

Assessment of the supply of housing land in West Suffolk

December 2025

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Executive summary

The council has demonstrated it has a housing land supply of six years' worth of housing land. A summary of how this assessment has been made is set out below.

The assessment period takes a baseline of 1 April 2025 and assesses supply over a five year period to 31 March 2030.

The housing requirement

The housing requirement is set out in policy SP14 of the recently adopted West Suffolk Local Plan and requires 765 homes per annum.

Given the shortfall in delivery in the monitoring period 2024 to 2025, delivering 616 compared to the 765 homes needed, a shortfall of 148 homes is added to the housing requirement.

The National Planning Policy Framework determined the supply of specific deliverable sites should in addition include a five per cent buffer. A higher requirement of 20 per cent was not needed as the latest housing delivery test measurement (2023) showed 129 per cent of the homes required had been delivered. A five per cent buffer has been applied to the combined housing requirement and shortfall.

The housing supply

The housing supply as demonstrated in the report shows 5,009 homes are considered deliverable in the assessment period. This includes a mix of site sizes from large strategic sites over 100 homes, medium sized sites of between 10 to 99 homes and small sites with less than 10 homes. Market and affordable housing is to be provided and a mix of tenure, house types and sizes in accordance with the local plan requirement at the time of the proposal's consideration. A mix of local, regional and national house builders, including the council's own development company Barley Homes, registered providers and self-build and/or custom build will deliver these homes. The sites identified in the local plan are distributed across the district with development directed to the most sustainable settlements, the towns and key service centres. Provision is made for older person housing and a contribution from this provision is made in the assessment. Greenfield and brownfield sites are identified. Together these factors provide diversity and build in resilience into the supply, giving the council confidence the housings need can be met.

The assumptions and benchmarks used in this report have been informed by the [West Suffolk Housing delivery Study \(2019\)](#) prepared by consultants Turley and the council's own monitoring data since 2019. Further details are set out in the main report.

Site specific evidence

Each of the sites identified meets the National Planning Policy Framework's (NPPF) definition of being deliverable. The council has used this definition to distinguish between category a and b sites. The council wrote to landowners, site promoters and developers seeking information to inform the assessment of anticipated delivery rates of homes on each site with an extant planning permission and or a site allocation in the development plan. This information has been used, alongside commencement and completion data from building control and benchmarks and assumptions on housing delivery. It demonstrates land the sites availability, viability, planning status, progress on technical work and other relevant factors as set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Templates for each site are appended to this report, informed by this data. For some sites it has been necessary to moderate developers expected delivery rates where it does not accord with the Housing delivery study' assumptions and benchmarks.

The table below shows the components from the assessment of the housing land supply.

Table showing the assessment of the housing land supply

Five year deliverable housing supply	April 2025 to March 2030
Annual requirement	765
Five year requirement	3,825
Shortfall	148
Buffer of five per cent	198.65
Identified supply of sites	5,009
Number of years of housing land supply	6.0 years

The assessment of the housing land supply has been calculated using the Sedgefield approach. This adds the shortfall in delivery from the start of the adopted local plan period of 2024 to the housing requirement and then applies a five per cent buffer to this. The council has demonstrated it has a deliverable supply of 5009 homes over the five year period. Overall, the council has demonstrated it has a housing land supply of six years' worth of housing land.

1. Introduction

- 1.1. This report sets out an assessment of the five year housing land supply for West Suffolk district for decision taking. Taking a base date 1 April 2025 and assesses supply over a five year period to 31 March 2030. The assessment is undertaken in accordance with the National Planning Policy Framework (NPPF) published December 2024.

Background

- 1.2. The NPPF requires local planning authorities to identify and maintain a five year land supply of deliverable land for housing as detailed below.
- 1.3. Paragraph 78 states "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."
- 1.4. It goes on to state "The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance."

2. The housing requirement

- 2.1. The housing requirement for the West Suffolk Local Plan is 765 homes per annum(net) as set out in policy SP14 Housing needs.

The housing delivery test

- 2.2. 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 last results published was the 2023 measurement, published on 12 December 2024 and takes the form of a percentage. This showed West Suffolk delivered 129 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 housing supply assessment in accordance with paragraph 78 of the NPPF. As the test was met, in accordance with paragraph 79 of the NPPF there were no consequences and no requirement to produce a housing action plan.
- 2.3. Paragraph 034 of Planning Practice Guidance (PPG) Housing Supply and Delivery states 'Where a new housing requirement is adopted after the publication of the measurement, the Housing Delivery Test calculation will be re-run using the new requirement as set out in paragraphs 17 to 18 of the [Housing Delivery Test rule book](#). Any consequences for under-delivery will be applied from the day after the publication of the re-run measurement.' As the West Suffolk Local Plan was adopted on 15 July 2025 and the last published HDT result was the 2023 measurement, a recalculation of the 2023 HDT will not affect this five year housing land supply.

3. Previous rates of delivery

- 3.1. This report includes information on total net housing completions from the West Suffolk Local Plan base date of 2024 and includes a break-down of affordable housing completions. This information is set out in appendix 6. There were no completions from C2 residential institutional units in the monitoring period from 1 April 2024 to 31 March 2025.
- 3.2. Paragraph 22 of Planning Practice Guidance Housing Supply and Delivery states 'Where shortfalls in housing completions have been identified against planned requirements, strategic policy-making authorities may consider what factors might have led to this and whether there are any measures that the authority can take, either alone or jointly with other authorities, which may counter the trend.' It goes on to state 'The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.'
- 3.3. The council has applied the shortfall of 148 homes since the base date of the West Suffolk Local Plan 1 April 2024. This has taken account of 617 homes were completed in monitoring year 1 April 2024 to 31 March 2025, giving rise to a shortfall of 148 homes against the requirement of 765 homes.

4. The housing supply

4.1. The National Planning Policy Framework (NPPF) paragraph 78 requires 'Local planning authorities should identify and update annually a supply of specific deliverable sites'.

4.2. For sites to be considered deliverable, National Planning Policy Framework (December 2024) 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 five years.

In particular:

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

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years'. (Annex 2)

4.3. The Planning Practice Guidance (PPG): Housing Supply and Delivery gives further advice at paragraph 007 on preparation of five year housing land supply 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 provides a definition of a deliverable site, categorised as type a. or b. 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. The Planning Practice Guidance (PPG) paragraph 011 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. All sites identified have been tested to demonstrate their availability, viability, planning status, progress on technical work and other relevant factors as set out in the National Planning Policy Framework (NPPF) and PPG. The housing trajectory appendix 2 to this report lists the sites which contribute to the supply distinguishing between category a and b sites of the NPPF definition of deliverable. In accordance with the NPPF the housing supply is shown as a net figure thereby taking account of any losses (demolitions, change of use etc). Appendix 3 provides templates for each large sites (10 or more dwellings) with full planning permission at 1 April 2025 which fall within category a. of the definition of deliverable as set out in paragraph 4.2 above. This category comprises large sites with planning permission (at 1 April 2025) 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 relevant five year period.
- 4.6. Appendix 7 provides a list of small sites with planning permission (for less than 10 homes) on 1 April 2025 which are counted as contributing towards the housing land supply. All site numbers are shown as net gain of units. A lapse rate of eight per cent has been applied to these small sites with planning permission for reasons set out in paragraphs 4.29 to 4.32 below.
- 4.7. Appendix 4 provides templates for other large sites for 10 or more homes (category b.) included within the housing land supply. These sites meet the requirements of category b. of the definition of deliverable as set out in paragraph 4.2 above. These include sites allocated in the West Suffolk Local Plan and neighbourhood plans and sites on the brownfield register considered deliverable in the five year period. Where applicable development plan site allocation policy reference numbers are included in the templates at appendix 4. They include sites which have outline or hybrid planning permission or obtained planning permission after 1 April

2025. They include 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.

- 4.8. Sites with permission in principle or on the brownfield register (appendix 5) which are considered deliverable in the relevant five year period, are set out in appendices 3 and 4 where they contribute to the supply as category a. or b. sites.
- 4.9. The planning practice guidance (PPG) Housing supply and delivery paragraph 026 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 adults living in a household using published 2021 census data. For C2 residential institutions units (care homes and nursing homes) considered deliverable and contributing to the supply a ratio of 1.83 is applied. These are listed in appendix 8.
- 4.10. The table below shows the components of housing supply which contribute to demonstrating a five year supply for the monitoring year beginning 1 April 2025 to year ending 31 March 2030.

Table showing the components of the housing land supply

Type of site contributing to the supply in the West Suffolk area	Contributing to supply in five year period (net dwelling gain) from 1 April 2025 to 31 March 2030
Large site with planning permission (category a)	1,671
Other large sites (category b)	2,643
Small sites with planning permission (after applying eight per cent lapse rate)	545
Older person housing contribution (after applying ratio 1.83)	150
Total identified homes from supply of sites	5,009

Information obtained to inform the trajectory

- 4.11. In order to inform the preparation of the housing land supply report, the previous five year supply and whole local plan trajectory ([D10 of the West Suffolk Local Plan examination core document library](#)) were used as a starting point. The council wrote 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 and site allocation in the development plan. A copy of the letter and template can be found at appendix 1. This information has been used, alongside

responses to developer's letters, commencement and completion data from building control to inform appendices 2, 3, 4 and 7. In some cases, it has been necessary for the council to moderate the delivery timescale anticipated by the developer where this does not accord with the benchmarks and assumptions, resulting in a slower rate of delivery. This approach is precautionary and gives the council greater certainty the anticipated supply can be delivered.

West Suffolk Local Plan

- 4.12. On 1 July 2025 the inspectors report into the West Suffolk Local Plan concluded the plan identified a five year housing land supply from the intended date of adoption of the plan, after taking a start date of 1 April 2026. This was forward looking to accord with national planning policy and guidance.
- 4.13. Given the housing trajectory for the local plan examination also included the period 2025 to 2030 which demonstrated a five year supply, this gives confidence the council can currently demonstrate a five year supply. However, in accordance with National Planning Policy Framework (NPPF) it has been necessary to update the completions and commitments to a new base date 1 April 2025 and seek updates from developers to anticipated site delivery timescales. It is also necessary to update the assessment to accord with the NPPF (December 2024), the most recent housing delivery test results (2023 measurement) and the brownfield register (December 2024).
- 4.14. The local plan inspectors report stated at paragraph 210 "For the reasons set out under main issue 6 above, we do consider that the number of homes assumed on AP14 NE Haverhill and AP16 West of Mildenhall are optimistic. A more cautious assumption for those sites could reduce the supply between 2026 and 2031 by around 600." The council has responded to this below.

Adjustment to delivery rate of North east Haverhill

- 4.15. The council has taken into account the inspectors' comments as set out in paragraph 131 of the inspectors report and up to date evidence since the close of the local plan examination in December 2024 on progress in the delivery of the north east Haverhill site. Redrow homes who control the first phase are currently delivering parcels A1, A2 and A8 which total 499 homes. There is a reserved matters planning application under consideration for parcels A3 and A5 which total 198 homes. Redrow has been bought out by Barrett David Wilson but operationally Redrow are continuing to deliver parcels, with parcel A8 planned to be built out jointly by both. There is therefore good confidence Redrow homes and Barrett David Wilson can deliver some 517 homes in phase one, in the five year period. Parcel A4 for an extra care home within phase one is currently being marketed for sale, whilst this shows progress, as a precautionary approach no allowance has been made in the five year period for the completion of care home units. Part of phase two of the scheme has been bought by Bloor homes, who expect to submit reserved

matters applications for parcels A9, A14 and A15 shortly for some 390 homes.

- 4.16. Whilst the completion rate so far has averaged 45 dwellings per annum (dpa), this included the initial year at 14dpa which was built at a lower rate as essential infrastructure including the link road were being developed at the same time. Redrow homes have submitted evidence stating this rate would step up once multiple parcels were opened up enabling Redrow to twin team the site, giving capacity to double delivery rates. This coupled with the expected delivery of the second phase to commence in year two, will result in a significant increase in the delivery rates across the whole site. The council have adjusted the expected delivery to total 552 dwellings over the five year period, to reflect this up to date evidence. This represents a reduction on the delivery rate of 752 previously anticipated by the trajectory considered by the local plan inspectors. This more closely aligns with the delivery rate expected by the local plan inspectors of some 500 homes over the five year period (2026-2031). It is supported by new evidence that phase two has been purchased by Bloor homes who plan to commence and deliver units within the five year period. Therefore, an overall delivery of 552 homes for the site in the five year period is considered realistic.

Adjustment to delivery rate at West Mildenhall

- 4.17. The council have adjusted the delivery rate for site allocation land west of Mildenhall (policy AP16) to 100 homes over the five year period. This is in line with the inspectors' report and reflects the fact the hybrid planning application is expected to be determined later this year. This allows for sufficient lead in time to secure the appropriate reserved matters and commence on site.

Assumptions and benchmarks

- 4.18. The council has established assumptions and benchmarks for lead in times, build out rates and lapse rates based on local circumstances. This was informed by the Housing delivery study prepared by consultants Turley in March 2019 into housing delivery which assessed built out rates, lead in times and lapse rates. The keys findings of the study were considered to be robust and are updated by local evidence gathered by the council since 2019.
- 4.19. **Build out rates** – the study shows 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.
- 4.20. 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 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.

Table showing build out rates by size of site

Site size and number of developers on site	Average build out rate
Small and medium sites	10 or more dwellings per annum
For large sites	One housebuilder – 50 dwellings per annum, based on one developer delivering at one time Two housebuilders or one builder twin teaming the build programme – 100 dwellings per annum, when developer twin team delivery of the site Multiple house builders – 200 or more dwellings per annum

- 4.21. [West Suffolk Housing Delivery Study \(2019\)](#) prepared by consultants Turley does not capture more recent building rate activity therefore the council has monitored delivery rates on strategic sites of Marham Park and Moreton Hall, Bury St Edmunds and north-west and north-east Haverhill and set out its findings below.

Marham Park build out rates

- 4.22. This shows in the monitoring year 1 April 2018 to 31 March 2019 at Marham Park, Bury St Edmunds the delivery rate was 138 dwellings per annum (dpa). In the following six years rates were 215 dwellings, 148 dwellings, 172 dwellings, 237 dwellings, 123 dwellings and 45 dwellings respectively. Marham Park is being built out by a number of developers, including Countryside Properties PLC, Bloor Homes, David Wilson Homes, Bellway and Orbit, leading to much higher rates of delivery on one site than has previously been seen in the district. The slowdown in delivery in the last year reflects the fact delivery of the site is nearing completion, with one remaining developer building out on site.

Moreton Hall build out rates

- 4.23. For the Moreton Hall site, Bury St Edmunds delivery rates for these same years were 66 dwellings, 59 dwellings, 58 dwellings, 61 dwellings, 67 dwellings, 44 dwellings and 71 dwellings respectively.

North-west Haverhill build out rates

- 4.24. For the north-west Haverhill strategic site delivery rates for these same years were 67 dwellings, 89 dwellings, 40 dwellings, 56 dwellings, 71 dwellings and 68 dwellings.

North-east Haverhill build out rates

- 4.25. For the north-east Haverhill strategic site delivery rates for the monitoring year 2021 to 2022 were 14 dwellings, 69 dwellings, 63 dwellings and 34 dwellings respectively.
- 4.26. Evidence in this assessment shows the highest delivery rates in large strategic sites in West Suffolk were 237 homes per annum. This was a strategic site with multiple builders building out at the same time. The average build out rate for large sites is assumed at 50 dwellings per annum, which assumes approximately one dwelling is build each week. This approach is recognised is the industry norm for delivery. Although there can be variations from by different developers and depending on site constraints. This rate can double when there are two developers on site or one developer twin teams the site, so completions double to two dwellings per week. Where different house types and tenures are on offer by different builders and registered providers this increases choice in the market and can lead to build out rates far higher than 50 dwellings per year.
- 4.27. We have learnt from the six years of data since the West Suffolk housing delivery study was prepared that on sites where there are multiple developers or one developer twin teaming construction on site, build out rates have far exceeded the previous highest peak of 112 dpa and it now stands at 237 dpa. Delivery rates will continue to be monitored and reviewed to inform future trajectory planning.
- 4.28. **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 West Suffolk Housing Delivery 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, the study found over half (56 per cent) of all housing sites in West Suffolk were commenced and built out in a single year. The existing assumptions in the Housing delivery study on lead in times are considered to remain appropriate and valid.

Table showing average lead in time

Site size	Average lead in time
Lead in time of sites less than 100 homes	1.3 years
Lead in time of large sites, more than 100 and less than 500 homes	3.5 years

- 4.29. **Lapse rates** – the Housing delivery study shows from available evidence non-implementation of larger sites with planning permission is rare.

- 4.30. Since the study the council has monitored lapse rate of small sites with planning permission across West Suffolk. This has indicated over the monitoring year 2018 to 2019 3.6 per cent of permissions lapsed, for 2019 to 2020 it was 3.3 per cent and in the following three monitoring years (2020 to 2023) it was 2.7 per cent and in 2024 to 2025 it was 8.3 per cent.
- 4.31. Whilst rates have mostly fallen below five per cent, they have shown an increase in the last year to just over eight per cent, which is reflective of what appears to be a slow-down in the housing market nationally. The council has therefore applied a lapse rate of eight per cent to small sites with planning permission. This is a higher level than used in the previous five year housing land supply report. The lapse rates will continue to be monitored on an annual basis the results of which will inform the application in subsequent housing land supply reports.
- 4.32. No lapse rate is applied to large sites as the West Suffolk Housing delivery study demonstrated no incidences of these over a five year period, which was in line with national evidence that non-implementation is uncommon on larger sites outside major urban areas. However, a lapse rate of eight per cent has been applied to small sites (for less than 10 dwellings) with planning permission.

Table showing lapse rates

Site size	Lapse rate
Small sites (less than 10 dwellings)	Eight per cent
Medium and large sites (10 or more dwellings)	No lapse rate applied

Overall assessment of five years' housing land supply

- 4.33. West Suffolk Council has assessed the West Suffolk housing land supply for decision taking making purposes, which gives six years' worth of supply of housing land. This has been calculated using the Sedgfield approach, applying the shortfall in delivery over the five year period and after applying the appropriate five per cent buffer.

Table showing the assessment of housing land supply in West Suffolk

Five year deliverable housing supply	April 2025 to March 2030
Annual requirement	765
Five year requirement	3,825
Shortfall	148
Buffer of five per cent	198.65
Identified supply of sites	5,009
Number of years of housing land supply	6.0 years

Overall, the council has demonstrated it has six years' supply of housing land.

5. Monitoring and maintaining the housing land supply

- 5.1. The council will monitor the housing supply of deliverable sites and will publish an assessment of housing land supply when required in accordance with national planning policy and guidance.

6. Appendices

Appendix 1 – Sites confirmation letter 2025 and template



Contact: Planning Policy

Email: 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 the West Suffolk Local Plan, in 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. The information received may also be used to update the West Suffolk Strategic Housing and Economic Land Availability Assessment.

As part of this process, we are contacting landowners, developers or representatives to confirm what progress has been made or is expected to be made in delivery of the 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.

Local plan allocation/planning application ref	
Site name	
Total capacity (homes)	The site is allocated in the West Suffolk Local Plan as policy AP43. DC/18/1993/OUT and DC/21/2212/RM
Total completions within the next five years (1 April 2025 to 31 March 2030)	

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

Start date for development commencement on site	
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3. Delivery rates – please provide an indication of the number of units you anticipate coming forward per year over the next five years on your site.

These figures should be as realistic as possible, be informed by previous rates of delivery where relevant, have regard to lead in times. Please note annual monitoring dates run from 1 April to 31 March for each year.

