

Statement of Housing Land Supply as at 31 March 2024

Identifying a five year supply of
deliverable land for housing

Covering the Suffolk Coastal Local Plan area and the Waveney Local Plan area

Published November 2024



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The five years covered in this assessment are 1st April 2024 to 31st March 2029.

This statement confirms that the **Suffolk Coastal Local Plan** area of East Suffolk has a housing land supply of **6.39 years**.

This statement confirms that the **Waveney Local Plan** area of East Suffolk has a housing land supply of **5.16 years**.

Introduction

1. The current National Planning Policy Framework (NPPF) was published in December 2023. The NPPF states that local planning authorities should monitor their deliverable supply against their housing requirement and sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
2. Paragraph 76 of the Framework however was introduced in December 2023 and sets out an exception for plans that are less than five years old:

'Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.'

3. East Suffolk Council was created on 1st April 2019, covering the former districts of Suffolk Coastal and Waveney. East Suffolk Council is the Local Planning Authority for East Suffolk other than the part of the district which falls within the Broads Authority area. The two former districts have separate Local Plans identifying separate housing requirements. The Suffolk Coastal Local Plan was adopted on 23rd September 2020 and the Waveney Local Plan was adopted on 20th March 2019.
4. The Suffolk Coastal Local Plan is not yet 5 years old meaning East Suffolk does not currently need to demonstrate a five year supply for this Local Plan. However, the Planning Practice Guidance on Housing Supply and Delivery (as updated in February 2024) states that "All local planning authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies, including those not required to demonstrate a five year housing land supply as per paragraph 76 of the National Planning Policy Framework." This report therefore covers both the Suffolk Coastal and Waveney Local Plan areas.
5. The Planning Practice Guidance on Housing Supply and Delivery (published in July 2019 updated in February 2024), states that where a newly formed local planning authority is covered by strategic housing requirement policies adopted by

predecessor authorities, these policies can continue to be used as the housing requirement for calculating the five year housing land supply in the areas they apply where these are less than five years old or where a plan is older than five years but has been found not to need updating. The Housing Delivery Test results also inform the assessment of housing land supply. Since January 2021 (the 2020 result) the results have been published for East Suffolk.

6. For the reasons above the five year supply is assessed separately for the two Local Plan areas, and also for East Suffolk.
7. This Statement of Housing Land Supply covers the period 1st April 2024 to 31st March 2029 and therefore has a base date of 1st April 2024. As at 31st March 2024, the Local Plan for the former Suffolk Coastal area is the Suffolk Coastal Local Plan (adopted September 2020) and the Local Plan for the former Waveney area is the Waveney Local Plan (adopted March 2019). As at the baseline of 1st April 2024, the Suffolk Coastal Local Plan is less than 5 years old meaning the housing requirements contained in these will be used in the calculation of housing land supply.
8. The Waveney Local Plan became five years old in March 2024. In accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012, East Suffolk Council reviewed the Plan to ascertain whether the Plan will need be to be updated. The review concluded that no updates were necessary so the housing requirement set out in the Waveney Local Plan will be used in the calculation of housing land supply.
9. The Suffolk Coastal Local Plan sets out a housing requirement of 542 dwellings per year over the period 2018 – 2036. The Waveney Local Plan sets out a housing requirement of 374 dwellings per year over the period 2014 – 2036.
10. The 2022 Housing Delivery Test result for East Suffolk (published in December 2023) was 104% and therefore the 85% threshold for delivery has been exceeded meaning no additional buffers need to be applied. A 2023 Housing Delivery Test has not been published at the time of preparing this report, so the 2022 result remains the most recent.
11. The NPPF sets out the definition of ‘deliverable’, placing emphasis upon demonstrating the delivery of sites which do not yet benefit from full planning permission, and which are for ten dwellings or more or are on sites of 0.5 hectares or

more, and setting out that this will need to be demonstrated through clear evidence. The glossary to the NPPF defines a deliverable site as follows:

“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:

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

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

12. In preparing the Housing Land Supply Statement, the Council has therefore placed emphasis upon understanding the deliverability of sites which fall under criterion b) above.
13. The Council has adopted a single methodology across both Local Plan areas in relation to the identification of evidence as set out below. However, the calculations involve considerations appropriate to each Local Plan area, and these are therefore set out separately in the relevant sections of this Statement. The results have been used to also present a figure for East Suffolk.
14. The Council also produces a Housing Action Plan. Whilst currently there is no requirement for the Council to produce a Housing Action Plan, as the latest Housing Delivery Test has been passed, the Council has committed to reviewing its Housing Action Plan, first published in 2019, each year. The 2022 result, published in December 2023, is set out below:

