clear evidence homes have been and will be realistically delivered on this site.**

We forecast 2022 for commencement of access/infrastructure/enabling works. This is subject to approval of reserved matters for the two approved access points and the internal distributor road.

**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 will be funded primarily from internal landowner/developer resources.

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

At present there are no impediments to housing being delivered on the site in the next five years.

Sansovino Developments Ltd anticipate between 100 and 150 dwellings per annum (dpa) will be delivered in the next five year period, with 100 forecasted to be delivered during 2022/23 and 150 delivered in both years 2023/24 and 2024/25.

This will yield 400 new homes in the five year period for West Suffolk residents.



Date 15 December 2021

Tom Willshaw for Lichfields on behalf of Sansovino Developments Ltd



Date 10 February 2022

Signed on behalf of West Suffolk Council

Service Manager Strategic Planning

## **Statement of Common Ground on housing deliverability between**

- 1. West Suffolk Council**
- 2. Taylor Wimpey East Anglia**

This statement has been prepared by the two parties to set out the expected site deliverability timetable for land at land at east of Lady Miriam Way, Mount Road, (Lark Rise).

It demonstrates the deliverability of the identified site in accordance with the definition below as 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**

This site located at land at east of Lady Miriam Way, Mount Road, (Lark Rise) offers suitable location for future development and has already delivered homes as part of the planning permission granted.

Reserved matters planning permission (DC/14/1881/HYB) was granted for a scheme of 320 new residential dwellings and local centre.

The site is also allocated as a strategic site under policy BV4 within the Bury St Edmunds Vision 2031 local plan, adopted September 2014.

The site is under construction.

### **Planning status of the site**

The site has planning permission (DC/14/1881/HYB) for the means of access, appearance, layout and scale for 320 no. Dwellings including 30 per cent affordable housing and associated open space, infrastructure, new local allotments and recycling and bring site - as amended by details received 21 May 2019 and approved Wednesday 31 July 2019.

Phase 1 – 100 dwellings completed – included under DC/14/1881/HYB – completed 2018

Phase 2 – 80 dwellings completed – DC/17/1006/RM

Phase 3 – DC/18/1751/RM – 320 dwellings – permission granted July 2019

### **Firm progress made towards the submission of a planning application**

Reserved matters planning permission (DC/14/1881/HYB) was granted July 2019

Discharge of planning condition process still ongoing and is yet to be concluded (awaiting further feedback from officers regarding submitted information).

No planning performance agreement entered in to with this development.



## **Firm progress made with site assessment work**

All relevant survey work has been completed and submitted as part of application process.

### **Impact that covid-19 restrictions, Brexit, material and labour shortages have on delivery rates**

Taylor Wimpey East Anglia experienced some initial delays during the early stages of the pandemic however, production is now back up to normal levels, albeit materials and resources are in short irregular supply at this time.

### **Clear evidence homes have been and will be realistically delivered on this site.**

Phase 1 – 100 dwellings completed– completed 2018

Phase 2 – 80 dwellings completed – completed 2019

Phase 3 – DC/18/1751/RM – 320 dwellings – permission granted July 2019

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

Taylor Wimpey East Anglia owns the entire site. There are no viability issues on the site and design, s106 requirements and affordable housing will be provided in accordance with policy and as specified in the s106.

Unless there is a significant change in the housing market, viability will not affect Taylor Wimpey East Anglia ability to deliver the housing numbers specified in the next five years.

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

Taylor Wimpey East Anglia are the developers building the entire site. They will also build the affordable provision for the registered providers.

Taylor Wimpey East Anglia anticipate 60 dwellings per annum (dpa) will be delivered in the next five year period. This will yield 304 new homes in the five year period for West Suffolk residents.