Monitoring year	Year 1 2025 to 2026	Year 2 2026 to 2027	Year 3 2027 to 2028	Year 4 2028 to 2029	Year 5 2029 to 2030	After year 5 After 31 March 2030
No of residential units						

4. Further information – please provide further information, where applicable, in the box below.

Ownership and availability – Is the site available for development? Are there any legal or ownership constraints?	
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<p>Developer interest– who will be implementing the scheme, please provide details. For example, the name of the developer(s) and/or registered social housing provider(s)?</p>	
<p>Site assessment work – What firm progress has been made with site assessment work?</p>	
<p>Viability – Is the site viable for the proposed use?</p>	
<p>Infrastructure provision – Is there clear evidence of successful participation in bids for large scale infrastructure funding?</p>	
<p>Progress towards applications, reserved matters, discharge of conditions – What firm progress has been made towards the submission of a planning application?</p> <p>For example has there been formal pre-application, have reserved matters been submitted, preparation of concept statement, master plan, any other relevant information.</p>	

<p>Any other relevant information related to the implementation of the site.</p> <p>Whether there is willingness to enter into a 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>	
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We are seeking a written response in respect of the points raised in this email by 5 September. Please send this information to the strategic planning team using the details below.

Email planning.policy@westsuffolk.gov.uk

We trust that you appreciate the importance of having such site specific information provided to support the five year housing land supply report that is appropriately evidenced and ultimately deliverable. The information collected will be made publicly available. 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 – Housing supply trajectory

West Suffolk housing land supply trajectory November 2025						Year 1	Year 2	Year 3	Year 4	Year 5	
Development plan references	Planning application references	Settlement	Site	Capacity (homes)	Remaining at 1 April 2025 (homes)	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	Completions between 2025 to 2030
Large sites with full planning permission at 31 March 2025(Category a. sites)											
AP43	DC/18/1993/OUT DC/21/2212/RM	Beck Row	Land adjacent 1 St John's Street (also known as Lamble Close)	60	19	19					19
	DC/19/1616/OUT DC/22/1608/RM	Brandon	Land at Gas House Drove	9	9	9					9
AP1	DC/22/1297/FUL	Brandon	Land at Warren Close	20	20			20			20
	DC/14/1881/HYB DC/17/1006/RM	Bury St Edmunds	Moreton Hall (Lark Grange)	500	54	41	13				54
	DC/19/1712/FUL	Bury St Edmunds	Risbygate Street, 28-34	49	8	8					8
	DC/13/0932/HYB DC/17/0595/RM	Bury St Edmunds	North-west Bury St Edmunds (Marham Park)	1137	59	59					59
	DC/22/1267/FUL	Bury St Edmunds	Former gasworks, Tayfen road	171	171	76	70				146
	DC/24/1271/P3CMA	Bury St Edmunds	Ask House, 2 Northgate Avenue, Bury St Edmunds	18	18			18			18
AP27	DC/17/1252/FUL	Clare	Land north of Cavendish Road	53	34	31	3				34
	F/12/0552/OUT DC/14/0942/RM	Exning	Land at Burwell Road	120	10	10					10
	DC/21/0152/HYB	Exning	Land south of Burwell Road	205	75	38	37				75
	DC/16/1252/OUT DC/21/1383/FUL	Haverhill	Social Services, Camps Road	37	37	7	11	11	8		37
	APP/F3545/W/20/3256979 DC/19/1711/OUT DC/22/0469/RM	Haverhill	Land west of Three Counties Way	145	105	41	40	24			105
	DC/16/0473/OUT DC/22/1398/RM	Haverhill	Brickfields Drive	30	30			30			30
AP46	DC/15/2298/FUL DC/22/1257/VAR	Hopton	Land east of Bury Road, Hopton (village hall)	37	36	16	15	5			36
AP31	DC/14/1751/OUT DC/21/2490/RM	Kedington	Land at junction of Hall Road and Mill Road	40	40		15	25			40

West Suffolk housing land supply trajectory November 2025						Year 1	Year 2	Year 3	Year 4	Year 5	
Development plan references	Planning application references	Settlement	Site	Capacity (homes)	Remaining at 1 April 2025 (homes)	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	Completions between 2025 to 2030
AP36	DC/13/0660/FUL DC/19/1392/VAR DC/22/1480/VAR	Lakenheath	Land off Briscoe Way	67	67	10	20	20	17		67
AP33	F/13/0394/OUT NMA(1)/13/0394 DC/21/1294/RM	Lakenheath	Land west of Eriswell Road	140	88	49	34	5			88
AP34	F/13/0345/OUT DC/20/2066/RM	Lakenheath	Rabbithill Covert, Station Road	81	81		41	40			81
AP22	DC/23/0864/FUL	Newmarket	Former St Felix Middle School site	50	50				50		50
	DC/20/1025/FUL	Newmarket	Former Police Station, Vicarage Road	15	15		15				15
AP19	DC/13/0408/OUT DC/22/0420/RM DC/24/0622/RM	Newmarket	Land at Hatchfield Farm	400	400	50	100	100	100	50	400
	DC/19/2128/FUL	Red Lodge	Land off Turnpike Road	25	25	15	10				25
AP39	DC/19/2347/FUL	Red Lodge	Land east of Warren Road	141	118	56	40	22			118
AP51 (part)	DC/18/0614/FUL	West Row	Land east of Beeches Road	46	20	20					20
(part) AP51	DC/21/2337/OUT DC/23/1699/RM	West Row	Beeches Road	100	100		18	50	32		100
	DC/22/2228/FUL	West Row	Land off Friday Street	7	7	7					7
		category a. sub total number of homes				562	482	370	207	50	1671
Sites outline or hybrid planning permission and/or development plan allocations (category b. sites)											
AP53		Bardwell	Land at School Lane	15	15				15		15
AP42	DC/25/0963/OUT pending decision	Barningham	Land south of Hopton Road	37	37				25	12	37
AP24	DC/25/1403/FUL pending decision DC/25/1521/OUT pending decision	Barrow	Land off Bury Road	150	150				50	50	100
AP25		Barrow	Land off Denham Lane	15	15				5	10	15
AP44		Beck Row	Land at Rookery Drove	100	100				27	41	68
AP7	DC/25/0410/OUT pending decision	Bury St Edmunds	Land to the north of Mount Road	120	120					50	50

West Suffolk housing land supply trajectory November 2025						Year 1	Year 2	Year 3	Year 4	Year 5	
Development plan references	Planning application references	Settlement	Site	Capacity (homes)	Remaining at 1 April 2025 (homes)	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	Completions between 2025 to 2030
AP4	DC/24/0659/HYB APP/F3545/W/24/3355633	Bury St Edmunds	West Bury St Edmunds	600	600					30	30
AP6	DC/15/2483/OUT and various RM's	Bury St Edmunds	South-east Bury St Edmunds	1250	1247	55	55	100	150	150	510
AP5	DC/19/2456/HYB APP/F3545/W/22/3297751 DC/25/0571/RM	Bury St Edmunds	North-east Bury St Edmunds	1375	1375				12	96	108
AP55	DC/24/0356/OUT pending decision	Chedburgh	Land at Queens Lane	10	10				10		10
	DC/21/2094/OUT DC/25/1239/RM pending decision	Clare	Townsend nursery, Snow Hill	20	20				20		20
AP13	SE/09/1283 DC/16/2836/RM DC/20/0615/RM DC/21/0110/RM DC/23/1469/RM	Haverhill	North-west Haverhill	980	550	73	64	70	73	66	346
AP14	DC/15/2151/OUT DC/19/0834/RM	Haverhill	North-east Haverhill (Great Wilsey Park)	2500	2322	34	98	153	154	113	552
AP60		Honington and Sapiston	Land north of Troston Road	12	12					12	12
AP61		Honington and Sapiston	Land south of Bardwell Road, Sapiston	10	10					10	10
AP46		Hundon	Land at Mill Lane	10	10				10		10
AP63		Ingham	Land north of Griffin Gardens	10	10				5	5	10
AP29	DC/25/0370/OUT pending decision	Ixworth	Land at Bardwell Road	145	145					25	25
AP30	DC/25/0666/HYB pending decision	Ixworth	Land off Crown lane and west of the A143	145	145					10	10
AP35	DC/14/2096/HYB DC/23/0152/RM pending decision	Lakenheath	Land north of Station Road	375	375		25	50	50	50	175
AP32	DC/18/1492/HYB DC/23/1044/FUL	Lakenheath	Matthews nursery, Dumpling Bridge Lane	27	27			27			27
AP16	DC/24/0151/HYB pending decision	Mildenhall	Land west of Mildenhall, south of West Row Road	1300	1300				20	80	100
AP17	DC/25/0902/FUL pending decision	Mildenhall	Land at College Heath Road	45	45			20	20		40

West Suffolk housing land supply trajectory November 2025						Year 1	Year 2	Year 3	Year 4	Year 5	
Development plan references	Planning application references	Settlement	Site	Capacity (homes)	Remaining at 1 April 2025 (homes)	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	Completions between 2025 to 2030
AP21	DC/21/1242/OUT APP/F3545/W/22/3303347	Newmarket	Land off High Street, Black Bear Lane and Rowley Drive	123	123				20	30	50
AP38	DC/23/1577/OUT pending decision	Red Lodge	Land north of Acorn Way	300	300			15	50	50	115
AP49	DC/23/1777/FUL	Rougham	Land to the west of Kingshall Street	30	30				13	10	23
AP40	DC/19/2481/OUT	Stanton	Land east of Bury Road	220	220				35	50	85
AP52		Wickhambrook	Land west of Bunters Road	40	40					10	10
GB3		Great Barton	Land at School Road	150	150				40	40	80
		category b. sub total number of homes				162	242	435	804	1000	2643
			Small sites consents (minus eight per cent lapse rate)		545	110	110	110	110	105	545
			Residential institutions contribution (after adjustment)		150	30	30	30	30	30	150
		Total homes with planning permission (after adjustment)				864	864	945	1151	1185	5009
		Total West Suffolk housing supply				864	864	945	1151	1185	5009

Appendix 3 – Large sites with planning permission on 1 April 2025 (category a.) templates

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP43. DC/18/1993/OUT and DC/21/2212/RM
Site name	Land adjacent 1 St John's Street (also known as Lamble Close), Beck Row
Total capacity (homes)	60
Total completions expected in five years (1 April 2025 to 31 March 2030)	19

Annual completions	
Prior to 1 April 2025	41
Year 1 2025 to 2026	19
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Tilia Homes are the developers for the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted outline planning permission for 60 homes a (DC/18/1993/OUT) and DC/21/2212/RM was approved on the 24 February 2022.
Progress towards applications, reserved matters, discharge of condition, and so on	The remaining 19 dwellings have already been completed on site in the 2025 to 2026 monitoring year.

Local plan allocation and/or planning application reference	DC/19/1616/OUT and DC/22/1608/RM
Site name	Land at Gas House Drove, Brandon
Total capacity (homes)	9
Total completions expected in five years (1 April 2025 to 31 March 2030)	9

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	9
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The council have not identified a developer for the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted outline planning permission for nine homes as (DC/19/1616/OUT) and DC/22/1608/RM and discharge of conditions 7 and 16 approved on the 5 October 2023.
Progress towards applications, reserved matters, discharge of condition, and so on	The expected annual delivery rate for the site is the same as shown in the previous trajectory to reflect full planning permission is granted for nine homes.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP1. DC/22/1297/FUL
Site name	Land at Warren Close, Brandon
Total capacity (homes)	20
Total completions expected in five years (1 April 2025 to 31 March 2030)	20

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	20
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	The site is within single ownership and there are no restrictions preventing development from being delivered.
Developer interest	Suffolk Property Development Ltd.
Site assessment work	Assessment work carried out in relation to planning application.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	Planning application DC/22/1297/FUL was approved on the 19 December 2024 for eight dwellings and 12 apartments.
Progress towards applications, reserved matters, discharge of condition, and so on	The site delivery has been adjusted to reflect the permission granted on the site for 20 dwellings. The council anticipates the development to commence with all 20 homes completed in year three.

Local plan allocation and/or planning application reference	SE/06/2414 and DC/20/0907/FUL
Site name	Hardwick Industrial Estate, Bury St Edmunds
Total capacity (homes)	123
Total completions expected in five years (1 April 2025 to 31 March 2030)	43

Annual completions	
Prior to 1 April 2025	80
Year 1 2025 to 2026	43
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The original developer ceased trading having completed the retirement units and 65 out of the 125. The current developer for the site is Propiteer Abbots Gate Limited.
Site assessment work	Planning permission has been granted on site and development has commenced on site.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 123 homes (SE/06/2414) and DC/17/1089/VAR on the 8 March 2018. A new planning application (DC/20/0907/FUL) for 66 units has been approved.
Progress towards applications, reserved matters, discharge of condition, and so on	Development has commenced on site with 80 dwellings completed so far as of 1 April 2025. An additional 36 dwellings have commenced but not completed on site. The site delivery has been adjusted to reflect the 23 dwellings delivered in the 2024 to 2025 monitoring year and in accordance with a letter from the developer confirming the delivery rates as per the trajectory

Local plan allocation and/or planning application reference	DC/14/1881/HYB and DC/17/1006/RM
Site name	Moreton Hall (Lark Grange), Bury St Edmunds
Total capacity (homes)	500
Total completions expected in five years (1 April 2025 to 31 March 2030)	54

Annual completions	
Prior to 1 April 2025	446
Year 1 2025 to 2026	41
Year 2 2026 to 2027	13
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The developer for the site is Taylor Wimpey East Anglia and the registered provider for the site is Havebury Housing.
Site assessment work	Site assessment work has been completed and development has commenced on site.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 500 homes as set out in the planning application DC/14/1881/HYB on the 26 February 2016. Numerous reserved matters applications have been submitted and determined. Numerous discharge of conditions applications have been submitted and determined.
Progress towards applications, reserved matters, discharge of condition, and so on	Development has commenced on site and is nearing completion with 54 dwellings remaining to be built on site. The site delivery has been adjusted to reflect the 71 dwellings already delivered in the 2024 to 2025 monitoring year.

Local plan allocation and/or planning application reference	DC/19/1712/FUL
Site name	Risbygate Street, 28-34, Bury St Edmunds
Total capacity (homes)	49
Total completions expected in five years (1 April 2025 to 31 March 2030)	8

Annual completions	
Prior to 1 April 2025	41
Year 1 2025 to 2026	8
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	Not applicable.
Developer interest	Not applicable.
Site assessment work	Not applicable.
Viability	Not applicable.
Infrastructure provision	Not applicable.
Planning permission	The site has been granted full planning permission for 49 homes (DC/19/1712/FUL).
Progress towards applications, reserved matters, discharge of condition, and so on	The remaining eight dwellings have already been completed on site in the 2025 to 2026 monitoring year.

Local plan allocation and/or planning application reference	DC/13/0932/HYB and DC/17/0595/RM and various other RM and discharge of conditions
Site name	North-west Bury St Edmunds (Marham Park), Bury St Edmunds
Total capacity (homes)	1137
Total completions expected in five years (1 April 2025 to 31 March 2030)	59

Annual completions	
Prior to 1 April 2025	1078
Year 1 2025 to 2026	59
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no ownership or availability constraints.
Developer interest	There are a number of developers delivering the site including Countryside Properties, Bloor Homes, David Wilson Homes, Orbit Homes and Ashberry homes (partnership with Bellway Homes).
Site assessment work	Site assessment work has been submitted as part of the planning applications.
Viability	There are no viability constraints.
Infrastructure provision	There are no infrastructure constraints.
Planning permission	The site has been granted planning permission for 1137 homes (DC/13/0932/HYB) on the 8 October 2014. Numerous reserved matters and discharge of conditions application have been approved.
Progress towards applications, reserved matters, discharge of condition, and so on	Development has commenced on site and is nearing completion with 59 dwellings remaining to be completed on site. The site delivery has been adjusted since the previous trajectory to reflect the 45 dwellings delivered in the 2024 to 2025 monitoring year.

Local plan allocation and/or planning application reference	DC/22/1267/FUL
Site name	Former gasworks, Tayfen road, Bury St Edmunds
Total capacity (homes)	171
Total completions expected in five years (1 April 2025 to 31 March 2030)	146

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	76
Year 2 2026 to 2027	70
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	25

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The developer for the site is Weston Homes, who have built out the adjoining site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 171 homes (DC/22/1267/FUL) on the 25 April 2023. Numerous discharge of conditions have been approved.
Progress towards applications, reserved matters, discharge of condition, and so on	The expected annual delivery rate for the site is the same as shown in the previous trajectory to reflect planning permission is granted for 171 homes. The site is coming forward as two separate parcels at different times.

Local plan allocation and/or planning application reference	DC/24/1271/P3CMA
Site name	Ask House, 2 Northgate Avenue, Bury St Edmunds
Total capacity (homes)	18
Total completions expected in five years (1 April 2025 to 31 March 2030)	18

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	18
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The council have not identified a developer for the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	A prior approval application (DC/24/1271/P3CMA) has been approved on site for the change of use from commercial (class E) units to 18 dwellings on the 18 March 2025.
Progress towards applications, reserved matters, discharge of condition, and so on	The expected delivery rates for the site have been informed by the estimated lead in times set out in the housing delivery study.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP27. DC/17/1252/FUL
Site name	Land north of Cavendish Road, Clare
Total capacity (homes)	53
Total completions expected in five years (1 April 2025 to 31 March 2030)	34

Annual completions	
Prior to 1 April 2025	19
Year 1 2025 to 2026	31
Year 2 2026 to 2027	3
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The developer for the site is Denbury Homes Ltd.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 53 homes (DC/17/1252/FUL) on the 28 March 2022.
Progress towards applications, reserved matters, discharge of condition, and so on	Development has commenced on site with 19 dwellings completed as of 1 April 2025 and 22 already completed so far in monitoring year 2025 to 2026. All remaining 12 units have commenced on sit.

Local plan allocation and/or planning application reference	F/12/0552/OUT and DC/14/0942/RM
Site name	Land at Burwell Road, Exning
Total capacity (homes)	120
Total completions expected in five years (1 April 2025 to 31 March 2030)	10

Annual completions	
Prior to 1 April 2025	110
Year 1 2025 to 2026	10
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Persimmon homes are the developers for the site and the adjoining site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted outline planning permission for 120 homes (F/12/0552/OUT) and reserved matters approval DC/14/0942/RM.
Progress towards applications, reserved matters, discharge of condition, and so on	The annual delivery rate for the site is the same as shown in the previous trajectory. This shows 10 dwellings remaining which have already been built out in the monitoring year 2025 to 2026.

Local plan allocation and/or planning application reference	DC/21/0152/HYB
Site name	Land south of Burwell Road, Exning
Total capacity (homes)	205
Total completions expected in five years (1 April 2025 to 31 March 2030)	75

Annual completions	
Prior to 1 April 2025	130
Year 1 2025 to 2026	38
Year 2 2026 to 2027	37
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Persimmon Homes Suffolk are the developers for the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 205 homes (DC/21/0152/HYB) on the 21 January 2022, with full planning permission for 205 homes and outline planning permission for an early years facility.
Progress towards applications, reserved matters, discharge of condition, and so on	The expected annual delivery rate for the site has been altered since the previous trajectory to reflect the 27 dwellings instead of 46 predicted were built in 2024 to 2025. However to date 13 dwellings have commenced and 27 completed so far in monitoring 2025 to 2026. Delivery in the remaining two years has been adjusted to take account of the developer's expected delivery rate.

Local plan allocation and/or planning application reference	DC/16/1252/OUT and DC/21/1383/FUL
Site name	Social Services, Camps Road, Haverhill
Total capacity (homes)	37
Total completions expected in five years (1 April 2025 to 31 March 2030)	37

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	7
Year 2 2026 to 2027	11
Year 3 2027 to 2028	11
Year 4 2028 to 2029	8
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Churchill Living Limited are the developers of the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 34 homes (DC/16/1252/OUT) and DC/21/1383/FUL on the 15 November 2021. A variation of conditions application (DC/24/0837/VAR) was approved in June 2025 for the replacement of eight Juliette balconies with full balconies.
Progress towards applications, reserved matters, discharge of condition, and so on	The site has commenced on site. The site delivery has been adjusted in accordance with a letter from the developer confirming the delivery rates as per the trajectory.

