

**Forest Heath District Council
Assessment of a five year supply of housing land
taking a baseline date of 31 March 2016**

**The five years covered in this assessment are
1 April 2017 to 31 March 2022**



Forest Heath
District Council

Published 22 December 2016

1. Introduction

- 1.1 National Planning Policy Framework (March 2012) requires Local Planning Authorities to identify and maintain a 5 year land supply of deliverable land for housing. The assessment of land supply will be updated annually. If any significant land supply changes occur during this time, further updates may be prepared and made available on the website.
- 1.2 This report sets out the availability of housing land supply for the period 2017-2022. It takes a baseline of 31 March 2016 and estimates completions from existing commitments for 2016-17, establishing a 'year forward' 5 year supply for the period 2017-2022. For land to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable within a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Sites with planning permission will be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. The NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF, para12).

Background

- 1.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking (NPPF, para14).
- 1.4 Local Plans should set out the policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable the continuous delivery of housing for at least 15 years from the date of adoption of the plan. Sufficient, specific deliverable sites or broad locations for growth should be identified to deliver housing in the first five years, with a further supply of specific, developable sites for years 6-10 and, where possible for years 11-15.
- 1.5 The Forest Heath Local Plan includes the Core Strategy adopted 2010. Policy CS1 provides the settlement hierarchy for Forest Heath, giving a broad indication of the scale of growth appropriate to each settlement in order to promote sustainable development. The Forest Heath Core Strategy Single Issue Review reconsiders Policy CS7 (the part of the Local Plan that was quashed), the overall amount of residential development and the distribution of housing growth throughout the district.
- 1.6 The Site Specific Allocations Local Plan identifies which sites should be developed, in order to achieve the vision and objectives of the Core Strategy. It includes proposals for new housing, employment, shopping and other development, together with other uses of land such as parks and open spaces. The plan identifies specific sites that will enable a continuous delivery of housing for at least 15 years from the date of adoption.

- 1.7 NPPF requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites. The SHLAA provides evidence of sites and broad locations that are sustainable (referenced included) and unsustainable (referenced deferred).
- 1.8 For sites to be considered deliverable, National Planning Policy Framework states they should be:
- **Available**- the site is available now.
 - **Suitable and Achievable** - the location for development now is suitable and can be achievable with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable.
- 1.9 Potential sites include those allocated for housing within the local plan, those with planning permission, and any known specific unallocated sites with potential to make a contribution to housing delivery during the 5 year period.
- 1.10 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG). It states under section on Housing and Economic Land Availability Assessment paragraph 29;

'Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing. The definition of 'deliverability' and 'developability' in relation to housing supply is set out in footnote 11 and footnote 12 of the National Planning Policy Framework'.

- 1.11 Paragraph 31 of the NPPG states;

'Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five year.

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan

makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply’.

Calculating the Housing Need

- 1.12 Forest Heath District Council is producing a Single Issue Review (Core Strategy policy CS7) of its housing figures to establish new housing growth targets. For the period 2001 to 2011 the adopted Core Strategy sets the requirement of 3,200 dwellings (320 per annum).
- 1.13 The Cambridge Sub-Region's Strategic Housing Market Assessment update (SHMA), published June 2013 took a base date of 2011 and made a fresh assessment of housing needs in the district. The SMHA assessed the full, objectively-assessed housing need in Forest Heath between 2011 and 2031 at 7,000 dwellings. Using 2011 census data instead of household formations as the starting point for an assessment of future housing demand meant that there was no additional backlog of demand for housing above and beyond the dwellings figures (SHMA, Technical Report para 7.1.6).
- 1.14 Combining the Core Strategy requirement for 2001 to 2011 with the SHMA from 2011 to 2031 gives an overall requirement of 10,200 dwellings for the period 2001 to 2031 (3,200 dwellings for period 2001 to 2011 and 7,000 dwellings for the period 2011 to 2031). However, the SHMA update takes a fresh assessment of the housing need at the base of 2011 therefore based on more up-to-date evidence than that which informed the Core Strategy. Moving forward, it is therefore not necessary for housing supply to make any allowance for past under-delivery prior to 2011. This report therefore assesses the position from the base date of 2011.
- 1.15 The Strategic Housing Market Assessment (SHMA) for Forest Heath was updated in January 2016, setting a need of 6800 dwellings in the period 2011 to 2031. The study was supported by evidence prepared by Peter Brett Associates which assessed market signals. This objectively assessed need (OAN) forms the basis for a five year supply calculation. A further update was undertaken in August 2016, assessing what adjustment, if any, was needed following the release of new CLG household projections and EEFM forecasts since January 2016. This concluded the identified future quantity of housing needed requires no adjustment. The objectively assessed housing need is therefore 6,800 dwellings for 2011-2031.