<b>Monitoring year</b>	<b>Year 1 2021 to 2022</b>	<b>Year 2 2022 to 2023</b>	<b>Year 3 2023 to 2024</b>	<b>Year 4 2024 to 2025</b>	<b>Year 5 2025 to 2026</b>	<b>After year five (number of units remaining to be built after April 2026)</b>
<b>No of residential units</b>	<b>65</b>	<b>68</b>	<b>57</b>	<b>62</b>	<b>52</b>	<b>0</b>

Date 18 November 2021

D J Humphries

Signed on behalf of Taylor Wimpey

A handwritten signature in black ink, appearing to read 'MB Smith', with a long horizontal flourish extending to the right.

Date 10 February 2022

Signed on behalf of West Suffolk Council  
Service Manager Strategic Planning

## **Statement of Common Ground on housing deliverability between**

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

This statement has been prepared by the two parties to set out the expected site deliverability timetable for land at Anne Sucklings Lane, land north-west of Haverhill.

It demonstrates the deliverability of the identified site in accordance with the definition below as 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**

This site located at Anne Sucklings Lane, land north-west of Haverhill offers suitable location for future development and has already delivered homes as part of the planning permission granted.

Outline planning permission was granted (SE/09/1283) for a mixed-use scheme for up to 1150 units.

The site is also allocated as a strategic site under policy HV3 within 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 27 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.

Phase 1 has completed 200 Homes which have all been occupied since March 2018.

Further reserved matters planning applications have been submitted and approved

Phase 1 (DC/16/2836/RM) – 200 dwellings – permission granted January 2017

Phase 2a (DC/20/0615/RM) – 41 dwellings – permission granted April 2020

Phase 2b (DC/21/0110/RM) – 127 dwellings – permission granted February 2021

### **Firm progress made towards the submission of a planning application**

Persimmon (Suffolk) will be submitting further applications this year for:

- Phase 3b – October 2021 (approximately 113 dwellings)
- Phase 6 – November 2021 (approximately 104 Dwellings)
- Phase 3a (including local centre) – February 2022

A planning performance agreement (PPA) has been entered into with West Suffolk Council for phases 3b and 6 and a series of workshops have taken place which included both internal and external consultees.

It is envisaged that pre-application discussions will commence on phase 3a and the local centre in November 2021.

### **Firm progress made with site assessment work**

Persimmon (Suffolk) have undertaken a number of site assessment work to inform the proposals including ecology, arboricultural method statements and drainage.

### **Impact that COVID-19 restrictions, Brexit, material and labour shortages have on delivery rates**

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

### **Clear evidence homes have been and will be realistically delivered on this site.**

Phase 1 commenced in March 2018 – 200 Homes completed  
Phase 2a commenced December 2020 – 38 Homes completed  
Phase 2b commenced August 2021 – None completed at present

### **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 will be provided in accordance with policy and as specified in the s106.

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

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

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

Persimmon (Suffolk) anticipate 80 dwellings per annum (dpa) will be delivered in the next five year period. This will yield 400 new homes in the five year period for West Suffolk residents.

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 Persimmon Homes Suffolk

Date 28 September 2021



Planning Manager  
Persimmon Homes Suffolk



Date 10 February 2022

Signed on behalf of West Suffolk Council

Service Manager Strategic Planning

## **Appendix 10**

### **Local housing need calculation**

## Appendix 10

Local Housing Need calculation for Former St Edmundsbury area

49323 households in 2021

52598 households in 2031

Projected household growth =  $(52598 - 49323) / 10 = 327.5$  households per year

Local affordability ratio = 10.17

Adjustment factor =  $((10.17 - 4) / 4) * 0.25 + 1$

Minimum annual local housing need figure = **454**

## **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 five year housing land supply (5YHLS) at this time, however they are pipeline sites which are likely to contribute to the five year supply.

