

**Assessment of a five-year supply of housing land taking  
a baseline date of 31 March 2022**

**The five years covered in this assessment are  
1 April 2022 to 31 March 2027**

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## **1. Introduction**

1.1. National Planning Policy Framework (2021) (NPPF) requires local planning authorities (LPAs) to identify and maintain a five-year land supply of deliverable land for housing.

1.2. Planning Policy Guidance: Housing Supply and Delivery states:

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

1.3. This report sets out the availability of housing land supply for the period 2022 to 2027. It takes a baseline of 31 March 2022.

1.4. This report has taken into account responses to the consultation held from 21 November 2022 to 16 January 2023 and updates to expected rates of delivery to a number of sites. Responses to the comments raised in the consultation are set out in appendix 13 and where appropriate changes have been made to the report.

## 2. The housing requirement

- 2.1. On 1 April 2019 St Edmundsbury and Forest Heath joined to become West Suffolk Council. As a newly reorganised authority the housing requirement has been calculated by combining the housing requirement for the two predecessor authorities in accordance with the National Planning Policy Framework (NPPF) (paragraph 74) and Planning Practice Guidance (PPG): Housing and Economic Need Assessment (paragraph 039), taking the same approach used in the housing delivery test 2020.
- 2.2. On 16 December 2020 updates were published to the PPG: Housing and economic needs assessment. Paragraph 039 sets out advice on how housing need should be calculated for newly re-organised authorities, which includes West Suffolk. In calculating the local housing need (LHN), step two should use affordability ratios at the predecessor local authority level. This requires the affordability ratio published in 2018 to be applied to local housing need for the former St Edmundsbury area, the last data published before West Suffolk Council was formed on 1 April 2019. For the former Forest Heath area the adopted local plan housing requirement is applied as the single issue review local plan which set the housing requirement for the former district is less than five years old.
- 2.3. Using this approach the housing requirement for West Suffolk is assessed as 770 dwellings per annum (dpa) which is the sum of the following:
  - 340 dpa housing requirement as set out in the former Forest Heath Single Issue Review adopted in 2019.
  - 430 dpa LHN requirement for the former St Edmundsbury area, as the adopted plan setting the housing requirement is more than five years old.
- 2.4. Paragraph 031 of PPG states where there is a shortfall in housing completions this should be added to the plan requirements for the next five year period (the Sedgefield approach), then the appropriate buffer should be applied. For the former Forest Heath area the shortfall will need to be addressed. However for the former St Edmundsbury area where the standard method for assessing local housing need is used there is no requirement to specifically address under-delivery separately, as step two of the standard method factors in past under-delivery as part of the affordability ratio. The shortfall for former Forest Heath area has been calculated as follows, a shortfall of 517 units over the plan period 2011 to 2022 measured against completions, see appendix 12 for full workings.
- 2.5. By addressing the shortfall in the next five years (the Sedgefield approach) gives an overall housing requirement of **874** dwellings per annum, which is the sum of 770 and 104.
- 2.6. The purpose of a five-year housing land supply (5YHLS) calculation is essentially forward looking, to provide assurance that sites are available

to meet the future housing needs. By setting a single five-year housing land supply (5YHLS) for West Suffolk will achieve this.

- 2.7. West Suffolk Council is currently producing a district wide local plan and is required to plan for housing requirement in accordance with the standard method (LHN), so will be determined according to the LHN figure of 791 dwellings per annum. Given the five-year housing land supply housing requirement figure is higher a separate report will not be required.
- 2.8. A note setting out how the LHN has been calculated for former St Edmundsbury area is set out in appendix 10.

### **The housing delivery test**

- 2.9. The housing delivery test (HDT) was introduced as part of the National Planning Policy Framework (NPPF) (published in July 2018). It measures the actual delivery of homes over the past three years against the homes required within the local authority over the same period of time. The results published on 14 January 2022 take the form of a percentage. This showed West Suffolk delivered 128 per cent of the homes required, a positive result showing more homes were delivered than the target required. These results indicate a five per cent buffer should be applied to the 5YHLS assessment. As the test was met, there were no consequences and no requirement to produce a housing action plan.

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

- 3.1. The previous five-year housing land supply (5YHLS) report included information on total net completions from the local plan base date by year including a break down for affordable housing. This information has been set out in appendix 6. These figures do not include contribution from C2 residential institutions (care homes and nursing homes) which can be counted as part of the housing supply as set out in appendix 8.

#### 4. The housing supply

4.1. The National Planning Policy Framework (NPPF) requires local planning authorities to identify a supply of specific deliverable sites, which are then measured against the housing requirement.

4.2. For sites to be considered deliverable, National Planning Policy Framework (2021) states they should be:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years. (NPPF 2021 Annex 2).

4.3. The Planning Practice Guidance (PPG): Housing Supply and Delivery gives further advice at para 007 on preparation of five-year housing land supply (5YHLS) reports and states 'In order to demonstrate five years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. [Annex 2 of the National Planning Policy Framework](#) defines a deliverable site, and described as category a. or b. sites. As well as sites which are considered to be deliverable in principle (category a. sites), this definition also sets out the sites which would require further evidence to be considered deliverable (category b. sites), namely those which:

- Have outline planning permission for major development.
- Are allocated in a development plan.
- Have a grant of permission in principle.
- Are identified on a brownfield register.

Such evidence, to demonstrate deliverability, may include:

- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a

planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.
  - Firm progress with site assessment work.
  - Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
- 4.4. Planning Practice Guidance (PPG) para 014 provides advice on what information should be included and made publicly available. Detailed information is set out in the appendices to this report. The authority monitoring report monitors annual net housing completions and affordable completions, alongside other housing indicators.
- 4.5. This assessment of supply includes sites with planning permission at 31 March 2022. A housing trajectory is included (appendix 2) illustrating which sites will contribute to the five-year supply. The housing supply is shown as a net figure thereby taking account of any losses (demolitions, change of use etc). Appendix 3 provides a list of large sites (10 or more dwellings) with full planning permission at 31 March 2022 (category a. sites) and provides supporting information. These sites fall within category a. of the definition of deliverable as set out in para 4.2 large sites with planning permission (at 31 March 2022) are included where they have full planning permission and those with outline permission where there are approved reserved matters and there is no evidence indicating they are not deliverable within the five-year period. For some of the larger sites which will be built out over a longer time period, the five-year supply only counts units expected to be completed within the five-year period. Appendix 7 provides a list of small sites with planning permission (at 31 March 2022) which are counted as contributing towards the five-year supply. All site numbers are shown as net gain of units. A lapse rate of five per cent has been applied to these small sites for reasons set out in paragraph 5.17 to 5.18 below.
- 4.6. All other large sites (category b.) included within the five-year housing land supply (5YHLS) are listed in appendix 4. These sites meet the requirements of category b. of the definition of deliverable as set out in para 4.2 above. These include sites allocated in the three adopted former St Edmundsbury Vision 2031 Local Plans and the former Forest Heath Site Allocations Local Plan (SALP) where they are considered to be achievable in this timeframe. They include sites on the brownfield register. These include sites which have outline or hybrid planning permission or obtained planning permission after 31 March 2022, those currently subject of an undetermined planning application or reserved matters submission where pre-application discussions, preparation of master plan or development brief have taken place and there is evidence to support their delivery. Some strategic sites contribute provision within the five-year period with the remainder of the units being built out over a longer time period.



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

<b>Type of site contributing to the supply in West Suffolk</b>	<b>Contributing to supply in five-year period (net gain)</b>
Large site with planning permission (category a)	1889
Small sites with planning permission (after applying five per cent lapse rate)	667
Other large sites (category b)	2246
Student accommodation and older person housing contribution (after applying ratio 1.5)	162
Total identified supply of sites	4964

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

- 4.10. In order to inform the preparation of the five-year housing land supply (5YHLS) report, the previous five-year housing land supply trajectory was used as a baseline. The council had written to landowners, site promoters and developers seeking information to inform the assessment of anticipated completion of units on each site with an extant planning permission and some allocated sites. A copy of the letter can be found at appendix 1 and statements of common ground for some of the strategic sites at appendix 9.

### **Assumptions and benchmarks**

- 4.11. The National Planning Policy Framework (NPPF) asks local planning authorities (LPAs) to establish assumptions and benchmarks for lead in times, build out rates and lapse rates based on local circumstances. West

Suffolk Council commissioned Turleys to undertake a study into housing delivery which would inform preparation of a housing delivery plan, five-year housing land supply (5YHLS) and any action plans. The study published in March 2019, sits alongside this report as supporting evidence, in particular on built out rates, lead in times and lapse rates. The key findings on these matters along with local evidence gathered since are summarised below.

- 4.12. Build out rates – the study show average build out rates in West Suffolk based on historic data of large site delivery (2012 to 2018) range between eight to 60 dwellings per annum across a range of site sizes. The maximum number of homes built in a single year over this period on a large site was 112 dwellings.
- 4.13. Build out rates can vary on a site-by-site basis, so the average and peak build out should be used as a guide. The following factors can affect rates of build out; differences between greenfield and brownfield sites, the type of the development such as new build or change of use, the localised market, tenure, infrastructure required, whether the scheme includes affordable housing, whether there is more than one house builder on site and how many outlets on site at one time.
- 4.14. Turleys report which was completed in 2019 does not capture more recent building rate activity at the strategic sites of Marham Park and Moreton Hall, Bury St Edmunds and north-west Haverhill. Further monitoring of the implementation of these sites has had an impact upon both average and peak build out rates across West Suffolk. In the monitoring year 2018 to 2019 at Marham Park delivery rate was 138 dwellings per annum (dpa), in 2019 to 2020 it was 215dpa, in 2020 to 2021 it was 149dpa and in 2021 to 2022 it was 172dpa. Marham Park is being built out by a number of developers, Countryside Properties PLC, Bloor Homes, David Wilson Homes, Bellway and Orbit, leading to much higher rates of delivery on the site than has previously been seen in the district. For the Moreton Hall site delivery rates for these same years were 66dpa, 59dpa, 58dpa, and 61dpa respectively. North-west Haverhill strategic site delivered 67dpa in 2019 to 2020, 89dpa in 2020 2021 and 40dpa in 2021 to 2022. We have learnt from the three years of data since the Turleys report was prepared that build out rates have far exceeded the previous highest peak of 112 and now stands at 215dpa. Delivery rates will continue to be monitored and reviewed and these will inform future trajectory planning.
- 4.15. Lead in times – this covers the period from the initial site promotion through to completion of the first home on site. There are many factors that can influence the time taken, such as market conditions, the promoter's financial position, market considerations and specific planning challenges. Site size can influence the lead in times, with smaller sites generally taking less time. The Turleys study shows average lead in times in West Suffolk for large sites increases with site size ranging from three to six years for sites of more than 100 dwellings and around 15 months for sites below 100 dwellings. Since 2012, over half (56 per cent) of all housing sites in West Suffolk were commenced and built out

in a single year. The existing assumptions on Turley’s lead in times are considered to remain appropriate and valid.

- 4.16. Lapse rates – the Turleys report shows from available evidence non-implementation of larger sites with planning permission is rare. In the former Forest Heath area data indicates that no more than five per cent of planning permissions have lapsed in any one of the five years considered (2013 to 2018). Indeed, over the five-year period, an average of 2.3 per cent of sites in the former Forest Heath area annually saw their permissions lapse. Comparable analysis has not previously been monitored for the former St Edmundsbury area, albeit the councils has reviewed this and is monitoring non-implementation in West Suffolk. Whilst there is some evidence of smaller permissions lapsing, the evidence indicates that this remains uncommon, and by definition would not be expected to affect the delivery of a significant number of homes in West Suffolk. It should also be borne in mind that sites which are not considered deliverable in the five-year period have already been removed from the supply and each year as the five year housing land supply (5YHLS) report is updated the baseline data of sites with extant planning permissions would remove any that may have lapsed.
- 4.17. Lapse rate across West Suffolk over the monitoring year 2018 to 2019 shows 3.6 per cent of permissions lapsed and for 2019 to 2020 was 3.3 per cent and in 2020 to 2021 was 2.7 per cent. For 2021, 17 planning permissions lapsed out of 619. Only one was for a large site.
- 4.18. However, the council has still applied a lapse rate of five per cent to small sites for the whole five-year period in recognition that some site could go on to lapse. This applies a consistent approach to that used in the previous 5YHLS report. The lapse rates will continue to be monitored on an annual basis the results of which will inform the application in subsequent 5YHLS reports.

**Overall assessment of five-year housing land supply**

<b>Five-year deliverable housing supply</b>	<b>April 2021 to March 2026</b>
Annual requirement (including addressing shortfall in five-year period)	874
Five-year requirement	
With buffer five per cent added to the requirement (918) per annum	4589
Identified supply of sites	4964
Number of years of housing land supply (five per cent buffer)	5.4 years

- 4.19. West Suffolk Council has used the Sedgfield approach in measuring the housing supply, which gives a 5.4 year supply of housing land including a five per cent buffer.

## **5. Monitoring and maintaining the five-year supply**

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

## Appendix 1 sites confirmation letter August 2022



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

Date: as per email

Dear Sir or Madam

### **West Suffolk – confirmation of site details**

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

In order to inform the preparation of the council's five-year housing land supply (5YHLS) we are seeking further information related to the proposed delivery of the site. The National Planning Policy Framework and Planning Practice Guidance requires the council to update their 5YHLS in a timely fashion based on up-to-date robust evidence and to provide clear evidence and consult with stakeholders on drawing up their report. The information received may also be used to update the West Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA).

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

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

**1. Please enter details below for each individual site.**

Site address	
Reference number (planning application, Vision 2031, SALP or brownfield register)	
Indicative capacity as identified within the local plan document or a planning application.	
Proposed use(s), (residential or mixed use).	

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

<b>Start date for development commencement on site</b>	
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**3. Delivery rates** – Please provide an indication of the number of units you anticipate coming forward per year over the next 5 years on your site. These figures should be as realistic as possible, be informed by previous rates of delivery where relevant, have regard to lead in times. Please note annual monitoring dates run from 1 April to 31 March for each year.

<b>Monitoring year</b>	<b>Year 1 2022 to 2023</b>	<b>Year 2 2023 to 2024</b>	<b>Year 3 2024 to 2025</b>	<b>Year 4 2025 to 2026</b>	<b>Year 5 2026 to 2027</b>	<b>After year 5 (number of units remaining to be built after April 2027)</b>
<b>No of residential units</b>						

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

<b>Who will be implementing the scheme, please provide details For example, the name of the developer(s) and/or registered social housing provider(s)?</b>	
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<p><b>What firm progress has been made towards the submission of a planning application?</b> For example has there been formal pre-application, have reserved matters been submitted, preparation of concept statement, master plan, any other relevant information.</p>	
<p><b>What firm progress has been made with site assessment work?</b></p>	
<p><b>Any relevant information about site availability, viability, ownership constraints or infrastructure provision, such as:</b> Is the site available for development? Are there any legal or ownership constraints? Is the site viable for the proposed use? Is there clear evidence of successful participation in bids for large scale infrastructure funding</p>	
<p><b>Any other relevant information related to the implementation of the site.</b> Whether there is written agreement between the local planning authority and the developer confirming delivery intentions and anticipated build out rates; whether there is a planning performance agreement setting out timescales for approval of reserved matters and discharge of conditions.</p>	
<p><b>For strategic sites (over 100 dwellings) would you be willing to enter into a statement of common ground with the council based on your response to this letter? To be included within the published 5YHLS report.</b></p>	

**We are seeking a written response in respect of the points raised in this letter by 2 September.** Please send this information to the Strategic Planning team using the details below.