Forest Heath Five Year Housing Requirement

a. SHMA (published 2016) 2011-2031 6,800 (340pa)	6,800
b. Actual net dwelling completions 2011 – 2016	1,311
c. Residual requirement 2016 – 2031 (a-b)	5,489
d. Annual requirement (a/20)	340
e. 5 year requirement (d x 5)	1,700
f. Under delivery since 2011, against	389

requirement of 340 dw pa	
5 year requirement including 5% buffer (e + 5%) excluding shortfall	1,785

2. Five Year Housing Supply

- 2.1 As at 31 March 2016 a total of 1,311 dwellings have been completed since 2011. In order to meet the 6,800 dwelling requirement an additional 5,489 will need to be built in the 15 years from April 2016 to March 2031 (financial calendar period).
- 2.2 This assessment of supply includes sites completed and those with planning permission at 31 March 2016. In addition an estimate is made of likely completions in the current year (2016/17). A housing trajectory is included which illustrates which sites will contribute to the current year supply and the following five year supply.
- 2.3 Sites proposed in the submission draft (reg 19) Site Allocation Local Plan (SALP) have been included where they are considered available, suitable, achievable and capable of being delivered within a five-year timeframe, see housing trajectory at Appendix A. These comprise sites identified in the SHLAA, some of which obtained planning permission after 31 March 2016 or a resolution to approve consent. Others are currently subject of a planning application or pre-application discussions have taken place. A pragmatic view has been taken on likely delivery timescale reflecting the status of the planning application, planning conditions and s106 agreements to address infrastructure constraints and some discussion with developers.
- 2.4 The NPPF gives clear guidance that 'Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years', (footnote 11, page 12). For Forest Heath's 5 year supply report all sites with planning permission have been included within the first five years supply. Thereafter the housing trajectory takes a reasonable windfall allowance of 25 units per annum. This windfall allowance reflects a realistic assumption of sites likely to come forward, allowing for some to lapse.
- 2.5 The remaining Local Plan (1995) allocations without planning permission have been excluded due to uncertainty with deliverability.
- 2.6 In calculating the 5 year supply the NPPG at paragraph 035 states 'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible'. However as the SHMA (2016) sets out a fresh assessment of current housing need, based on more up-to-date evidence than that which informed the Core Strategy, it is therefore not considered necessary for the housing supply to make any allowance for past under-delivery before 2011. This approach is consistent with that used in St Edmundsbury which the Inspector into the examination of the Vision 2031 Local Plan considered appropriate. The Forest Heath's emerging Site Allocations Local Plan plans to meet the full objectively assessed housing need in the district to 2031.
- 2.7 It is relevant to note that there has been a good record of housing delivery over the 6 years to 2011 assessed against the Core Strategy

requirement, where total completions over this period (2,280) have exceeded the requirement of 2,100 (350 pa x 6 years = 2,100). Whilst delivery since 2013 has reduced there has not been persistent under delivery.