Local plan allocation and/or planning application reference	APP/F3545/W/20/3256979, DC/19/1711/OUT and DC/22/0469/RM
Site name	Land west of Three Counties Way, Haverhill
Total capacity (homes)	145
Total completions expected in five years (1 April 2025 to 31 March 2030)	105

Annual completions	
Prior to 1 April 2025	40
Year 1 2025 to 2026	41
Year 2 2026 to 2027	40
Year 3 2027 to 2028	24
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Taylor Wimpey is the developer for the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 145 homes on appeal APP/F3545/W/20/3256979 (DC/19/1711/OUT) and DC/22/0469/RM approved on the 11 July 2022.
Progress towards applications, reserved matters, discharge of condition, and so on	Planning permission has been granted on site and development has commenced on site with 40 dwellings completed in monitoring year 2024 to 2025. A further 41 dwellings have commenced and 27 have been completed so far in monitoring year 2025 to 2026. The site delivery of the remaining units has been adjusted in accordance with a letter from the developer confirming the delivery rates.

Local plan allocation and/or planning application reference	DC/16/0473/OUT and DC/22/1398/RM
Site name	Brickfields Drive, Haverhill
Total capacity (homes)	30
Total completions expected in five years (1 April 2025 to 31 March 2030)	30

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	30
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The council have not identified a developer for the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	Outline planning permission for up to 30 units was approved on 15 August 2017 with a s106 agreement. 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 has been completed so this site can now come forward. Reserved matters application DC/22/1398/RM was approved 22 May 2023.
Progress towards applications, reserved matters, discharge of condition, and so on	There have been various discharge of conditions applications approved.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP46.
Site name	Land east of Bury Road (Village Hall), Hopton
Total capacity (homes)	37
Total completions expected in five years (1 April 2025 to 31 March 2030)	36

Annual completions	
Prior to 1 April 2025	1
Year 1 2025 to 2026	16
Year 2 2026 to 2027	15
Year 3 2027 to 2028	5
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Burgess Homes Limited are the developers and Flagship are the registered provider on the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted full planning permission for 37 homes (DC/15/2298/FUL) and DC/22/1257/VAR was approved on the 28 April 2023.
Progress towards applications, reserved matters, discharge of condition, and so on	<p>Development on site has commenced with one dwelling completed. An external building control inspector so notification may take place once the development is complete.</p> <p>The site delivery has been adjusted to reflect the one dwelling delivered in the 2024 to 2025 monitoring year and to reflect a letter from the developer confirming their expected delivery rates of the site.</p>

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP31. DC/14/1751/OUT and DC/21/2490/RM.
Site name	Land at junction of Hall Road and Mill Road, Kedington
Total capacity (homes)	40
Total completions expected in five years (1 April 2025 to 31 March 2030)	40

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	15
Year 2 2026 to 2027	25
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	There is a developer connected to the site.
Site assessment work	Numerous discharge of conditions applications have been approved on site.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 40 homes (DC/14/1751/OUT) and DC/21/2490/RM was approved on the 23 June 2022.
Progress towards applications, reserved matters, discharge of condition, and so on	Numerous discharge of conditions applications have been approved. The developers have indicated that the site is under construction and approximately half of homes have been completed onsite and seeking to bring a housing association onboard before occupying the remainder of the site. The site delivery has been adjusted to reflect a letter from the developer confirming the expected delivery rates on the site.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP36. DC/13/0660/FUL, DC/19/1392/VAR and DC/22/1480/VAR
Site name	Land off Briscoe Way, Lakenheath
Total capacity (homes)	67
Total completions expected in five years (1 April 2025 to 31 March 2030)	67

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	10
Year 2 2026 to 2027	20
Year 3 2027 to 2028	20
Year 4 2028 to 2029	17
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	The site is owned by Bennett Plc.
Developer interest	The developer for the site is Bennett homes.
Site assessment work	Planning permission has been granted and development has commenced on site.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 67 homes (DC/13/0660/FUL) DC/19/1392/VAR and DC/22/1480/VAR approved on the 30 March 2023.
Progress towards applications, reserved matters, discharge of condition, and so on	The site is under construction with the commencement of 17 homes. The site delivery has been adjusted to reflect a letter from the developer confirming the delivery rates as per the trajectory.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP33. F/13/0394/OUT, NMA(1)/13/0394 and DC/21/1294/RM
Site name	Land west of Eriswell Road, Lakenheath
Total capacity (homes)	140
Total completions expected in five years (1 April 2025 to 31 March 2030)	88

Annual completions	
Prior to 1 April 2025	52
Year 1 2025 to 2026	49
Year 2 2026 to 2027	34
Year 3 2027 to 2028	5
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	Persimmon Homes Suffolk are the developers for the site. There are no known ownership or availability constraints.
Developer interest	Persimmon Homes Suffolk are the developers for the site.
Site assessment work	The site is under construction.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted outline planning permission for 139 homes as set out in the planning application F/13/0394/OUT and NMA(1)/13/0394 on the 11 December 2018. A reserved matters application DC/21/1294/RM was approved on the 21 December 2023.
Progress towards applications, reserved matters, discharge of condition, and so on	The site is under construction with 52 dwellings completed as of 1 April 2025. The site delivery has been adjusted to reflect the 52 dwellings delivered in the 2024 to 2025 monitoring year and 31 already completed so far in monitoring year 2025 to 2026. The delivery rate reflects a letter from the developer confirming the expected delivery rates on the site.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP34. F/13/0345/OUT and DC/20/2066/RM
Site name	Rabbithill Covert, Station Road, Lakenheath
Total capacity (homes)	81
Total completions expected in five years (1 April 2025 to 31 March 2030)	81

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	41
Year 3 2027 to 2028	40
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	The site will be brought forward by Evera Homes by Cocksedge building Contractors Limited.
Developer interest	The site will be brought forward by Evera Homes by Cocksedge building Contractors Limited.
Site assessment work	Numerous discharge of conditions applications have been approved on site.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 81 homes (F/13/0345/OUT) and DC/20/2066/RM was approved on 14 January 2022.
Progress towards applications, reserved matters, discharge of condition, and so on	Numerous discharge of conditions applications have been submitted and approved since the approval of the reserved matters application.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP22. DC/23/0864/FUL
Site name	Former St Felix Middle School site, Newmarket
Total capacity (homes)	50
Total completions expected in five years (1 April 2025 to 31 March 2030)	50

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	50
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	Site owned by Suffolk County Council and in single ownership.
Developer interest	Edmundham Developments LLP.
Site assessment work	Site assessment work to support planning application.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	Full planning permission (DC/23/0864/FUL) for 50 dwellings approved in July 2024.
Progress towards applications, reserved matters, discharge of condition, and so on	The site delivery has been adjusted to reflect the full permission granted for 50 dwellings on site. Various discharge of conditions have been approved. 45 units have commenced on site to date.

Local plan allocation and/or planning application reference	DC/20/1025/FUL
Site name	Former Police Station, Vicarage Road, Newmarket
Total capacity (homes)	15
Total completions expected in five years (1 April 2025 to 31 March 2030)	15

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	15
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Newmarket Holdings Ltd are the developers for the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted full planning permission for 15 homes (DC/20/1025/FUL) on the 27 November 2020. A planning application to vary conditions (DC/23/1262/VAR) has been submitted and is under consideration.
Progress towards applications, reserved matters, discharge of condition, and so on	Numerous discharge of conditions applications have been submitted and determined. The site delivery has been adjusted to reflect the pending variation of conditions application on site. The council anticipates that the site will be delivered in year two.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP19. DC/13/0408/OUT, DC/22/0420/RM and DC/24/0622/RM
Site name	Land at Hatchfield Farm, Newmarket
Total capacity (homes)	400
Total completions expected in five years (1 April 2025 to 31 March 2030)	400

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	50
Year 2 2026 to 2027	100
Year 3 2027 to 2028	100
Year 4 2028 to 2029	100
Year 5 2029 to 2030	50
After 31 March 2030	0

Ownership and availability	The site promoters for the site are Sansovino Developments Ltd. Countryside properties have taken ownership of the residential parcels of the site.
Developer interest	The developers for the site are Countryside Properties and Sansovino Developments Ltd.
Site assessment work	Site assessment work formed part of the planning application process.
Viability	The site is considered viable for the proposed use.
Infrastructure provision	The construction of the spine road and access has been completed.
Planning permission	The site has been granted planning permission for 400 homes (DC/13/0408/OUT) approved on the 12 March 2020. Reserved matter application (DC/22/0420/RM) for site accesses and spine road approved 9 September 2022. Reserved matter application (DC/24/0311/RM) for landscaping was approved on the 18 July 2024. Reserved matter application (DC/24/0622/RM) for site residential parcels was approved on the 4 October 2024. An outline planning application for the construction of general industrial/storage and distribution/commercial use buildings (DC/24/0720/OUT) was approved on the 4 April 2025.

<p>Progress towards applications, reserved matters, discharge of condition, and so on</p>	<p>Numerous discharge of conditions applications have been approved for the site.</p> <p>The site is under construction with 129 dwellings commenced on site.</p> <p>The expected annual delivery rate for the site is the same as shown in the previous trajectory to reflect that development has commenced on site.</p>
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Local plan allocation and/or planning application reference	DC/19/2128/FUL
Site name	Land off Turnpike Road, Red Lodge
Total capacity (homes)	25
Total completions expected in five years (1 April 2025 to 31 March 2030)	25

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	15
Year 2 2026 to 2027	10
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no ownership or availability constraints.
Developer interest	Aldreth Developments Ltd are the developers for the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 25 homes (DC/19/2128/FUL) approved on the 19 July 2021.
Progress towards applications, reserved matters, discharge of condition, and so on	There are various discharge of conditions and non-material amendments applications in process and determined. The site delivery has been adjusted since the previous trajectory to reflect that there was a delay in site delivery but construction on site has now commenced with nine dwellings completed on site so far in monitoring year 2025 to 2026.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP39. DC/19/2347/FUL
Site name	Land east of Warren Road, Red Lodge
Total capacity (homes)	141
Total completions expected in five years (1 April 2025 to 31 March 2030)	118

Annual completions	
Prior to 1 April 2025	23
Year 1 2025 to 2026	56
Year 2 2026 to 2027	40
Year 3 2027 to 2028	22
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Crest Nicholson Operations are the developers for the site. Sage Homes are the registered providers for the site.
Site assessment work	Site assessment has been carried out.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 141 homes (DC/19/2347/FUL) approved on 31 October 2023.
Progress towards applications, reserved matters, discharge of condition, and so on	23 dwellings were completed in monitoring year 2024/25. A further 63 dwellings have to date commenced but not yet completed on site. So far this monitoring year 2025 to 2026 46 dwellings have been completed. The site delivery has been adjusted from the previous trajectory to reflect the letter from the developer confirming the expected delivery rates on the site.

Local plan allocation and/or planning application reference	The site contains part of the land allocated in the West Suffolk Local Plan as policy AP51. DC/18/0614/FUL
Site name	Land east of Beeches Road, West Row
Total capacity (homes)	46
Total completions expected in five years (1 April 2025 to 31 March 2030)	20

Annual completions	
Prior to 1 April 2025	26
Year 1 2025 to 2026	20
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The site is under construction.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 46 homes as set out in the planning applications DC/18/0614/FUL and DC/20/0873/VAR on the 15 January 2021.
Progress towards applications, reserved matters, discharge of condition, and so on	All remaining dwellings have commenced on site. three dwellings have already completed so far in monitoring year 2025 to 2026. The site delivery has been adjusted to reflect the 21 dwellings delivered in the 2024 to 2025 monitoring year.

Local plan allocation and/or planning application reference	The site contains part of the land allocated in the West Suffolk Local Plan as policy AP51. DC/21/2337/OUT and DC/23/1699/RM (Also see DC/18/0614/FUL for part of site)
Site name	Beeches Road, West Row
Total capacity (homes)	100
Total completions expected in five years (1 April 2025 to 31 March 2030)	100

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	18
Year 3 2027 to 2028	50
Year 4 2028 to 2029	32
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	No ownership or availability constraints identified on site.
Developer interest	The developer for the site is Edmunds Developments Ltd. The contractor for the site is Lovell Partnerships Ltd.
Site assessment work	Site assessment work has been submitted as part of the planning application
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 106 homes (DC/21/2337/OUT).
Progress towards applications, reserved matters, discharge of condition, and so on	Reserved matters application (DC/23/1699/RM) has been approved on site and development will commence once all pre-commencement conditions have been discharged. The site delivery has been adjusted to reflect a letter from the developer confirming the delivery rates as per the trajectory.

Local plan allocation and/or planning application reference	DC/22/2228/FUL
Site name	Land off Friday Street, West Row
Total capacity (homes)	10 (net gain 7)
Total completions expected in five years (1 April 2025 to 31 March 2030)	10 (net gain 7)

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	7
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The developer for the site is Mill House Homes Limited.
Site assessment work	Site assessment work has been submitted as part of the planning application
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 10 homes as set out in the planning application DC/22/2228/FUL on the 5 October 2023.
Progress towards applications, reserved matters, discharge of condition, and so on	Various discharge of condition applications have been approved. Development of eight dwellings commenced on site earlier this year.

Appendix 4 – Other large sites with planning permission on 1 April 2025 (category b.) templates

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP53.
Site name	Land at School Lane, Bardwell
Total capacity (homes)	15
Total completions expected in five years (1 April 2025 to 31 March 2030)	15

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	15
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	Site owned by Suffolk County Council
Developer interest	To be confirmed
Site assessment work	Feasibility works have commenced
Viability	The site is viable for the proposed use
Infrastructure provision	Not applicable
Planning permission	No
Progress towards applications, reserved matters, discharge of condition, and so on	Landowner has indicated that pre-application will commence in January to March 2026, with a planning application to be submitted October to December 2026

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP42.
Site name	Land south of Hopton Road, Barningham
Total capacity (homes)	37
Total completions expected in five years (1 April 2025 to 31 March 2030)	37

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	25
Year 5 2029 to 2030	12
After 31 March 2030	

Ownership and availability	There are two landowners.
Developer interest	Wain Homes are the developers for the site.
Site assessment work	<p>The landowners have informed the council the site is already serviced, as this was undertaken when delivering 21 homes on a neighbouring site which formed a previous local plan allocation.</p> <p>Transport Planning Associates has been instructed by Manor Investments on behalf of the landowners to provide a transport feasibility assessment. This shows the vehicular trips generated would have no unacceptable impact on highway safety.</p>
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	An outline application (DC/25/0963/OUT) was submitted in June 2025 and is pending consideration.
Progress towards applications, reserved matters, discharge of condition, and so on	An outline application (DC/25/0963/OUT) was submitted in June 2025 and is pending consideration. The council anticipates the development to commence with first completions in year four, at a rate of 25 dwellings per annum followed by 12 dwelling per annum in the next year.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP24.
Site name	Land off Bury Road, Barrow
Total capacity (homes)	150
Total completions expected in five years (1 April 2025 to 31 March 2030)	100

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	50
Year 5 2029 to 2030	50
After 31 March 2030	50

Ownership and availability	The site is within single ownership and there are no legal constraints. Bloor Homes have an option agreement on the site.
Developer interest	Bloor Homes Ltd.
Site assessment work	Developers have confirmed that site assessment work is well-advanced in the areas of access and highways, utilities and services, flood risk and drainage, ecology, arboriculture, landscape and visual impact, archaeology and built heritage, geoenvironmental and geotechnical, noise and a draft concept statement.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	<p>A full application (DC/25/1403/FUL) and an outline application (DC/25/1521/OUT) have been submitted on the site for 174 dwellings and are pending consideration. The developer has indicated that they expect to commence development onsite in spring 2027.</p> <p>The council maintains its previous approach to the delivery of this site as shown in the previous trajectory and anticipates the development to commence with first completions in year four, at a rate of 50 dwellings per annum.</p>

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP25.
Site name	Land off Denham Lane, Barrow
Total capacity (homes)	15
Total completions expected in five years (1 April 2025 to 31 March 2030)	15

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	5
Year 5 2029 to 2030	10
After 31 March 2030	

Ownership and availability	The land is within single family ownership with no legal constraints.
Developer interest	Invitations for expressions of interest from developers has resulted in interest from 12 parties.
Site assessment work	Landowners indicate that preliminary technical work to be considered ahead of local plan adoption will include phase 1 contamination assessment, preliminary ecological assessment, biodiversity net gain assessment, access assessment, concept masterplan.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	The landowners have indicated that agent has been appointed and have been in pre-application discussions alongside discussions with interested developers. The site delivery has been adjusted to reflect a letter from the developer confirming the delivery rates as per the trajectory. The council anticipates the development to commence with five dwellings completed in year four and 10 dwellings completed in year five.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP44.
Site name	Land at Rookery Drove, Beck Row
Total capacity (homes)	100
Total completions expected in five years (1 April 2025 to 31 March 2030)	68

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	27
Year 5 2029 to 2030	41
After 31 March 2030	32

Ownership and availability	Single landowner and/or family and no legal and/or ownership constraints. Promotion agreement in place and no covenants.
Developer interest	Once the site has planning permission it will be advertised for sale.
Site assessment work	The outline planning application DC/21/1159/OUT was accompanied by supporting documentation including masterplan, transport assessment, travel plan, flood risk assessment, ecological assessments. The landowners have indicated that this site assessment work is being updated in preparation to submit a new outline planning application.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	The land promoters have indicated that an outline planning application is being prepared and are anticipating the application being submitted in November 2025.
Progress towards applications, reserved matters, discharge of condition, and so on	An outline planning application for up to 112 homes. DC/21/1159/OUT was refused on the site for reasons of prematurity of the emerging West Suffolk Local Plan. Now the West Suffolk Local Plan is adopted and the site allocated a new application is being prepared. The landowner anticipates 70 homes can be built in the three-year period.

	<p>This expected annual delivery rate for the site is the same as shown in the previous trajectory due to the progress being made on site.</p> <p>The council has taken a precautionary approach to delivery and anticipates the development to commence with first completions in year three, at a rate of 27 dwelling per annum and then 41 dwellings per annum in year five.</p>
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Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP7.
Site name	Land north of Mount Road, Bury St Edmunds
Total capacity (homes)	120
Total completions expected in five years (1 April 2025 to 31 March 2030)	50

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	50
After 31 March 2030	70

Ownership and availability	The site is within single ownership and there are no restrictions preventing development from being delivered.
Developer interest	No developer attached to the site, Pigeon (the land promoter) are seeking outline planning consent.
Site assessment work	The land promoter states that a number of baseline assessments have taken place, and technical assessments are progressing.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	An outline planning application (DC/25/0410/OUT) has been submitted and is pending consideration.
Progress towards applications, reserved matters, discharge of condition, and so on	Pre-application discussions commenced July 2024. The land promoter have submitted an outline planning application (DC/25/0410/OUT) and is pending consideration. The land promoter anticipates submitting applications for reserved matters approval and discharge of conditions after the granting of outline consent. The expected annual delivery rate for the site is the same as shown in the previous trajectory due to the progress being made on site.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP4. DC/24/0659/HYB APP/F3545/W/24/3355633
Site name	West Bury St Edmunds
Total capacity (homes)	600
Total completions expected in five years (1 April 2025 to 31 March 2030)	30

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	30
After 31 March 2030	570

Ownership and availability	The allocation is in three landownerships and is being promoted by Pigeon.
Developer interest	No developer attached to the site, and Pigeon (the land promoter).
Site assessment work	The land promoter states that where appropriate, the site has been fully assessed.
Viability	The site is viable for the proposed use.
Infrastructure provision	Key infrastructure on site includes a distributor road, underpass and cemetery extension.
Planning permission	Hybrid planning permission (DC/24/0469/HYB) was granted on appeal (APP/F3545/W/24/3355633) for 485 dwellings May 2025 for part of the West Suffolk Local Plan site allocation.
Progress towards applications, reserved matters, discharge of condition, and so on	Hybrid planning permission (DC/24/0469/HYB) was granted on appeal (APP/F3545/W/24/3355633) for 485 dwellings May 2025. The site capacity reflects the site allocation and delivery has been adjusted to reflect the hybrid planning permission and a letter from the developer confirming the anticipated delivery rates on the site. The council has taken a precautionary approach and anticipates the development to commence with first completions in year five for 30 dwellings.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP6. DC/15/2483/OUT, DC/22/1804/RM, DC/22/1193/RM, DC/23/0738/RM and DC/24/0892/RM
Site name	South-east Bury St Edmunds
Total capacity (homes)	1250
Total completions expected in five years (1 April 2025 to 31 March 2030)	510

Annual completions	
Prior to 1 April 2025	3
Year 1 2025 to 2026	55
Year 2 2026 to 2027	55
Year 3 2027 to 2028	100
Year 4 2028 to 2029	150
Year 5 2029 to 2030	150
After 31 March 2030	737

Ownership and availability	There are no known ownership of availability constraints.
Developer interest	Hopkins Homes, Denbury Homes and Persimmon (Charles Church) are the developers for the site. Flagship are the registered providers for the site.
Site assessment work	Site assessment work has been submitted as part of the planning applications.
Viability	There are no known viability constraints. The site is under construction.
Infrastructure provision	A relief road and other infrastructure are under construction on the site.
Planning permission	The site has been granted planning permission for 1250 homes (DC/15/2483/OUT) on the 6 March 2020. Numerous reserved matters applications and discharge of conditions applications have been approved and submitted including approval for the delivery of the relief road (DC/22/1804/RM), phase one (for 363 dwellings) (DC/22/1193/RM), phase two (for 174 dwellings) (DC/23/0738/RM) of the site.
Progress towards applications, reserved matters, discharge of condition, and so on	Numerous reserved matters applications and discharge of conditions applications have been approved and submitted including for phase four (for 201 dwellings) (DC/25/1013/RM) and are under consideration.