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

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

Yours faithfully

**Strategic Planning Team**



**Appendix 2 housing trajectory updated January 2023**

<b>Large sites with full planning permission at 31 March 2022 (Category a. sites)</b>										
<b>Former St Edmundsbury Vision 2031 and Forest Heath Site Allocations Local Plan reference where applicable (for part or all of site)</b>	<b>Planning application reference</b>	<b>Settlement</b>	<b>Site</b>	<b>Capacity</b>	<b>Remaining</b>	<b>2022 to 2023</b>	<b>2023 to 2024</b>	<b>2024 to 2025</b>	<b>2025 to 2026</b>	<b>2026 to 2027</b>
	DC/13/0144/FUL and DC/17/0251/VAR	Beck Row	Skeltons Drove	32	32	10	22			
SA11(a)	DC/18/1993/OUT and DC/21/2212/RM	Beck Row	Land adjacent 1 St John's Street	60	60		30	30		
BSE 1f	SE/06/2414 and DC/20/0907/FUL	Bury St Edmunds	Hardwick Industrial Estate	123	66		17	17	17	15
BV4	DC/14/1881/HYB and DC/17/1006/RM	Bury St Edmunds	Moreton Hall (Lark Grange)	500	236	65	57	62	52	
BV2	SE/12/0451/FULCA, DC/17/1645/CLE and DC/19/1588/VAR	Bury St Edmunds	Weymed site, Swan Lane	14	14			14		
	DC/16/0730/FUL and DC/17/2389/FUL	Bury St Edmunds	EMG Motor Group site, Tayfen Road	46	5	5				
	DC/19/0033/FUL	Bury St Edmunds	Blomfield House Health Centre, Looms Lane	16	16	16				
BV8 (part)	DC/15/1520/FUL	Bury St Edmunds	Burlington Mill, Station Hill	42	42	42				
	DC/17/1047/OUT and DC/19/1609/RM	Bury St Edmunds	Former Howard Community Primary School, St Olaves Road	79	43	41	2			
	DC/19/1712/FUL	Bury St Edmunds	28-34 Risbygate Street	49	49	25	24			
	DC/19/1623/FUL	Bury St Edmunds	17-18 Cornhill	12	12	12				
BV9 (part)	DC/15/0689/OUT and DC/19/1391/RM	Bury St Edmunds	Land off Tayfen Road	215	107	107				
BV3	DC/13/0932/HYB and DC/17/0595/RM	Bury St Edmunds	Bury St Edmunds (north-west) (Marham Park)	1137	469	150	150	150	19	
RV11(b)	DC/17/1252/FUL	Clare	Land off Cavendish Road	53	53		20	33		
SA12a	DC/21/0152/FUL	Exning	Land off Burwell Road	205	205	30	50	50	50	25
HV5(a)	DC/18/1187/FUL	Haverhill	South of Chapelwent Road	87	20	20				
	DC/17/2539/FUL	Haverhill	5 High Street	14	14			14		
HV5(c)	DC/19/0479/FUL	Haverhill	Adjacent to 14a Clements Way (land east Chivers Road)	26	26	26				
	DC/16/1252/OUT and DC/21/1383/FUL	Haverhill	Social Services, Camps Road	34	34		34			
	DC/15/0802/FUL and AP/17/0008/REF	Herringswell	Herringswell gym	15	15	15				
RV21	DC/15/2298/FUL	Hopton	Land east of Bury Road (village hall)	37	37	5	20	12		
SA13(b)	DC/14/0585/OUT and DC/17/2476/RM	Kentford	Meddler Stud, Bury Road	63	35	13	13	9		

SA8(c)	DC/13/0660/FUL	Lakenheath	Land off Briscoe Way	67	67		20	24	23	
	DC/18/1498/FUL	Little Wratting	Boyton Meadows, Anne Sucklings Lane	38	38	38				
	DC/19/0507/FUL	Mildenhall	Garage areas Emmanuel Close	11	11			11		
	DC/19/2482/FUL	Mildenhall	Wamil Court, Wamil Way	30	30	30				
	DC/16/1131/FUL	Newmarket	Southernwood, Fornham Road	10	10	10				
SA6(f)	DC/15/0754/FUL and DC/17/0973/VAR	Newmarket	146a High Street	46	8	8				
	DC/17/1614/FUL	Newmarket	Oakfield Surgery, Vicarage Road	10	10	10				
SA6(a)	DC/18/2477/FUL	Newmarket	Land at Brickfield Stud	79	29	29				
	DC/20/1025/FUL	Newmarket	Police Station, Vicarage Road	15	15		15			
SA9(c)	F/2013/0257/HYB and DC/16/2833/FUL	Red Lodge	Land east of Red Lodge (south)	382	8	8				
	DC/19/2128/FUL	Red Lodge	Land off Turnpike Road	25	25		10	15		
SA14(a)	DC/18/0614/FUL	West Row	Land east of Beeches Road	46	46		23	23		
RV25(a)	DC/17/1721/FUL	Wickhambrook	Land at Nunnery Green/Cemetery Hill	23	2	2				
<b>large sites consent (in five-year supply)</b>				<b>3641</b>	<b>1889</b>	<b>717</b>	<b>507</b>	<b>464</b>	<b>161</b>	<b>40</b>
<b>small sites consent (minus five per cent lapse rate)</b>				<b>667</b>	<b>667</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>67</b>
<b>Residential institutions contribution (see appendix 8)</b>				<b>162</b>	<b>162</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>2</b>
<b>subtotal (in five-year supply)</b>					<b>2718</b>	<b>907</b>	<b>697</b>	<b>654</b>	<b>351</b>	<b>109</b>
<b>Other sites including those with outline or hybrid planning permission, on brownfield register, allocated in adopted Vision 2031 and SALP where evidence of deliverable in the five-year period (Category b. sites)</b>										
<b>Former St Edmundsbury Vision 2031 and Forest Heath Site Allocations Local Plan and brownfield register reference</b>	<b>Planning application reference (some with resolution to approve or pending decision)</b>	<b>Settlement</b>	<b>Site</b>	<b>Capacity</b>	<b>Remaining</b>	<b>2022 to 2023</b>	<b>2023 to 2024</b>	<b>2024 to 2025</b>	<b>2025 to 2026</b>	<b>2026 to 2027</b>
	DC/19/1939/OUT	Beck Row	Bird in Hand Hotel, The Street	16	16				16	
SA2(b)	DC/16/1450/OUT	Brandon	Land at Gas House Drove	9	9				9	
BV7	DC/15/2483/OUT	Bury St Edmunds	South-east Bury St Edmunds	1250	1250			51	54	54
RV17(a)		Chedburgh	Land at Chedburgh	10	10				10	
RV18		Great Barton	School Road	150	150				40	40
HV3	SE/09/1283 and DC/16/2836/RM	Haverhill	North-west Haverhill	1150	947	102	62	98	69	69
	DC/16/0473/OUT	Haverhill	Brickfields Drive	30	30		30			
HV4	DC/15/2151/OUT	Haverhill	North-east Haverhill (Great Wilsey Park)	2500	2486	80	80	80	80	80
RV13(b)	DC/14/1751/OUT	Kedington	Land adjacent The Limes Cottage, Mill Road	40	40				40	
SA7(b)	F/13/0394/OUT and NMA(1)/13/0394	Lakenheath	Land west of Eriswell Road	139	139			50	50	39
SA8(a)	F/13/0345/OUT	Lakenheath	Rabbithill Covert, Station Road	81	81		24	48	9	
SA8(b)	DC/14/2096/HYB	Lakenheath	Land north of Station Road	375	375				50	50
SA7 (a)	DC/18/1492/FUL	Lakenheath	Matthews Nursery	29	29			29		

SA5(b) BF015		Mildenhall	District Council offices, College Heath Road	45	45			45				
SA6(g)	DC/13/0408/OUT	Newmarket	Land at Hatchfield Farm	400	400		100	100	100	100		
SA10(a)		Red Lodge	Land at Acorn Way	300	300					50		
RV24(a)	DC/19/1405/OUT	Rougham	Land to the west Kingshall Street	13	13					7		
SA14(a)	DC/21/2337/OUT	West Row	Beeches Road	106	106			5	48	53		
	APP/F3545/W/20/3256979	Withersfield	land west of Three Counties Way	145	145			50	50	45		
<b>Category b sites - subtotal (in five-year supply)</b>								<b>182</b>	<b>296</b>	<b>556</b>	<b>625</b>	<b>587</b>
<b>Category a site, small sites and communal accommodation - total in five-year supply)</b>								<b>907</b>	<b>697</b>	<b>654</b>	<b>351</b>	<b>109</b>
<b>Total supply (4976)</b>								<b>1089</b>	<b>993</b>	<b>1210</b>	<b>976</b>	<b>696</b>

**Appendix 3 large sites with planning permission (category a)**

Site location, references and evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Updated to October 2022	Completions prior to 1 April 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed as at 31 March 2021
Skeltons Drove, <b>Beck Row</b> DC/13/0144/FUL and DC/17/0251/VAR Planning permission for 32 mobile homes (permanent residential accommodation for over 50 years old) Various discharge of conditions discharged	Understood has commenced on site	0	0	0	0	0	0	Site expected to come forward in phased manner, 10 homes in 2022 to 2023 followed by 22 homes in 2023 to 2024	32 remaining to be built
Land adjacent 1 St John's Street, <b>Beck Row</b> (also known as Lambles Close) SA11(a), DC/18/1993/OUT and DC/21/2212/RM Construction of 60 residential dwellings and associated infrastructure and facilities	0	0	0	0	0	0	0	Site delivery rate brought forward in trajectory as received Reserved Matters approval 24 February 2022 and letter from developer confirming delivery rates	60 remaining to be built
Hardwick Industrial Estate, <b>Bury St Edmunds</b> BV1(f) SE/06/2414, DC/17/1089/VAR and DC/20/0907/FUL Development has commenced on site. The site is a unused brownfield land, the former industrial units on site have been demolished as per planning permission SE/06/2414. The site has planning permission and has potential to be completed within the next five years. Variation of condition application DC/17/1089/VAR was approved 8 March 2018, which will enable to the remaining units in phase two to come forward. Original developer ceased trading having completed the retirement units and 65 out of the 125. A new planning application (DC/20/0907/FUL) for 66 units has been approved.	0	69	0	0	0	0	0	The expected annual delivery rate for the site has been adjusted and pushed back from that shown in the previous trajectory to reflect planning permission is granted for the alternative scheme the site capacity increased from 54 to 66 units	66 remaining to be built
Moreton Hall, <b>Bury St Edmunds</b> (known as Lark Grange) BV4 Full planning permission for 100 units, outline for 400 units DC/14/1881/HYB Reserved matters for phases 1 and 2 have been determined and phase 3 to 5 DC/18/1751/RM was approved 31 July 2019	66 commenced (but not completed)	1	39	66	59	58	61	The trajectory has been informed by delivery rates provided by Taylor Wimpey. Completions and exceeded the expected delivery rate of 41 homes last year. The rates of delivery for the following four years	236 remaining

Site location, references and evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Updated to October 2022	Completions prior to 1 April 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed as at 31 March 2021
Reserved matters consent granted for phase 1 and 2 (180 dwellings) and phases 3 to 5 (320 units) The site is under construction, with some units occupied Construction and sales are progressing well The trajectory has been informed by delivery rates provided by Taylor Wimpey and statement of common ground								reflect Taylor Wimpey forecasts.	
Tayfen Road, <b>Bury St Edmunds</b> BV9 (part), DC/15/0689/OUT and DC/19/1391/RM Outline planning permission approved December 2017 for 215 units and a 60 bed care home Reserved matters approved 16 March 2020 – DC/19/1391/RM Care home counted separately Various discharge of conditions Developer is Weston Homes	Not known	0	0	0	0	5	63	Weston Homes have implemented the scheme. The proposed apartment block on the site of Stapletons garage is under separate control and is not currently planned to come forward, so capacity of overall site is shown as 170 units in the trajectory. 63 units were built last year and the remaining 107 have been completed on site this year.	107 remaining have been built out in this monitoring year 2022 to 2023
EMG Motor Group site, Tayfen Road, <b>Bury St Edmunds</b> DC/16/0730/FUL and DC/17/2389/FUL 46 apartments. The duplicate application DC/17/2389/FUL was determined on 2 May 2018. The original application DC/16/0730/FUL was allowed on appeal (APP/E3525/W/17/3183051) on 1 February 2018. Discharge of conditions have been discharged. The earlier permission DC/16/0730/FUL is being implemented and development has started on site.	5 commenced not completed.	0	0	0	0	0	41	Last monitoring year 41 units were built compared to 23 expected.	Five remaining
Weymed site, Swan Lane, <b>Bury St Edmunds</b> DC/17/1645/CLE, SE/12/0451/FULCA and DC/19/1588/VAR 15 units. An application to vary the original scheme as submitted on 9 August 2019. Implementation of the scheme can recommence once planning permission is granted.	The CLE confirmed a technical start had been made	0	0	0	0	0	0	Delivery is expected in 2024 to 2025 later than shown on the previous trajectory, and for a reduced number of 14.	14 remaining

Site location, references and evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Updated to October 2022	Completions prior to 1 April 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed as at 31 March 2021
DC/19/1588/VAR approved 23 December 2019 for 14 units									
Blomfield House Health Centre, Looms Lane, <b>Bury St Edmunds</b> DC/19/0033/FUL Full planning permission for 16 apartments was granted planning permission on 13 May 2019	0	0	0	0	0	0	0	The site has full planning permission and delivery is anticipated within the five-year period. The trajectory assumes a delivery rate, 16 dpa in the current monitoring year	16 remaining have been built out in 2022 to 2023 monitoring year
Station Hill, <b>Bury St Edmunds</b> BV8 (part) and DC/15/1520/FUL Planning Application – (i) Conversion of Burlingham Mill to 14 apartments (ii) 28 residential development (following demolition) (iii) 48 associated car parking spaces and alterations to existing access onto Station Hill, as amended. Planning permission approved 24 September 2019	Not applicable	0	0	0	0	0	0	The site has full planning permission and delivery is anticipated within the five-year period	42 remaining which have now all been built out in 2022 to 2023 monitoring year
Former Howard Community Primary School, St Olaves Road, <b>Bury St Edmunds</b> DC/17/1047/OUT and DC/19/1609/RM DC/17/1047/OUT outline planning application (means of access to be considered) – redevelopment of site to provide up to a maximum 79 residential units (Class C3) and a new community centre also incorporating a replacement Carousel Children's Centre (Class D1) with associated parking, open space, landscaping and infrastructure DC/19/1609/RM approved 10 February 2020 Keepmoat is the developer	39 commenced not completed	0	0	0	0	2	34	Site being built out at higher rate than expected in last trajectory, delivery 34 instead of the anticipated 30 units last monitoring year.	43 remaining
28-34 Risbygate Street, <b>Bury St Edmunds</b> DC/19/1712/FUL Planning application – construction of (i) 48 apartments (ii) communal facilities (iii) access, car parking and landscaping	20 commenced to date	0	0	0	0	0	0	Anticipate the site to be built out in over the next two years	49 remaining
17-18 Cornhill, <b>Bury St Edmunds</b> DC/19/1623/FUL Planning Application – (i) Redevelopment of old Post Office site with retention of historic facade (ii) 12 flats (iii) two commercial units at ground floor and (iv) enlargement and repaving of public realm and footpath	12 commenced	0	0	0	0	0	0	Anticipate the site to be built out in 2022 to 2023	12 remaining