Five Year Deliverable Housing Supply

Identified Sites	As at April 2016
Outstanding Unimplemented planning permissions (large)* 872 minus those expected to be delivered in current year (see grey boxes in housing trajectory)	622
Outstanding Unimplemented planning permissions (small)** 254 minus those expected to be delivered in current year (see grey boxes in housing trajectory)	172
Remaining allocations in Local Plan	0
Other sites (including submission draft SALP sites, some of which have obtained planning consent or a resolution to approve, where there is evidence of deliverability in a 5 year period, and a large site new commitment at Fengate Drove, Brandon which obtained planning permissions since April 2016). As shown in grey boxes in the housing trajectory appended A.	1669
Total supply	2463

* Larger sites = 10 or more homes, as listed in trajectory

** Small sites = under 10 homes, as listed in appendix B

Five year deliverable housing supply	April 2017 – March 2022
<i>Annual Average requirement</i>	340
<i>including 5% buffer</i>	357
5 Year Identified Supply	2463
Five year supply (Liverpool approach)	
<i>Equates to</i> 2463/384 including 5% buffer (Liverpool approach)	6.4 year supply
Five year supply addressing unmet supply since 2011 (Sedgefield approach)	
Shortfall units 2011-2016	389
<i>Equates to</i> 2,463/435 including 5% buffer and shortfall	5.7 year supply

- 2.8 There is a 6.4 year supply of housing land including a 5% buffer when using the Liverpool approach. A 20% buffer is not considered appropriate as there has generally been a good record of provision in the past 10 years, albeit with under delivery in the last three. This is not considered to be persistent under delivery. The inspectors report into the Meddler Stud appeal (Appeal Ref: APP/H3510/A/13/2197077) stated that he was not persuaded that there has been a persistent under delivery of housing and

so a 20% buffer is not justified'. The Secretary of State's decision on Hatchfield Farm (Ref:APP/H3510/V/14/2222871) accepted that the council had demonstrated there was a 5 year supply, and the councils methodology had applied a 5% buffer, indicating this was considered appropriate.

- 2.9 An alternative methodology which the NPPF states council's should aim to use where possible, deals with under supply within the first 5 years of the plan period. In addressing the undersupply of 389 units since 2011, the housing land supply will fall to 5.7 years including a 5% buffer (Sedgefield approach). The undersupply is calculated from the base date of 2011 as the SHMA update (2016) sets out a fresh assessment of current housing need, based on more up-to-date evidence than that which informed the Core Strategy. It is therefore not considered necessary for the housing supply to make any allowance for past under-delivery prior to 2011. The Forest Heath's emerging submission draft (reg 19) Site Allocations Local Plan will plan to meet the full objectively assessed housing need in the district to 2031.

3. **Monitoring and maintaining the Five Year Supply**

- 3.1 The council will monitor the five year supply of deliverable sites on an annual basis linked to the Monitoring Report. The assessment of land supply will be updated annually. If any significant land supply changes occur during this time further updates may be prepared and made available on the website.
- 3.2 Forest Heath has a 6.4 year supply of housing land, including a 5% buffer (Liverpool approach) and 5.7 years when addressing the under supply in the first five years (Sedgefield approach). This assessment is based on monitoring data at 31 March 2016, estimates completions in the current year (2016-17) and looks forward one year to give a 5 year supply for the period 2017-2022.