	<p>The relief road is nearing completion.</p> <p>The trajectory has been adjusted to reflect the three developers building on site with a delivery rate of 55 dwellings per annum in year one and two, 100 dwellings per annum in year three and 150 dwellings per annum in years four and five.</p>
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Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP5. DC/19/2456/HYB
Site name	North-east Bury St Edmunds
Total capacity (homes)	1375
Total completions expected in five years (1 April 2025 to 31 March 2030)	108

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	12
Year 5 2029 to 2030	96
After 31 March 2030	1267

Ownership and availability	There are no known ownership of availability constraints.
Developer interest	St Joseph Homes Ltd are the developers for the site.
Site assessment work	A full assessment has been undertaken as part of the planning application. Archaeological assessment of the site is being progressed with Suffolk county council to satisfy a condition on the planning permission.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 1375 homes at appeal AP/22/0031/STAND (DC/19/2456/HYB) on the 13 October 2022. A reserved matters application (DC/25/0571/RM) has also been approved for landscaping on the 16 July 2025.
Progress towards applications, reserved matters, discharge of condition, and so on	The site has a hybrid planning permission with detailed planning for phase one for 287 homes including the access roundabout and a reserved matter has also been approved onsite. Numerous discharge of conditions have been submitted and approved on site. A certificate of lawful use DC/25/1304/CLE has been approved confirming the planning permission.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP55.
Site name	Land at Queens Lane, Chedburgh
Total capacity (homes)	10
Total completions expected in five years (1 April 2025 to 31 March 2030)	10

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	10
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	No known constraints. Single ownership.
Developer interest	Landowners indicated that the site will be marketed once outline planning permission granted.
Site assessment work	Technical work has been completed to support the current planning application (DC/24/0356/OUT).
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No
Progress towards applications, reserved matters, discharge of condition, and so on	Pre-application September 2022 to January 2023. Outline planning application submitted March 2024 for nine homes and is currently being considered (DC/24/0356/OUT). The site delivery has been adjusted to reflect the progress being made on the site. The council anticipates the 10 homes will be completed in year four.

Local plan allocation and/or planning application reference	DC/21/2094/OUT
Site name	Townsend nursery, Snow Hill, Clare
Total capacity (homes)	20
Total completions expected in five years (1 April 2025 to 31 March 2030)	20

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	20
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	The site has been sold for development by the agent.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 20 homes (DC/21/2094/OUT) on the 23 February 2023.
Progress towards applications, reserved matters, discharge of condition, and so on	A reserved matters application DC/25/1239/RM has been submitted on the site DC/21/2094/OUT and is pending consideration.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP13. SE/09/1283 and DC/16/2836/RM
Site name	North west Haverhill, Haverhill
Total capacity (homes)	980
Total completions expected in five years (1 April 2025 to 31 March 2030)	346

Annual completions	
Prior to 1 April 2025	430
Year 1 2025 to 2026	73
Year 2 2026 to 2027	64
Year 3 2027 to 2028	70
Year 4 2028 to 2029	73
Year 5 2029 to 2030	66
After 31 March 2030	204

Ownership and availability	Persimmon Homes owns the entire site. There are no known ownership or availability constraints.
Developer interest	Persimmon Homes are implementing the development. Development has commenced on site with 430 homes being completed on site at the 1 April 2025.
Site assessment work	Various site assessment work has been carried out for the entire site (for example site investigation, ecology, aboricultural method statement, biodiversity net gain, drainage and so on).
Viability	There are no known viability issues on the site and design, s106 requirements and affordable housing is provided in line with policy and as specified in the s106.
Infrastructure provision	The infrastructure application (DC/20/0614/RM) which deals with the internal loop road, drainage of the site and open space has been approved. The approved infrastructure will serve the remaining parcels.
Planning permission	The site has been granted planning permission for 1150 homes as set out in the planning application SE/09/1283. However the council has reduced the capacity to 980 homes in the adopted local plan allocation, to reflect the expected delivery on the site. Reserved Matters have also been granted for the following phases:

	<ul style="list-style-type: none"> • Phase 1 – DC/16/2836/RM – 178 of the 200 are completed. • Phase 2a – DC/20/0615/RM – 41 of 41 dwellings are completed. • Phase 2b – DC/16/2836/RM – 123 out of 123 dwellings are completed. • Phase 3b – DC/22/1447/RM – 113 dwellings. • Phase 6 – DC/22/0618/RM and DC/23/1469/RM – 88 of the 98 dwellings are completed.
Progress towards applications, reserved matters, discharge of condition, and so on	<p>Persimmon Homes has entered planning performance agreements with West Suffolk Council in order to assist progress in each parcel.</p> <p>Further discharge of conditions applications are being submitted and are under consideration.</p> <p>The site is under construction with 40 dwellings completed as of 1 April 2025 and a further 105 dwellings commenced on site.</p> <p>The site delivery has been adjusted to reflect the 58 dwellings delivered in the 2024 to 2025 monitoring year and to reflect a letter from the developer confirming the expected delivery rates on the site.</p>

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP14. DC/15/2151/OUT and DC/19/0834/RM
Site name	North-east Haverhill (Great Wilsey Park), Haverhill
Total capacity (homes)	2500
Total completions expected in five years (1 April 2025 to 31 March 2030)	552

Annual completions	
Prior to 1 April 2025	178
Year 1 2025 to 2026	34
Year 2 2026 to 2027	98
Year 3 2027 to 2028	153
Year 4 2028 to 2029	154
Year 5 2029 to 2030	113
After 31 March 2030	1770

Ownership and availability	There are no known ownership or availability constraints. Redrow Homes acquired land to deliver 899 dwellings, one primary school and other associated infrastructure on phase one. Bloor control part of phase two.
Developer interest	Redrow Homes (Barrett David Wilson) are the developers for the first phase of the site and Bloor control part of the second phase
Site assessment work	Numerous reserved matters applications and discharge of conditions applications have been submitted and are under consideration
Viability	There are no known viability constraints on site
Infrastructure provision	Strategic infrastructure has either been delivered or will be delivered as the build out of the site progresses. Road infrastructure commenced on sites in November 2020.
Planning permission	The site has been granted outline planning permission for 2500 homes (DC/15/2151/OUT) on the 15 August 2018. Numerous reserved matters applications and discharge of conditions applications have been approved and submitted including the approval of the first phase of the site (1080 homes) (DC/19/0834/RM).

<p>Progress towards applications, reserved matters, discharge of condition, and so on</p>	<p>Redrow Homes has entered planning performance agreements with West Suffolk Council in order to assist progress in each parcel.</p> <p>The first phase of development continues to be delivered by Redrow Homes. This will be supported in time with the anticipated delivery of the local centre, and anticipated commencement of Phase 2 in quarter two of 2026.</p> <p>Numerous reserved matters applications and discharge of conditions applications have been approved or submitted and are under consideration.</p> <p>The site has 15 dwellings completed as of 1 April 2025 with a further 71 dwellings commenced on site.</p> <p>The site delivery has been adjusted to reflect the 34 dwellings delivered in the 2024 to 2025 monitoring year and to reflect a letter from the developer confirming the expected delivery rates on the site.</p> <p>Delivery rates are expected to step up in year three, when Redrow (Barrett David Wilson) will twin team the site and Bloor will be building out the first part of phase two.</p>
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Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP60.
Site name	Land north of Troston Road, Honington and Sapiston
Total capacity (homes)	12
Total completions expected in five years (1 April 2025 to 31 March 2030)	12

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	12
After 31 March 2030	

Ownership and availability	The land is owned by a single landowner. There are no legal or ownership constraints. No option or other agreements are in place. There are no covenants or agreements that would limit or constrain development.
Developer interest	Not currently in place.
Site assessment work	The landowner has indicated various technical reports are underway, some of which have already been completed for example flood risk assessment, transport statement, and preliminary ecological appraisal.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	The site delivery has been adjusted to reflect a letter from the developer confirming the delivery rates as per the trajectory. The council anticipates 12 homes will be built out in year five.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP61.
Site name	Land south of Bardwell Road, Honington and Sapiston
Total capacity (homes)	10
Total completions expected in five years (1 April 2025 to 31 March 2030)	10

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	10
After 31 March 2030	

Ownership and availability	The land is owned by a single landowner. There are no legal or ownership constraints. No option or other agreements are in place. There are no covenants or agreements that would limit or constrain development.
Developer interest	No.
Site assessment work	The landowner has indicated various technical reports are underway, some of which have already been completed for example flood risk assessment, transport statement, and preliminary ecological appraisal.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	The site delivery has been adjusted to reflect a letter from the developer confirming the delivery rates as per the trajectory. The council anticipates 10 homes will be built out in year five.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP46.
Site name	Land at Mill Lane, Hundon
Total capacity (homes)	10
Total completions expected in five years (1 April 2025 to 31 March 2030)	10

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	10
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	Site owned by Suffolk County Council. They have indicated they will work collaboratively with any developer involved.
Developer interest	Not known.
Site assessment work	Feasibility works.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	<p>The landowner has previously indicated that pre-application to commence in October to December 2025. Planning application to be submitted April to June 2026. Estimated commencement on site January 2027.</p> <p>The expected annual delivery rate for the site is the same as shown in the previous trajectory.</p> <p>The council anticipates the development to be built out in year four.</p>

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP63.
Site name	Land north of Griffin Gardens, Ingham
Total capacity (homes)	10
Total completions expected in five years (1 April 2025 to 31 March 2030)	10

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	5
Year 5 2029 to 2030	5
After 31 March 2030	

Ownership and availability	There are no legal constraints at the site. The site is owned outright by Inghams Developments Ltd.
Developer interest	Ingham Developments Limited is the developer for the site.
Site assessment work	The land promoter has indicated that the site work has been undertaken for possible contamination.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	The site delivery has been adjusted to reflect a letter from the developer confirming the delivery rates as per the trajectory. The council anticipates the development to commence in year four at a delivery rate of five dwellings per year in both years four and five.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP29.
Site name	Land at Bardwell Road, Ixworth
Total capacity (homes)	145
Total completions expected in five years (1 April 2025 to 31 March 2030)	25

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	25
After 31 March 2030	120

Ownership and availability	The land is available for development, is free from any overriding constraints. There are no legal, ownership or other known impediments to prevent the early delivery of housing.
Developer interest	No developer attached to the site. Pigeon (the land promoter) will be seeking outline planning consent.
Site assessment work	The land promoter states that a full suite of planning surveys and reports have been undertaken, including in relation to contamination, noise and ecological considerations.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	An outline planning application (DC/25/0370/OUT) has been submitted on the 3 March 2025 for 160 dwellings and is pending consideration.
Progress towards applications, reserved matters, discharge of condition, and so on	An outline planning application (DC/25/0370/OUT) has been submitted on the 3 March 2025 for 160 dwellings and is pending consideration. The site delivery has been adjusted to reflect the progress being made on the site. The council anticipates the development to complete 25 dwellings in year five.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP30.
Site name	Land north of Crown Lane, Ixworth
Total capacity (homes)	145
Total completions expected in five years (1 April 2025 to 31 March 2030)	10

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	10
After 31 March 2030	135

Ownership and availability	The site is partly owned by Persimmon Homes who have an option to purchase the remaining land subject to planning permission being granted.
Developer interest	Yes, the site is being delivered by Persimmon Homes.
Site assessment work	The site and associated masterplan has been subject to discussion with Suffolk County Council and West Suffolk Council over a number of years in relation to the current allocations, however a new masterplan is under preparation. A hybrid application (DC/25/0666/HYB) has been submitted for 215 dwellings and is pending consideration.
Viability	The site is viable for the proposed use.
Infrastructure provision	Developers anticipate that the proposed development would include part funding of a new crossing over the A143. This is subject to ongoing discussion with the local highways authority. Funding would be delivered via a Section 106 Agreement. Where reasonab
Planning permission	A hybrid application (DC/25/0666) has been submitted for 215 dwellings and is pending consideration.
Progress towards applications, reserved matters, discharge of condition, and so on	The site delivery has been adjusted to reflect the progress being made on the site. The council anticipates the development to complete 10 dwellings in year five.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP35. DC/14/2096/HYB
Site name	Land north of Station Road, Lakenheath
Total capacity (homes)	375
Total completions expected in five years (1 April 2025 to 31 March 2030)	175

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	25
Year 3 2027 to 2028	50
Year 4 2028 to 2029	50
Year 5 2029 to 2030	50
After 31 March 2030	200

Ownership and availability	Persimmon Homes Limited are developers for the site. There are no known ownership or availability constraints.
Developer interest	Persimmon Homes Limited are developers for the site.
Site assessment work	Two reserved matters application has been submitted on the site (DC/23/0152/RM and DC/25/1153/RM) and is under consideration.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 375 homes as set out in the planning application DC/14/2096/HYB. Two reserved matters applications have been submitted on the site (DC/23/0152/RM and DC/25/1153/RM) and are under consideration.
Progress towards applications, reserved matters, discharge of condition, and so on	Two reserved matters applications have been submitted on the site (DC/23/0152/RM and DC/25/1153/RM) and are under consideration. The expected annual delivery rate for the site is the same as shown in the previous trajectory.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP32. DC/18/1492/HYB
Site name	Matthews nursery, Dumpling Bridge Lane, Lakenheath
Total capacity (homes)	0
Total completions expected in five years (1 April 2025 to 31 March 2030)	27

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	27
Year 4 2028 to 2029	
Year 5 2029 to 2030	
After 31 March 2030	

Ownership and availability	There are no known ownership or availability constraints.
Developer interest	Seagate Homes have been identified as the developer in place to build out the site.
Site assessment work	Site assessment work has been submitted as part of the planning application.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission for 28 homes, with net gain 27 (DC/18/1492/HYB). A planning permission was granted (DC/23/1044/FUL) on 9 June 2025 for a single storey rear extension for use as a café/ restaurant (Class E) b. creation of car parking and associated development.
Progress towards applications, reserved matters, discharge of condition, and so on	The expected annual delivery rate for the site is the same as shown in the previous trajectory.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP16
Site name	Land west of Mildenhall
Total capacity (homes)	1300
Total completions expected in five years (1 April 2025 to 31 March 2030)	100

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	0
Year 2 2026 to 2027	0
Year 3 2027 to 2028	0
Year 4 2028 to 2029	20
Year 5 2029 to 2030	80
After 31 March 2030	1200

Ownership and availability	There are four landowners with Suffolk County Council owning the large majority of the site. A section of the site, named Folly Farm, has a separate landowner, and separates the land south of West Row Road, from the employment area. Whilst Folly Farm is
Developer interest	The scheme is to be delivered by Suffolk County Council's Joint Venture company with Lovell Partnerships, Edmundham Developments.
Site assessment work	Masterplan adopted in October 2022. Site assessments and surveys have been completed to inform and support the adopted masterplan and hybrid application. Archaeological trench evaluation has been undertaken to a large proportion of the application site
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	Signed Planning Performance Agreement. An outline application DC/24/0151/HYB submitted in January 2024, is under consideration and expected to be determined later this year. When reviewing the housing trajectory for the West Suffolk Local Plan, the inspectors' report commented that the previous assumption of 400 homes being completed in the

	<p>five years following adoption (for the period 2026 to 2031) 'seems optimistic' and 'a more realistic assumption would be 200.' The site delivery has been adjusted in response to these comments, with delivery of 100 dwellings expected in year five.</p>
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Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP17.
Site name	Land at College Heath Road, Mildenhall
Total capacity (homes)	0
Total completions expected in five years (1 April 2025 to 31 March 2030)	40

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	0
Year 2 2026 to 2027	
Year 3 2027 to 2028	20
Year 4 2028 to 2029	20
Year 5 2029 to 2030	0
After 31 March 2030	0

Ownership and availability	Single land ownership (excluding police station). Land owned by Barley Homes Group Ltd. In advanced legals for sale, subject to planning, with an end developer. The site is registered on West Suffolk's brownfield register.
Developer interest	Yes, current owners in advanced legals with developer. Havebury Housing Partnership are the registered housing providers for the site.
Site assessment work	Buildings were demolished and site cleared. Site assessments ongoing.
Viability	Initial viability assessment for the site has been undertaken. The site is viable for the proposed use.
Infrastructure provision	Previous owner, West Suffolk Council, successfully bid for land release funding from Central Government to facilitate demolition and land preparation.
Planning permission	A full planning application (DC/25/0902/FUL) has been submitted on the site for 40 dwellings and is pending consideration.
Progress towards applications, reserved matters, discharge of condition, and so on	A full planning application (DC/25/0902/FUL) has been submitted on the site for 40 dwellings and is pending consideration. The site capacity and delivery has been adjusted to reflect a letter from the developer confirming the site will be delivered later than expected in the previous trajectory. The council

	anticipates the development will be delivered in years three and four at a rate of 20 dwellings per annum.
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Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP21. DC/21/1242/OUT and APP/F3545/W/22/3303347
Site name	Land off High Street, Black Bear Lane and Rowley Drive, Newmarket
Total capacity (homes)	123
Total completions expected in five years (1 April 2025 to 31 March 2030)	50

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	20
Year 5 2029 to 2030	30
After 31 March 2030	73

Ownership and availability	There are three landowners who are bringing forward the site. The site is available.
Developer interest	The developer has not been confirmed on the site.
Site assessment work	Site assessment work was undertaken for the planning appeal hearing.
Viability	There are no known viability constraints on site. This was considered at the appeal hearing and the inspector was satisfied the site was viable.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site has been granted planning permission on appeal for 123 homes as set out in the planning application DC/21/1242/OUT and appeal reference APP/F3545/W/22/3303347. A condition pertaining to the planning permission prevents commencement of residential development until the listed building application is approved. This permission was approved November 2024. There shall be no occupation of the new homes until works to the listed building is completed
Progress towards applications, reserved	Planning application DC/24/0918/LB for the listed building consent – repairs and alterations to stable, cottage and lodge

<p>matters, discharge of condition, and so on</p>	<p>within race-horse training yard and is under consideration was approved November 2024.</p> <p>Planning application DC/24/0917/FUL has been approved on the 8 November 2024 for the</p> <ul style="list-style-type: none"> a. construction of horse walker b. new hard surfacing c. new timber gates, walls and railings d. external repairs and alterations to the buildings e. creation of a larger opening in the stable block to create a link to horsewalk. <p>The expected annual delivery rate for the site is the same as shown in the previous trajectory.</p>
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Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP38.
Site name	Land north of Acorn Way, Red Lodge
Total capacity (homes)	300
Total completions expected in five years (1 April 2025 to 31 March 2030)	115

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	15
Year 4 2028 to 2029	50
Year 5 2029 to 2030	50
After 31 March 2030	115

Ownership and availability	The site is a freehold site with vacant possession in single landowner ownership. There are no legal or ownership constraints, or restrictive covenants/agreements. There is nothing to suggest that the site is not capable of matching the build out rates
Developer interest	The land promoter has indicated that the site will be built out by two developers who have submitted an outline planning application (DC/23/1577/OUT) for a mixed use development.
Site assessment work	Masterplan approved in March 2023. Outline planning application (DC/23/1577/OUT) has been informed by a comprehensive set of site assessments.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	Masterplan has been adopted (2023) Application DC/23/1577/OUT is pending consideration. The site delivery has been adjusted to reflect a letter from the developer confirming the delivery rates. The delivery rate remains unchanged from the previous trajectory with exception to 15 dwellings which are added and expected to be completed in year three.