Site location, references and evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Updated to October 2022	Completions prior to 1 April 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed as at 31 March 2021
Marham Park (north-west Bury St Edmunds), <b>Bury St Edmunds</b> BV3, DC/13/0932/HYB and DC/17/0595/RM Planning Application – formation of link road from Mildenhall Road (A1101) to Tut Hill (B1106). 2. Planning Application – change of use of 15.7 ha. of land between new link road and Fornham All Saints to informal countryside recreation. 3. Outline Planning Application – (i) residential development within Use Classes C2 and C3; (ii) local centre (iii) reservation of land for primary education (Class D1) (iv) public open space (sports and leisure facilities, allotments, play facilities and informal open space) There are a number of developers delivering the site including Countryside Properties, Bloor Homes, David Wilson Homes, Orbit Homes and Bellway Homes.	324 commenced not completed	0	14	138	215	149	172	Anticipate the site will be built out within the five-year period	469 remaining
Land off Cavendish Road, <b>Clare</b> RV11(b), DC/17/1252/FUL Planning Application – 53 dwellings with associated access, infrastructure and landscaping Approved 28 March 2022	20 commenced	0	0	0	0	0	0	The site is expected to be delivered at a rate of 20 followed by 33 in the next three monitoring years	53 remaining
Land off Burwell Road, <b>Exning</b> SA12(a), DC/21/0152/FUL Hybrid Planning Application – A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian and cycle accesses, landscaping and associated open space and B. Outline planning – early years education facility Crest Nicholson own the site	8 commenced	0	0	0	0	0	0	The site is expected to be delivered in the five-year period	205 remaining
South of Chapelwnt Road, <b>Haverhill</b> HV5(a), DC/18/1187/FUL and various discharge of conditions and non-material amendments Full planning permission for 87 units. Taylor Wimpey UK Ltd own the site.	20 units have commenced on site	0	0	0	0	25	42	Expect the site to be completed next year by Taylor Wimpey	20 remaining
5 High Street, <b>Haverhill</b> DC/17/2539/FUL – planning permission approved 14 January 2019 for conversion of nightclub to provide 14 units. Benrose Property LLP	No units commenced	0	0	0	0	0	0	The site is deliverable within the next five years Expect delivery to be later in the five-year period	14 remaining

Site location, references and evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Updated to October 2022	Completions prior to 1 April 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed as at 31 March 2021
Adjacent to 14a Clement Way (land east Chivers Road), <b>Haverhill</b> DC/19/0479/FUL Planning Application -26 dwellings and associated works including parking, vehicular access and landscaping	26 units commenced in 2021	0	0	0	0	0	0	Expect site to be delivered next year	26 remaining which were completed in the monitoring year 2022 to 2023
Social Services, Camps Road, <b>Haverhill</b> DC/16/1252/OUT DC/21/1383/FUL Planning application – a. 34 retirement apartments b. three dwellings c. associated access, car parking and landscaping (following demolition of existing buildings)	0 commenced	0	0	0	0	0	0	The site is expected to be built out in 2023 to 2024	34 remaining
Herringswell gym, <b>Herringswell</b> DC/15/0802/FUL and AP/17/0008/REF Planning Application – Change of use of existing redundant gymnasium building to 15 dwellings (3 x one-bedroom apartments, six x two-bedroom apartments, six x three-bedroom apartments), residential office unit, new residential gym facility and ancillary works		0	0	0	0	0	0	To be built out in 2022	15 remaining, which were completed in monitoring year 2022 to 2023
Land east of Bury Road, <b>Hopton</b> (Village Hall) RV21, DC/15/2298/FUL Planning permission approved 24 October 2019 for 37 units Burgess Homes Limited Planning conditions being dealt with	No units commenced	0	0	0	0	0	0	Delivery rates have been put back one year on what previously anticipated	37 remaining
Meddler Stud, Bury Road, <b>Kentford</b> SA13(b), DC/14/0585/OUT and DC/17/2476/RM and NMA(A)/17/2476 Application won on appeal for up to 63 dwellings. Reserved matter approved 30 November 2018.	Not known as external building inspectors	0	0	0	0	12	16	16 units instead of 13 anticipated were delivered in the last monitoring year	35 remaining
Land off Briscoe Way, <b>Lakenheath</b> SA8(c), DC/13/0660/FUL and DC/19/1392/VAR Planning permission for 67 units approved October 2018. Various discharge of conditions and variation of conditions approved. Developer seeking a change to the layout of parts of the site under a current S278 application.	Commenced in September 2021		0	0	0	0	0	On site work has commenced by Bennetts PLC. The delivery has been put back to allow time to revise layout. Site is expected to be delivered within the five-year period.	67 remaining
Boyton Meadows, Anne Suckling Lane, <b>Little Wratting</b> DC/18/1498/FUL – Planning permission for 38 units approved 9 March 2020	14 units commenced		0	0	0	0	0	The delivery of the site is expected one year later than indicated in the	38 remaining



Site location, references and evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Updated to October 2022	Completions prior to 1 April 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed as at 31 March 2021
								previous trajectory and is now expected to be completed in 2022 to 2023	
Garage areas Emmanuel Close, <b>Mildenhall</b> DC/19/0507/FUL 11 dwellings and 57 parking spaces (following demolition of 70 garages) – Previous Application DC/17/2586/FUL	0 commencements		0	0	0	0	0	Expected to be delivered in 2024 to 2025	11 remaining
Wamil Court, <b>Mildenhall</b> DC/19/2482/FUL (i) conversion and single storey extensions to vacant 35-bed former care home (Class C2 Use) to 30 self-contained dwellings (Class C3 use) (ii) ancillary car parking, secure cycle parking, bin stores, landscaping and access. Discharge of condition decided	Has commenced on site		0	0	0	0	0	Delivery of 30 units expected in 2022 to 2023	30 remaining
Southernwood, Fordham Road, <b>Newmarket</b> DC/15/2112/FUL – Full planning permission was granted on 24 February 2016. The scheme will deliver a net gain of 10 units	11 commenced		0	0	0	0	0	Delivery of the scheme has been put back one year to 2022 to 2023	10 remaining
146 High Street, <b>Newmarket</b> SA6(f) and DC/15/0754/FUL Full planning permission was granted on 29 July 2016. Various discharge of conditions have been approved. The scheme will deliver a net gain of 46 units, comprising 36 units in the former nightclub and a detached block of 10 affordable units	Eight commenced		0	14	24	0	0	The remaining units are expected to be completed one year later than indicated on the previous trajectory	Eight remaining relate to the change of use
Oakfield Surgery, Vicarage Road, <b>Newmarket</b> DC/17/1614/FUL Full planning permission for 10 dwellings approved June 2018	10 commenced		0	0	0	0	0	Full permission expected to be built out in monitoring year 2022 to 2023. One year later than the previous trajectory	10 remaining
Land at Brickfield Stud, <b>Newmarket</b> SA6(a) and DC/18/2477/FUL Full planning permission approved 30 October 2019 for 79 units. Various discharge of conditions CALA Homes (North Home Counties Ltd) are the developers for the scheme.	29 commenced (not completed)		0	0	0	0	50	Delivery rates slightly less (50 instead of 71) than expected by previous trajectory	29 remaining

Site location, references and evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) Updated to October 2022	Completions prior to 1 April 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)	Remaining to be completed as at 31 March 2021
Police Station, Vicarage Road, <b>Newmarket</b> DC/20/1025/FUL Change of use conversion of existing Police Station and Magistrates Court (sui generis) to create 15 dwellings C3 (dwellings)	No commencements		0	0	0	0	0	Expected to be completed in 2023 to 2024. No change to previous trajectory.	15 remaining
Land south of St Christopher's Primary School (part of Phase 4a Kings Warren); land south of Village Centre (part of Phase 4a Kings Warren) and land south-east of Herringswell (Parishes Red Lodge and Herringswell), land east of Red Lodge; <b>Red Lodge</b> SA9(c), F/2013/0257/HYB and DC/16/2832/RM and DC/16/2833/FUL Under construction for 382 dwellings by Crest Nicholson.	All remaining units commenced on site	20	100	92	48	99	27	27 completions in previous year instead of 35 expected, the remainder are expected to be delivered in 2022 to 2023	eight remaining
Land off Turnpike Road, <b>Red Lodge</b> DC/19/2128/FUL Planning application 25 dwellings	No commencements		0	0	0	0	0	No change to previous trajectory	25 remaining
Land east of Beeches Road, <b>West Row</b> SA14(a), DC/18/0614/FUL and DCON(A)/18/0614 pending consideration Full planning permission for 46 dwellings approved in April 2019	Commenced on site		0	0	0	0	0	The delivery rate has been put back one year on the previous trajectory	46 remaining
Land at Nunnery Green/Cemetery Hill, <b>Wickhambrook</b> RV25(a), DC/17/1721/FUL and two non-material amendments and discharge of conditions applications approved Full planning permission for 23 dwellings approved August 2018. Logan Homes are the developers	2 units commenced		0	0	3	5	12	Delivery rate adjusted on previous trajectory	two remaining have been completed in this monitoring year

**Appendix 4 other large sites (category b)**

Site	Site allocation reference in the former Forest Heath Site Allocations Local Plan and St Edmundsbury Vision 2031 Local Plans and planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
Bird in Hand Hotel, The Street, <b>Beck Row</b>	DC/19/1939/OUT	This site has outline planning permission which was granted for 16 dwellings on 21 July 2021				Development is expected to commence on site towards the end of the five-year period and units completed in 2025 to 2026.
Land at Gas House Drove, <b>Brandon</b>	SA2(b) DC/16/1450/OUT and DC/19/1616/OUT	This site has outline planning permission which was granted for nine dwellings on 15 August 2019	Reserved matters application is pending determination DC/22/1608/RM			Development is expected to commence on site towards the end of the five-year period and units completed in 2025 to 2026.
South-east <b>Bury St Edmunds</b>	BV7 DC/15/2483/OUT	The site has outline planning permission approved on 6 March 2020 for (means of access) to be considered) on to Rougham Hill and Sicklesmere Road) to include up to 1250 dwellings (Use Class C3); local centre comprising retail floor space (A1, A2, A3, A4 and A5), a community hall (D2), land for a primary school (D1), and car parking: a relief road, vehicular access and associated works including bridge over the River Lark: sustainable transport links: open space (including children's play areas): sustainable drainage (SuDS): sports playing fields: allotments and associated ancillary works	Various reserved matters applications and discharge of conditions have been submitted.		No known constraints. Hopkins Homes and Denbury Homes are developers for the site.	Development has commenced on site. First housing completions are expected 2024 to 2025.
Land at <b>Chedburgh</b>	RV11(a)	The site is allocated for development in the adopted local plan. Agents on behalf of the landowner have advised the site is being brought forward and pre-application is expected to be submitted.	Contact from agent on behalf of landowner has confirmed progress. Pre-application has been submitted.		No known constraints	The site is expected to be delivered towards the end of the five-year period, in 2025 to 2026.

Site	Site allocation reference in the former Forest Heath Site Allocations Local Plan and St Edmundsbury Vision 2031 Local Plans and planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
School Road, <b>Great Barton</b>	RV18	<p>The site is allocated within the Rural Vision 2031 Local Plan (RV18) as suitable for residential development with a capacity of 40 dwellings.</p> <p>The neighbourhood plan for Great Barton allocates under policy GB3 up to 150 dwellings (including 30 per cent affordable housing) or any higher number of dwellings included in any future adopted development brief for the site pursuant to Policy RV18 of the Rural Vision Local Plan Document</p> <p>The site is available for development and regarded as viable.</p> <p>There are no known constraints affecting delivery of the site.</p>	A development brief has been consulted on and a planning application will follow in due course	The owners confirm site assessment work is in progress.	There are no known infrastructure constraint. The site is jointly owned by Suffolk County Council and West Suffolk Council	Taking account of lead in times the site is expected to commence towards the end of the five-year period, with the site continuing to be built up thereafter.
North-west <b>Haverhill</b>	HV3 Planning permission for 1150 dwellings SE/09/1283 and DC/17/0048/FUL and DC/18/2551/RM	<p>The site has planning permission. The relief road (full) part of the hybrid application has commenced. Construction of phase 1 is completed (200 dwellings). Phase 1 (DC/16/2836/RM) – 200 dwellings – permission granted January 2017 Phase 2a (DC/20/0615/RM) – 41 dwellings – permission granted April 2020 Phase 2b (DC/21/0110/RM) – 127 dwellings – permission granted February 2021</p> <p>Further detail on applications see statement of common ground.</p> <p>Persimmon Homes own the entire site.</p> <p>There are no viability issues on this site and design, s106 requirements and affordable</p>	Ongoing submission of various reserved matters applications for individual phases.	N/A	No known constraints	<p>Number commenced not known, as external building control inspectors. 40 units were completed in the last monitoring year 2021 to 2022. 28 units have already been completed so far in this monitoring year 2022 to 2023.</p> <p>The delivery rate year on year in the next five years reflects that supplied by the developer Persimmon Homes.</p>

Site	Site allocation reference in the former Forest Heath Site Allocations Local Plan and St Edmundsbury Vision 2031 Local Plans and planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
		housing is provided in line with policy and as specified in the s106.				
Brickfields Drive, <b>Haverhill</b>	DC/16/0473/OUT	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 is under construction so this site can now come forward. Reserved matters application is under consideration.	N/A		None known constraints	30 homes are expected to be delivered in the next monitoring year 2023 to 2024.
North-east <b>Haverhill</b> (Great Wilsey Park)	HV4 DC/15/2151/OUT and DC/19/0834/RM and DC/19/1940/RM and various reserved matters, discharge of conditions, variations, and non-material amendments some discharged and some pending	Planning permission for up to 2500 homes, two primary schools, two local centres, open space, landscaping and associated infrastructure. Redrow homes are developers for the site. DC/19/0834/RM – The main infrastructure reserved matters covering the first phase (1080 dwellings) of the site has been approved. First residential phase is being built out.	Ongoing application to determine various phases of the scheme for this strategic site.	N/A	Redrow Homes are the developers for the first phase of the site. Road infrastructure commenced on sites in November 2020.	Given the strategic nature of the site, it will be built out over a number of years, beyond the five-year supply period. The trajectory has been adjusted to assume 80 dwellings per annum over the five-year period, in accordance with delivery rates envisaged by the developer.
Land at junction of Hall Road and Mill Road, <b>Kedington</b>	RV13(b) DC/14/1751/OUT and DC/21/2490/RM and various discharge of conditions and non-material amendments some pending determination	Outline planning permission was approved on 26 January 2021 for application (means of access and landscaping to be considered) – (i) up to 40 residential units with associated garages, parking and roads, including the provision of open space; (ii) alterations to existing vehicular access to provide	DC/21/2490/RM submission of details was approved 23 June 2022, since then various conditions have been discharged		None known	The site is expected to be delivered towards the end of the five-year period, in 2025 to 2026.