						current year																
Large sites with planning permission at 31st March 2016		Settlement	Site	Capacity	Remaining	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
SALP reference (for part or all site)	Planning application reference																					
	DC/14/1206/FUL	Beck Row	adj Smoke House Inn, Skeltons Drove	166	142	40	40	40	22													
SA11(b)	DC/13/0123/OUT	Beck Row	adj and south Caravan park on Aspal Lane	117	117			30	30	30	27											
SA11(d)	DC/14/1745/OUT	Beck Row	Land adj to Beck Lodge Farm	24	24				24													
SA11(a)	DC/15/0922/OUT	Beck Row	Land adj to St Johns Street	60	60				20	20	20											
	F/2012/0552/OUT	Exning	Land off Burwell Road	120	120	45	40	35														
	DC/14/1335/FUL	Gazeley	Former Sperrinks nursery	20	20			10	10													
	F/2013/0355/FUL	Kentford	Kennet Park	16	16	16																
	F/2007/0566/OUT	Kentford	Former Friskies Pet Care, Moulton Road	92	21	12	9															
	DC/14/0692/FUL	Kentford	Animal Health Trust, Lanwade Park	41	28	28																
	F/2013/0061/HYB	Kentford	Land west of Herringswell Road (Kentford Lodge)	60	60	20	30	10														
	F/2009/0456/FUL	Lakenheath	Hall Drive, Lakenheath Hall	11	7	7																
SA7(a) (part)	F/2010/0337/OUT	Lakenheath	Matthews Nursery, High Street	12	12			12														
	DC/13/0927/OUT	Mildenhall	Land south Worlington Road and adjacent to former dairy site	78	78		18	30	30													
	DC/15/0452/FUL	Mildenhall	21 High Street	12	12		12															
	F/2012/0431/COU	Newmarket	Waterwitch House, 46 Exeter Road, Newmarket	25	25	25																
	DC/15/2112/FUL	Newmarket	Fornham road, Southernwood	8	8		8															
	F/2011/0364/RMA	Red Lodge	Phase 1d	24	3	3																
	F/2009/0525/RMA	Red Lodge	Phase 5c	71	5	5																
	F/2011/0025/RMA	Red Lodge	Phase 4a	70	41	10	31															
	F/2007/0778/RMA	Red Lodge	Elms Road, Turnpike Road	295	47	24	23															
	DC/14/0632/OUT	West Row	Land north of Mildenhall Road	26	26	15	11															
			large sites consent		872	250	222	167	136	50	47											
			small sites consent		254	82	88	24	20	20	20											
			sub total (of which 794 in 5 yr supply (shown in grey boxes))		1126	332	310	191	156	70	67											
large site planning permission since 1st April 2016, not allocated in SALP																						
	DC/14/2219/FUL	Brandon	Land off Fengate Drove	38	38	8	30															
			sub total (of which 30 in 5 yr supply (shown in grey boxes))		38	8	30															
SALP submission draft ref		Settlement	Site																			
SA2 (a)		Brandon	Land at Warren Close	23	23						23											
SA2 (b)		Brandon	Land off Gas House Drove	10	10						10											
SA12 (a)		Exning	Land south of Burwell Rd & west of Queens View	205	205				40	40	40	40	45									
SA13(a)	DC/14/2203/OUT	Kentford	Land to rear of The Cock Inn PH	34	34		4	20	10													
SA13 (b)	DC/14/0585/OUT	Kentford	Meddler Stud, Bury Road	63	63			25	25	13												
SA7 (b)	F/13/0394/OUT	Lakenheath	Land west of Eriswell Road	140	140						32	30	30	26	22							
SA8 (a)	F/13/0345/OUT	Lakenheath	Rabbit Hill Covert, Station Road	81	81						30	26	25									
SA8(d)		Lakenheath	Land north of Burrow Drive and Briscoe Way	165	165											5	30	40	40	50		
SA8(c)	DC/13/0660/FUL	Lakenheath	Land off Briscoe Way	67	67				30	37												
SA8 (b)	DC/14/2096/HYB	Lakenheath	Land at North Lakenheath	375	375						60	60	60	60	60	50	25					
SA4(a)		Mildenhall	Land west of Mildenhall	1300	1300					100	120	120	120	120	120	120	120	120	120	120	120	
SA5 (a)		Mildenhall	Land at 54 Kingsway	23	23			12	11													
SA5 (b)		Mildenhall	District Council offices, College Heath Road	89	89					45	44											
SA6(a)		Newmarket	Brickfield Stud, Exning Road	87	87														30	30	27	
SA6(c)		Newmarket	Land at Phillips Close & Grassland off Leaders Way and Sefton Way	117	117			40	40	37												
SA6(d)		Newmarket	Former St Felix Middle School site	50	50							25	25									
SA6(e)	DC/16/0193/FUL	Newmarket	Land at Jim Joel Court	21	21		21															
SA6(f)	DC/15/0754/FUL	Newmarket	146a High Street	46	46		20	26														
SA9(a)		Red Lodge	Land off Turnpike Road and Coopers Yard	132	132											35	35	32	30			
SA9(b)		Red Lodge	Land east of Red Lodge (north)	140	140						50	50	40									
SA9(c)	F/2013/0257/HYB (part)	Red Lodge	Land east of Red Lodge (south)	382	382		56	108	110	108												
SA10 (a)		Red Lodge	Land north of Acorn Way	350	350						50	50	50	50	50	50	50					
SA9 (d)	DC/16/0596/OUT	Red Lodge	Land west of Newmarket Road and north of Elms Road	125	125						50	50	25									
SA14(a)	DC/14/2047/HYB (part)	West Row	Land west of Beeches Road	152	152			41	50	50	11											
			sub total (of which 1639 in 5 yr supply (shown in grey boxes))		4177		101	272	316	430	520	451	420	256	252	260	260	222	220	197		
			windfall		225							25	25	25	25	25	25	25	25	25	25	
			already built 2011/12-2015/16		1311																	
			pp's		1164																	
			total		6877		101	272	316	430	520	476	445	281	277	285	285	247	245	222		