LPA	Number of homes required				Number of homes delivered				HDT result
	2019-20	2020-21	2021-22	Total	2018-19	2019-20	2020-21	Total	
East Suffolk	833	581	902	2,316	832	715	853	2,400	104%

2022 Housing Delivery Test results published December 2023

15. The 2020 and 2021 Housing Delivery Test results were modified by the Government to reflect the impact of the Covid-19 pandemic on the construction sector, and this continues to be reflected in the 2022 result. A month's worth of housing requirement was removed from the 2019/2020 calculations and 4 months' worth of housing requirement was removed from the 2020/2021 calculations¹. This was to reflect the disruption caused to the construction sector due to the pandemic. Whilst past completions in the plan period also play a part in the calculation of housing land supply, the Government did not set out any amended guidance for undertaking housing land supply calculations.
16. The Housing Action Plan sets out actions for the Council in supporting and enabling the delivery of housing, with the intention of having a positive impact on bringing sites forward for development. The Housing Action Plan can be viewed on the Council's website at www.eastsuffolk.gov.uk/planning/housing-action-plan/.
17. The Housing Action Plan identifies external influences that are having an impact on housing delivery, such as costs of materials and borrowing. The continuing uncertainty in the housing market is analysed through the Housing Action Plan and the Council will continue to engage with developers, agents, and landowners as appropriate to understand any issues. Any site-specific issues reported are reflected in the anticipated delivery of that specific site. Some of the responses received outlined specific and general concerns that are impacting the progress of their site.

Methodology

18. Calculations for the Suffolk Coastal Local Plan area and Waveney Local Plan area are set out in the chapters below. These chapters follow the same structure. For each Local Plan area, the housing requirement and the sources of delivery are set out in Tables 1 and 2 respectively, with the five year housing land supply calculation set out in Table 3. Full details of sites included in the five year housing land supply are shown in Appendix A (Suffolk Coastal Local Plan area) and Appendix B (Waveney Local Plan

¹ <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

area). These are categorised as per the categories of the NPPF definition as explained below. Sites not considered to be deliverable within the current five year supply period are shown in separate tables.

19. A calculation for East Suffolk has been undertaken based on the total housing requirement and total housing supply as assessed for each Local Plan area.
20. This section sets out the Council's approach to obtaining evidence to inform the anticipated rates of delivery. The definition of deliverable in the NPPF sets out expectations in relation to demonstrating whether sites are deliverable. The Planning Practice Guidance on Housing and Economic Land Availability Assessment² and on Housing Supply and Delivery³ sets out further guidance on what statements need to include and on what constitutes a deliverable site.

Sites below ten dwellings / 0.5ha or which have full permission

21. Sites which do not involve major development (i.e. are below 10 dwellings and are less than 0.5ha) 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. The NPPF refers to examples of sites being no longer viable, there no longer being demand for the type of units or sites with long term phasing plans.
22. The Council's starting point for sites which fall within this definition is therefore that they are deliverable. The Planning Practice Guidance (in paragraph 68-014-20190722) expects the publication of certain information in relation to such sites as follows:
 - Details of homes under construction and completed each year;
 - Where delivery has exceeded or not progressed as expected, a commentary indicating the reasons for any acceleration or delays;
 - Details of the current planning status;
 - Details of demolitions and planned demolitions.

² www.gov.uk/guidance/housing-and-economic-land-availability-assessment

³ www.gov.uk/guidance/housing-supply-and-delivery

23. In relation to such sites, the Council has therefore gathered evidence on completions, commencements, and number of units under construction through use of data and information from the Council's monitoring system. Using a proportionate approach, for sites of five or more dwellings the Council has also contacted landowners, developers, applicants, and agents (depending on the most relevant contact for a site) through the use of a proforma (see Appendix D), to obtain information in relation to recent progress, anticipated progress over the next year and next five years, any matters affecting delivery and the anticipated build out rate. This has been used alongside other knowledge such as consideration of the size of site, date of permission and recent progress to identify an appropriate build out rate for the five year period.
24. Analysis of past permissions identifies that small sites (up to 10 dwellings) take on average between a year and a year and a half from grant of full permission to construction starting on site. Analysis of past completions also shows that small sites will generally on average complete in approximately two years from start on site. Therefore, where permission has been granted but development has not started it is anticipated that completions would take place from year 2, unless there is reason to believe that development might complete later such as due to the age of the permission. Where sites are under construction, consideration is given to past build out rates in anticipating future delivery. For sites of less than 5 dwellings, any dwellings currently under construction but not completed are entered into the current year column, unless there is evidence to suggest delivery of the site would follow a different pattern or has been delayed, such as where a development has been under construction for some time.
25. Where outline permission is granted for sites of less than ten dwellings, completions are anticipated to begin later in the 5 year period to allow time for reserved matters to be granted. Analysis of past data shows that the majority of such sites complete within five years of the outline consent being granted.
26. For sites which are major developments of 10 or more dwellings or 0.5ha or more but which have full planning permission (and which therefore fall within this category), build out rates have been informed by site specific circumstances including the characteristics of the site. Analysis of past completions has indicated that it is difficult to establish any firm trends in relation to completions on major sites, however for medium sites (10 – 50 dwellings) completions of around 10 dwellings per annum appear to have been achieved on average (once anomalies are