Site	Site allocation reference in the former Forest Heath Site Allocations Local Plan and St Edmundsbury Vision 2031 Local Plans and planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
		new junction with Mill Road and; (iii) provision of structural landscaping details as amended by additional pedestrian feature on Mill Road as amended by plans received detailing the pedestrian road crossing on Mill Road				
Land north of Station Road, <b>Lakenheath</b>	SA8(b) DC/14/2096/HYB	Hybrid planning permission was granted on 3 February 2020 for – 1) Full application for the creation of a new vehicular access onto Station Road, and entrance to a new primary school, 2) Outline application for up to 375 dwellings (including 112 affordable homes), and the construction of a new primary school, land for ecological mitigation and open space and associated infrastructure (as amended).	A reserved matters application is expected to be submitted later in 2022.		None known	It is anticipated delivery will commence on site later in the five-year period, with first 50 dwellings completed in 2025 to 2026.
Land west of Eriswell Road, <b>Lakenheath</b>	SA7(b) F/13/0394/OUT, NMA(1)/13/0394 and reserved matters application submitted	Planning permission for up to 140 dwellings approved October 2018 and a non-material amendment approved 11 December 2018. Persimmon are the developers for the site.	Reserved matters application submitted July 2021 and pending determination.		Persimmon homes are the developers for the site.	Rate of delivery have been pushed back to that previously forecasted in 2021 with commencement on site expected in 2024. This is reasonable lead in time for this site.
Rabbithill Covert, Station Road, <b>Lakenheath</b>	SA8(a) F/13/0345/OUT and DC/20/2066/RM	Planning permission for up to 81 dwellings approved September 2018. Site will be brought forward by Evera Homes by contractor Cocksedge building Contractors Limited. Various reserved matters, discharge of conditions and variation of condition	Reserved matters applications DC/20/2066/RM was approved 14 January 2022			The delivery of the site has been put back to first completions in 2023 to 2024 compared to previous trajectory

Site	Site allocation reference in the former Forest Heath Site Allocations Local Plan and St Edmundsbury Vision 2031 Local Plans and planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
		applications pending determination				
Matthews Nursery, <b>Lakenheath</b>	SA7(a), DC/18/1492/FUL	Planning application has a resolution to approve subject to signing a s106 agreement for 29 dwellings, two class A1 retail units (units A and B) and one class A3 café and/or restaurant (unit D) together with associated servicing and access (following demolition of existing dwelling and associated outbuildings). As amended by plans received on 22 January, 15 October and 17 December 2019 including the removal of unit C	The planning application has been determined and is waiting issuing of a decision notice		The site is considered to be viable	it is anticipated that delivery will commence with first completions expected in 2024 to 2025
District Council Offices, College Heath Road, <b>Mildenhall</b>	SA5(b)	The site is considered suitable for housing development. The site lies within the settlement boundary and has been allocated for housing in the former Forest Heath Site Allocations Local Plan (ref SA5(b)) with indicative capacity for the former council offices reduced to 45 units. This excludes the police station which is coming forward separately as a small site for eight units. The site is registered on West Suffolk's brownfield register.	A planning application is expected to be submitted this year	Initial viability assessment for the site has been undertaken.	The site has been vacated. The previous occupiers of this site relocated to the Mildenhall hub site in 2021 thus vacating the site SA5(b) for development. There has been a slippage to this timetable Previously envisaged.	Anticipate delivery in the five-year period.
Land at Hatchfield Farm, <b>Newmarket</b>	SA6(g) DC/13/0408/OUT and DC/22/0420/RM	Planning permission for 400 units and associated development allowed on 12 March 2020. Developer is Sansovino Developments Ltd. Masterplan approved for the site March 2019			The developer for the site is Sansovino Developments Ltd.	Delivery rates are assumed at 100 dwellings per annum with first completions expected in 2023 to 2024. Taking a slightly cautious approach to delivery compared to that envisaged by the developer.

Site	Site allocation reference in the former Forest Heath Site Allocations Local Plan and St Edmundsbury Vision 2031 Local Plans and planning application reference where applicable	Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years	Progress being made towards the submission of an application	Progress with site assessment work	Relevant information about site viability, ownership constraints or infrastructure provision	Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)
		<p>The site is available for development.</p> <p>There are no legal or ownership constraints to commencement of development.</p> <p>The site is considered viable for the proposed use.</p> <p>Funding is in place for site infrastructure and enabling.</p> <p>Reserved matter application for site accesses and spine road approved 9 September 2022</p> <p>Further detail on applications see statement of common ground</p>				
Land north of Acorn Way, <b>Red Lodge</b>	SA10(a)	<p>This site is a strategic allocation in the adopted local plan, providing 300 homes, a school, employment land and associated development.</p> <p>A masterplan for the site has been consulted on and a planning application is expected to follow soon.</p>	The submission of a planning application is expected this year			The site is expected to start delivering homes in 2026 to 2027, towards the end of the five-year period
Land to the west Kingshall Street, <b>Rougham</b>	RV24(a) Outline planning application reference DC/19/1405/OUT approved 20 November 2020 for 13 dwellings with public open space, parking and landscaping	The site is a local plan allocation with planning permission. The site is deliverable.				Development is expected to commence on site towards the end of the five-year period and seven units completed in 2026 to 2027.
Beeches Road, <b>West Row</b>	SA14(a) DC/21/2337/OUT	The site forms part of a local plan allocation with a resolution to approve outline planning permission on 2 November 2022. The site is deliverable.			The site is owned by Suffolk County Council.	Development is expected to commence on site towards the end of the five-year period
land west of Three Counties Way, <b>Withersfield</b>	APP/F3545/W/20/3256979, DC/19/1711/OUT and DC/22/0469/RM		The site was allowed on appeal. The reserved matters application for 145 homes was approved 11 July 2022.			Development is expected to commence on site towards the end of the five-year period.



<b>Site</b>	<b>Site allocation reference in the former Forest Heath Site Allocations Local Plan and St Edmundsbury Vision 2031 Local Plans and planning application reference where applicable</b>	<b>Evidence to support the deliverability (in terms of availability, suitability and achievability), of sites, showing evidence there will be completions within five years</b>	<b>Progress being made towards the submission of an application</b>	<b>Progress with site assessment work</b>	<b>Relevant information about site viability, ownership constraints or infrastructure provision</b>	<b>Anticipated start date and delivery rate (where applicable refer to rate of delivery compared to that shown in previous trajectory)</b>
			To date there have been five discharge of condition applications submitted, some have been decided and others pending consideration			

## Appendix 5 brownfield sites

<b>Brownfield reference</b>	<b>Site address</b>	<b>Status</b>
BF006	Warren Close, Brandon	A residential site allocation SA2(a) in the Site Allocations Local Plan and without planning permission. The site is not counted within the five-year land supply.
BF007	Land Off Gas House Lane, Brandon	A residential site allocation SA2(b) in the Site Allocations Local Plan and has planning permission. The site is counted within the small sites category with permission.
BF012	Land rear of 65,69,73 Station Road, Lakenheath	No evidence the site can come forward within the five-year period, so it is not counted in the supply
BF015	District Council Offices, College Heath Road, Mildenhall	A residential site allocation SA5(b) in the Site Allocations Local Plan. The site is included in the other large sites category b
BF016	Land at Wamil Court, Mildenhall	The site is included in the five-year land supply.
BF019	Former swimming pool site, Newmarket	A residential site allocation SA6(b) in the Site Allocations Local Plan and without planning permission. The site is not included in the five-year land supply.
BF020	St Felix Middle School site, Newmarket	A residential site allocation SA6(b) in the Site Allocations Local Plan and without planning permission. Not included in five-year housing land supply.
BF021	Land off Turnpike Road, Red Lodge	A residential site allocation SA6(b) in the Site Allocations Local Plan and has planning permission. It is included in the large site with planning permission category a site.
BF031	Bury St Edmunds Garden Centre, Bury St Edmunds	A residential site allocation BV10(a) without planning permission, there has been formal pre-application. No certainty the site will be developed in the five-year period as garden centre still operating on the site.
BF032	Garages and bus depot, Cotton Lane, Bury St Edmunds	A residential site allocation BV10(h) without planning permission. No certainty the site will be developed in the five-year period.
BF033	Hospital site, Hospital Road, Bury St Edmunds	A residential site allocation BV10(c) without planning permission. No certainty the site will be developed in the five-year period.
BF035	Land at Ram Meadow, Bury St Edmunds	A residential site allocation BV11 without planning permission. No certainty the site will be developed in the five-year period.

<b>Brownfield reference</b>	<b>Site address</b>	<b>Status</b>
BF037	School Yard, Bury St Edmunds	A residential site allocation BV10(f) without planning permission. No certainty the site will be developed in the five-year period.
BF039	Station Hill, Bury St Edmunds	A residential site allocation BV8 with planning permission. The site is counted as a large site with planning permission category a site.
BF040	Tayfen Road, Bury St Edmunds	A residential site allocation BV9 with planning permission. The site is counted as a large site with planning permission category a site.
BF041	Weymed site, Bury St Edmunds	A residential site allocation BV10(e). The site is counted as a large site with planning permission category a site.
BF042	Atterton and Ellis site, Haverhill	The site does not have planning permission. No certainty the site will be developed in the five-year period.
BF044	Former gasworks, Withersfield Road, Haverhill	A residential site allocation HV6(a) without planning permission. No certainty the site will be developed in the five-year period.
BF045	Former Westfield Primary School, Manor Road, Haverhill	Site built out so not included in five-year housing land supply.
BF052	Cornwallis Court, Bury St Edmunds	Not allocated in local plan and without planning permission. A care home. Not included in five-year housing land supply.
BF063	R L Insulations Norfolk Road, Bury St Edmunds	Commercial use with planning permission for eight units. Included in small sites list.
BF065	Land west of Thingoe Hill, Bury St Edmunds	Scaffolding yard, without planning permission. Not included in five-year housing land supply.
BF072	Social Services, Camps Road, Haverhill	Court room and office use with planning permission for 34 retirement apartments and three dwellings. Already counted as a large site commitment category a site.
BF073	Oakfield Surgery, Vicarage Road, Newmarket	Site with planning permission. The site is counted as a large site with planning permission category a site.
BF074	Windsor Road Valley Way Garages, Newmarket	Planning permission expired. Not included in five-year housing land supply as no evidence of deliverability.
BF076	5 High Street, Haverhill	Shop and nightclub with planning permission. The site is counted as a large site with planning permission category a site.

<b>Brownfield reference</b>	<b>Site address</b>	<b>Status</b>
BF082	The Vixen, Millfields Way, Haverhill	Public house, not included in five-year housing land supply as no evidence of deliverability.
BF091	Aspal Lane Nursery Beck Row	Not included in five-year housing land supply as no evidence of deliverability.
BF092	Townsend Nurseries Clare	Planning application pending decision. Not included in the five-year housing land supply.
BF093	Gurteens Site, Haverhill	Existing local plan allocation. Without planning permission. Not included in five-year housing land supply.
BF094	Land off Dumpling Bridge Lane, Lakenheath	Existing local plan allocation. With resolution to approve planning permission. The site is counted as a large site category b site.
BF095	The Depot, Fen Road, Pakenham	Not included in five-year housing land supply as no evidence of deliverability.
BF096	Used Car Site, Tayfen Road, Bury St Edmunds	With planning permission. Will be included in the next five- year housing land supply, as obtained consent in February 2022.
BF097	Plot 1, Old Shire Hall, Honey Hill, Bury St Edmunds	With planning permission. Will be included in the next five- year housing land supply, as obtained consent in December 2022.
BF098	5A Kings Road, Bury St Edmunds	With planning permission. Will be included in the next five- year housing land supply, as obtained consent in June 2022.
BF099	Abbots Gate (Former Hardwick Industrial Estate), Bury St Edmunds	Existing local plan allocation. With planning permission. The site is counted as a large site with planning permission category a site.
BF100	S R Builders, Station Road, Haverhill	With planning permission. Will be included in the next five- year housing land supply, as obtained consent in November 2022.
BF101	Wisdom Toothbrush Factory, Haverhill	Existing local plan allocation. Without planning permission. Not included in five-year housing land supply.
BF102	40 High Street, Haverhill	With planning permission. Will be included in the next five- year housing land supply, as obtained consent in November 2022.
BF103	Chantry Mill, Haverhill	Existing local plan allocation. Without planning permission. Not included in five-year housing land supply.

<b>Brownfield reference</b>	<b>Site address</b>	<b>Status</b>
BF104	5 King Street, Mildenhall	With planning permission. Will be included in the next five-year housing land supply, as obtained consent in December 2022.
BF105	116-118 High Street, Newmarket	With planning permission. Will be included in the next five- year housing land supply, as obtained consent in June 2022.
BF106	Land West of A143, Ingham	Not included in five-year housing land supply as no evidence of deliverability.
BF107	Former Railway Sidings, Station Hill, Bury St Edmunds	Existing local plan allocation. Without planning permission. Not included in five-year housing land supply.
BF108	Former Gasholder Site, Tayfen Road, Bury St Edmunds	Site currently subject of a planning application DC/22/1267/FUL for 171 homes. Not included in five-year housing land supply as planning permission is being sought for a different use to that of the adopted local plan so no certainty it will come forward for housing as this stage.