Planning Application reference numbers	Parish/Town	Address	Net dwelling gain
F/2013/0223/FUL	Brandon	London Road, 80	1
DC/13/0740/FUL	Brandon	High Street, rear of 15	0
F/2013/0308/COU	Brandon	The White Horse, White Horse Street	1
F/2013/0308/COU	Brandon	The White Horse, White Horse Street	1
DC/14/1453/FUL	Brandon	Evergreen, Bury Road	7
DC/14/1710/FUL	Brandon	The Old Fire Station, London Road	1
DC/15/1430/FUL	Brandon	Church Road, land between 23 & 25	2
DC/15/1395/FUL	Brandon	Edmund Road, 1	1
DC/15/1719/FUL	Brandon	Land rear of Rattlers Road	1
F/2012/0723/FUL	Mildenhall	High Street, 37C	2
F/2011/0597/COU	Mildenhall	Mill Street, 15A	1
F/2011/0224/COU	Mildenhall	Kingsway, 48-50	2
F/2011/0304/RMA F/2008/0260/OUT	Mildenhall	North Terrace, Breck Gardens Land rear of 14	8
F/2011/0430/EOT F/2008/0579/FUL F/2007/1008/FUL	Mildenhall	North Terrace, Breck Lodge	2
F/2012/0659	Mildenhall	St Johns Close, Great Heath Primary School	1
F/2012/0422	Mildenhall	The Old Telephone Exchange, Queensway (now known as 4A Vinrose Lodge)	1
DC/15/2004/RM F/2012/0370/OUT	Mildenhall	Finchley Avenue, 3	1
DC/14/0552/FUL	Mildenhall	Manor Road, Yonder	0
DC/15/0828/OUT	Mildenhall	Kingsway, 54	5
DC/15/0452/FUL	Mildenhall	High Street, 21 (2 White Hart Court)	2
DC/15/1876/FUL	Mildenhall	High Street, 16	7
DC/15/2396/FUL	Mildenhall	Second Floor, Breckland House, 8 Churchyard	1
F/2011/0168/LBC	Newmarket	Fitzroy Street, 7	2
F/2011/0165/FUL	Newmarket	Snailwell Road, rear of Paddock's Kremlin Stud	2
F/2012/0627/FUL	Newmarket	Fordham Road, La Grange House	1
F/2012/0112/COU	Newmarket	Birdcage Walk, Trillium Place Stables	1
DC/13/0078/FUL F/2012/0159/COU	Newmarket	Old Station Road, 38	5
F/2012/0404/FUL	Newmarket	Old Station Road, Machell Place	1
F/2012/0674/COU	Newmarket	High Street, 164 and The Forge & Stables and 166	5