	<p>The council has taken a precautionary approach to delivery and anticipates the development to commence with first completions in year three (15 dwellings) and a subsequent delivery rate of 50 dwellings per annum from year four.</p>
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Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP49.
Site name	Land west of Kingshall Street, Rougham
Total capacity (homes)	30
Total completions expected in five years (1 April 2025 to 31 March 2030)	23

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	13
Year 5 2029 to 2030	10
After 31 March 2030	7

Ownership and availability	Site owned by Barley Homes.
Developer interest	Barley Homes to develop site.
Site assessment work	Assessment work to support application includes landscaping and environment, ecology, arboriculture, flood risk and drainage, transport and access, Heads of Terms for new S106 for Phase 1 – 13 dwellings including 30 per cent affordable housing.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	Full planning permission (DC/23/1777/FUL) was granted on the 20 December 2024 for 13 dwellings.
Progress towards applications, reserved matters, discharge of condition, and so on	The expected annual delivery rate for the site is the same as shown in the previous trajectory. The council anticipates the development to commence with first completions in year four, at a rate of 13 dwellings per annum, then 10 dwelling per annum in year five. The part of the scheme the subject of a current planning application is expected to be delivered first.

Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP40. DC/19/2481/OUT
Site name	Land east of Bury Road, Stanton
Total capacity (homes)	220
Total completions expected in five years (1 April 2025 to 31 March 2030)	85

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	35
Year 5 2029 to 2030	50
After 31 March 2030	135

Ownership and availability	Bloor Homes Eastern have an option on the site and will make the purchase at the point a planning permission is secured on the site. The landowners have been involved throughout the process and have supported the outline application, the promotion through
Developer interest	Bloor Homes Eastern are the site promoters, the applicants of the outline permission and would also be involved with the development and construction of the site up to site completion.
Site assessment work	The current outline planning application (DC/19/2481/OUT) is supported by assessments relating to Ecology, Drainage, Arboriculture, Utilities, Transport, Landscape and Open Space. The developers have prepared a Vision Document and illustrative site layout to set how the site could be developed.
Viability	Bloor Homes Eastern confirm that the site is viable.
Infrastructure provision	Not applicable.
Planning permission	An outline planning application (DC/19/2481/OUT) was granted on 3 September 2025 for 220 dwellings and section 106 agreement signed on the 16 October 2025.
Progress towards applications, reserved	The developer anticipates that they would be able to bring forward a reserved matters application by the end of 2025.

<p>matters, discharge of condition, and so on</p>	<p>The site capacity and delivery has been adjusted to reflect the outline permission granted for 220 dwellings on site, 20 dwellings more than the local plan allocation. The council has taken a precautionary approach to delivery and anticipates the development to commence with first completions in year four, at a rate of 35 dwellings in year four and 50 dwellings in year five.</p>
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Local plan allocation and/or planning application reference	The site is allocated in the West Suffolk Local Plan as policy AP52.
Site name	Land west of Bunters Road, Wickhambrook
Total capacity (homes)	0
Total completions expected in five years (1 April 2025 to 31 March 2030)	10

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	
Year 5 2029 to 2030	10
After 31 March 2030	30

Ownership and availability	No known constraints. Single ownership.
Developer interest	Marketing exercise was completed in September 2024 and has yielded 15 declarations of interest from developers.
Site assessment work	Assessment work has included the preparation of a Vision Document and Addendum.
Viability	The site is viable for the proposed use.
Infrastructure provision	Not applicable.
Planning permission	No.
Progress towards applications, reserved matters, discharge of condition, and so on	To follow current marketing exercise once a development partner/purchaser has been selected. The expected annual delivery rate for the site is the same as shown in the previous trajectory. The council has taken a precautionary approach to delivery and anticipates the development to commence with first completions in year five, at a rate of 10 dwellings per annum.

Local plan allocation and/or planning application reference	The site is allocated in Great Barton Neighbourhood Plan as policy GB3.
Site name	Land at School Road, Great Barton
Total capacity (homes)	150
Total completions expected in five years (1 April 2025 to 31 March 2030)	80

Annual completions	
Prior to 1 April 2025	0
Year 1 2025 to 2026	
Year 2 2026 to 2027	
Year 3 2027 to 2028	
Year 4 2028 to 2029	40
Year 5 2029 to 2030	40
After 31 March 2030	70

Ownership and availability	The landowner for the site is Barley Homes. Barley Homes is house building company owned by West Suffolk Council.
Developer interest	The developer for the site is Barley Homes.
Site assessment work	The owners confirm site assessment work is in progress.
Viability	There are no known viability constraints.
Infrastructure provision	There are no known infrastructure constraints.
Planning permission	The site is an allocation in a made neighbourhood plan.
Progress towards applications, reserved matters, discharge of condition, and so on	A development brief has been prepared and was published in November 2024. The site capacity and delivery has been adjusted to reflect the approved design brief on the site.

Appendix 5 – Brownfield sites for West Suffolk area

Former area (FH – Forest Heath and STEDS – St Edmundsbury)	Brownfield reference	Site address	Status
FH	BF006	Warren Close, Brandon	A residential site allocation AP1 in the West Suffolk Local Plan. The site has planning permission. The site is counted within the housing land supply.
FH	BF007	Land Off Gas House Lane, Brandon	The site has planning permission. The site is counted within the housing land supply.
FH	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 housing land supply.
FH	BF015	District Council Offices, College Heath Road, Mildenhall	A residential site allocation AP17 in the West Suffolk Local Plan. The site is counted within the housing land supply.
FH	BF019	Former swimming pool site, Newmarket	A residential site allocation AP21 in the West Suffolk Local Plan. The site has planning permission. The site is counted within the housing land supply.
FH	BF020	St Felix Middle School site, Newmarket	A residential site allocation AP22 in the West Suffolk Local Plan. The site has planning permission. The site is counted within the housing land supply.
FH	BF021	Land off Turnpike Road, Red Lodge	The site does not have planning permission and so it is not counted in the housing land supply.
STEDS	BF031	Bury St Edmunds Garden Centre, Bury St Edmunds	The site does not have planning permission. No certainty the site will be developed as garden centre still operating on the site. The site is not included in the housing land supply.
STEDS	BF032	Garages and bus depot, Cotton Lane, Bury St Edmunds	The site does not have planning permission. No certainty the site will be developed so is not included in the housing land supply.
STEDS	BF033	Hospital site, Hospital Road, Bury St Edmunds	The site does not have planning permission for residential. No certainty the site will be developed so is not included in the housing land supply.
STEDS	BF035	Land at Ram Meadow, Bury St Edmunds	The site does not have planning permission. No certainty the site will be developed so is not included in the housing land supply.
STEDS	BF037	School Yard, Bury St Edmunds	The site does not have planning permission. No certainty the site will be developed so is not included in the housing land supply.
STEDS	BF039	Station Hill, Bury St Edmunds	Part of the residential site allocation AP8 with planning permission. However the developer has indicated that they do not anticipate the site to be developed within the next five years and so it is not included in the housing land supply.
STEDS	BF040	Tayfen Road, Bury St Edmunds	The site has been granted planning permission for residential development including a care home. The housing element of the development has been completed. The site is included in the housing land supply as communal accommodation.
STEDS	BF041	Weymed site, Bury St Edmunds	Whilst the site has planning permission it is not counted in the housing land supply due to delays coming forward.
STEDS	BF042	Atterton and Ellis site, Haverhill	The site does not have planning permission. No certainty the site will be developed so is not included in the housing land supply.
STEDS	BF044	Former gasworks, Withersfield Road, Haverhill	The site does not have planning permission. No certainty the site will be developed so is not included in the housing land supply.
STEDS	BF052	Cornwallis Court, Bury St Edmunds	The site has planning permission for a care home. The site is included in the housing land supply as communal accommodation.

Former area (FH – Forest Heath and STEDS – St Edmundsbury)	Brownfield reference	Site address	Status
STEDS	BF063	Sentinel Works, Norfolk Road, Bury St Edmunds	The site has planning permission and is included as a small site with planning permission in the housing land supply.
STEDS	BF065	Land west of Thingoe Hill, Bury St Edmunds	The site does not have planning permission. No certainty the site will be developed and so is not included in the housing land supply.
STEDS	BF072	Social Services, Camps Road, Haverhill	Court room and office use with planning permission for 34 retirement apartments and three dwellings. Already counted as a large site commitment category a site in the housing land supply.
FH	BF074	Windsor Road Valley Way Garages, Newmarket	Planning permission on the site has expired. Not included in the housing land supply as no evidence of deliverability.
STEDS	BF076	5 High Street, Haverhill	Shop and nightclub with planning permission. No certainty the site will be developed so is not included in the housing land supply.
STEDS	BF082	The Vixen, Millfields Way, Haverhill	Planning permission on the site has expired. Not included in the housing land supply as no evidence of deliverability.
FH	BF091	Aspal Lane Nursery Beck Row	The site does not have planning permission. No certainty the site will be developed and so is not included in the housing land supply.
STEDS	BF092	Townsend Nurseries Clare	Outline planning permission has been granted for 20 dwellings. Included as a category b site in the housing land supply.
STEDS	BF093	Gurteens Site, Haverhill	The site does not have planning permission. No certainty the site will be developed and so is not included in the housing land supply.
FH	BF094	Land off Dumpling Bridge Lane, Lakenheath	A residential site allocation AP32 in the West Suffolk Local Plan. The site has planning permission. The site is counted as a large site category b site in the housing land supply.
STEDS	BF095	The Depot, Fen Road, Pakenham	The site does not have planning permission. No certainty the site will be developed and so is not included in the housing land supply
STEDS	BF098	5A Kings Road, Bury St Edmunds	The site has planning permission which has been implemented and so is not included in the housing land supply.
STEDS	BF099	Abbots Gate (Former Hardwick Industrial Estate), Bury St Edmunds	The site has planning permission. The site is counted as a large site with planning permission category a site in the housing land supply.
STEDS	BF100	S R Builders, Station Road, Haverhill	Planning permission on the site has expired. Not included in the housing land supply as no evidence of deliverability.
STEDS	BF101	Wisdom Toothbrush Factory, Haverhill	A residential site allocation AP15 in the West Suffolk Local Plan. The site does not have planning permission and not included in the housing land supply as no evidence of deliverability.
STEDS	BF102	40 High Street, Haverhill	With planning permission. Is included as a small site with planning permission in the housing land supply.
STEDS	BF103	Chantry Mill, Haverhill	The site does not have planning permission. No certainty the site will be developed and so is not included in the housing land supply
FH	BF105	116-118 High Street, Newmarket	With planning permission. Is included as a small site with planning permission in the housing land supply.
FH	BF106	Land West of A143, Ingham	A residential site allocation AP63 in the West Suffolk Local Plan. The site does not have planning permission and not included in the housing land supply as no evidence of deliverability.
STEDS	BF107	Former Railway Sidings, Station Hill, Bury St Edmunds	A residential site allocation AP8 in the West Suffolk Local. The site does not have planning permission and not included in the housing land supply as no evidence of deliverability.

Former area (FH – Forest Heath and STEDS – St Edmundsbury)	Brownfield reference	Site address	Status
STEDS	BF108	Former Gasholder Site, Tayfen Road, Bury St Edmunds	The site has planning permission. The site is counted within category a of the housing land supply.
STEDS	BF109	Former Police Station, Vicarage Road, Newmarket	The site has planning permission. However the developer has indicated that they do not anticipate the site to be developed within the next five years and so it is not included in the housing land supply.
STEDS	BF110	Former Animal Health Trust Site, Bury Road, Kentford	The site does not have planning permission for residential development.

Appendix 6 Housing and affordable housing completions for West Suffolk area

	Housing completions including Affordable housing (net)	Affordable housing completions (gross)
2024 to 2025	617	252

Appendix 7 Small sites with planning permission on 1 April 2025

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type A village	Barnham	Land adj. Forge Cottage, Blacksmith Lane	Certificate of Lawfulness for Existing Development - Erection of two storey dwelling with garage and carport as approved by SE/03/1667/P DC/18/1010/FUL 1no Dwelling and associated external works	DC/19/0084/FUL	1	SE/08/1853/R	Commenced
Type A village	Barnham	5 Church Lane	Planning application - a. one dwelling adjacent to existing b. detached garage c. associated vehicle access	DC/22/0424/FUL	1	none submitted yet	15/02/2026
Type A village	Barnham	Grafton Arms, Thetford Road (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	BC/16/0079/DOMBN	Commenced
Local service centre	Barningham	57 Bishops Croft	Erection of dwelling	DC/13/0525/FUL	1	BC/15/0222/DOMFP	Commenced
Local service centre	Barningham	land adj The House, Sandy Lane (known as Stanton House)	1no. dwelling with attached garage and vehicular access	DC/17/1911/FUL	1	BC/18/0173/DOMFP	Commenced
Key service centre	Barrow	16 The Green	Planning application - a. two dwellings; b. creation of windows within boundary walls; c. widening of existing access and d. associated parking (following demolition of outbuilding and swimming pool)	DC/21/2279/FUL	2	not yet submitted	17/06/2025
Key service centre	Barrow	2 Stoney Lane	1no. dwelling with detached garages for new and existing dwellings (ii) Creation of vehicular access (Previous application DC/16/0001/FUL)	DC/18/2395/FUL	1	BC/22/0013/DOMFP	Commenced
Key service centre	Barrow	Barrow Hall, Church Road	Planning application - Conversion of existing agricultural barn to five Holiday let units (Class C3)	DC/21/2492/FUL	5	not yet submitted	05/05/2026
Key service centre	Barrow	Fentons, 15 The Green	Planning application - convert existing barn to dwelling including single storey extension on south elevation with access and parking	DC/23/1391/FUL	1	not yet submitted	14/03/2027
Key service centre	Barrow	Half Acre Bungalow, Colethorpe Lane	subdivision of Half Acre Bungalow to create two dwellings with associated alterations	DC/23/0550/FUL	1	BC/23/0414/DOMIN	Commenced
Key service centre	Barrow	Pathfinder Stables, Colethorpe Lane	Planning application - one dwelling with detached double garage/office	DC/22/1999/FUL	1	BC/24/0059/NDMFP	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type A village	Barton Mills	The Old Maltings, The Street	one dwelling	DC/23/0358/FUL	1	not yet submitted	18/04/2027
Type A village	Barton Mills	35 The Street	1no dwelling (following demolition of existing outbuilding) and new access to serve 35 The Street	DC/16/1871/FUL	1	BC/18/1125/DOMBN	Commenced
Local service centre	Beck Row	10 Aspal Close	subdivision and extension of existing dwelling into two dwellings	DC/23/0611/FUL	1	not yet submitted	06/11/2026
Local service centre	Beck Row	5 Aspal Close	Planning application - a. subdivision and extension of existing dwelling into two dwellings	DC/23/0623/FUL	1	not yet submitted	08/02/2027
Local service centre	Beck Row	72 Holmsey Green, Hellenes Lodge	Planning Application - 2no. dwellings with associated access (following demolition of existing dwelling)	DC/20/1377/FUL	1	BC/23/0243/DOMFP	Commenced
Local service centre	Beck Row	plot 1 rear of 25 Holmsey Green	one dwelling	DC/22/1899/FUL	1	not yet submitted	16/02/2026
Local service centre	Beck Row	68 Holmsey Green	Planning Application - 2no. Dwellings	DC/21/0139/FUL	2	BC/21/0503/DOMBN	Commenced
Local service centre	Beck Row	land east of 65 (65a), Holmsey Green	(i) 1no. dwelling (ii) change of use of land from agricultural to residential	DC/18/2452/FUL	1	BC/19/0964/DOMFP	Commenced
Local service centre	Beck Row	Holmsey Green, land rear 49	one dwelling	DC/22/1614/FUL	1	BC/23/0080/DOMFP	Commenced
Local service centre	Beck Row	New Road, West Suffolk Golf Centre	proposed dwelling to replace temporary mobile home. (GREENKEEPERS BUNGALOW)	DC/15/1030/FUL	1	BC/18/0782/DOMFP	Commenced
Local service centre	Beck Row	St Johns Street, Adj Beck Lodge Farm	Planning application - five detached dwellings with garages and access	DC/20/1969/FUL	5	BC/21/1459/DOMIN	Commenced
Local service centre	Beck Row	The Street, 26	Reserved matters application - submission of details under outline planning permission DC/21/1503/OUT - the means of access, appearance, landscaping, layout and scale for the construction of two dwellings following demolition of existing dwelling	DC/23/0329/RM	1	BC/23/1027/DOMFP plot 1 BC/23/0608/DOMFP plot 2	Commenced
Local service centre	Beck Row	White Cottage, Wilde Street	Planning Application - 1no. dwelling (following demolition of existing dwelling)	DC/20/0337/FUL	0	BC/22/0026/DOMFP	Commenced
Local service centre	Beck Row	White Gables, Stock Corner	Planning application - a. two dwellings and associated works; b. access	DC/22/0199/FUL	2	not yet submitted	13/06/2025