## Appendix 6 net completions and affordable housing completions

	<b>Housing completions including Affordable housing (net)</b>	<b>Affordable housing completions (gross)</b>
2011 to 2012	466	128
2012 to 2013	496	61
2013 to 2014	484	172
2014 to 2015	596	168
2015 to 2016	629	180
2016 to 2017	732	173
2017 to 2018	615	174
2018 to 2019	815	167
2019 to 2020	901	327
2020 to 2021	821	398
2021 to 2022	865	257

**Appendix 7 small sites with planning permission**

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
Bardwell	Hillcroft, Daveys Lane	Conversion of detached barn to form self-contained residential annexe	DC/21/2293/HH	1	BC/22/1150/DOMBN	COMMENCED
Bardwell	Low Street, Street Farm Barns	four dwellings	DC/20/0714/OUT	4		
Bardwell	Poultry Farm Cottage, Bowbeck	one dwelling	DC/21/1279/FUL	0		
Bardwell	Barningham Park	barn conversion to one dwelling	DC/21/2361/FUL	1		
Barnham	The Street, Ye Olde House	Conversion of existing outbuilding to granny annexe	DC/13/0765/LB	1	BC/15/0419/DOMFP	COMMENCED
Barnham	Thetford Road, Grafton Arms (buildings to north and west of PH)	Change of use from retail to residential comprising of three	DC/15/0977/FUL	3	BC/16/0079/DOMBN	COMMENCED
Barnham	Blacksmith Lane, Land adj. Forge Cottage	one dwelling	DC/19/0084/FUL	1	SE/08/1853/R	COMMENCED
Barningham	Bishops Croft, 57	one dwelling	DC/13/0525/FUL	1	BC/15/0222/DOMFP	COMMENCED
Barningham	Sandy Lane, land adj The House (known as Stanton House)	one dwelling	DC/17/1911/FUL	1	BC/18/0173/DOMFP	COMMENCED
Barrow	2 Stoney Lane	one dwelling	DC/18/2395/FUL	1	BC/22/0013/DOMFP	COMMENCED
Barrow	Bury Road, 42, Dale Tree Cottage	annexe (following demolition of existing outbuilding)	DC/20/2071/HH	1		
Barrow	Rosa Villa, Bury Road	four dwellings (following demolition of existing dwelling house, offices and stores)	DC/21/0276/FUL	3		
Barrow	The Old Bakery site, The Green	one dwelling	DC/21/1706/FUL	1	BC/21/1526/DOMFP	COMMENCED
Barrow	Barrow Hill, Barn	two dwellings	DC/19/1056/FUL	2	BC/19/1410/DOMIN	COMMENCED
Barton Mills	The Street, 35	one dwelling	DC/16/1871/FUL	1	BC/18/1125/DOMBN	COMMENCED
Barton Mills	Church Meadow, AWA site	one dwellings	DC/18/1567/FUL	2		
Barton Mills	Newmarket Road, The Manor	Subdivision of existing unit to create two self-contained flats (providing 3 apartments in total)	DC/19/2447/FUL	2		
Barton Mills	Church Lane, adj 3 and 5	four dwellings	DC/20/2260/FUL	4	BC/22/0559/DOMFP	COMMENCED
Barton Mills	Barton Hall, The Street	Change of use from residential care home (Class C2) to one dwelling (Class C3)	DC/20/0001/FUL	1		
Beck Row	New Road, West Suffolk Golf Centre	proposed dwelling to replace temporary mobile home	DC/15/1030/FUL	1	BC/18/0782/DOMFP	COMMENCED
Beck Row	The Grove, 1, Medway	eight dwellings (following demolition of existing dwelling)	DC/17/1189/RM	7	BC/20/0982/DOMFP	COMMENCED
Beck Row	The Street, 80	one single storey dwelling and detached garage	DC/18/0732/FUL	1		
Beck Row	Holmsey Green, land east of 65 (65a)	one dwelling	DC/18/2452/FUL	1	BC/19/0964/DOMFP	COMMENCED

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
Beck Row	St Johns Street, 6	six dwellings	DC/19/1132/FUL	6		
Beck Row	Holmsey Green, land adj 49	one dwelling	DC/19/1719/FUL	1		
Beck Row	New Road, Agricultural Barn	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to two dwellings	DC/19/2214/P3QPA allowed on appeal	2		
Beck Row	Stock Corner Farm	nine dwellings	DC/19/2265/FUL	9		
Beck Row	Morely Close, workshop site	one dwelling	DC/20/0517/FUL	1		
Beck Row	land at The Grove	two dwellings (following demolition of existing bungalow)	DC/20/0891/FUL	1	BC/20/0920/DOMBN	COMMENCED
Beck Row	Hellenes Lodge, 72 Holmsey Green	two dwellings (following demolition of existing dwelling)	DC/20/1377/FUL	1		
Beck Row	Holmsey Green, 68 adj	one dwelling	DC/20/1767/FUL	1	BC/21/0134/DOMFP	COMMENCED
Beck Row	St Johns Street, Adj Beck Lodge Farm	five detached dwellings	DC/20/1969/FUL	5		
Beck Row	Holmsey Green, 25	one dwelling	DC/21/0037/FUL	1		
Beck Row	Holmsey Green, 68	Two dwellings	DC/21/0139/FUL	2	BC/21/0503/DOMBN	COMMENCED
Beck Row	The Street, 26	two dwellings (following demolition of existing dwelling)	DC/21/1503/OUT	1		
Beck Row	Clements Way, adjacent to 14a	reinstate previously subdivided dwelling and annexe into one dwelling	DC/21/2383/FUL	0	BC/22/0381/DOMIN	COMMENCED
Beck Row	Druids Close	two flats	DC/19/1541/FUL	2	BC/20/0797/DOMIN	COMMENCED
Bradfield St George	Freewood Street, Ardella	Conversion of outbuilding/garage (approved under SE/12/0053/HH) to form separate dwelling	DC/16/1963/FUL	1	BC/17/0444/DOMFP	COMMENCED
Bradfield St George	Felsham Road, Barn, Little Cargate Farm	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (i) Change of use of agricultural building to one dwelling	DC/20/0622/P3QPA	1		
Bradfield St George	Little Cargate Farm, Felsham Road	Prior Approval Application under Part 3 of the Town and Country Planning (General permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (i) Change of use of agricultural building to one dwelling	DC/20/0676/P3QPA	1		
Bradfield St George	Hollybush Corner, 27	Submission of details under DC/18/2496/OUT – the means of appearance, landscaping, layout and scale	DC/21/0338/RM	1		
Bradfield St George	Abbots Hall, Smallwood Green	one dwelling and one demolition	DC/21/2078/FUL	0		
Brandon	London Road, The Old Fire Station	change of use to residential	DC/14/1710/FUL	1	BC/14/1081/DOMBN	COMMENCED
Brandon	Lode Street, 11b	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
Brandon	Victoria Avenue, 15, Haslemere	one dwelling and detached garage	DC/18/0858/FUL	1		



Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
Brandon	Church Road, 29	two dwellings (demolition of existing bungalow/outbuildings)	DC/18/1642/FUL	1	BC/20/1302/DOMIN	COMMENCED
Brandon	High Street, 90	conversion of a two storey flat to two single storey flats	DC/19/0785/FUL	1	BC/19/0811/DOMFP	COMMENCED
Brandon	London Road, Breckland Bingo and Social Club	eight dwellings	DC/19/1008/OUT	8		
Brandon	High Street, 39	COU from Shop (A1) to dwelling (C3)	DC/19/1203/FUL	1		
Brandon	Gas House Drove, former gas works site	nine dwellings (previous application DC/16/1450/OUT).	DC/19/1616/OUT	9		
Brandon	Rattlers Road, land rear of 19	one dwelling (previous application - DC/19/1974/FUL)	DC/19/2209/FUL	1		
Brandon	land off Princes Close	one dwelling	DC/20/1733/FUL	1		
Brockley	Mill Road, land and barns at Willow Tree Farmhouse (Hay Barn)	one dwelling	DC/18/1376/FUL	1	BC/20/1079/DOMFP	COMMENCED
Brockley	Box Bush Cottage, Bury Road	change of use of existing holiday let to residential dwelling	DC/21/1286/FUL	1		
BSE	Guildhall Street Land to rear of 87 and 88	four dwellings	DC/14/0118/FUL	4	BC/14/0271/DOMFP	COMMENCED
BSE	Barton Road Land at Winfield House known as Conifers	one dwelling (revised scheme to that approved under DC/13/0628/FUL).	DC/16/1185/FUL	1	BC/17/0382/DOMIN	COMMENCED
BSE	Out Westgate, 62, Kevor House	five dwellings (following demolition of existing building)	DC/16/1655/FUL	2	BC/18/1022/DOMIN	COMMENCED
BSE	Kings Road, 5a	three storey apartment blocks consisting of nine units	DC/22/0389/FUL	9		
BSE	Rushbrooke Lane, Rushbrooke Kennels (Known as Whitebeam Grove)	Conversion of vacant kennels to four dwellings (part retrospective)	DC/17/1703/FUL	4	BC/18/0571/DOMIN	COMMENCED
BSE	Angel Hill, 26	four flats on first and second floor	DC/18/0068/FUL	4	BC/18/0365/PARTNR	COMMENCED
BSE	Abbeyfields, 5, Freedom House	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from office (Class B1(a)) to five apartments	DC/18/1316/P3JPA	5		
BSE	The Great Churchyard, 3, The Deanery	subdivision of one dwelling into two	DC/18/1387/FUL	1	BC/18/1514/DOMFP	COMMENCED
BSE	Southgate Street, 38	Change of use of shop (A1), alterations and two storey extension to existing flats/Bedsits (C3) to create three dwellings	DC/19/0038/FUL	3	BC/19/0988/DOMIN	COMMENCED
BSE	Out Westgate, 13	one dwelling	DC/19/0096/FUL	1		
BSE	land off Avenue Approach	two dwellings and detached garage	DC/19/0235/FUL	2	BC/20/0324/DOMIN	COMMENCED
BSE	Abbot Road, land rear of 16	one dwelling	DC/19/0319/FUL	1	BC/21/0235/DOMIN	COMMENCED

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
BSE	No's 2-4 St. Andrews Street North And Land To Rear Of No's 106-108 Risbygate Street	Change of use from shops and offices A1/B1 to three dwellings – 2-4 St Andrews Street North and two dwellings	DC/19/0362/FUL	5	BC/19/0945/DOMIN	COMMENCED
BSE	Markant Close, 21	Single storey detached self-contained annexe	DC/19/0548/HH	1		
BSE	Southgate Street, 64	Conversion of one dwelling into two dwellings – amendment to previous application SE/11/1501	DC/19/1259/FUL	1		
BSE	Northgate Avenue, Sentinel Works	eight dwellings	DC/19/1406/FUL	8		
BSE	Barton Road, land adjacent to Minden House	one dwelling	DC/19/1443/FUL	1	BC/21/1472/DOMFP	COMMENCED
BSE	Spring Lane, land off	three flats and one dwelling	DC/19/1454/FUL	4		
BSE	Risbygate Street, land rear of 98	three dwellings	DC/19/1569/FUL	3		
BSE	Risbygate Street, 83-87	Conversion from commercial premises B1 (Office) to two dwellings C3 (residential dwellings)	DC/19/1648/FUL	2		
BSE	The Great Churchyard, 6	Change of use from B1a (Offices) to C3 (Dwellinghouse)	DC/19/1686/FUL	1		
BSE	Cornhill, 33-34	Change of use of first and second floors from shop to two dwellings	DC/19/1757/FUL	2		
BSE	Eastgate Street, barn rear of 33B Barn Lane	Conversion of barn into one dwelling	DC/19/1770/FUL	1		
BSE	Norfolk Road, land between 4 and 8	(1) Full planning application for two dwellings (2) outline planning application (all matters reserved) for up to five dwellings. (Previous applications DC/15/2245/OUT and DC/17/0035/RM).	DC/19/2038/HYB	7		
BSE	Risbygate Street, 9	one first floor flat above existing restaurant (Previous Application DC/18/2223/FUL)	DC/19/2103/FUL	1		
BSE	Whiting Street	change of use from financial and professional services to dwelling	DC/19/2107/FUL	1		
BSE	St Johns Street, 84-85	conversion of first and second floors into one flat	DC/19/2297/FUL	1		
BSE	St Andrews Street South, St Benedict's Lower School	nine dwellings	DC/20/0012/FUL	9		
BSE	Guildhall Street, 81	Four dwellings comprising conversion of 81 Guildhall Street to create two dwellings and two new dwellings on St Andrews Street	DC/20/0014/FUL	3	BC/21/0086/DOMIN	COMMENCED
BSE	High Baxter Street, 11	Change of use from house of multiple occupation to dwelling	DC/20/0268/FUL	1		
BSE	Horringer Road, The Red House	subdivision of existing dwelling into two dwellings	DC/20/0414/FUL	1		
BSE	Out Westgate, 26b	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – Change of use of retail into one dwelling	DC/20/0569/P3MPA2	1		

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
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 to two apartments	DC/20/0972/P3OPA	2		
BSE	Acacia Avenue, 31	single storey detached annexe	DC/20/1222/HH	1		
BSE	Hatter Street, 18	Change of use from office (Class A2) to one dwelling (Class C3)	DC/20/1339/FUL	1		
BSE	Abbot Road 52 and 54	four flats (demolition of no. 52)	DC/20/1353/FUL	3		
BSE	Guildhall Street, 75	detached workshop garage for 75 Guildhall Street with one dwelling above at first floor level	DC/20/1363/FUL	1		
BSE	Sharp Road, 19, (Tidgewood and 19a)	two dwellings	DC/20/1522/RMDC/21/0558/FUL – plot 2	1	BC/20/0335/DOMIN	COMMENCED
BSE	Hardwick Lane, 110	Three dwellings with car parking and demolition of existing bungalow and garages.	DC/20/1888/FUL	2		
BSE	Hatter Street 18a	Change of use from office (class E) to one dwelling (class C3)	DC/20/1923/FUL	1		
BSE	Cornfield Road, adj 31	one dwelling	DC/20/2021/FUL	1		
BSE	St Andrews Street South, Abbeygate House	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – change of use from office (Class B1(a)) to dwellinghouse(s) (Class C3) to create four apartments	DC/20/2190/P3OPA	4		
BSE	Tayfen Road, used car site	nine flats	DC/21/0123/OUT	9		
BSE	Avenue Approach, land rear of Charter Lodge	one dwelling	DC/21/0202/FUL	1		
BSE	Jacqueline Close, 1	one dwelling	DC/21/1148/FUL	1		
BSE	Angel Hill, 17	change of use from office (Class E) to one dwelling (Class C3)	DC/21/1459/FUL	1		
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		
BSE	Churchgate Street, 43-45	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 to two dwellings	DC/21/1532/P3OPA	2		
BSE	Risbygate Street, 11-13	creation of nine dwellings following conversion of upper floor and roof level to residential use	DC/21/1737/FUL	9	BC/21/0947/DOMBN	COMMENCED
BSE	Westgate House, Westgate Street, 13	change of use of office and retail outlet to one dwelling	DC/21/1973/FUL	1		
BSE	Whiting Street, 16	change of use from beauty clinic (sui generis) to one dwelling (class C3)	DC/21/2186/FUL	1		
BSE	Risbygate Street, 105	change of use of ground floor from hairdressers (E) to residential use (C3)	DC/21/390/FUL	1		

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
BSE	Northgate Avenue, 14, Hillcrest Residential Home	change of use from care home (class C3) to mixed use comprising residential and psychotherapy practice (sui generis)	DC/20/2144/FUL	0		
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
BSE	Mermaid Close, land north west of 14-17 (rear of 44-56 Bell Meadow)	one dwelling	DC/22/0123/FUL	1		
BSE	Fornham Road, land adj to Woodford Gardens	two dwellings	DC/21/1322/FUL	2	BC/20/0509/DOMIN	COMMENCED
Cavendish	Houghton Hall Cottages, 6	one replacement dwelling with an additional annexe	DC/18/0502/FUL	1	BC/19/0531/DOMFP	COMMENCED
Cavendish	Peacocks Road, land adj to 19	one dwelling	DC/20/0472/FUL	1		
Cavendish	Treetops, Water Lane	conversion of existing garage and single storey rear extension to form annexe	DC/20/2010/HH	1		
Cavendish	Kiln Farmhouse, Melford Road	dwelling with detached garage (following demolition of existing dwelling)	DC/21/0119/FUL	0		
Cavenham	The Street, Park Farm (Agricultural Building)	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 one dwelling	DC/20/2229/P3QPA	1		
Chedburgh	The Green, 2	two dwellings	DC/20/0297/FUL	2		
Chedburgh	Queens Lane, Majors (south of)	one dwelling	DC/21/0470/FUL	1	BC/21/1222/DOMFP	COMMENCED
Chevington	Factory Lane (Cat Paw Cottage, 12 Factory Lane and Twyil House, 10 Factory Lane)	two detached dwellings	DC/16/2040/FUL	2	BC/17/0770/DOMIN	COMMENCED
Chevington	Chedburgh Road, Broad Green Cottage	one replacement dwelling	DC/19/0546/FUL	0		
Chevington	Chedburgh Road, 60	one Dwelling	DC/19/1268/FUL	1		
Clare	Malting Lane, Clare Antiques	Change of use from antiques centre (A1) to nine self-contained flats (C3)	DC/16/0103/FUL	9	BC/19/0404/DOMFP	COMMENCED
Clare	Chilton Street, Barn north-west 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 one dwelling	DC/18/0032/FUL	1	BC/21/0131/DONFP	COMMENCED
Clare	Stoke Road, Bench Barn Farm	Conversion of one dwelling to two dwellings	DC/19/1220/FUL	1		
Clare	Chilton Street, land north-west of Hamlets	one dwelling	DC/19/2122/FUL	1	BC/21/0831/DOMFP	COMMENCED