F/2013/0311/RMA F/2012/0706/OUT	Newmarket	Falmouth Avenue, Bryher Lodge (known as Niche House)	1
F/2012/0672/FUL	Newmarket	Falmouth Avenue, Dayrell	0
F/2007/0292/FUL	Newmarket	Bury Road, 35 - Freemason Lodge	1
F/2013/0173/EOT F/2013/0168/EOT F/2010/0235/EOT F/2005/0103/COU	Newmarket	Old Station Road, Cleveland House	4
F/2013/0271/COU	Newmarket	All Saints Road, 82 Carpenters Arms (Flat 1)	3
DC/13/0191/P3JPA	Newmarket	Exeter Road, 16 Clock Tower Mews	1
F/2013/0159/COU	Newmarket	Hamilton Road, Pinewood Stables	1
DC/13/0867/FUL	Newmarket	Granby Street, 27	1
DC/14/0254/P3JPA	Newmarket	The Rookery, 40	6
F/2013/0324/COU	Newmarket	High Street, 32	0
DC/14/0378/P3JPA	Newmarket	Kingston Passage, 6 (known as 5 Kingston Passage)	1
DC/14/0786/FUL	Newmarket	Exeter Road, 4	9
DC/14/0428/FUL	Newmarket	All Saints Road, 9, Melbourne House	-1
DC/14/0951/FUL	Newmarket	All Saints Road, 127A	-1
DC/14/1139/FUL	Newmarket	Vicarage Road, Ruscote House	2
DC/13/0158/FUL	Newmarket	Cricket Field Road, land off	1
DC/14/1682/FUL	Newmarket	Abington Place, 44 Bury Road	3
DC/14/1970/FUL	Newmarket	Rathmoy Stables, Hamilton Road	1
DC/15/0354/P3JPA	Newmarket	High Street, 22-24	1
DC/14/2418/FUL	Newmarket	Southfield Farm Cottages, Hamilton Road	3
DC/15/0084/FUL	Newmarket	124 High Street (known as Flat 1-6 Rothsay House)	6
DC/15/0785/FUL	Newmarket	King Edward VII Road, 39	2
DC/15/1680/FUL	Newmarket	Fielden Way, 3 (3b)	1
DC/15/2296/FUL	Newmarket	Wellington Street, St Aubyns	1
DC/15/2040/FUL	Newmarket	Cheveley Road, 3	1
F/2013/0013/FUL	Lakenheath	High Street, 16	1
F/2012/0718/FUL	Lakenheath	Mill Road, land rear of 45 (known as 45a Wings Road Close)	2
F/2013/0210/FUL	Lakenheath	Anchor Lane, 12	1
F/2013/0413/FUL	Lakenheath	Eriswell Road, 65	1
DC/14/0063/FUL	Lakenheath	Eriswell Drive, 4	1
DC/14/0549/FUL	Lakenheath	Mill Road, 1	-1
DC/14/1140/FUL	Lakenheath	High Street, 107	1
DC/14/2158/FUL	Lakenheath	High Street, 29c	1
DC/14/2430/OUT	Lakenheath	Wings Road, 5	1