<b>Settlement</b>	<b>Site</b>	<b>Developer</b>	<b>Allocation or planning application reference</b>	<b>Number of units</b>	<b>Estimate of when first completions expected on site</b>
Red Lodge	Acorn Way	Not known	SA10a	300	2023 to 2024
Mildenhall	Land west of Mildenhall	Not known	SA4a Master plan subject of consultation	1300	2023 to 2024
Bury St Edmunds	North-east Bury	Berkeley Homes	BV6 and DC/19/2456/HYB pending determination	1250	2024 to 2025
West Row	Beeches Road	Not known	SA14a (part) DC/21/2337/OUT pending determination	106	2024 to 2025
Bury St Edmunds	Station Hill	Not known	BV8 (remaining part – phase 3)	To be determined	2024 to 2025

## **Appendix 12**

### **Responses to consultation comments**

Respondent Name	Agent Name	Question Number	Summary of response	Councils response
. . (Crest Nicholson (c/o agent))	James Firth (Strutt and Parker)	1. Introduction	<p>In its present form we do not consider the Draft Report provides a robust housing land supply position, and consider that the Council would be vulnerable to challenge unless the final report is updated to reflect comments in this submission.</p> <p>We suggest the Council will need to reconsider how it has calculated the former Forest Heath area's component of its five-year housing requirement, and will need to account for shortfall since 2011 (the period from which the adopted target runs). Other local authorities in a similar situation provide examples of how this should be addressed, and we have cited the approach taken by Braintree District Council.</p> <p>Perhaps the biggest concern is the lack of evidence to support the deliverability of Category B sites. We consider the approach taken to evidencing the deliverability of such sites falls far short of that expected by the NPPF and PPG, and we urge the Council to address this issue.</p> <p>Separately, we consider the final report should provide more details to justify delivery rates that have been assumed.</p> <p>We also suggest that the Council may wish to review its approach to estimating lead-in times / provide more evidence to justify these, particularly in respect of sites that do not currently benefit from detailed permission.</p>	<p>The council has taken account of the shortfall of provision since 2011 in the former Forest Heath area and made adjustments to the report accordingly.</p> <p>Evidence on deliverability of category b sites has been enhanced within the appendix 4 to the final report. The council has also separated category a and b sites within the trajectory and appendices to make this clearer. A statement of common ground has been added to appendix 9 to provide further evidence to support the delivery of the Hatchfield Farm site in Newmarket a category b strategic site.</p> <p>The final report and appendices have been updated to support the delivery including evidence to support the delivery rate 80dpa NW Haverhill and lead in times of sites in particular category b sites.</p>
. . (Crest Nicholson (c/o agent))	James Firth (Strutt and Parker)	2. The housing requirement	<p>We agree that it is appropriate for the Council to utilise the Standard Method to determine the housing requirement for the former St Edmundsbury area (as strategic policies in its case are more than five years old); to use the housing requirement established within the Forest Core Strategy Single Issue Review (2019) (SIR) (as this provides a strategic policy setting housing requirement which is less than five years old) for the former Forest Heath area; and to combine the two to determine the overall housing requirement for the District.</p> <p>We note that the Draft Report suggests the Forest Heath Core Strategy Single Issue Review (2019) results in a housing requirement of 340 dwellings per annum (dpa) for the former Forest Heath area's component of the District's five-year housing requirement. We question this. The SIR sets a minimum housing requirement of 6,800 net additional dwellings to be delivered 2011 – 2031. Over this 20-year period, this equates to 340 dpa. However, it is important to recognise that this requirement is defined for a period from 2011; and that between 2011 and 2019, whilst the overall requirement was equivalent to 2,720, only 2,439 dwellings were delivered in the former Forest Heath area (no separate figure for the former area is reported for 2019/20) – a shortfall of 281 dwellings. As such, the SIR requirement for the period 2019 – 2031 is a total of 4,361 dwellings – equivalent to 363 dpa.</p>	<p>The council has taken account of the shortfall of provision since 2011 in the former Forest Heath area and made adjustments to the report accordingly.</p>