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
Clare	Chilton Street, The Gig House	Conversion and extension of existing cottages and brick stable, to form one dwelling	DC/20/0172/FUL	1		
Clare	High Street, 3	change of use from mixed use residential and retail (A1/C3) to residential (C3)	DC/20/1378/FUL	1		
Clare	High Street, 1	change of use of ground floor from café /delicatessen (class A3) to dwelling (class C3)	DC/20/1628/FUL	1		
Clare	new dwelling Chilton Street	one dwelling	DC/20/2225/FUL	1		
Clare	Hudgies Hardward, 3 High Street	sub-division works to existing dwelling to create additional dwelling	DC/21/2023/FUL	1		
Coney Weston	Crow Street, Pinnocks Farm, Pinnocks Farmhouse	one self-contained annexe	DC/19/1359/HH	1		
Culford	Brandon Road, Tilhill Offices	Prior Approval Application – Change of Use from Office (B1(a)) to Residential (C3) creating one dwelling.	DC/14/0481/FUL	1	BC/14/0877/DOMFP	COMMENCED
Culford	Brandon Road, Green Farm	one new dwelling	DC/20/0224/RM	0	BC/21/1182/DONFP	COMMENCED
Culford	Brandon Road, Green Farm, Goat Barn	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (i) Change of use of agricultural building to one dwelling	DC/21/1155/P3QPA	1		
Denston	Goymers Barn, Denston Hall, Top Green	conversion of existing agricultural barn into one dwelling	DC/21/1932/FUL	1		
Denston	Top Green, Sunnyside	two Dwellings (following demolition of existing dwellings)	DC/21/2457/FUL	0	BC/20/0193/DOMFP	COMMENCED
Exning	Highlands, 2, land north of	one detached dwelling	DC/15/1863/FUL ALLOWED ON APPEAL	1	BC/21/0106/DOMFP	COMMENCED
Exning	The Drift, Driftend	one Dwelling	DC/17/2555/FUL ALLOWED ON APPEAL	1	BC/19/0040/DOMFP	COMMENCED
Exning	Burwell Road, Halfway House	one dwelling (following demolition of existing dwelling and outbuildings)	DC/18/2392/FUL	0	BC/19/1246/DMOFP	COMMENCED
Exning	The Highlands, 3, Shangri La	one dwelling	DC/20/1939/FUL	1		
Exning	The Highlands, 4	conversion of garages to dwelling with landscaping and access	DC/21/1261/FUL	1		
Exning	land adj 7 Highlands	one new dwelling	DC/19/1389/FUL ALLOWED ON APPEAL	1	BC/21/0549/DOMFP	COMMENCED
Flempton	West Stow Road, land rear of St Catherines Church	one Dwelling	DC/19/1717/OUT	1		
Flempton	New Dwelling Adjacent To Candlemas Bury Road	one dwelling with garage	DC/20/2199/FUL	1		
Fornham All Saints	Aldridge Lane, Land adj. 15(known as Bramleys)	one dwelling	DC/14/0015/FUL	1	BC/16/0706/DOMIN	COMMENCED

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
Fornham All Saints	The Green, Little Moseleys	Submission of details under DC/17/0029/OUT – the means of access, appearance, landscaping, layout and scale for the construction of four dwellings	DC/20/1355/RM	4		
Fornham St Martin	Land East Of 1 Russell Baron Road	one dwelling	DC/20/0207/FUL	1		
Fornham St Martin	The Street, land adjacent to The Old Parsonage	Submission of details under DC/18/0829/OUT the means of access, appearance, landscaping, for one dwelling	DC/20/1832/RM	1		
Freckenham	Brookside Stud, Stud Farm	one dwelling	DC/17/0953/FUL	1	BC/21/0445/DOMFP	COMMENCED
Freckenham	Mortimer Lane, barn east of 5	change of use and conversion of agricultural building to dwelling (Class C3)	DC/20/0146/FUL	1		
Freckenham	Elms Road, Elms Farm Barns	conversion of barns into one dwelling	DC/20/0822/FUL	2		
Freckenham	Rectory Farm, Elms Road	one dwelling	DC/21/2379/RM	1		
Gazeley	Highwood Road, 2A	one dwelling	DC/17/1512/FUL	1	BC/21/0216/DOMBN	COMMENCED
Gazeley	Moulton Road, land at Gazeley Stud Farm	conversion of stable to two dwellings	DC/20/2215/FUL	2	BC/22/0616/DOMFP	COMMENCED
Great Barton	Conyers Green, Cavalaire	one dwelling (following demolition of existing dwelling and garage)	DC/18/0895/FUL	0	BC/19/0168/DOMFP	COMMENCED
Great Barton	The Park, land adj Berwyn	one dwelling	DC/18/1650/FUL	1		
Great Barton	The Park, land adj to High Trees	one two storey, self-build dwelling	DC/19/1117/FUL ALLOWED ON APPEAL	1		
Great Barton	Brand Road, Ashmore Farm	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (i) Change of use of agricultural buildings to three dwellings	DC/19/2450/P3QPA	3		
Great Barton	The Barn, Fornham Road Farm	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – Change of use from Office (Class B1(a)) to one dwelling	DC/20/0021/P3OPA	1		
Great Barton	The Street, land adj to Church Institute	five dwellings and extensions and subdivision to the Forge to form two dwellings	DC/20/1193/FUL	7	BC/19/1494/DOMIN	COMMENCED
Great Barton	The Street, adj to The Forge	one dwelling	DC/21/0083/FUL	1		
Great Barton	School Road, land adjacent to primary school	two dwellings	DC/21/0971/RM	2		
Great Bradley	Matthews Lane, 180, Sheppys	one dwelling (following demolition of existing semi-detached property)	DC/17/1229/FUL	0	BC/21/1116/DOMFP	COMMENCED

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
Great Bradley	The Street, The Coach House Barn (known as The Long Barn)	Notification for Prior Approval for a Proposed Change of use of Agricultural Building to Dwelling House (C3) to create one dwelling	DC/19/0814/P3QPA	1	BC/20/0849/DOMFP	COMMENCED
Great Bradley	Thurlow Road, Spring Barn	Change of use of agricultural building to one dwelling (Class C3)	DC/19/1375/FUL	1		
Great Bradley	Great Bradley Oak Stud, East Green	one dwelling	DC/21/1036/FUL	1		
Great Livermere	Plot 1 opposite Street Farm House, The Street	change of use conversion of existing single storey barn to two dwellings	DC/20/0539/FUL	2		
Great Thurlow	The Street, Goldings Yard	four dwellings	DC/17/1233/FUL	4	BC/22/0700/DOMFP	COMMENCED
Great Thurlow	Withersfield Road, The Hill, The Old Forge	replacement dwelling	DC/19/0244/FUL	0	BC/20/0559/DOMIN	COMMENCED
Great Wratting	School Road, land east of Waterfields	one dwelling	DC/19/0534/FUL	1		
Hargrave	Wickhambrook Road, Freiston Lodge	one dwelling (following demolition of existing dwelling)	DC/19/1348/FUL	0		
Haverhill	Helions Park Avenue, 2a	one dwelling	DC/17/2411/FUL ALLOWED ON APPEAL	1	BC/19/0653/DOMFP	COMMENCED
Haverhill	Hill Crescent, Land to rear Beechwood and Albany House	one dwelling	DC/19/0521/OUT	1		
Haverhill	Queen Street, 6-8	apartment building consisting of three apartments	DC/19/0874/FUL	3		
Haverhill	Camps Road, Bevan House	six residential apartments	DC/19/0875/OUT	6		
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 five dwellings	DC/19/1048/P3JPA	5	BC/20/0047/DOMFP	COMMENCED
Haverhill	Notley Drive, 3	conversion of existing garage to form residential annexe	DC/19/1413/HH	1		
Haverhill	Crowland Road, 64	one dwelling	DC/19/2251/FUL	1	BC/21/0039/DOMFP	COMMENCED
Haverhill	Swan Lane, 4	change of use of first and second floors from beauty salon (sui generis) to two residential flats (Class C3)	DC/20/0209/FUL	2		
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 six dwellings	DC/21/0094/P3OPA	6	BC/22/0352/NADMIN	COMMENCED
Haverhill	Crowland Road, The Bungalow	four dwellings	DC/21/0663/FUL	4		
Haverhill	Plot 1 S R Builders, Station Road	four flats	DC/21/0792/FUL	4		
Haverhill	Stephen Close, 1, Dayspring	one two storey dwelling	DC/21/1078/FUL	1		

Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
Haverhill	High Street, 1-3	Prior approval application under part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – a. change of use from commercial, business and service (class E) to dwellinghouses (class C3) b. part conversion of retail unit to four apartments with one retail unit remaining	DC/21/2275/P3CMA	7		
Haverhill	Station Road, Land adj. 6	Erection of two apartments	SE/03/1507/P	2	SE/08/1227/R	COMMENCED
Haverhill	Paske Avenue, 23	one dwelling	SE/08/0646	1	BC/19/0856/DOMBN	COMMENCED
Hawkedon	Cresslands Lane, development site	one dwelling	DC/21/0306/FUL	1		
Hawkedon	Swans Leys, Thurston End	one dwelling and detached garage following demolition of existing dwelling	DC/21/0817/FUL	0		
Hawstead	Church Road, land off	one dwelling	DC/19/0233/FUL	1		
Hawstead	The Pound, land adj 1	one dwelling	DC/19/1720/FUL	1		
Hawstead	Whepstead Road, adj to Little Mead (agricultural 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 one dwelling	DC/21/0905/P3QPA	1		
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 one dwelling	DC/21/2132/P3QPA	1		
Hengrave	Stanchils Farm Lane	Conversion of single storey barn to form annexe	DC/15/1516/HH	1	BC/16/1374/DOMFP	COMMENCED
Hengrave	Stanchils Farm Lane, The Bull Barn, Sir Johns	conversion of redundant agricultural building to dwelling	DC/19/0956/FUL	1	BC/21/1136/DOMIN	COMMENCED
Hepworth	Church Lane, Church Farm	change of use from D1 (Museum) to C3 (Residential)	DC/18/1836/FUL	1	none submitted	COMMENCED
Hepworth	Land Rear Of Springfield, The Street	one dwelling and detached garage	DC/20/0489/FUL	1		
Hepworth	Church Lane, Greenfields	one new dwelling with demolition of existing bungalow	DC/21/0141/FUL	0		
Herringswell	Herringswell Road, Herringswell Manor, Dwelling 1	Conversion of garages and stores to two dwellings	DC/19/0947/FUL	2		
Herringswell	Park Farm Park Farm Drive	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (i) Change of use of agricultural building to one dwelling	DC/20/1224/P3QPA	1		
Higham	Barrow Road, Grove Farm	dwelling for occupation by a rural worker	DC/15/1607/FUL	1	BC/16/0419/DOMFP	COMMENCED
Holywell Row	The Street, land adj 24	proposed one cottage and one single storey dwelling	DC/15/2106/FUL	2	BC/18/0544/DOMBN	COMMENCED



Settlement	Address	Proposal	Most recent application reference	Net dwelling gain (including affordable) Commitments	Building regulations reference number	Site status
Holywell Row	Holly Oaks, Wildmere Lane	one dwelling	DC/22/0645/FUL	1	BC/22/1315/DOMFP	COMMENCED
Holywell Row	land off Willow Close	five dwellings	DC/18/1206/FUL	5	BC/21/0066/DOMFP	COMMENCED
Holywell Row	The Street, land adjacent Clovelly	one Dwelling	DC/19/2240/FUL	1	BC/20/0217/DOMFP	COMMENCED
Holywell Row	Laurel Close, land south of	six detached dwellings	DC/20/0486/FUL	6		
Horringer	Sharps Lane 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 one dwelling	DC/21/1724/P3QPA	1		
Horringer	Treene, Sharps Lane	two dwellings (following demolition of existing dwelling)	DC/18/0215/FULDC/19/1105/FUL (PLOT 2)	1	BC/20/0214/DOMIN	COMMENCED
Hundon	Mill Lane, adj 17(Mill Bungalow)	Submission of details under Outline Planning Permission DC/17/0588/OUT – the means of access appearance, landscaping, layout and scale for the construction of one dwelling	DC/18/2186/RM	1	BC/19/0063/DOMIN	COMMENCED
Hundon	Lower Road, The Old Pumping Station	three dwellings	DC/19/1817/FUL	3	BC/20/1328/DOMFP	COMMENCED
Hundon	Simms Lane, Hill View, Barn 1	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – Change of use from Office to three dwellings	DC/19/1929/P3OPA	3		
Hundon	Clock Hall Farmhouse, Clock Hall Farm, Clockhall Lane	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (i) Change of use of agricultural building to two Dwellings	DC/20/0151/P3QPA	2		
Hundon	Simms Lane, Barn 3, Hill View	COU from light industrial (B1(c)) to dwelling (C3)	DC/20/0345/P3PAPA	1		
Hundon	Mortlocks Farmhouse, Mortlocks Farm, Brockley Green	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 – (i) Change of use of agricultural buildings to two dwellings	DC/20/0531/P3QPA	2		
Icklingham	The Street, land adj 45 to 47(KNOWN AS 45A)	one new dwelling	DC/17/0208/FUL	1	BC/18/0609/DOMFP	COMMENCED
Icklingham	The Street, Rose Corner	Submission of details under Outline Planning Permission DC/19/0762/OUT for access, appearance, landscaping, layout, and scale for one dwelling and detached garage	DC/20/0839/RM	1	BC/20/1136/DOMFP	COMMENCED
Ingham	Lodge Farm Cottage, Seven Hills	one dwelling (following demolition of existing dwelling).	DC/21/0077/FUL	0		
Ingham	Glebe Close, 9	one Dwelling	DC/22/0028/FUL	1		

**Appendix 8 communal accommodation**

Settlement	Site address and planning application reference	Equivalent units after applying census ratio (adjustment 1.5)  The ratio for people aged 75 or over in West Suffolk is 15,526 adults/10,338 households = 1.5.	Evidence to support the deliverability of large sites with planning permission	Units commenced to date (and not completed) 31 March 2022	Completions prior to 1 April 2020	2019 to 2020	2020 to 2021	2021 to 2022	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 2022 (ratio to be counted in the supply)
Barton Mills	Barton Hall, The Street  DC/20/0001/FUL	-0.66	Planning Application – Change of use from residential care home (Class C2) to 1no. dwelling (Class C3)	0	0	0	0	0	-1	All units (-0.66)
Haverhill	24 Wratting Road  DC/18/0621/HH	6	Single and two storey extension to provide 10 bedrooms. Planning permission approved October 2015	1	0	0	0	0	Under construction	One unit remaining (0.6)
Ixworth	Peddars Close, Ixworth Court  DC/21/0039/FUL	11	Planning application – extensions and alterations to existing care home (Class C2) to form dementia care village (Class C2)	0	0	0	0	0	17	All units (11)
Ixworth	The Beeches, High Street  DC/15/1354/FUL	6	Single and two storey extension to provide 10 bedrooms. Planning permission approved October 2015	Commenced	0	1	0	0	Under construction	nine unit remaining (5)
Mildenhall	Wamil Court, Wamil Way  DC/19/2482/FUL	20	Planning Application – (i) conversion and single storey extensions to vacant 35-bed former care home (Class C2 Use) to 30 self-contained dwellings (Class C3 use) (ii) ancillary car parking, secure cycle parking, bin stores, landscaping and access	Commenced	0	0	0	0	Under construction	All units (20)
Newmarket	South Drive, Exning Road  DC/17/1881/FUL	46	69 extra care apartments (C2) approved June 2018	0	0	0	0	0	69	All units (46)

<b>Settlement</b>	<b>Site address and planning application reference</b>	<b>Equivalent units after applying census ratio (adjustment 1.5)</b>	<b>Evidence to support the deliverability of large sites with planning permission</b>	<b>Units commenced to date (and not completed) 31 March 2022</b>	<b>Completions prior to 1 April 2020</b>	<b>2019 to 2020</b>	<b>2020 to 2021</b>	<b>2021 to 2022</b>	<b>Anticipated delivery compared to previous trajectory (note where delivery has exceeded or not progressed as expected and reasons for this)</b>	<b>Remaining to be completed at 31 March 2022 (ratio to be counted in the supply)</b>
		The ratio for people aged 75 or over in West Suffolk is 15,526 adults/10,338 households = 1.5.								
Little Wratting	Little Court DC/21/0315/FUL – with resolution to approve	80	Planning application for specialist dementia care village for up to 120 residents subject to resolution to approve	0	0	0	0	0	120	All units (80)

**Total**

**162**

## Appendix 9 statement of common ground – north-west Haverhill



### Statement of common ground on housing deliverability between

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

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

It demonstrates the deliverability of the identified site in accordance with the definition below as cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance: Housing supply and delivery in particular paragraph 007.