removed from the data)⁴. It should be noted that this includes the period partly covered by the pandemic, so the delivery rates are likely to be higher in reality. For sites of over 50 dwellings, there is insufficient recent data for East Suffolk to identify any trends, and therefore specific consideration has been given to the circumstances of each site. It will be seen that on some larger sites, development is anticipated to continue beyond the 5 year period.

27. Appendices A and B list separately those sites where it is considered that there is clear evidence that they won't come forward in the five years. Consideration has been given to any factors that would represent clear evidence that homes will not be delivered within five years in line with the NPPF definition, and an explanation is given in the relevant tables. Where development has stalled on a site for a prolonged period of time, unless evidence is available to indicate that development is to commence, it has been judged that development will not come forward within five years. Where records show that sites are being built out at a slower rate than might be expected this is also factored into the assessment.

Sites of ten or more units / 0.5ha or more with outline permission and allocations

28. The Planning Practice Guidance (paragraph 68-014-20190722) states that for sites with outline consent or allocated in adopted plans assessments should include information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales, and progress towards detailed permission. For sites which have outline permission for ten units or more or which are allocated (including sites allocated within made Neighbourhood Plans), the Council has sought to obtain evidence to understand the prospects for delivery of the site over the five years.
29. The Planning Practice Guidance published in July 2019 (paragraph 68-007-20190722) states that 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

⁴ Analysis of sites which have completed over the past three years (2021/22 – 2023/24)

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; or
- 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.

30. To gain up to date understanding of progress in bringing sites forward, the Council made contact with relevant developers, agents or landowners in relation to these sites through use of an online questionnaire. The questionnaire (see Appendix D) contains questions on various matters aimed at understanding what work has been undertaken and what is expected to occur over the following years. The Council has made concerted efforts to obtain this information by providing information from the Council’s records to the developer / agent / landowner, chasing up responses and offering assistance. The Council also sent reminders and followed up with further email or telephone contact as necessary. As ultimately the decision as to whether to provide information rests with the developer / landowner, consideration has also been given to factors such as the submission of reserved matters applications and the discharge of conditions as an indication that development of a site is progressing.
31. The phasing information provided in responses has informed the yearly anticipated build out in Appendices A and B, however a judgement has also been made as to whether the rates set out are realistic. In relation to sites falling within this category, whilst there is no firm trend analysis of past completions this shows that medium sites (10-50 dwellings) deliver around 10 dwellings per annum on average (once anomalies are removed). For sites of over 50 dwellings, there is insufficient recent data for East Suffolk to identify any trends, and therefore specific consideration has been given to the circumstances of each site. It will be seen that on some larger sites, development is anticipated to continue beyond the 5 year period. For sites of over 500 dwellings, for which it is not possible to look at averages and trends on a district wide basis due to the small number of such sites, specific attention needs to be paid to the circumstances of the sites themselves.

32. The Council considers the information provided in responses to inform its judgement as to whether a site is likely to deliver in the next five years. The Council will not necessarily repeat the information provided but will use it in making a judgement about the deliverability of a site. On occasions the figures provided by a respondent do not tally with the current number allocated or permitted, however for the purposes of the Housing Land Supply the Council will ensure that the figures reflect the planning status.
33. When contacting the development sector or landowners, the Council sends either an email or letter (depending on the contact details held) and attaches a link to an online questionnaire. The Council provided two weeks to return the information but provides additional time by chasing responses, by email and/or telephone call depending on the site and the contact information held, after this date. The Council also informs respondents when the Statement is finalised.