Respondent Name	Agent Name	Question Number	Summary of response	Councils response
. . (Crest Nicholson (c/o agent))	James Firth (Strutt and Parker)	3. Previous rates of delivery	<p>Delivery Rates</p> <p>As a general point, we do not consider the Draft Report is clear as to how the varying delivery rates have been determined for specific sites. We suggest the final report should include additional commentary as to how these have been determined.</p> <p>We welcome the use of Statements of Common Ground with developers to help project delivery rates, but would make two observations in respect of how these have informed the Draft Report.</p> <p>Firstly, Statements of Common Ground are only provided in respect of two sites. We recommend the Council seek to obtain Statements of Common Ground with developers of other sites within the District, particularly those sites where there may be challenges with delivery and / or large delivery rates over a sustained period of time are relied upon.</p> <p>Secondly, we would caution against over reliance on developer expectation. We note, for example, that Appendix 9 of the Draft Report includes a Statement of Common Ground between the Council and the developer of North-west Haverhill that includes the statement:</p> <p>“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”</p> <p>However, it is unclear from the Statement of Common Ground what the</p>	<p>Evidence on deliverability of category b sites has been enhanced within the appendix 4 to the final report. The council has also separated category a and b sites within the trajectory and appendices to make this clearer. A statement of common ground has been added to appendix 9 to provide further evidence to support the delivery of the Hatchfield Farm site in Newmarket a category b strategic site.</p> <p>The final report and appendices have been updated to support the delivery including evidence to support the delivery rate 80dpa NW Haverhill and lead in times of sites in particular category b sites.</p>
. . (Crest Nicholson (c/o agent))	James Firth (Strutt and Parker)	4. The housing supply	<p>Large Sites with Planning Permission</p> <p>The Draft Report reports (at paragraph 4.9) a supply of 3,385 dwellings through large sites with planning permission.</p> <p>As noted in Section 2, for the purposes of considering deliverability there is an important distinction between large sites which benefit from detailed permission, and those which only have outline permission. We suggest the finalised housing supply report should distinguish between the two, category a and b sites.</p>	The council has also separated category a and b sites within the trajectory and appendices to make this clearer.
. . (Elveden Farms Ltd (c/o agent))	Miss Sophia Hill (RPS Group Services Limited)	2. The housing requirement	We note that the Council has demonstrated a sufficient delivery of housing over the past 3 year period to satisfy the Housing Delivery Test (HDT) 2020. However, there appears to be an inconsistency in the figures provided by the Council (Appendix 6) and those contained in the Government’s published results. Appendix 6 (Housing Completions) demonstrates that between 2017-2020 a total of 2,331 units were completed (615+815+901), whereas the HDT 2020 results state the figures as 2,404 (634+862+901).	The housing delivery test records a different number of completions to the net residential completions stated in appendix 6 of the report as the former also includes a contribution from communal and student accommodation.

Respondent Name	Agent Name	Question Number	Summary of response	Councils response
. . (Elveden Farms Ltd (c/o agent))	Miss Sophia Hill (RPS Group Services Limited)	3. Previous rates of delivery	Appendix 6 sets out that a total of 623 Affordable housing units were completed between 2017-2020 (174+167+282) of a total number of completions of 2,331. This equates to just 27%. The position has seemingly improved in 2020-21 with 398 of the 821 completions qualifying as affordable, but this is likely to be against a backdrop of greater and increasing need. Further detailed context is therefore sought.	Affordable housing need is addressed through the local plan and monitored in the Authority Monitoring Report (AMR). It does not form part of the five-year housing land supply assessment.
. . (Elveden Farms Ltd (c/o agent))	Miss Sophia Hill (RPS Group Services Limited)	4. The housing supply	Firstly, in terms of the total figure of 4,650 identified supply of sites, we request that further clarification is provided on how this figure has been derived. It is not sufficiently clear from the trajectory at Appendix 2 how the 4,650 figure has been calculated and which sites contribute to it. This is partly due to the fact that the Appendices do not contain totals. In addition, the trajectory does not provide a supporting commentary for each of the sites. We acknowledge that comments are provided in other Appendices of the Report but it would be helpful if a commentary was provided within the 5YHLS Trajectory itself. We do not consider that sufficiently clear evidence has been provided that the sites in the supply tables and trajectory are deliverable in accordance with the definition as set out in the NPPF.	Totals have been added to appendix 2. Commentary is not added to the trajectory as there is insufficient room in the spreadsheet to provide the level of detail required. Further evidence has been provided in the appendices to demonstrate the sites are deliverable.
. . (Network Rail (c/o agent))	Wakako Hirose (Rapleys)	4. The housing supply	We act on behalf of Network Rail Infrastructure Limited ('Network Rail') and have been instructed to submit representations to the current consultation on the Five Year Housing Land Supply Report 2021 ('the Report'). This submission relates to the former railway sidings in Network Rail's ownership ('the Site') which is allocated for development under Policy BV8 in the adopted Bury St Edmunds Vision 2031 Local Plan (2014) and our representations to the Regulation 18 Local Plan Consultation and associated Call for Sites in December 2020. As confirmed in the previous representations, the Site is now available for development with no ownership constraints. As such, Network Rail is committed to the release of the Site for housing development to be delivered without delay. While part of the Site Allocation BV8 which benefits from planning permission is taken into account in the Report, the Site is not included in the five year housing land supply.	The council recognises the site has potential to contribute to the 5YHLS and has included it within appendix 11 as a site coming forward.
. . (Network Rail (c/o agent))	Wakako Hirose (Rapleys)	Appendix 4	It is requested that the Site is included in Appendix 4 (Other Large Sites) and the five year housing land supply figure.	The council recognises the site has potential to contribute to the 5YHLS and has included it within appendix 11 as a site coming forward.