#### **The site offers a suitable location for development now**

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

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

The site is also allocated as a strategic site under policy HV3 within the Haverhill Vision 2031 Local Plan, adopted September 2014.

The site is under construction.

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

The site has planning permission (SE/09/1283) for:

1. construction of relief road and associated works
2. landscape buffer 2

Outline planning application:

1. residential development
2. primary school
3. local centre including retail and community uses
4. public open space
5. landscaping
6. infrastructure, servicing and other associated works as supported by additional information and plans received 27 September 2010 relating to landscape and open space, flood risk, environmental statement, drainage, layout, ecology, waste, renewable energy and transport issues including treatment of public footpaths and bridle paths. Approved 27 March 2015.

Further reserved matters planning applications have been submitted and approved

Phase 1 (DC/16/2836/RM) – 200 dwellings – permission granted January 2017  
Phase 2a (DC/20/0615/RM) – 41 dwellings – permission granted April 2020  
Phase 2b (DC/21/0110/RM) – 127 dwellings – permission granted February 2021  
Phase 6 – DC/22/0618/RM – 98 dwellings – permission granted September 2022  
Phase 3b – DC/22/1447/RM – 113 dwellings – decision expected before end of November 2022

Phase 1 comprises 200 homes. Phase 1 construction started in March 2018 and 198 dwellings are currently occupied.

Phase 2a – DC/20/0615/RM – 41 of 41 dwellings are completed and occupied.

Phase 2b – DC/16/2836/RM – 123 dwellings under construction with 43 dwellings now occupied.

Phase 6 – DC/22/0618/RM – 98 dwellings will be commencing imminently

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

Persimmon (Suffolk) will be submitting further applications in 2023 for:

- Phase 3a (including local centre) – February 2022
- Phases 4 and 5

The above phases will complete the development. A series of workshops are to be programmed in with West Suffolk Council as part of the planning performance agreement (PPA) process.

Persimmon Homes has entered into PPA's with West Suffolk Council in order to assist progress in each parcel.

The infrastructure application (reference DC/20/0614/RM) which deals with the internal loop road, drainage of the site and open space was approved in August 2022. The approved infrastructure will serve the remaining parcels.

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

Various site assessment work has been carried out for the entire site (for example site investigation, ecology, arboricultural method statement, biodiversity net gain, drainage).

Phase specific details are undertaken and submitted with reserved matters applications for each parcel.

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

Apart from an initial period of time at the start of the pandemic when construction ceased temporarily, the development has not been impacted on by COVID-19.

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

Phase 1 commenced in March 2018 – 198 out of 200 homes completed Phase 2a

commenced December 2020 – 41 out of 41 homes completed  
Phase 2b commenced August 2021 – 123 homes under construction, 43 completed.

One of Persimmon’s key objectives is delivery. Allowing for a six-month lead in time when the first phase commenced, we have delivered 282 dwellings in four years (equating to nearly 71 per year). Had there been less delays with gaining planning permission, more units could have been delivered at this site.

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

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

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

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

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

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

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

Signed on behalf of Persimmon Homes  
2022

Date 11 November



Planning Manager Persimmon Homes Suffolk

Signed on behalf of West Suffolk Council  
2022

Date 17 November



Service Manager (Planning Strategy)  
West Suffolk Council

## **Appendix 9 statement of common ground – Hatchfield Farm, Newmarket**



### **Statement of common ground on housing deliverability between**

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

#### **Land at Hatchfield Farm**

This statement has been prepared by the two parties to set out the expected site deliverability timetable for **land at Hatchfield Farm, Newmarket.**

It demonstrates the deliverability of the identified site in accordance with the definition below as cited in Annex 2 of the National Planning Policy Framework and the National Planning Policy Guidance: Housing supply and delivery in particular paragraph 007.

#### **The site offers a suitable location for development now**

This site located at land at Hatchfield Farm, Newmarket offers a suitable location for future development.

Outline planning permission was granted DC/13/0408/OUT for a residential scheme for up to 400 units, associated open space, foul and surface water infrastructure, two accesses onto the A142, internal footpaths, cycle routes and estate roads, and associated works was granted by the Secretary of State on 12 March 2020.

There is a separate allocation for five hectares of employment land.

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

Planning permission DC/13/0408/OUT was granted by the Secretary of State on 12 March 2020.

An application for the approval of reserved matters (reference DC/22/0420/RM) for the two site vehicular accesses has been granted on 9 September 2022.

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

Applications have been submitted to West Suffolk Council to discharge relevant pre- commencement planning conditions and a S278 package is being

agreed with Suffolk County Council.

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

Significant progress has been made, including submission of a written scheme of investigation for an archaeological evaluation for approval by West Suffolk Council to discharge condition 20.

New ecology surveys undertaken.

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

None recorded.

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

2022 for start of access, infrastructure and enabling works, following the approval of reserved matters for two vehicular accesses and internal spine road (reference DC/22/0420/RM).

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

The site is available for development.

There are no legal or ownership constraints to commencement of development. The site is considered viable for the proposed use. Site infrastructure and enabling will be funded primarily from internal landowner or developer resources.

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

Sansovino Developments Ltd anticipate between 100 to 50 dwellings per hectare (dpa) will be delivered in the next five-year period.

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

The council anticipates completions at a rate of 100 to 150 dpa in monitoring years two, three and four in line with Sansovino Developments Ltd expectation and supported by evidence in this statement.



Signed on behalf of Sansovino Developments Ltd

Date

 RICHARD GEE 7/11/22.  
Signed on behalf of Sansovino Developments Ltd Date xxxxxx



Signed on behalf of West Suffolk Council      Date 17 November 2022  
Service Manager (Planning Strategy) West Suffolk Council

## Appendix 10 local housing need calculation for former St Edmundsbury area

49649 households in 2022

52907 households in 2032

Projected household growth =  $(52907 - 49649)/10 = 325.8$  households per year

Local affordability ratio = 9.13

Adjustment factor =  $((9.13 - 4/4) * 0.25) + 1 = 1.321$

Minimum annual local housing need figure =  $325.8 * 1.321 = \mathbf{430}$

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

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

<b>Settlement</b>	<b>Site</b>	<b>Developer</b>	<b>Allocation or planning application reference</b>	<b>Number of units</b>	<b>Estimate of when first completions expected on site</b>
Mildenhall	Land west of Mildenhall	Lovells developer partner to Suffolk county council	SA4a Master plan subject of consultation	1300	2025 to 2026
Bury St Edmunds	Station Hill	Not known	BV8 (remaining part – phase 3)	To be determined	2025 to 2026
Red Lodge	Yellow land north	Crest Nicholson (Eastern) Ltd	SA9b and resolution to approve DC/19/2347/FUL at committee subject to s106 agreement and passing Appropriate Assessment	141	2025 to 2026

## **Appendix 12 housing delivery and housing requirement for former Forest Heath area**

<b>Monitoring year</b>	<b>Housing requirement</b>	<b>Housing completions (net)</b>
2011-2012	340	332
2012-2013	340	363
2013-2014	340	246
2014-2015	340	182
2015-2016	340	188
2016-2017	340	344
2017-2018	340	380
2018-2019	340	404
2019-2020	340	274
2020-2021	340	320
2021-2022	340	190
<b>Total</b>	<b>3740</b>	<b>3223</b>

Housing requirement over 11 year period, from start of the adopted plan period is 3740 dwellings.

The number of homes delivered over the same 11-year period was 3223 homes.

This gives a shortfall of 517 dwellings at 31 March 2022.

## Appendix 13 five-year housing supply consultation responses

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
Introduction	In relation to the Council's consultation regarding the Suffolk Five Year Housing Land Supply report (5YHLS) 2022 consultation, we believe it is essential that the Council considers the use of the existing sites and ensures there is an effective use of land at an appropriate density. There are already settlements within the area that contain a significant number of dwellings with some employment land and yet the Council has resisted any further development in these areas on the basis that they do not contain basic services such as a shop. We have previously made representations in relation to the former Emcor offices at Mere Farm, Mere Farm Lane, Great Barton, Suffolk, IP31 2PH which is a prime example of a settlement of a reasonable size that could accommodate further development. In the past the settlement had a formal boundary designated and at present the current boundary is drawn in a manner that it excludes a significant area of the settlement, including the site referred to, and a significant wider area of employment land. This is clearly built form and previously development land and we would have expected this to be included within a settlement boundary designation. The approach to development is quite narrow and does not appear to have considered how settlements such as Great Barton could be improved with the addition of some services such as a village shop etc. A wider approach such as this, would not only lead to the effective use of existing residential sites but improve sustainability for existing residents as well. This approach would avoid significant development on clearly open greenfield sites.	<a href="#">View Comment</a>	The purpose of the five-year housing land supply (5YHLS) is to demonstrate a deliverable supply of housing land measured against an annual housing requirement. Its purpose is not to identify land suitable for development or identify appropriate settlement boundaries, these matters are addressed through the local plan. Action: No changes required.	Mrs Lisa Skinner (Phase 2 Planning)	

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
The housing requirement	<p>We note that the Council has demonstrated a sufficient delivery of housing over the past 3-year period to satisfy the Housing Delivery Test (HDT) 2021. However, there appears to be an inconsistency in the figures provided by the Council (Appendix 6) and those contained in the Government's published results.</p> <p>Appendix 6 (Housing Completions) demonstrates that between 2018-2021 a total of 2,537 units were completed (815+901+821), whereas the HDT 2021 results state the figures as 2,621 (863+917+841).</p> <p>We therefore request that the Council clarifies how the completed figures compare to the number of homes required (i.e. the identified housing need) in order to provide greater context to the 128 per cent delivery rate referenced at Paragraph 2.9. Such clarity is particularly warranted as West Suffolk is a 'Recently reorganised local planning authority' under the Government's 2020 Housing Delivery results.</p> <p>Accordingly, we request that the figures are clarified alongside an explanation of how the Council have reached the draft figures for 2021-2022. A similar request in the responses provided in December 2021 did not elicit a response from the Council as far as we are aware; so this issue remains outstanding.</p>	<a href="#">View Comment</a>	<p>The housing delivery test (HDT) and the 5YHLS measures housing delivery using different datasets. The HDT counted net residential completions, a ratio of communal accommodation and Gypsy and Traveller provision as contributing to addressing housing need, whereas the 5YHLS only counts net residential completions, as such the figures differ. This approach accords with the methodology set out in national planning policy and guidance. A response to the respondents comments to the previous 5YHLS is set out in appendix 12 of the 5YHLS 2022 report. Action: No action required.</p>	(Elveden Farms Ltd)	Mr Jorge Nash (RPS)

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
Previous rates of delivery	<p>We request that further explanatory text is included which sets out the Affordable Housing need and supply position.</p> <p>Appendix 6 sets out that a total of 892 Affordable housing units were completed between 2017-2020 (167+327+398) of a total number of completions of 2,537. This equates to 35.2 per cent which is an improvement from the previous year's rolling three-year housing land supply figures which identified a 27 per cent affordable housing provision. However, the housing completion figures at appendix 6 indicate that this position has seemingly worsened in 2021-2022, with 257 of the 865 completions qualifying as affordable, representing a reduction in affordable housing provision to 29.7 per cent despite a backdrop of greater and increasing need. Further detailed context is therefore sought.</p> <p>We would also note that in West Suffolk's 2021 consultation on this matter, the affordable housing completions count for 2019-2020 was stated as 282, rather than 327 as stated within the 2022 consultation. Explanation of the reason for this apparent discrepancy is therefore also sought.</p> <p>We note that Appendix 10 of the Report establishes that the local affordability ratio is 9.13 which is significantly higher than the national average. The local affordability needs will need to be addressed in part by improving the supply of the right type of homes.</p>	<a href="#">View Comment</a>	<p>The monitoring data shows net residential completions whereas the affordable data is shown as gross completions. For large sites of 10 homes or more these usually meet the policy requirement to deliver 30 per cent of the units as affordable homes. This target is mostly achieved. However, when housing schemes are built out it does not necessarily follow that they will be implemented year on year with 70 per cent as market and 30 per cent as affordable, as the affordable units can come forward in a different monitoring year to the market housing. To check if the affordable housing policy is been met is should be measured against what is consented year on year and instead of what is delivered. The affordable housing completions for 2019 to 2020 were stated as 282, but later corrected to 327 as the data was updated with further completions. All subsequent reports were updated accordingly. It is a local plan consideration whether it is appropriate to increase housing provision to address more of the affordable housing need, and not a matter for the five-year housing land supply as its role is to assess the housing supply.</p>	(Elveden Farms Ltd)	Mr Jorge Nash (RPS)