DC/14/2244/FUL	Lakenheath	Dove Close, 4	1
DC/15/0545/OUT	Lakenheath	Pleasant View, 27 Eriswell Road	6
DC/15/0944/FUL	Lakenheath	The Lakenheath Village Home, 7 Back Street	4
F/2012/0636/RMA F/2011/0701/OUT	Red Lodge	Turnpike road, land to rear of no 6	3
DC/13/0420/FUL F/2010/0561/FUL	Red Lodge	Heath Farm Road, land adj 22 (known as 22A)	1
F/2012/0576/FUL	Red Lodge	Turnpike Lane, 12 (The Retreat, 12a)	1
DC/14/1230/FUL	Red Lodge	Workshop, Old Quarry, Green Lane (known as 2 Icknield Farm)	1
DC/14/0263/FUL	Red Lodge	Turnpike Lane, land rear of 12	1
DC/14/2162/FUL	Red Lodge	Elms Road	0
DC/15/1787/PMBPA	Red Lodge	Park Farm Drive, The Old Piggery	1
DC/15/1685/FUL F/2011/0351/FUL F/2006/0328/OUT	Beck Row	The Street, Land adj to Kings Head	4
F/2011/0458/EOT F/2008/0495/FUL	Beck Row	Aspal Lane, 1	0
F/2012/0175 F/2010/0809	Beck Row	The Street, The Old Smoke House	1
F/2013/0325/COU	Beck Row	Holmsey Green, 12	0
DC/47/147/RMF/2012 /0621/OUT	Beck Row	Wilde Street, White Cottage(known as Merecroft)	1
DC/13/0602/RM F/2010/0617/EOT F/2007/0827/OUT	Beck Row	The Street, land rear of 22	2
F/2013/0342/FUL	Beck Row	St Johns Street, Endobec	1
DC/14/0194/FUL	Beck Row	St Johns Street, 1	0
DC/15/1381/FUL DC/13/0675/FUL	Beck Row	Falcon Way, Land at Donegal Caravan Park (known as 5 Donegal Park)	6
DC/14/1067/OUT	Beck Row	Silver Willows Farm	0
DC/13/0283/OUT	Beck Row	land to the rear of 70-72 Holmsey Green	1
DC/14/2293/FUL	Beck Row	Stock Corner, The Chestnuts	5
DC/15/0265/FUL	Beck Row	Holmsey Green, 30	1
DC/15/0321/OUT	Beck Row	Land east of Aspal Lane	5
DC/15/0904/FUL	Beck Row	Phillips Farm, Wilde Street	0
DC/15/0675/FUL	Beck Row	1 Aspal Lane	1
DC/15/0856/FUL	Beck Row	Phillips Farm, Wilde Street	0
DC/15/1344/FUL	Beck Row	land to front of 26c The Street, Holywell Row	1
DC/14/2380/FUL	Beck Row	Holmsey Green Gardens, 18	1
DC/15/1685/FUL	Beck Row	Land adj Kings Head, The Street	4
DC/15/1030/FUL	Beck Row	West Suffolk Golf Centre, New Road	1

DC/15/1997/FUL	Beck Row	Falcon Way, Land at Donegal Park and Harrier Way (known as 1 Harrier Way)	2
DC/13/0459/P3JPA F/2013/0425/P3JPA F/2013/0044/COU	Exning	Chapel Street, 40-42	1
F/2011/0627/FUL F/2008/0488/FUL F/2007/0005/OUT	Exning	Land between 2 Mill lane and 24 Oxford Street	2
F/2013/0124/EOT F/2010/0184/EOT F/2007/0358/OUT	Exning	Laceys Lane, adj 50	1
DC/14/1186/FUL	Exning	Ascot Close, land adjacent no 1 (known as 1A)	2
DC/15/1494/OUT	Exning	The Highlands, 6	1
DC/15/2571/FUL	Exning	Windmill Hill, The Gardens	0
F/2013/0182/COU	Kentford	Merman House, outbuilding adj	2
F/2013/0191/OUT	Kentford	Gazeley Road, North, South and Garden Bungalows	0
DC/14/1178/FUL	Kentford	Moorland Stud, Herringswell Road	2
DC/15/0965/FUL	Kentford	The Cottage, Gazeley Road	1
F/2008/0573/RMA F/2002/563	Kentford	Knappett Roofing Depot, Bury Road (Known as 1 The Squires)	5
F/2012/0340/COU	West Row	Beeches Road, 19	1
F/2013/0010/FUL	West Row	Hayland Drove, The Old Toll House	0
F/2013/0262/FUL	West Row	Friday Street, 60	1
F/2012/0374/FUL	West Row	Friday Street, 89 and Chapel Road, Ourplace - land between	1
DC/13/0122/FUL	West Row	Eldo Road, 112	1
DC/14/2407/OUT F/2013/0329/OUT	West Row	Park Garden, adj 1 & 2	7
DC/13/0569/FUL	West Row	Fodderfen Drove, Fodderfen Pumping Station	1
DC/14/0272/FUL	West Row	Cricks Road, land adjacent 4	1
DC/13/0370/FUL	West Row	Stirling Close, 11 (fronting Church Road	1
DC/15/1366/FUL DC/14/1492/OUT	West Row	Green Farm Buildings (Peachey's Flowers)	2
DC/14/2460/FUL	West Row	Elmo Road, 112, Selmar	0
DC/14/2143/FUL	West Row	Isleham Marina, 82, Sandpiper	0
DC/15/0741/FUL	West Row	land between 89 Friday Street and Ourplace, Chapel Road	1
DC/15/2092/FUL F/2013/0032/FUL	West Row	land to rear of 5 Beeches Road	2