Respondent Name	Agent Name	Question Number	Summary of response	Councils response
. . (Rainier Developments (c/o agent))	Mr Richard Clews (Strutt and Parker)	1. Introduction	<p>On review, we have identified several issues of concern in respect of the Draft FYHLS Report. In brief summary, these include:</p> <ul style="list-style-type: none"> <li>* The approach to calculating the former Forest Heath area's component of the five-year housing requirement;</li> <li>* Lack of evidence to support inclusion of large sites without detailed permission in the five-year supply;</li> <li>* Reliance on optimistic lead-in times and delivery rates in respect of certain sites included in the</li> </ul> <p>Details of our concerns in respect of the Draft FYHLS Report are set out within this representation.</p>	<p>The council has assessed the shortfall for Forest Heath and added this to the housing requirement. The Council has distinguished between category a and b sites in the trajectory and appendices to align with the categories in the NPPF and PPG. The Council has provided further evidence to support the delivery of category b sites listed in appendix 4.</p> <p>The council has provided additional evidence to support the delivery of sites and lead in times in the report and appendices.</p>
. . (Rainier Developments (c/o agent))	Mr Richard Clews (Strutt and Parker)	2. The housing requirement	The Forest Heath Core Strategy Single Issue Review (2019) sets a minimum housing requirement of 6,800 net additional dwellings to be delivered 2011 – 2031. Whilst this equates to 340 dpa over the entirety of the plan period, it is important to recognise that the annualised requirement will alter depending on delivery against the overall target. As noted above, between 2011 and 2019 the former Forest Heath area saw 2,439 dwellings. Against a requirement of 2,720, this entailed a shortfall of 281 homes. Adding this total to the base five-year requirement for the former Forest Heath area (340x5) results in a requirement of 1,981	The council has assessed the shortfall for Forest Heath and added this to the housing requirement.
. . (Rainier Developments (c/o agent))	Mr Richard Clews (Strutt and Parker)	3. Previous rates of delivery	As such, we consider it important that a housing land supply position make clear the number of dwellings projected through Category A sites, and those through Category B sites. In the case of the Draft FYHLS Report however the category of 'large sites with planning permission groups together both Category A and Category B sites. In the interests of clarity and transparency, we suggest these sites be differentiated between those with detailed permission and those with outline.	The Council has distinguished between category a and b sites in the trajectory and appendices to align with the categories in the NPPF and PPG.