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
Previous rates of delivery	<p>We note that the Council have adopted the Sedgefield method in measuring the housing supply and claim to be able to demonstrate a housing land supply of 5.4 years within Section 4 of this document. However, this is dependent upon the housing need and supply figures used by the Council proving to be robust.</p> <p>The trajectory does not provide a supporting commentary for each of the sites. We acknowledge that comments are provided in other Appendices of the Report, but it would be helpful if a commentary was provided within the 5YHLS Trajectory itself to confirm that the supply figures are robust. Again, this point was made in the consultation response in December 2021 and remains outstanding.</p> <p>In terms of evidence of deliverability, the NPPF Glossary clearly states: "Deliverable: 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:</p> <p>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).</p> <p>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". We do not consider that sufficiently clear evidence has been provided to show that the sites in the supply tables and trajectory are deliverable. Having undertaken our own analysis, we consider that a number of sites identified within the trajectory at Appendix 2 of the Report are not clearly deliverable as envisioned by the Council, as follows: (the below commentary is summarised in a table contained within the appendix of this document)</p>	<a href="#">View Comment</a>	<ol style="list-style-type: none"> <li>1. Land off Briscoe Way (Lakenheath) (DC/13/0660/FUL) The site has lawfully commenced and a such is appropriate to include within the five-year housing land supply (5YHLS). The site has consent for 67 dwellings not 205 dwellings.</li> <li>2. Burlingham Mill on Station Hill (Bury St Edmunds) (DC/15/1520/FUL and DC/22/0207/VAR). The variation application has been approved in July 2022. Various discharge of conditions are either approved or under consideration.</li> <li>3. Former Howard Community Primary School (Bury St Edmunds) (DC/17/1047/OUT and DC/19/1609/RM). The site is under construction with 41 completed and one remaining to be completed. The trajectory has been updated accordingly.</li> <li>4. Land off Burwell Road (Exning) (DC/21/0152/HYB). To date a total of 19 units have commenced but not been completed, and 27 have been completed. The expected delivery rate of 50 dwellings in this monitoring year has been adjusted to 30. The entire site is expected to be delivered in the 5YHLS period so the adjustment will not impact the overall 5YHLS.</li> <li>5. Hardwick Industrial Estate (Bury St Edmunds) (SE/06/2414 and DC/20/0907/FUL). The council's records show 44 units have commenced on site in May and June 2022. There are no completions to date so the trajectory has been adjusted to reflect this.</li> <li>6. Land adjacent to 1 St John's Street (Beck Row) (DC/18/1993/OUT and DC/21/2212/RM). To date 36 units have commenced in this monitoring year. The trajectory has been adjusted to push back delivery rate for the site. This will have no impact on the 5YHLS.</li> <li>7. Land off Cavendish Road (Clare) (DC/17/1252/FUL). To date the site has not commenced. The trajectory has been adjusted to push back delivery rate for the site. This will have no impact on the 5YHLS.</li> <li>8. Weymed site on Swan Lane (Bury St Edmunds) (DC/19/1588/VAR). There is a lawful use certificate for this site to confirm the scheme was implemented before expiry of permission SE/12/0451/FULCA. An application DC/19/1588/VAR for 14 dwellings was approved December 2019. The council have not received confirmation the revised scheme has commenced therefore the trajectory has been adjusted to push back delivery two years. This will have no impact on the 5YHLS.</li> </ol> <p>On a general matter the 5YHLS monitors completions, should there be any matters questioning the lawfulness of any of the schemes we would ask these are directed to the enforcement team who will be able to advise.</p>	(Elveden Farms Ltd)	Mr Jorge Nash (RPS)



Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
	<p>1. With respect to the consent at land off Briscoe Way (Lakenheath) (DC/13/0660/FUL), planning permission expired on 24 October 2021 (as confirmed by condition 1) yet just two of the scheme's conditions have been discharged, with a number of pre-commencement conditions remaining undischarged. Latest aerial imagery does not indicate that the scheme has commenced and the lack of preparatory condition discharges, as well as the permission having lapsed, would preclude commencement in any case. The development has not lawfully commenced and the 205 dwellings that were permitted by it cannot reasonably form part of the HLS unless or until the permission is renewed which will, at the very least, delay delivery.</p> <p>2. With respect to the consent at Burlingham Mill on Station Hill (Bury St Edmunds) (DC/15/1520/FUL and DC/22/0207/VAR), the consent expired on 24 September 2022 (as confirmed by condition 1 of both consents) yet pre-commencement conditions to confirm details of land contamination, drainage, construction management and bat roosting are yet to be determined by the Council, despite applications to discharge them being submitted in the week before the consent expired. Furthermore, details pursuant to condition 8, which requires details of an archaeological watching brief to be approved prior to commencement, have not been submitted. The application has not lawfully commenced and the 42 dwellings that were permitted cannot reasonably form part of the HLS unless or until the permission is renewed.</p> <p>3. With respect to the consent at the former Howard Community Primary School (Bury St Edmunds) (DC/17/1047/OUT and DC/19/1609/RM), we note that the development has commenced and that approximately 19 of the 43 homes appear to have been constructed. However, the consent expired on 11 October 2022 (as confirmed by condition 1 of the outline consent) yet a critical pre-commencement condition (22) within the outline consent that required a scheme for fire hydrant provision to be</p>				

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
	<p>submitted prior to above ground works commencing has not been discharged. The lawfulness of the building operations and, by extension, the legitimacy of incorporating the scheme's homes into the 5YHLS trajectory, is therefore in question.</p> <p>4. With respect to the consent at land off Burwell Road (Exning) (DC/21/0152/HYB), we note that 17 conditions are pending consideration for discharge, in most cases since at least summer 2022. This includes essential matters such as archaeological watching, investigation of land contamination and drainage management. As a result, most of the consent's pre-commencement conditions have not been determined or applied for. The protracted length of consideration of such a large number of conditions indicates some concern as to the acceptability of the details submitted and potentially the wider deliverability of the scheme's 205 homes. Given that delivery of the homes is anticipated across a five year period by the Council, we consider that the delivery of all of the homes within the five year period must be in question.</p> <p>5. With respect to the consent at Hardwick Industrial Estate (Bury St Edmunds) (SE/06/2414 and DC/20/0907/FUL), there remains an outstanding condition (11) of DC/20/0907/FUL that has not been discharged which stipulates that details of a surface water runoff strategy must be approved by the Council prior to the commencement of above ground works. We would note that the most recently available aerial imagery indicates that development has not commenced on site and that there have been no application submissions relating to conditions discharge since May 2022. The planning permission has been granted subject to a restriction that development must commence by the 15 January 2024. The Council's trajectory predicts that 66 homes would be delivered at this site within the next four years. Given that there are signs of delayed progress towards implementation, we would contend that the delivery of all of the homes in the consent within the four year timeframe has to be in doubt.</p>				

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
	<p>6. With respect to the consent at land adjacent to 1 St John's Street (Beck Row) (DC/18/1993/OUT and DC/21/2212/RM), there remain outstanding pre-commencement conditions within the outline consent that have not been discharged, including conditions that require the consideration and approval of details relating to land contamination, construction management, a drainage strategy, and the provision of highways infrastructure. We would note that the most recently available aerial imagery indicates that development has not commenced at the site and that commencement must occur by 24 February 2024, in line with condition 1 of the outline consent. There is an apparent lack of momentum towards implementing the consent and this does raise concern that the delivery of 60 homes at this site may not be guaranteed.</p> <p>7. With respect to the consent at land off Cavendish Road (Clare) (DC/17/1252/FUL), we note that none of the scheme's pre-commencement conditions have been discharged, or even applied for, despite there being a significant number covering important matters including fire safety, highway works provisions, construction management and drainage. We acknowledge that the permission does not expire until March 2025, however the Council's contention that the 53 homes within the scheme can be delivered within the next two years must be in question in the absence of any condition discharge applications having been made at this stage. This indicates that the Council may be taking an overly optimistic stance on housing delivery.</p> <p>8. With respect to the consent at the Weymed site on Swan Lane (Bury St Edmunds) (DC/19/1588/VAR), there remain multiple conditions that require discharge prior to construction activity for which no applications have seemingly been submitted to date. We would note that the most recently available aerial imagery indicates that development has not commenced on site and that there have been no application submissions relating to conditions discharge since 2019 and no application submissions relating to amending</p>				

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
	<p>the consent since early 2021. The apparent lack of activity towards implementation must bring the delivery of 14 homes at this site into question. Given the above, we contend that the projected housing delivery for the next five years should be amended as follows:</p> <ol style="list-style-type: none"> <li>1. Land off Briscoe Way – 67 homes should be taken out of the trajectory</li> <li>2. Burlingham Mill – 42 homes should be taken out of the trajectory</li> <li>3. Former Howard Community Primary School – 43 homes should be taken out of the trajectory</li> <li>4. Land off Burwell Road – Assuming a 2-year delay for the reasons discussed above, 55 homes to be taken out of the trajectory.</li> <li>5. Hardwick Industrial Estate – Assuming a 2-year delay for the reasons discussed above, 15 homes would fall outside the trajectory.</li> <li>6. Land adjacent to 1 St John’s Street – No housing delivery to be taken out of trajectory, but delivery early within the five year period to be questioned</li> <li>7. Land off Cavendish Road – No housing delivery to be taken out of trajectory, but delivery early within the five year period to be questioned</li> <li>8. Weymed site – No housing delivery to be taken out of trajectory, but delivery early within the five year period to be questioned</li> </ol> <p>In summary, the total number of permitted homes we consider should be removed from the five year housing land supply trajectory is a minimum of 222. On the basis of the above assumptions, West Suffolk’s identified supply of sites would reduce from 5,023 to 4,801, which would accordingly reduce the number of years of housing land supply (accounting for the five per cent buffer) from 5.48 years to a more marginal 5.23 years.</p> <p>SEE APPENDIX WITHIN ATTACHED DOCUMENT</p>				

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
The housing supply	Please see the attached report and covering letter for our representations to the West Suffolk Five Year Housing Land Supply Report (5YHLS) 2022 consultation submitted on behalf of Bloor Homes.	<a href="#">View Comment</a>	<p>Blomfield House Health Centre, Bury St Edmunds. This scheme has now been completed. As it has been completed in the current monitoring year it still forms part of the five-year housing land supply (5YHLS) as the supply takes a base date of 1 April 2022, therefore this will have no impact on the 5YHLS.</p> <p>Land at Chedburgh (site allocation RV11(a)). Pre-application has been submitted for this site and the agents have confirmed the site will be brought forward within the five-year period. School Road, Great Barton (Site Allocation RV18). A masterplan has been consulted upon and a planning application will follow. This provides evidence it is being taken forward. The delivery rate set out in the 5YHLS is considered realistic. The site is jointly owned by Suffolk County Council and West Suffolk council.</p> <p>Brickfields Drive, Haverhill. The reserved matter application is under consideration DC/22/1398/RM. The site is expected to come forward as shown in the trajectory.</p> <p>Land adjacent The Limes Cottage, Mill Road, Kedington (Site Allocation RV13(b))DC/21/2490/RM submission of details was approved 23 June 2022. Since there have been various discharge of conditions. The council has sufficient confidence the site will come forward in the 5YHLS. The delivery in the trajectory has been pushed back one year to allow sufficient time. This will have no impact on the 5YHLS.</p> <p>Land west of Eriswell Road, Lakenheath (site allocation SA7(b)), reserved matters application submitted July 2021 and pending determination.</p> <p>Land to the west of Kingshall Street, Rougham (site allocation RV24(a)). The site is a local plan allocation with planning permission. The site is deliverable.</p> <p>Bird in Hand Hotel, Beck Row. This site has outline planning permission which was granted for 16 dwellings on 21 July 2021. The site is deliverable.</p> <p>Beeches Road, West Row (site allocation SA14(a). To date 27 units have commenced this monitoring year. The trajectory has been adjusted to allow longer for completions to come through. This will have no impact on the 5YHLS.</p> <p>Land West of Three Counties Way, Withersfield. To date there have been five discharge of condition applications submitted, some have been decided and others pending consideration. This shows good progress of bringing forward the site.</p> <p>Fornham House, Fornham St MartinThe site has not been counted in the revised calculations due to its apparent expiry.</p> <p>Haverhill, 24 Wratting Road (equivalent to six dwellings)The units remaining has been adjusted to reflect what's remaining.</p> <p>Little Wratting or Little Court. The site is considered deliverable despite the delay in signing of the s106 agreement.</p>	Ms Rachael Morey (Bloor Homes)	Mr Nathan Rose (Savills)

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
Appendix 2 large sites with full planning permission at 31 March 2022 (Category a. sites)	Please see our attached comments in relation to Appendix 2, in which we identify where we consider the Housing Trajectory needs to be amended, together with our justification for proposing these amendments.	<a href="#">View Comment</a>	<p>1. Blomfield House, Looms Lane, Bury St Edmunds</p> <p>There has been no double counting of this site, as all 16 units have been delivered in the summer and autumn of this monitoring year so have not yet been counted as completions, as the 5YHLS takes 1 April 2022 as the base date.</p> <p>2. Queens Lane, Chedburgh The council has received confirmation from the site agents that the site is coming forward and will be subject of the planning application.</p> <p>3. Land south of Burwell Road, Exning To date a total of 19 units have commenced but not been completed, and 27 have been completed. The expected delivery rate of 50 dwellings in this monitoring year has been adjusted to 30. The entire site is expected to be delivered in the 5YHLS period so the adjustment will not impact the overall 5YHLS.</p> <p>4. School Road, Great Barton A master plan has been consulted upon and a planning application will follow. The delivery rate set out in the 5YHLS is considered realistic.</p> <p>5. SA5(b) – Council Offices, College Heath Road, Mildenhall The wider site allocation SA5(b) comprised the former council offices, surgery, library and police station. The police station off Kingsway has come forward as a separate planning application (DC/22/0770/OUT) and the remainder of the site’s capacity has been reduced to 45 dwellings to reflect deliverability.</p> <p>6. Land at Hatchfield Farm, Newmarket Delivery rates have been supplied by the developer Sansovino Developments Ltd as referred to in the Statement of Common Ground appended to the 5YHLS. Their expectation is to deliver between 100 to 150 dpa on the site and for the site to be built out within five years. The council have applied the lower rate of 100dpa to the trajectory, which is considered realistic, but does not limit building at a higher rate. The scheme is expected to be built out in the five-year period.</p> <p>7.Land at Acorn Way, Red Lodge A master plan for the site has been consulted on and a planning application is expected to follow soon. The delivery rate set out in the 5YHLS is considered realistic.</p>	Mr Struan Power (Taylor Wimpey)	Mr Paul Cronk (Carter Jonas)

Document section	Comment	Link to comment	Council comments	Respondent name	Agent name
Appendix 4 other large sites (category b)	see attached	<a href="#">View Comment</a>	The site has not been included in the 5YHLS as it does not meet the stringent 5YHLS deliverability tests for inclusion. There is no planning application in progress and there are known constraints to be overcome. However it is recognised it is an existing local plan allocation and is included within the brownfield register which gives it additional weight. Its inclusion will be reviewed in the next update to the 5YHLS.	(Network Rail (c/o agent))	Wakako Hirose (Rapleys)
Appendix 11 list of strategic sites allocated in the local plan or with outline planning permission	Appendix 11 refers to strategic sites allocated in the local plan or with outline planning permission which are not included in the five year housing land supply at this time but which are emerging or pipeline sites. The list is however incomplete as it does not include Land North of Acorn Way, Red Lodge allocated for mixed use development including 300 dwellings in the SALP under reference SA10(a). The Masterplan for this site has been prepared, consulted on and is currently awaiting approval from the Council. Please can Appendix 11 be updated to include this site.	<a href="#">View Comment</a>	The site's masterplan has been approved therefore given the site is allocated and is actively being brought forward it is anticipated to contribute to the 5YHLS. It is already included in housing trajectory and has been added to appendix 4.	(RJ Upton 1987 Settlement Trust (c/o agent))	Mrs Kath Slater (Eclipse Planning Services)