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type B village	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	BC/17/0444/DOMFP	Commenced
Type B village	Bradfield St George	land adjacent Fair Dinkum, Felsham Road	one dwelling	DC/23/1309/FUL	1	not yet submitted	07/11/2026
Town	Brandon	10-12 High Street	Planning application - a. change of use of first floor hot food takeaway (sui generis) to 2no. residential flats (C3) b. door to front elevation	DC/24/0225/FUL	2	not yet submitted	13/05/2027
Town	Brandon	Breckland Bingo and Social Club	eight dwellings	DC/21/0761/FUL	8	not yet submitted	01/02/2026
Town	Brandon	29 Church Road	2 no. dwellings (demolition of existing bungalow / outbuildings) (Resubmission of DC/18/0708/FUL)	DC/18/1642/FUL	1	BC/20/1302/DOMIN	Commenced
Town	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) first floor rear extension to create 1no flat	DC/18/1091/FUL	1	BC/18/1102/NDMFP	Commenced
Town	Brandon	Land Adjacent The Bungalow Gas House Drove	Planning application - one dwelling as amended by plans received 27 June 2024	DC/24/0269/FUL	1	not yet submitted	08/08/2027
Town	Brandon	Land at Brandon Cottage, Rattlers Road	six dwellings	DC/21/2503/OUT	6	not yet submitted	28/03/2026
Town	Brandon	land opposite 3 Coulson Lane	one dwelling	DC/24/0794/RM	1	BC/24/0904/DOMFP	Commenced
Town	Brandon	land rear of 102 Thetford Road	Outline Planning Application (Access to be considered) - one dwelling (following demolition of existing outbuildings)	DC/23/2088/OUT	1	not yet submitted	15/05/2027
Town	Brandon	Lode Street, 11b (building regs 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	BC/17/0169/NDMFP	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Town	Brandon	London Road, Breckland Bingo and Social Club	8 no dwellings	DC/21/0761/FUL	8	not yet submitted	01/02/2026
Town	Brandon	London Road, The Old Fire Station	Planning Application - Change of use to residential	DC/14/1710/FUL	1	BC/14/1081/DOMBN	Commenced
Town	BSE	42 Newmarket Road	Planning application - a. one dwelling to rear of existing with associated parking and landscaping b. subdivision of existing plot	DC/23/1992/FUL	1	not yet submitted	01/02/2027
Town	BSE	61B Cannon Street	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial, business and services (class E) to one dwelling (class C3)	DC/24/1188/P3CMA	1	not yet submitted	02/10/2029
Town	BSE	26 Angel Hill	(i) Ground floor retail unit; (ii) 4 no. flats on first and second floor (following demolition of existing building)	DC/18/0068/FUL	4	BC/18/0365/PARTNR	Commenced
Town	BSE	7 Angel Hill	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use at first floor from commercial, business and service (class E) to two dwellings (class C3)	DC/22/1373/P3CMA	2	not yet submitted	29/09/2027
Town	BSE	Avondale, Rushbrooke Lane	a. Conversion of one dwelling into two dwellings	DC/24/0055/FUL	1	not yet submitted	30/05/2027
Town	BSE	Barton Road, land adjacent to Minden House	1 no dwelling	DC/19/1443/FUL	1	BC/21/1472/DOMFP	Commenced
Town	BSE	29 Buttermarket	Change of use to form 5no. Flats.	DC/23/0755/FUL	4	BC/24/0248/DOMIN	15/09/2026
Town	BSE	28 Churchgate Street	change of use from Class E to residential Class C3	APP/F3545/W/23/3321624	1	not yet submitted	05/10/2026
Town	BSE	43-45 Churchgate Street	Prior approval application under part 3 of the Town and Country Planning (general permitted development) (amendment and consequential provisions) (England) order 2015 - change of use from office (class B1) to dwellinghouse(s) (class C3) to create two dwellings	DC/21/1532/P3OPA	2	not yet submitted	17/09/2026
Town	BSE	Crescent House 28 Angel Hill	change of use from second floor office (Class E) to dwelling (Class C3)	DC/24/1252/FUL	1	not yet submitted	08/01/2028

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Town	BSE	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	BC/14/0271/DOMFP	Commenced
Town	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	2	BC/21/0086/DOMIN	Commenced
Town	BSE	Guildhall Street, 86	Change of use from Class C3 (dwelling) to Class B1 (office)	SE/12/0745/FUL	-1	SE/13/1021/DOMBN	Commenced
Town	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	BC/21/1547/DOMFP	Commenced
Town	BSE	Hollow Road, 40	81 bed care home (class C2) with associated parking, engineering works and widening of existing access following demolition of existing dwelling (class C3) and ancillary structures	DC/23/1612/FUL	-1	not yet submitted	20/06/2027
Town	BSE	Howard Community Primary School, Caretakers House Beard Road	Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - demolition of one dwelling and garage	DC/24/0038/DE1	-1	not yet submitted	29/01/2027
Town	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	BC/20/0324/DOMIN	Commenced
Town	BSE	Land Rear Of 6 Northgate Avenue	Planning Application - a. one dwelling (following of demolition of existing garage attached to 6 Northgate Avenue) as amended by plans received 03 September 2024.	DC/24/0798/FUL	1	not yet submitted	27/07/2027

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Town	BSE	Looms Lane, 2	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial, business and services (class E) to three dwellings (class C3)	DC/24/0840/P3CMA	3	not yet submitted	06/09/2027
Town	BSE	Norfolk Road, Between 4 and 8	Reserved matters application - a. submission of details under DC/19/2038/HYB - means of access, appearance, landscaping, layout and scale for five dwellings;	DC/24/0852/RM	5	not yet submitted	14/03/2027
Town	BSE	Northgate Avenue, Sentinel Works	The appeal is allowed and planning permission is granted for the Development of 9no. dwellings,	APP/F3545/W/22/3304006	9	not yet submitted	13/07/2026
Town	BSE	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	BC/19/0945/DOMIN	Commenced
Town	BSE	Office Batt House 56 Westgate Street	Planning application - change of use of first floor office (class E) to flat (class C3)	DC/24/0503/FUL	1	not yet submitted	16/07/2027
Town	BSE	Old Shire Hall and Magistrates Court, Honey Hill	conversion and renovation to six dwellings	DC/24/0093/FUL	6	not yet submitted	19/04/2027
Town	BSE	Ounce House, 13-14 Northgate Street	Planning application - Change of use from hotel (class C1) to dwelling (class C3)	DC/24/0783/FUL	1	not yet submitted	29/08/2027
Town	BSE	Out Risbygate, 49	Planning application - a. partial change of use of barbers (class E) to residential dwelling (class C3) (following demolition of existing rear extension) b. conversion of basement for residential use	DC/23/0642/FUL	1	BC/24/0049/NDMFP	Commenced
Town	BSE	Philip Road, land adjacent to Montescourt	two dwellings	DC/21/2021/FUK	2	not yet submitted	28/02/2026
Town	BSE	Plot Cedar House, 168 Westley Road	Outline planning application (means of access to be considered) - one dwelling	DC/23/1540/OUT	1	not yet submitted	13/04/2026
Town	BSE	Poplars, Sicklesmere Road	Planning application - one dwelling and three bay garage (following demolition of existing dwelling and garage)	DC/24/0206/FUL	0	not yet submitted	29/04/2027

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Town	BSE	Risbygate Street, 82	Planning application - change of use from residential dwelling (class C3) to escape room business (class E)	DC/23/0078/FUL	-1	not yet submitted	21/03/2026
Town	BSE	Risbygate Street, 96	Planning application - change of use of first floor from office (class E(g)(i)) to dwelling (class C3)	DC/24/0806/FUL	1	not yet submitted	11/09/2027
Town	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	BC/19/0988/DOMIN	Commenced
Town	BSE	St Andrews Street South, 27-29	two dwellings	DC/24/0194/FUL	2	not yet submitted	23/05/2027
Town	BSE	St Andrews Street South, St Benedicts Lower School	Planning Application - 9no. dwellings with associated parking (following demolition of existing school buildings)	DC/20/0012/FUL	9	BC/21/0660/DOMIN	Commenced
Town	BSE	St Johns Place, 29	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from class E (commercial, business and service) to class C3 (dwellinghouses) to form one dwelling	DC/24/0429/P3CMA	1	not yet submitted	07/06/2029
Town	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	BC/20/1258/DOMIN	Commenced
Town	BSE	Tesco Express Lawson Place	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from retail (class A1) at first floor to two dwellings (class C3)	DC/21/1504/P3CMA	2	not yet submitted	15/09/2026
Town	BSE	The Great Churchyard, 3, The Deanery	subdivision of one dwelling into 2 - net gain one dwelling	DC/18/1387/FUL	1	BC/18/1514/DOMFP	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Town	BSE	Tut Hill, Land north-west of Bury, (Marham Park) Crosses Link	Reserved matters application - submission of details under DC/13/0932/HYB - the means of access, appearance, landscaping, layout, and scale for the construction of retail unit; five first floor residential flats with associated landscape and parking; and discharge of conditions C19, C20, C21, C30, C31, C34, C37, C38, C40, C42, C43	DC/25/0100/CLP	5	BC/14/0351/DOMIN	
Town	BSE	Vineyard Centre 15A Out Westgate	Planning application - a. change of use of ground floor from office (class E) to place of worship (class F1) and part of first floor office (class E) to residential (class C3) with prayer room; b. single storey rear extension (following demolition of existing)	DC/24/0767/FUL	1	not yet submitted	23/10/2027
Local service centre	Cavendish	Chinnerys, The Green	Planning application - a. conversion of outbuilding to garage/workshop b. first floor dwelling	DC/24/0409/FUL	1	not yet submitted	06/09/2027
Local service centre	Cavendish	Ducks Hall, Ducks Hall Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - a. Change of use of agricultural building to dwellinghouse (Class C3) to create three dwellings b. associated operational development	DC/23/1213/P3QPA	3	not yet submitted	28/09/2028
Local service centre	Cavendish	Houghton Hall Cottages, 6	one replacement dwelling with an additional annexe (annexe is shown on annexe sheet)	DC/18/0502/FUL	0	BC/19/0531/DOMFP	Commenced
Local service centre	Cavendish	Kiln Farmhouse, Melford Road	Planning application - dwelling with detached garage (following demolition of existing dwelling)	DC/21/0119/FUL	0	BC/24/0529/DOMFP	Commenced
Local service centre	Cavendish	Little Haven Water Lane	change of use from residential dwelling (class C3) to children's care home (class C2)	DC/24/1711/FUL	-1	not yet submitted	30/01/2028
Local service centre	Cavendish	United Reform Church, Lower Street	Planning application - a. change of use of United reformed church (class F1) to one dwelling (class C3) b. demolition of existing single storey rear extension	DC/22/1770/FUL	1	not yet submitted	30/05/2026

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type A village	Chedburgh	Rede Hall Farm, Bury Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use from agricultural building to dwellinghouse (class C3) to create one dwelling	DC/22/2187/P3QPA	1	not yet submitted	14/03/2028
Type A village	Chedburgh	The Green, 2	two dwellings	DC/20/0214/OUT	2	not yet submitted	01/04/2025
Type B village	Chevington	Chevington Hall Farm Church Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use from agricultural building to dwellinghouse (class C3) to create one dwelling	DC/24/0597/P3QPA	1	not yet submitted	03/07/2029
Type B village	Chevington	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	BC/17/0770/DOMIN	Commenced
Type B village	Chevington	Mill Road, Old Mill House	(i) Erection of single storey dwelling & garage & (ii) Provision of access for shared use	SE/13/0314/FUL	1	BC/14/0845/DOMFP	Commenced
Key service centre	Clare	Cherry Cottage, Stoke Road	Planning application - two dwellings with garages and associated access (demolition of existing dwelling)	DC/23/1888/FUL	1	not yet submitted	27/02/2027
Key service centre	Clare	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	BC/21/0131/DONFP	Commenced
Key service centre	Clare	Clare Park Lake Golf Club, Stoke Road	Planning application - conversion of existing club house to one dwelling	DC/23/1574/FUL	1	not yet submitted	07/03/2027

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Key service centre	Clare	Home Farm Chilton Street	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use from agricultural building to dwellinghouse (class C3) to create four dwellings	DC/24/1200/P3QPA	1	not yet submitted	23/10/2029
Key service centre	Clare	Malting Lane, Clare Antiques	Change of use from Antiques Centre (A1) to 9no. self contained flats (C3)	DC/16/0103/FUL	9	BC/19/0404/DOMFP	Commenced
Countryside	Culford	Goat Barn, Green Farm, Brandon Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1no. dwelling and (ii) associated operational development	DC/24/0296/FUL	1	BC/22/1570/DOMFP	Commenced
Countryside	Culford	Tilhill Offices, Brandon Road	Prior Approval Application - Change of Use from Office (B1(a)) to Residential (C3) creating 1 dwelling.	DC/14/0481/FUL	1	BC/14/0877/DOMFP	Commenced
Countryside	Culford	Green Farm	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (a) change of use of agricultural building to dwellinghouse (class C3) to create one dwelling (b) associated operational development proposed conversion of farm building into a dwelling	DC/21/1155/P3QPA	1	BC/22/1570/DOMFP	Commenced
Countryside	Culford	Southdene 7 The Drift	one dwelling following demolition of existing	DC/23/0397/FUL	0	not yet submitted	08/08/2027
Countryside	Denham	Fallowfields, Barrow Road	one dwelling	DC/23/1825/FUL	0	not yet submitted	29/04/2027
Countryside	Denston	Goymers Barn, Denston Hall, Top Green	Planning application - a. conversion of existing agricultural barn into one dwelling b. detached outbuilding	DC/24/0533/CLE	1	none yet but commenced	Commenced
Countryside	Denston	Top Green, Sunnyside	Planning Application - 2no Dwellings (following demolition of existing dwellings) demolition counted 2022	DC/21/2457/FUL	2	BC/20/0193/DOMFP	Commenced
Countryside	Depden	Potters Cottage, The Green	Planning application - one dwelling following the demolition of the existing dwelling and detached	DC/21/1928/FUL	0	not yet submitted	25/05/2025

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
			garage/car port with home office above				
Type B village	Elveden	59 London Road	Change of use from residential dwelling (class C3) to schools trust headquarters (class F1)	DC/24/0451/FUL	-1	not yet submitted	24/06/2027
Local service centre	Exning	2 York Villas North End Road	Permission in principle - residential development of between 1-4 new homes	DC/23/1314/PIP	4	not yet submitted	03/11/2026
Local service centre	Exning	Barns At Sheepcote Farm Cotton End Road Exning	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 agricultural building to dwellinghouse (class C3) to create two dwellings	DC/24/1861/P3QPA	2	not yet submitted	27/02/2030
Local service centre	Exning	Chalk Farm, Landwade Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - a. change of use of agricultural building to dwellinghouse (Class C3) to create one dwelling b. associated operational development	DC/23/2047/P3QPA	1	not yet submitted	05/03/2029
Local service centre	Exning	The Drift, Driftend	1no. dwelling with new vehicular access (resubmission of DC/17/1251/FUL)	AP/18/0017/REF	1	BC/19/0040/DOMFP	Commenced
Local service centre	Exning	The Highlands, 3, Shangri La (3A)	Planning application - one dwelling with detached double garage and shared access	DC/20/1939/FUL	1	BC/21/0106/DOMFP	Commenced
Type A village	Fornham All Saints	Aldridge Lane, Land adj. 15 (known as Bramleys)	Erection of new dwelling	DC/14/0015/FUL	1	BC/16/0706/DOMIN	Commenced
Type A village	Fornham All Saints	Little Moseleys, The Green	four dwellings with associated car parking and access	DC/23/0895/FUL	4	not yet submitted	04/10/2026
Type A village	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	BC/21/0445/DOMFP	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type A village	Freckenham	Hillside Farm, Chippenham Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (a) change of use of agricultural buildings to dwellinghouses (class C3) to create two dwellings (b) associated operational development	DC/23/1315/P3QPA	2	not yet submitted	31/05/2029
Type A village	Freckenham	Rectory Farm, Elms Road	submission of details under outline planning application DC/21/0471/OUT (all matters reserved) for one dwelling	DC/23/1713/RM	1	not yet submitted	12/12/2026
Type B village	Gazeley	Highwood Road, 2A	one dwelling	DC/17/1512/FUL	1	BC/21/0216/DOMBN	Commenced
Type B village	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 Planning Application - a. Conversion of stable to two dwellings, b. internal alterations to Grooms House c. cart lodge and d. amendments to courtyard area (revised proposal)	DC/20/2215/FUL	2	BC/22/0616/DOMFP	Commenced
Local service centre	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	BC/19/0168/DOMFP	Commenced
Local service centre	Great Barton	Icepits Farm Ixworth Road	demolition of dwelling and ancillary buildings on site	DC/23/1169/FUL	-1	not yet submitted	22/11/2026
Local service centre	Great Barton	land at Two Oaks, East Barton Road	Planning application - one dwelling with associated access	DC/23/1486/FUL	1	not yet submitted	13/03/2027
Local service centre	Great Barton	Orchard End, East Barton Road	one dwelling with detached single storey garage	DC/23/1272/FUL	1	not yet submitted	23/12/2027
Local service centre	Great Barton	The Arboretum, The Park	one dwelling	DC/23/1588/FUL	1	not yet submitted	08/12/2026

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Local service centre	Great Barton	The Park, land adj to High Trees	i) 1no. two storey, self build dwelling (ii) detached single garage with store Application for lawful development certificate for existing use or development - to establish the commencement of building works permitted under reference DC/23/0195/VAR for one residential dwelling and the confirmation of extant planning permission	DC/23/1800/CLE	1	no building regs but CLE	Commenced
Local service centre	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 1, 4, 5, 6 and 7 are new build 2 and 3 are conversion Planning Application - (i) 2no dwellings (ii) 3 no. detached garages (iii) vehicular access	DC/20/1193/FUL	5	BC/19/1494/DOMIN	Commenced
Local service centre	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 1, 4, 5, 6 and 7 are new build 2 and 3 are conversion Planning Application - (i) 2no dwellings (ii) 3 no. detached garages (iii) vehicular access	DC/20/1193/FUL	2	BC/19/1494/DOMIN	Commenced
Local service centre	Great Barton	Winslade, The Park	Planning application - one dwelling and detached garage (following demolition of existing dwelling and outbuildings)	DC/22/0122/FUL	0	BC/22/1280/DOMFP	Commenced
Type B village	Great Bradley	Great Bradley Oak Stud, East Green	Planning application - (i) one dwelling (ii) detached cartlodge	DC/22/2200/FUL	1	not yet submitted	07/03/2026
Type B village	Great Bradley	Matthews Lane, 180, Sheppys	1no. Dwelling (following demolition of existing semi detached property)	DC/17/1229/FUL	0	BC/21/1116/DOMFP	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type B village	Great Bradley	Yew Tree Cottage, The Street	Planning application - a. one dwelling (following demolition of existing dwelling) b. detached double cart lodge	DC/22/2136/FUL	0	not yet submitted	05/04/2026
Type A village	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	BC/22/0700/DOMFP	Commenced
Local service centre	Great Whelnetham	Stanningfield Road, 10, land at Grove Cottages	Planning application - one dwelling and associated access	DC/22/1692/FUL	1	not yet submitted	12/01/2026
Type B village	Hargrave	Moat Farm, Wickhambrook Road	erection of a single storey dwelling following the demolition of an existing building.	APP/F3545/W/21/3287168	1	not yet submitted	08/11/2025
Town	Haverhill	17a High Street	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of first floor from class E (ancillary retail) to a use falling within class C3 (dwelling houses) to create one dwelling	DC/23/0969/P3MPA2	1	not yet submitted	03/10/2028
Town	Haverhill	2-3 The Chantry Centre, High Street	change of use of upper levels into three residential units including extending the loft space at rear of building	DC/23/0111/FUL	3	not yet submitted	30/01/2027
Town	Haverhill	4 Station Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - from Use (Class E) commercial, business and service to Use (Class C3) dwelling houses to create two dwellinghouses	DC/23/2052/P3CMA	2	BC/24/0754/DOMFP	Commenced
Town	Haverhill	40 High Street	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 -change of use of first floor from commercial, business and service (class E) to one flat (class C3).	DC/24/0400/P3CMA	1	not yet submitted	07/05/2029
Town	Haverhill	49 High Street	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial, business and service (class E) of upper floor to dwelling	DC/24/1181/P3MPA2	1	not yet submitted	29/01/2030

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
			(Class C3) to create one residential unit				
Town	Haverhill	6 Jubilee Walk	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial, business and service (class E) to residential (class C3) to form three dwellings	DC/24/1182/P3CMA	3	not yet submitted	29/01/2030
Town	Haverhill	7 The Chauntry Centre	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from (commercial, business and service) class E of upper floor to class C3 (dwellings) two studio flats with additional skylights / roof windows	DC/24/0440/P3MPA2	2	not yet submitted	17/05/2029
Town	Haverhill	Airedale, 26 Hamlet Road	Planning Application - change of use of dwelling (class C3) into children's care home (class C2)	DC/24/0123/FUL	-1	not yet submitted	01/07/2027
Town	Haverhill	Crowland Road, 64	1 no dwelling	DC/19/2251/FUL	1	BC/21/0039/DOMFP	Commenced
Town	Haverhill	Faras Lodge, Anne Sucklings Lane	one dwelling	DC/23/1788/FUL	1	BC/24/0600/PARTNR	Commenced
Town	Haverhill	Helions Park Avenue, 2a	one dwelling	AP/18/0012/REF	1	BC/19/0653/DOMFP	Commenced
Town	Haverhill	High Street, 17a	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of first floor from class E (ancillary retail) to a use falling within class C3 (dwelling houses) to create one dwelling	DC/23/0969/P3MPA2	1	not yet submitted	03/10/2030
Town	Haverhill	High Street, 40	Planning application - a. changes to existing ground floor retail units b. three storey extension above existing retail units to provide seven residential units (following demolition of existing first floor residential unit)	DC/22/1541/FUL	6		14/11/2025