Respondent Name	Agent Name	Question Number	Summary of response	Councils response
. . (Rainier Developments (c/o agent))	Mr Richard Clews (Strutt and Parker)	4. The housing supply	<p>The Draft FYHLS Report includes inter alia 'large sites with planning permission' and 'other large sites' as source of five-year housing land supply.</p> <p>Large Sites with Planning Permission</p> <p>The Draft FYHLS Report reports (at paragraph 4.9) a supply of 3,385 dwellings through large sites with planning permission.</p> <p>The NPPF is clear (paragraph 74) that the five-year housing land supply should comprise sites which are both specific and deliverable. The NPPF goes on to provide the definition of a deliverable site within Annex 2. It identifies two different categories of site for this purpose:</p> <p>Sites which do not involve major development and have planning permission (even if only outline permission) and all sites with detailed planning permission – these should be considered deliverable until the permission expires, unless there is clear evidence that they will not be delivered within five years (citing viability issues or long term phasing plans as examples of where evidence may indicate this is the case) ('Category A sites'); and</p> <p>Sites for major development 10+ (dwellings) which benefits from outline planning, an allocation in a development plan, a grant of permission in principle, or are identified on a brownfield register – these should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years ('Category B sites').</p>	The Council has distinguished between category a and b sites in the trajectory and appendices to align with the categories in the NPPF and PPG.
Luke Murray (Tribus Energy)		1. Introduction, 2. The housing requirement, 3. Previous rates of delivery, 4. The housing supply, 5. Monitoring and maintaining the five year supply and appendices 1 to 11	<p>The Scheme is a Nationally Significant Infrastructure Project (NSIP) and will make an important contribution to helping to achieve the government's objectives and commitments for the energy system, including the delivery of a secure and affordable energy supply and decarbonising energy generation to achieve net zero carbon emissions. The DCO application has been accepted for examination by the Examining Authority. After completion of the examination, the Examining Authority will prepare its recommendation and the Secretary of State will decide whether to approve the application.</p> <p>Sunnica Ltd. requests that WSC takes account of this nationally significant project when considering housing land supply and allocation of land for</p>	Comment noted.
Ms Jill Paton (Emery Planning)		2. The housing requirement	<p>We agree that the annual housing requirement for the purposes of calculating the Five Year Housing Land Supply (5YHLS) is 794 dwellings per annum, based on the annual adopted housing requirement of 340 dwellings per annum for the former Forest Heath area and the local housing need using the standard method of 454 dwellings per annum using for the former St Edmundsbury area.</p> <p>This is consistent with paragraph 74 and footnote 39 of the Framework and paragraphs 68-005 and 68-025 of the PPG.</p>	The housing requirement has been updated in the final report to reflect changes made to PPG in December 2020.



Respondent Name	Agent Name	Question Number	Summary of response	Councils response
Ms Jill Paton (Emery Planning)		3. Previous rates of delivery	Between 1st April 2011 and 31st March 2021, 6,555 dwellings were completed in West Suffolk, against a housing requirement of 8,690 dwellings over the same period. The shortfall at 31st March 2021 is therefore 2,135 dwellings. As the adopted housing requirement for the former Forest Heath area is used in the 5YHLS calculation, any undersupply against that figure should be added to the five year requirement. There is no need to do so for the former St Edmundsbury area as undersupply has been factored in as part of the affordability ratio under step 2 as highlighted in paragraph 2a-004 of the PPG.	The council has assessed the shortfall for Forest Heath and added this to the housing requirement.
Ms Jill Paton (Emery Planning)		4. The housing supply	As the Council will be aware, there have been several appeal decisions by the Secretary of State and planning inspectors which have considered the definition of “deliverable” and what constitutes “clear evidence”. We have identified the following themes: 1 - Where no evidence has been provided for the inclusion of category b) sites, the Secretary of State and Inspectors have concluded that these sites should be removed. 2 – The most up to date evidence can be used even after the position statement has been published. This means that if sites do not progress as envisaged at the time the position statement is published, the deliverability of the sites or the number of deliverable units on those sites can be removed. 3 – The form and value of the evidence. Whilst proformas similar to those set out in appendix 1 of the consultation document may be used, the evidential value of any written information is dependent on its content. It is not sufficient to simply record the developer or landowner’s stated intentions. A realistic assessment of the factors concerning delivery must be considered. This means not only are the planning matters that need to be considered but also the technical, legal and commercial/financial aspects of delivery assessed.	The Council has distinguished between category a and b sites in the trajectory and appendices to align with the categories in the NPPF and PPG.  The Council has provided further evidence to support the delivery of category b sites listed in appendix 4.  The council has provided additional evidence to support the delivery of sites and lead in times.
Ms Jill Paton (Emery Planning)		5. Monitoring and maintaining the five year supply	In accordance with paragraph 74 of the Framework, the Council’s position statement should be published annually.	The council's 5YHLS position is published on an annual basis.
Ms Jill Paton (Emery Planning)		Appendix 1	See comments re: the housing supply. We would welcome the opportunity to comment on the returned proformas before the Council’s position statement is published.	The proformas have informed the preparation of the five year housing land supply report which was consulted upon from 22 November to 20 December. The council does not intend to re-consult on the changes made following the consultation.