DC/14/0851/RM F/2011/0145/OUT F/2009/0262/OUT	West Row	Land adj 17 Beeches Road (known as 17a Beeches Road)	2
F/2012/0236/EOT F/2009/0153/FUL F/2007/0236/RMA F/2006/0159 F/2003/107	Kennett (parish of Herringswell)	Warren Road, White Lodge Stud	1
F/2011/0056/FUL	Holywell Row	The Street, 24a (known as 24c)	2
F/2012/0484/FUL	Moulton	The Kings Head, Bridge Street	1
F/2013/0417/FUL	Barton Mills	Bell Lane, Walnut Tree Farm	1
DC/13/0055/FUL	Holywell Row	Eriswell Road, Eldon Farm	1
DC/13/0830/FUL	Freckenham	Church Lane, Glebe Cottage	-1
DC/14/2120/RM DC/14/0633/OUT	Worlington	Freckenham Road, land at 15	1
DC/15/1580/VAR DC/13/0923/FUL	Moulton	Gazeley Road, Filberry Haven	0
DC/14/0936/FUL	Kenny Hill	Harlequin Farm, Mildenhall Drove	1
DC/14/0527/OUT	Gazeley	The Street, 50	3
DC/14/0035/FUL	Gazeley	Manor Farm Courtyard, The Street	4
DC/16/0007/FUL DC/14/2320/FUL	Barton Mills	Worlington Road, 26 (Know as 2 Cricket View, Barton Mills)	9
DC/15/0223/FUL	Barton Mills	Land at corner of Bridge Farm Close and Worlington Road	4
DC/15/0225/FUL	Barton Mills	Development site, Bridge Farm Close, Barton Mills	3
DC/13/0813/FUL	Freckenham	Land south of Bradfield, East View (now know as Walnut Place)	1
DC/14/1769/FUL	Higham	Hall Farm, Upper Green	1
DC/15/0512/FUL	Holywell Row	Eldon Farm, Eriswell Road	0
DC/15/0692/FUL	Gazeley	The Chequers Inn, The Green	1
DC/15/1402/PMBPA	Barton Mills	Newmarket Road, Belle Vue	1
DC/15/1384/PMBPA	Tuddenham	Icklingham Road, Longwood Farm	1
DC/16/0185/RM DC/15/1454/OUT	Freckenham	Fordham Road, Homefields	1
DC/15/2139/FUL	Moulton	The Street, 22	0
DC/15/1978/FUL	Gazeley	The Street, land rear of 12	1
DC/15/2416/FUL	Tuddenham	Land adjacent 11 High Street	1
DC/15/1928/FUL	Barton Mills	Plot 4 Sandfords Nursery, Newmarket Road (known as The Sandfords)	1
		Total	254 dw