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Town	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	BC/20/0047/DOMFP	Commenced
Town	Haverhill	Hill Crescent , Land to rear Beechwood and Albany House	Outline Planning Application (all matters reserved) - 1no. dwelling	DC/22/1925/OUT	1	not yet submitted	07/03/2026
Town	Haverhill	land adjacent 19a Hamlet Road	Planning application - one dwelling (following demolition of side extensions to 19A Hamlet Road)	DC/23/1203/FUL	1	not yet submitted	26/02/2027
Town	Haverhill	Land At Empire Yard Brook Service Yard	Planning application - eight residential units and two retail units	DC/22/2143/FUL	8	not yet submitted	02/08/2027
Town	Haverhill	Paske Avenue, 23	one dwelling (planning permission has expired but logged as commenced)	SE/08/0646	1	BC/19/0856/DOMBN	Commenced
Town	Haverhill	Station Road, Land adj. 6	DC/22/1313/FUL five apartments	DC/22/1313/FUL	5	BC/22/1598/PARTNR	Commenced
Town	Haverhill	Tasman Road, 9	change of use from residential (C3) to residential children's home (C2)	DC/23/0229/FUL	-1	not yet submitted	04/10/2026
Town	Haverhill	Withersfield Road, Crowland 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) to dwellinghouse(s) (class C3) to create six dwellings	DC/21/0094/P3OPA	6	BC/22/0352/NDMIN	Commenced
Type B village	Hawkedon	Cresslands Lane, development site	Planning application - one dwelling	DC/21/0306/FUL	1	BC/22/0422/PARTNR	Commenced
Type B village	Hawkedon	Lower Green, Hawkedon Hall Farm	Change of use & conversion of 3no. barns to 2no. dwellings & 1no. holiday let with associated garaging & access	SE/13/0925/FUL	2	BC/21/1166/DOMIN	Commenced
Countryside	Hawstead	1 The Pound	Planning application - one dwelling	DC/24/0016/FUL	1	not yet submitted	21/03/2027

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Countryside	Hawstead	Little Mead, Whepstead Road	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (a) change of use of agricultural building to dwellinghouse (class C3) to create one dwelling (b) associated operational development	DC/21/2132/P3QPA	1	BC?22/0891/PARTNR	Commenced
Countryside	Hawstead	The Spinney, Bury Road	appeal is allowed and planning permission is granted for the erection of a one and a half storey dwelling	APP/F3545/W/23/3316413	1	not yet submitted	28/11/2026
Type B village	Hepworth	Church Farm, Church Lane	Change of use from D1 (Museum) to C3 (Residential)	DC/18/1836/FUL	1	none submitted	Commenced
Type B village	Hepworth	Grange Farm, Church Lane	Application for Lawful Development Certificate for Proposed Use or Development - Change of use of agricultural building to use class C3 (dwelling) to create 3 dwellinghouses under Class MB of the Town and Country Planning (General Permitted Development) Order (1995).	DC/15/1833/CLP	3	email received advising of commencement - external inspector's do not notify	Commenced
Type B village	Hepworth	The Bungalow, Beck Street	Planning application - a. replacement dwelling (following demolition of existing)	DC/23/0984/FUL	0	not yet submitted	22/02/2027
Countryside	Herringswell	Warren Farm, Warren Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - a. change of use of agricultural building to dwellinghouse (Class C3) to create one dwelling b. associated operational development	DC/23/1893/P3PA	1	not yet submitted	29/05/2029
Countryside	Higham	Barrow Road, Grove Farm	1 No. two-storey dwelling for occupation by a rural worker	DC/15/1607/FUL	1	BC/16/0419/DOMFP	Commenced
Type B village	Holywell Row	Holly Oaks, Wildmere Lane	one dwelling	DC/22/0645/FUL	1	BC/22/1315/DOMFP	Commenced
Type B village	Holywell Row	land adj 72 The Street (Langdale House)	one dwelling	DC/23/0454/FUL	1	BC/23/1085/DOMFP	Commenced
Type B village	Holywell Row	land off Willow Close	5no dwellings and associated access	DC/18/1206/FUL	5	BC/21/0066/DOMFP	Commenced
Type B village	Holywell Row	The Street, land adjacent Clovelly	(i) 1no. dwelling (ii) new vehicular access	DC/19/2240/FUL	1	BC/20/0217/DOMFP	Commenced
Type A village	Honington	Adbaston, Ixworth Road	one dwelling following demolition of existing	DC/23/0881/FUL	0	not yet submitted	13/10/2026

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Local service centre	Hopton	The Old Greyhound Barn, Bury Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial (class E) to two dwellings (class C3)	DC/23/0523/P3CMA	2	not yet submitted	30/05/2026
Type A village	Horringer	2 Place Farm Drive, Whepstead Road	Planning application - one dwelling (following demolition of the existing dwelling)	DC/23/1744/FUL	0	not yet submitted	15/02/2027
Type A village	Horringer	Earles Farm, Sharps Lane	Planning application - change of use from agricultural barn to residential dwelling (class C3)	DC/23/0193/FUL	1	not yet submitted	30/11/2026
Type A village	Horringer	Manor Lane, Land adj Garden House	1no 1½ storey dwelling	DC/14/2243/FUL	1	SE/13/1053/DOMFP	Commenced
Type A village	Horringer	Treene, Sharps Lane	2no. dwellings (following demolition of existing dwelling) demolition counted in 2022	DC/19/1105/FUL (PLOT 2)	1	BC/20/0214/DOMIN	Commenced
Local service centre	Hundon	Clock Hall Farmhouse, Hall Farm	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - a. Change of use of agricultural building to two dwellings b. associated operational development	DC/24/0394/P3QPA	2	not yet submitted	22/04/2029
Local service centre	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	BC/19/0063/DOMIN	Commenced
Local service centre	Hundon	Mortlocks Farmhouse, Mortlocks Farm, Brockley Green	demolition of agricultural building and creation of 2 no. dwellings and garages	APP/F3545/W/21/3288778	2	BC/24/0297/DOMIN	28/11/2025
Local service centre	Hundon	Watersplash Lower Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use from agricultural building to dwellinghouse (class C3) to create one dwelling	DC/24/1090/P3QPA	1	not yet submitted	05/12/2029
Type B village	Icklingham	7-9 The Street	conversion of 2 dwellings into one	DC/20/0377/FUL	-1	not yet submitted	08/01/2028

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type B village	Icklingham	The Plough Inn, 62 The Street	Outline Planning Application (means of access to be considered) – a. Conversion works to public house (class A4) to create 2 no. dwellings (class C3) (following demolition of existing extensions); b. construction of seven dwellings and c. associated landscaping and car parking (previous application DC/17/0630/OUT)	APP/F3545/W/23/3324114	7	not yet submitted	20/11/2026
Type B village	Icklingham	The Plough Inn, 62 The Street	Outline Planning Application (means of access to be considered) – a. Conversion works to public house (class A4) to create 2 no. dwellings (class C3) (following demolition of existing extensions); b. construction of seven dwellings and c. associated landscaping and car parking (previous application DC/17/0630/OUT)	APP/F3545/W/23/3324114	2	not yet submitted	20/11/2026
Type B village	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	BC/20/1136/DOMFP	Commenced
Type A village	Ingham	G B Seeds, Maltings Lane	Planning application - a. conversion of former office building (class E (g)) to eight flats (class C3) b. single storey extension (replacement of glazed extension)	DC/22/0271/FUL	8	BC/23/0365/DOMIN	04/11/2025
Type A village	Ingham	Post Office House, Ingham Post Office The Street	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use commercial (class E) to dwellings (class C3)	DC/24/1119/P3CMA	1	not yet submitted	01/10/2029
Key service centre	Ixworth	High Street, 68	Planning application - a. change of use of ground floor from restaurant (class E) to residential dwelling (class C3) (following demolition of existing single storey extension) b. construction of new access gates	DC/23/0102/FUL	1	not yet submitted	08/06/2026

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Key service centre	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	4	BC/19/1256/DOMRG	Commenced
Countryside	Ixworth Thorpe	Green Lane House, Green Lane	Planning application - change of use of 9 bed dwelling house (C3) to a holiday let (sui generis)	DC/23/1654/FUL	-1	not yet submitted	16/02/2027
Key service centre	Kedington	Hundon Road, Barns at Stonebridge Farm	Planning application - conversion of barn to one dwelling	DC/22/0507/FUL	1	BC/22/1288/DPMFP	Commenced
Countryside	Kenny Hill	Kennyhill Drove, 1 and 2 The Cottage	Planning application - replacement of two semi detached dwellings with two detached dwellings and associated works	DC/21/1835/FUL	0	BC/23/0461/DOMFP	Commenced
Type A village	Kentford	Flint House, Bury Road	2no. dwellings with detached garages	DC/21/2274/RM	2	BC/22/0950/DOMFP	Commenced
Type A village	Kentford	Gazeley Road, land west of	1no. dwelling (following demolition of existing garage) (now known as The Pippins)	DC/16/2762/FUL	1	BC/17/1128/DOMFP	Commenced
Type A village	Kentford	Moorland Stud, Herringswell Road	conversion of barns into stud manager accommodation (class C3) with associated parking and amenity areas	DC/23/0857/FUL	1	not yet submitted	12/06/2027
Key service centre	Lakenheath	15a Back Street	1no. dwelling and detached garage (following demolition of existing dwelling and attached garage)	DC/18/1350/FUL	0	BC/21/0891/DOMBN	Commenced
Key service centre	Lakenheath	The Lakenheath Village Home, 7 Back Street	Construction of timber framed first floor extension to provide 6 no. apartments (retrospective). As amended by the drawings received 08/03/2018.	DC/18/0040/FUL	6	BC/17/1055/DOMFP	Commenced
Key service centre	Lakenheath	Pleasant View (known as 1-8 Stirling View), 27 Eriswell Road	Planning Application - 8no. dwellings with associated garages, parking and access (demolition of existing dwelling)	DC/17/2629/VAR	7	NHBC 50755532	Commenced
Key service centre	Lakenheath	Hall Drive, Lakenheath Hall (Gentle Rise)	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	BC/20/0787/PARTNR BC/21/1489/PARTNR BC/23/0229/PARTNR plot 11	Commenced
Key service centre	Lakenheath	High Street, 49, The Yews	Planning application - a. conversion of existing outbuilding to create one dwelling,	DC/22/1678/FUL	1	BC/24/0058/DOMIN	11/01/2026

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Key service centre	Lakenheath	Junction of Wings Road and Mill Road	Planning Application - 2no. dwellings with integral garages and new vehicular access	DC/17/0889/FUL	2	BC/20/0516/DOMBN	Commenced
Key service centre	Lakenheath	land at Pinehurst Drift Road	one dwelling	DC/23/1954/FUL	1	not yet submitted	06/06/2027
Key service centre	Lakenheath	Retreat Gardens Hall Drive	Planning application - two dwellings and vehicular accesses as amended by plans received 20 March 2023.	DC/23/0043/FUL	2	BC/25/0241/PARTNR	19/05/2026
Key service centre	Lakenheath	Sedge Fen Road, 53	Planning application - a. one dwelling and garage, b. associated external works (following demolition of existing dwelling) c. new access	DC/20/2247/FUL	0	BC/23/0984/DOMBN	Commenced
Key service centre	Lakenheath	Springfield Drive	1 no. dwelling	DC/18/2082/FUL	1	BC/19/0144/DONMFP	Commenced
Type B village	Lidgate	Beechcroft, The Street	Planning application - One dwelling and car port (following demolition of existing dwelling)	DC/21/1019/FUL	0	BC/22/0979/DOMFP	Commenced
Type B village	Lidgate	Development site, The Old Rectory, The Street	Planning application - phased conversion and single storey extensions to existing barn to form one dwelling with garaging and stabling	DC/23/1794/FUL	1	not yet submitted	28/02/2027
Type A village	Little Thurlow	development site adjacent to 4 Broad Road	Outline planning application (means of access/layout to be considered) - two dwellings	DC/22/2148/OUT	2	not yet submitted	16/02/2026
Type A village	Little Thurlow	garages east of 4 Broad Road	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	DC/22/2148/OUT	1	not yet submitted	16/02/2026
Type A village	Little Thurlow	Locks Cottage, Pound Green	Planning application - a. two replacement dwellings (137a & 137b Locks Cottages) b. associated parking and improvement to two existing vehicular accesses c. demolition of existing dwellings	DC/22/0117/FUL	0	not yet submitted	06/06/2025
Local service centre	Little Whelnetham	Pump House Water Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use from agricultural building to dwellinghouse (class C3) to create one dwelling	DC/24/1690/P3QPA	1	not yet submitted	13/03/2030
Countryside	Little Wrattling	Haverhill Road, Wrattling Croft	9 no. dwellings with access road, parking and associated landscaping	DC/19/0257/FUL	9	BC/22/0656/DOMIN	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Countryside	Little Wratting	Storage Depot Haverhill Road	Planning application - a. one replacement dwelling (following demolition of existing dwelling and outbuilding) b. existing garden to revert to agriculture	DC/23/1078/FUL	0	not yet submitted	12/08/2027
Type B village	Market Weston	Hopton End Farm, Church Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use from agricultural building to dwellinghouse (class C3) to create one dwelling	DC/22/1527/P3QPA	1	not yet submitted	20/01/2030
Town	Mildenhall	8 St Johns Street	Internal alterations to form 6 bed HMO and 3 new structural openings for new windows	not required	-1	BC/22/0794/DOMBN	Commenced
Town	Mildenhall	Emmanuel Close, Garage areas	a. construction of eight dwellings; b. 64 parking spaces (following demolition of 70 garages) as amended by plans received 26 June 2023.	DC/23/0291/FUL	8	BC/24/0103/DOMFP	Commenced
Town	Mildenhall	Field Road, land adjacent to Rocksand	1 no dwelling and detached double garage	DC/19/0512/FUL	1	BC/20/0855/DOMFP	Commenced
Town	Mildenhall	garage area Downing Close	Planning Application - 5no. dwellings and 33no. parking spaces (following demolition of 43no. garages) - Previous Application DC/17/2585/FUL	DC/19/0508/FUL	5	BC/24/0104/DOMFP	Commenced
Town	Mildenhall	Garage area, Newnham Close	6 no. dwellings and 30 no. parking spaces (demolition of 39no. lock-up garages)	DC/19/0506/FUL	6	BC/24/0105/DOMFP	Commenced
Town	Mildenhall	Hereward House, 2a Hereward Avenue	Two dwellings	DC/23/1967/RM	2	BC/24/0119/DOMFP	Commenced
Town	Mildenhall	Market Place, 10	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 (class E) of first floor office to one dwelling (class C3) Planning application - a. change of use of ground floor from one commercial unit to two separate units, one commercial (Class E) and one residential flat (class C); b. sub-	DC/23/2087/FUL	2	not yet submitted	20/08/2027

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
			division of first floor flat to create two flats				
Town	Mildenhall	Police Station, Kingsway	Outline planning application (all matters reserved) - eight dwellings and associated parking (demolition of existing police station) and new access	DC/22/0770/OUT	8	not yet submitted	03/04/2027
Local service centre	Moulton	Ashton Gate, Bridge Street	Planning application - a. change of use from dwelling (class C3) to hotel (class C1), b. side and rear extensions, c. demolition of existing single garage and conservatory, d. external alterations to windows and roof e. additional parking	DC/24/1674/FUL	-1	not yet submitted	06/02/2028
Local service centre	Moulton	Newmarket Road, 9	Subdivision of existing dwelling to create two dwellings (following demolition of link extension). Raising roof of no. 9 to create first floor to form 2 bedrooms, 2 ensuites and balcony. One and a half storey front extension to form new entrance porch. One and a half storey rear extension to incorporate new first floor and dining room at ground floor. Single storey rear extension to form living room. Fenestration changes and reroofing	DC/22/1753/Ful	1	BC/23/0168/DOMFP	Commenced
Local service centre	Moulton	Newmarket Road, 9A	Planning Application - one dwelling (following demolition of existing dwelling)	DC/22/2053/FUL	0	BC/23/0552/DOMFP	Commenced
Local service centre	Moulton	The Street, 22	Replacement dwelling and garage (Demolition of existing dwelling)	DC/17/0445/FUL	0	BC/19/1111/DOMRV	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Town	Newmarket	1 Rous Road	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from class E (commercial, business and service) to class C3 (dwellinghouses) to form one dwelling	DC/24/0345/P3CMA	1	not yet submitted	05/06/2029
Town	Newmarket	130-132 High Street	Planning application - Partial change of use (class E) of ground floor to (Class C3) for one flat	DC/24/0744/FUL	1	not yet submitted	30/08/2027
Town	Newmarket	138 Wellington Street	Planning application - change of use of first floor (Class E) to one dwelling (class C3) and associated alterations	DC/24/0054/FUL	1	not yet submitted	23/05/2027
Town	Newmarket	40 The Guineas Shopping Centre, The Rookery	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of first floor offices (commercial, business and service) (class E) to five dwellings (class C3)	DC/23/1995/P3CMA	5	not yet submitted	17/04/2029
Town	Newmarket	5a, 5b, 5c and flat 1 Wellington Street	Internal alterations to existing three flats to create an additional flat	DC/24/1524/FUL	1	not yet submitted	07/01/2028
Town	Newmarket	Bury Road, 35 - Freemason Lodge	3 Storey five bedroom dwelling (Trainers House)	F/2007/0292/FUL	1	BC/14/0067/DOMFP	Commenced
Town	Newmarket	Calder Park Stables, Hamilton Road	Planning application - a. extension and refurbishment of existing stables with apartment and office on first floor b. two detached dwellings with associated landscaping, garage and parking c. alteration and refurbishment of existing barn to be used for storage d. existing outbuilding refurbished to form new stable block e. enclosed horse walker f. alterations to muck area	DC/22/1704/FUL	2	not yet submitted	15/03/2026
Town	Newmarket	Calder Park Stables, Hamilton Road	Planning application - a. extension and refurbishment of existing stables with apartment and office on first floor b. two detached dwellings with associated landscaping, garage and parking c. alteration and refurbishment of existing barn to be used for storage d. existing outbuilding refurbished to form new stable block e. enclosed horse walker f. alterations to muck area	DC/22/1704/FUL	1	not yet submitted	15/03/2026