<b>Respondent Name</b>	<b>Agent Name</b>	<b>Question Number</b>	<b>Summary of response</b>	<b>Councils response</b>
Ms Jill Paton (Emery Planning)		Appendix 2	<p>The Council's five year supply includes 1,128 dwellings on 11 large sites which only had outline planning permission for major development or are allocations which did not have planning permission at the base date.</p> <p>As set out on page 66 of The Framework (2019), the onus is on the Council to provide "clear evidence" that housing completions will begin on these sites in the next five years. However, the Council has decided not to provide any evidence for their inclusion in the draft position statement. The absence of any evidence means that they should not be included in the deliverable supply. This is the approach taken by the Secretary of State and Inspectors, who have been consistent in removing sites with only outline planning permission for major development or allocated sites without planning permission from the deliverable supply where no evidence has been provided. However, we would welcome the opportunity to comment on any evidence the Council relies on for the inclusion of these sites before the Council's position statement is published.</p>	The council does not intend to re-consult on the changes made following the consultation.
Ms Jill Paton (Emery Planning)		Appendix 3 and 5 to 8	No comment at this stage	Comment noted.
Ms Jill Paton (Emery Planning)		Appendix 4	See comments re: Appendix 1 and Appendix 2. Clear evidence should be provided for the inclusion of these sites. The few comments provided does not amount to clear evidence. We would welcome the opportunity to comment on any evidence the Council relies on for the inclusion of these sites before the Council's position statement is published.	The council does not intend to re-consult on the changes made following the consultation.
Ms Jill Paton (Emery Planning)		Appendix 9	Only two statements of common ground have been provided and are not signed. Please publish the statements of common ground for other sites or explain why they have not been undertaken given that they have been provided for these two sites.	Statements of common ground (SofCG) have been provided for three strategic sites as supporting evidence. It has not been possible to obtain SofCG for all category b sites, neither is it considered necessary where other evidence has been provided. A number of the category b sites are either hybrid applications with ongoing reserved matters applications for parcels of land or are soon expected to move to category a sites once decision notices are issued, which do not require the same level of evidence as category b sites.
Ms Jill Paton (Emery Planning)		Appendix 10	This calculation is agreed	Comment noted.
Ms Jill Paton (Emery Planning)		Appendix 11	Consistent with our other answers, clear evidence is required to support the estimate of when first completions are expected on sites.	The council has provided additional evidence to support the delivery of sites and lead in times.

## **Appendix 13**

### **Housing delivery and housing requirement for former Forest Heath area**

### **Appendix 13 Former Forest Heath area – housing requirement**

Monitoring year	Housing requirement	Housing completions (net)
2011-2012	340	332
2012-2013	340	363
2013-2014	340	246
2014-2015	340	182
2015-2016	340	188
2016-2017	340	344
2017-2018	340	380
2018-2019	340	404
2019-2020	340	274
2020-2021	340	320
Total	3400	3033

Housing requirement over 10 year period, from start of the adopted plan period is 3400 dwellings.

The number of homes delivered over the same 10 year period was 3033 homes.

This gives a shortfall of 367 dwellings at 31 March 2021.