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Town	Newmarket	Cemetery Hill Bungalow	Planning application - one dwelling, stable block of 10 stables and extension to existing stables to provide laundry room following demolition of existing 6 timber stable block and removal of mobile home	DC/20/2250/FUL	1	BC/22/0028/NDMFP	Commenced
Town	Newmarket	Cricket Field Road, land off	Erection of one apartment.	DC/13/0158/FUL	1	BC/17/0262/DOMRG	Commenced
Town	Newmarket	Falmouth Avenue, Dayrell	Erection of three storey dwelling (following demolition of existing bungalow)	F/2012/0672/FUL	0	BC/16/0121/DOMFP	Commenced
Town	Newmarket	Fordham Road, Southernwood	change of use of office space (class E) to residential use (class C3)	DC/23/1160/FUL	1	not yet submitted	09/11/2026
Town	Newmarket	Fordham Road, Tanglewood	Planning application - one dwelling (following demolition of existing dwelling)	DC/20/2237/FUL	0	BC/21/1196/DOMBN	Commenced
Town	Newmarket	Granby Street, Balham Villas (known as 7 Balham Villas)	Conversion of existing property to create 1no additional apartment	DC/16/1856/FUL	1	BC/17/0166/DOMFP	Commenced
Town	Newmarket	High Street, 116-118	Planning application - partial change of use of first floor from offices/retail (class E) to residential (class C3) to create five flats	DC/22/1471/FUL	5	BC/22/0876/DOMFP	Commenced
Town	Newmarket	High Street, 190	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial, business and services (class E) to three dwellings (class C3)	DC/24/1186/P3CMA	3	not yet submitted	29/10/2029
Town	Newmarket	High Street, 43	Planning application - a. refurbishment of existing ground floor retail unit b. change of use of first and second floors to residential use c. conversion of existing outbuilding for residential use	DC/23/1897/FUL	2	not yet submitted	09/07/2027
Town	Newmarket	High Street, 83	Planning application - conversion of first floor storage area into two flats	DC/21/0597/FUL	2	BC/21/1339/DOMFP	Commenced
Town	Newmarket	land adjacent 26 Paget Place	one dwelling	DC/23/1382/FUL	1	BC/24/0212/DOMFP	Commenced
Town	Newmarket	land rear of Eastcote, 45 Bury Road	conversion of garage to dwelling	DC/23/0580/FUL	1	not yet submitted	24/05/2027
Town	Newmarket	land west of 104 Crockford Road, Woodditton Road	Planning Application - Cross Boundary Application (majority within East Cambridgeshire District Council) - 4	DC/21/2498/FUL	4	not yet submitted	04/04/2025

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
			no. dwellings				
Town	Newmarket	Louisville, Fordham Road	conversion of existing annexe and nursery into two residential units	DC/22/0639/FUL	2	not yet submitted	23/06/2025
Town	Newmarket	Park Avenue, 2	Planning Application - 1no. dwelling as amended by plans received 21st June and 4th July revising design and 27th October revising parking layout	DC/21/0913/FUL	1	BC/22/0678/DOMFP	Commenced
Town	Newmarket	Rutland Chambers, 19 High Street	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial (class E) to seven dwellings (class C3)	DC/23/0045/P3CMA	7	not yet submitted	07/03/2030
Town	Newmarket	Second Floor, 96 High Street	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from second floor offices (class E) to five dwellings (class C3)	DC/22/1915/P3CMA	5	BC/23/0131/DOMIN	Commenced
Town	Newmarket	Surrey House, 41 High Street (39-41)	Planning application - conversion and partial demolition to create a. ground floor retail unit b. Courtyard garden c. seven residential units	DC/22/1699/FUL	7	BC/23/0608/DOMFP	Commenced
Town	Newmarket	The Old Courts, 147 All Saints Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of offices (commercial, business and service) (class E) to four dwellings (class C3)	DC/23/2068/P3CMA	4	not yet submitted	03/04/2029
Town	Newmarket	The Paddock 58B Bury Road Newmarket	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial, business and services (class E) to one dwelling (class C3)	DC/24/1853/P3CMA	1	not yet submitted	24/03/2030
Town	Newmarket	Vicarage Road, Ruscote House	Planning Application - Conversion of loft to create 1no 2 Bedroomed flat and 1no 1 bedroomed flat to include alteration to roof	DC/14/1139/FUL	2	BC/19/1083/NDMFP	Commenced
Town	Newmarket	Victoria House, 4 The Highlands	Conversion of garages to create new dwelling	DC/21/1261/FUL	1	BC/24/0654/DOMBN	Commenced
Town	Newmarket	Woodland, The Sererals	Planning application - a. conversion of one dwelling into three dwellings	DC/23/2096/FUL	2	not yet submitted	13/09/2027

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Countryside	Nowton	Apple Tree Farm, Low Green	partial change of use from agricultural use to residential dwelling (class C3)	DC/24/0165/FUL	1	not yet submitted	10/05/2027
Countryside	Nowton	Breckey Ley Old Town Lane	Planning Application - a. single dwelling b. demolition of the Dower House	DC/22/0105/FUL	0	not yet submitted	14/03/2026
Type B village	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	BC/22/0401/DOMFP	Commenced
Type B village	Ousden	Front Street, land adjacent to 1 The Hill (Sparrowhedge)	1no dwelling as amended by plan received 02 December 2016 altering the access	DC/21/0033/FUL	1	BC/21/1077/DOMFP	Commenced
Type A village	Pakenham	land at The Dell	one dwelling following demolition of existing	DC/24/0095/FUL	0	not yet submitted	24/05/2029
Type A village	Pakenham	The Street, Plot 1 The Dell	Planning application - a. one dwelling	DC/21/1882/FUL	1	BC/22/0852/DOMIN	11/04/2025
Countryside	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 - (a) change of use of agricultural building to dwellinghouse (class C3) to create two dwellings (b) associated operational development	DC/21/2054/P3QPA	2	BC/23/0729/DOMFP	Commenced
Countryside	RAF Lakenheath	Plot Rear Of 8 Dogwood Walk	Planning application - a. one dwelling b. vehicular access	DC/23/2232/FUL	1	not yet submitted	12/06/2026
Key service centre	Red Lodge	land at former 25 Turnpike Road	Planning application - a. two dwellings b. two garages and associated off road parking c. vehicular access following demolition of existing dwelling and outbuildings	DC/21/2055/FUL	1	BC/22/0909/DOMFP	Commenced
Key service centre	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	BC/20/1113/DOMFP	Commenced
Key service centre	Red Lodge	land rear of 6 Warren Road	Creation of a two storey, three bedroom dwelling.	DC/22/1177/FUL	1	BC/23/1047/PARTNR	Commenced
Key service centre	Red Lodge	Turnpike Road, 8	two dwellings and new access (following demolition of existing dwelling)	DC/23/1002/FUL	1	not yet submitted	05/12/2026
Key service centre	Red Lodge	Turnpike Road, land to rear of 54	Planning Application - Proposed New Dwelling	DC/18/0090/FUL	1	BC/21/0132/DOMFP	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Key service centre	Red Lodge	Warren Road, 8 (rear of 7)	Planning Application - 4no. detached bungalows and garages as amended by drawing nos. BD31 Rev E, BD34 Rev B and BD37 received 26th January 2017 revising access width and site layout (i) 2no. dwellings, (ii) associated garaging and (iii) extension of approved adjacent vehicular access	DC/17/1035/FUL	6	BC/19/0158/DOMFP	Commenced
Type B village	Rede	Plough Public House	conversion of Plough Public House to dwelling	DC/24/1734/FUL	1	not yet submitted	23/01/2028
Type A village	Risby	land adjacent Hanbury Paddocks	Planning application - a. three dwellings and detached garages b. vehicular and pedestrian access	DC/24/0746/FUL	3	not yet submitted	25/07/2027
Local service centre	Rougham	James Stiff Cottages Almshouse Road	Planning application - a. Conversion of six affordable dwellings to create three affordable dwellings	DC/24/0042/FUL	-3	BC/25/0126/DOMFP	Commenced
Local service centre	Rougham	land adj to Country View, Plot 1, The Green	Reserved matters application - submission of details under DC/19/1080/OUT the means of appearance, landscaping, layout and scale for the construction of two dwellings and submission of details for condition 9 (materials) of DC/19/1080/OUT	DC/21/1437/RM	2	BC/21/1322/DOMIN	Commenced
Countryside	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	4	BC/22/1254/DOMIN	Commenced
Type B village	Stanningfield	Chapel Road, Homestead	1 no dwelling with new access	DC/18/1264/FUL	1	BC/21/0172/DOMFP	Commenced
Type B village	Stanningfield	Donkey Lane, Crendon Barn	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014- (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 3 dwellings ii) associated operational development	DC/15/0479/PMBPA	3	BC/18/0412/DOMIN	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Key service centre	Stanton	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	BC/13/0168/DOMFP	Commenced
Key service centre	Stanton	Bury Road, Rose and Crown Public House	Proposed residential development of 9 no. new dwellings and associated access and parking	DC/17/2664/FUL	9	BC/18/1238/DOMBN	Commenced
Key service centre	Stanton	Bury Road, Rose and Crown Public House (COU of PUB)	change of use of existing public house and outbuildings to 3 no. detached residential dwellings with associated demolition of modern additions and construction of new extensions (CONVERSION OF PUBLIC HOUSE)	DC/15/1100/FUL	3	BC/18/1238/DOMBN	Commenced
Key service centre	Stanton	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	SE/09/1172/R	Commenced
Key service centre	Stanton	former Primary School	Outline Planning Application (Access to be considered)- a. seven dwellings and b. access, parking and new ramped pedestrian access for Bluebells family hub	DC/23/1443/OUT	7	not yet submitted	28/03/2030
Key service centre	Stanton	George Hill Nurseries, Barningham Road	nine dwellings (up to 10)	DC/24/0629/RM	9	not yet submitted	14/02/2027
Key service centre	Stanton	Land At Chardale, Dale Road	one self-build	DC/24/0931/FUL	1	not yet submitted	07/03/2028
Key service centre	Stanton	land at Chardale, Dale Road	1 no dwelling and cart lodge	DC/22/0686/FUL	1	not yet submitted	03/08/2025
Key service centre	Stanton	Old Bury Road	one dwelling	DC/22/2000/FUL	1	not yet submitted	15/03/2026
Key service centre	Stanton	Old Bury Road, Dwelling	1 no dwelling with new access	DC/22/2000/FUL	1	not yet submitted	15/03/2026
Key service centre	Stanton	Pinn Field, Glassfield Road	Outline planning application (all matters reserved) - one dwelling for farm workers	DC/23/1550/OUT	1	not yet submitted	30/01/2027
Key service centre	Stanton	The Cutting Room The Street	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from class E (commercial, business and service) to class C3 (dwellinghouses) to form one dwelling	DC/24/1648/P3CMA	1	not yet submitted	10/02/2030

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type A village	Stoke-by-Clare	Hundon Road, Canhams Farm,	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 - (i) Change of use of agricultural building to dwellinghouse (Class C3) to create 1 dwelling (ii) associated operational development.	DC/14/2043/PMBPA	1	BC/15/0122/NDMFP	Commenced
Type B village	Stradishall	Farley Green, Yew Tree Farm	Planning Application -(i) 1no Replacement Dwelling and ancillary outbuilding, (ii) Change of use of part meadow land to domestic curtilage	DC/16/2406/FUL	1	BC/25/0224/DOMRV	Commenced
Type B village	Stradishall	The Hangar, Edmunds Hill	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 agricultural building to dwellinghouse (class C3) to create one dwelling	DC/23/1060/P3QPA	1	not yet submitted	19/09/2028
Type B village	Thelnetham	Barns At Playford Farm, Wattisfield Road	(i) conversion of barn to form 1no. Dwelling	DC/20/1170/FUL	1	BC/23/0531/DOMBN	Commenced
Type B village	Troston	Glebe Lodge, Hammers Lane	Reserved matters application - a. submission of details under DC/18/0861/HYB 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/21/0164/RM	1	BC/21/0464/DOMIN	Commenced
Type B village	Troston	The Street, Whitegates	Planning application - change of use from dwelling (class C3) to guest facility with seven rooms (class C1) to operate in conjunction with The Bull Freehouse	DC/22/22147/FUL	-1	not yet submitted	09/02/2026
Type A village	Tuddenham	High Street, The Old Mill Farmhouse	Planning application - a. conversion of existing dwelling to form hotel guest rooms b. single storey rear and side extension (demolition of existing extension and outbuildings) c. alterations to existing vehicle access and associated external works	DC/22/0205/FUL	-1	not yet submitted	08/02/2026

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type A village	Tuddenham	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	BC/17/0598/DOMBN	Commenced
Type A village	Tuddenham	land rear of 47 High Street	1 no dwelling	DC/19/1577/FUL	1	BC/21/0680/DOMFP	Commenced
Local service centre	West Row	123 Friday Street	Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - demolition of dwelling	DC/24/0623/DE1	-1	not yet submitted	06/06/2029
Local service centre	West Row	Barn, Owers Farm, Weston Ditch	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (a) change of use of agricultural building to dwellinghouse (class C3) to create one dwelling (b) associated operational development	DC/21/0771/P3QPA	1	not yet submitted	03/02/2027
Local service centre	West Row	Beech Hedge Farm, Weston Ditch	Variation of condition 12 of F/2009/0758/FUL - amended location of the approved live work unit and stables and to replace the proposal drawing for the stable block with altered plan and elevations to allow for; live / work unit for operating racehorse transport and quarantine business, stables, and ancillary accommodation.	DC/20/0401/VAR	1	BC/22/0801/DOMFP	Commenced
Local service centre	West Row	Beeches Road, 19	Conversion of redundant blacksmiths forge to residential unit, form new vehicle access and close existing (Development affecting the setting of a Listed Building)	F/2012/0340/COU	1	BC/22/1075/DOMFP	Commenced
Local service centre	West Row	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	BC/22/0981/DOMFP	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Local service centre	West Row	Beeches Road, land to rear of 5	Planning Application - 2 no. semi-detached dwellings and associated parking	DC/15/2092/FUL	2	BC/16/0310/DOMFP	Commenced
Local service centre	West Row	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	BC/15/1133/DOMBN	Commenced
Local service centre	West Row	Friday Street, 60	Planning Application - 1no dwelling with attached garage	DC/16/1712/FUL	1	BC/19/0343/DOMFP	Commenced
Local service centre	West Row	Manor Farm Road, land at (John Walter Drive)	5no. Dwellings	DC/17/2494/RM	5	BC/19/0432/DOMFP - PLOT 1 BC/19/0260/DOMBN - PLOT 2 BC/19/1096/DOMFP - PLOT 3 BC/20/0352/DOMIN - PLOT 4 DC/19/1158/DOMIN - PLOT 5	Commenced
Local service centre	West Row	Park Garden, 4	Planning application - one dwelling and detached garage (following demolition of existing dwelling and outbuildings)	DC/21/0205/FUL	0	BC/23/0523/DOMFP	Commenced
Local service centre	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	BC/19/1320/DOMBN	Commenced
Local service centre	West Row	Pott Hall Road, 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 1 no.dwelling (ii) associated operational development.	DC/16/1615/PMBPA	1	BC/17/0354/DOMFP	Commenced
Local service centre	West Row	The Orchard Land Off Mildenhall Road	Outline Planning Application (all matters reserved) - a. nine dwellings b. garages and c. new access	DC/22/1926/OUT	9	not yet submitted	23/03/2026

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Countryside	Westley	Hall Farm Lane, Westley Hall Farm	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - (a) change of use of agricultural building to dwellinghouse (class C3) to create three dwellings (b) associated operational development proposed conversion of farm building into a dwellings	DC/21/1788/P3QPA	3	not yet submitted	21/10/2026
Countryside	Westley	Plot 1 Westley Hall Farm Lane	Planning application - conversion of two barns to three dwellings with garages	DC/23/0110/FUL	3	not yet submitted	25/04/2026
Type B village	Whepstead	Land Adj To Dovedon Hall Chedburgh Road	Planning application - Two dwellings and detached double garage (following demolition of existing agricultural building)	DC/23/0959/FUL	2	not yet submitted	25/09/2026
Type B village	Whepstead	South East Lodge Rede Road	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use of agricultural building to dwellinghouse (C3) to create one dwelling	DC/24/1502/P3QPA	1	not yet submitted	07/01/2030
Type B village	Whepstead	Stedmans Farm, Rede Road	DC/23/0991/P3QPA - Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - a. Change of use of agricultural building to dwellinghouse (Class C3) to create one dwelling DC/24/0196/FUL - One dwelling following demolition of existing agricultural building	DC/24/0196/FUL	1	not yet submitted	16/10/2028
Local service centre	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/08/0293	1	BC/14/0510/PARTNR	Commenced

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Local service centre	Wickhambrook	Barn Baxters Green	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use of agricultural building to dwellinghouse (C3) to create one dwelling and associated operational development	DC/24/1493/P3QPA	1	not yet submitted	04/12/2029
Local service centre	Wickhambrook	Genesis Green, Genesis Green Stud Farm	four flats Planning application - 4no. staff accommodation dwellings and associated works (alternative scheme to DC/16/1395/FUL)	DC/23/1170/FUL	4	not yet submitted	03/06/2027
Local service centre	Wickhambrook	Golden Farm Farley Green Wickhambrook	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 agricultural building to create four dwellings	DC/24/1856/P3QPA	4	not yet submitted	17/03/2030
Local service centre	Wickhambrook	Persephone, Meeting Green	Planning application - a. change of use from Church (use class F1) to residential dwelling (use class C3) b. installation of flue to rear elevation c. cladding to modern brickwork	DC/24/1726/FUL	1	not yet submitted	11/02/2028
Local service centre	Wickhambrook	Tile Hall, Farley Green	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - change of use of barn to dwelling (class C3) including associated works	DC/23/1496/P3QPA	1	not yet submitted	03/11/2028
Type B village	Withersfield	7b and 8b Horseheath Road	Planning application - one dwelling (following demolition of existing dwelling)	DC/23/0960/FUL	-1	not yet submitted	29/11/2026
Type B village	Withersfield	Brewers Cottage, Rose Hill	Planning application - one dwelling (following demolition of existing dwelling)	DC/23/2023/FUL	0	not yet submitted	16/02/2027
Type B village	Withersfield	Church Street, 13 and 14	Planning application - two, two storey rear extensions (following demolition of existing extensions) with first floor bridge extension to interconnect 13 and 14 Church Street to facilitate the use of the properties as a single dwelling	DC/24/1658/FUL	1	not yet submitted	23/01/2028

Settlement hierarchy (as in WSLP)	Parish/town	Address	Proposal	Most recent approved application or appeal decision	Net dwelling gain Commitments	Building regs. Ref No.	Site status (application expiry date, commenced)
Type B village	Withersfield	Phoenix House, Turnpike Hill	Creation of two storey, three bedroom detached dwelling.	DC/23/0490/FUL	1	BC/24/0198/DOMFP	Commenced
Type B village	Worlington	5 Freckenham Road	two dwellings	DC/22/0796/FUL	2	BC/22/0858/DOMIN	Commenced
Type B village	Worlington	Mildenhall Road, building behind 21	(i) 1 replacement dwelling (following demolition of existing dwelling) (ii) change of use of land to residential garden.	DC/18/1398/FUL	0	BC/19/1208/DOMBN	Commenced

Appendix 8 Communal accommodation

Former Authority area (Forest Heath or St Edmundsbury area)	Settlement	Site address and planning application reference	Equivalent units after applying 2021 census ratio (adjustment 1.83) The ratio of 1.83 communal bed-spaces per dwelling	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) 31 March 2025	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed at 31 March 2025 (ratio to be counted in the supply)
St Edmundsbury	Bury St Edmunds	Tayfen Road/Spring Road DC/15/0689/OUT DC/22/1137/FUL	43.5	Outline planning application including for up to 60 bed care home (use class C2) Full planning application approved for up to 80 bed care home (use class C2)	0	80	All units (80)
St Edmundsbury	Bury St Edmunds	14 Northgate Avenue DC/20/2144/FUL	-0.5	Planning application for change of use from care home to mixed use comprising residential and psychotherapy practice	0	-12	Loss of 1
St Edmundsbury	Bury St Edmunds	40 Hollow Road DC/22/0793/FUL	39	Planning application for up to 72 bed care home (class C2)	0	72	All units (72)
St Edmundsbury	Bury St Edmunds	Cornwallis Court Hospital Road DC/23/0411/FUL	-2.5	redevelopment of existing care home comprising the demolition of the existing buildings and replacement 64 bedroom care home (Class C2)	0	-5	All units (-5)
St Edmundsbury	Ixworth	High Street, The Beeches DC/15/1354/FUL	5.5	Single and two storey extension to provide 10 bedrooms	0	10	All units (10)
St Edmundsbury	Little Wratting	Little Court, Haverhill Road DC/21/0315/FUL	65.5	Specialist dementia care village for up to 120 residents, including: 20 x 6 bedroom apartments provided within five buildings	0	0	All units (120)
	Total		150.5				276