Windfall

34. Paragraph 72 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
35. Windfall sites make an important and reliable contribution to housing delivery in East Suffolk. Windfall development provides an opportunity for wider housing objectives to be met by enabling some housing development to come forward in other ways, for example affordable housing on exception sites, infill development, development in accordance with the policies for housing in the countryside, subdivision of existing housing, flats over shops and development on previously developed land. These types of housing development are not expected to make a significant contribution to supply and are usually small in scale.
36. For the Suffolk Coastal area, the Suffolk Coastal Local Plan anticipates 50 windfall dwellings being completed per year, and this rate is therefore applied in this assessment from year 3 onwards.
37. For the Waveney area analysis has been undertaken of past windfall completions of the type that would be supported by policies in the Waveney Local Plan. This has identified 284 windfall completions over the past 5 years (an average of 56.8 per

year). It is therefore considered appropriate to also apply the rate of 50 windfall dwellings per year from year 3 onwards in the Waveney area, the past average providing confidence that this rate would be achieved.

38. To avoid double counting with existing permissions no contributions from windfall are identified in the first two years of the supply period.

Losses

39. In accordance with the Planning Practice Guidance (Paragraph 68-014-20190722), account has also been taken of any permissions which would result in the loss of residential uses, for example through conversions to other uses or through demolitions. These are set out in Appendices A and B for the Suffolk Coastal Local Plan area and the Waveney Local Plan area.

Residential Institutions

40. The Planning Practice Guidance (Paragraph 68-035-20190722) states that local planning authorities need to count residential institutions in Use Class C2 in the housing land supply, and that the contribution should be based on the amount of accommodation released in the housing market. The Planning Practice Guidance on Housing for Older and Disabled People (63-016a-20190626) states that authorities should base calculations on the average number of adults living in a house and use published Census data. To align with the approach adopted by the Government in counting completions to inform the Housing Delivery Test, the Council has applied a ratio of 1.8 to 1 to communal accommodation e.g. care homes. In other words, for every 1.8 bed spaces, 1 housing unit will be assumed. This applies to developments such as care homes. To also align with the approach adopted by the Government in counting completions, self-contained accommodation is counted on a 1 to 1 basis. This can include sheltered or extra care dwellings.
41. Where the 1.8 to 1 ratio has been applied, developments are shown in separate tables at the end of Appendices A and B.

Lapse Rates

42. It should be acknowledged that lapse rates have not been included in the calculations. It is not a requirement of the Planning Practice Guidance to apply lapse

rates, and the Council has therefore, more appropriately, obtained evidence to understand delivery and removed sites which are not anticipated to come forward in the five years, as per the Planning Practice Guidance.

Suffolk Coastal Local Plan area

43. The Suffolk Coastal Local Plan covers the former District of Suffolk Coastal. The Suffolk Coastal Local Plan identifies a requirement for 9,756 new homes over the plan period (2018-2036). This equates to 542 new homes per year. For the period 1st April 2018 to 31st March 2024 a total of 3,252 dwellings should have therefore been completed. Completions figures show that a total of 3,311 were in fact completed (including equivalent dwellings for residential institutions) (see Appendix C).
44. Paragraph 77 of the Framework requires local planning authorities to apply a buffer of 20% to the housing requirement where the Housing Delivery Test result falls below 85% (under footnote 43 of the NPPF). The latest Housing Delivery Test for East Suffolk has been met, with a result of 104% (as published in December 2023), therefore a 20% buffer does not need to be applied.
45. In relation to the use of a housing requirement set out in an up to date Local Plan, the Planning Practice Guidance sets out that 'Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years' (Housing Supply and Delivery Paragraph: 032 Reference ID: 68-032-20190722). Cumulatively completions for 2018/19 to 2023/24 (i.e. since the start of the plan period) in the former Suffolk Coastal area have exceeded the housing requirement in the Local Plan. Whilst changes to the NPPF in December 2023 introduced reference to considering over-supply – 'National planning guidance provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed' (para 77) – the PPG has not been amended and there is therefore no clear provision for offsetting past over-supply against future requirements. However, there is no shortfall to account for.
46. The housing requirement of 542 dwelling is set out in Table SC1 below.

Table SC1 – 5 year housing requirement

a 5 year supply target (5 x 542) 2,710

Identifying and assessing deliverable sites

47. **Table SC4 Assessment of sites in 5-year supply** (Appendix A) sets out the sources of supply for the 5 year period. The **Housing Trajectory** presents the projected completions against the housing requirement.
48. The methodology set out in this document has been used to assess and identify deliverable sites that are allocations, sites with extant planning permission or sites where the principle of development has been accepted (such as those approved subject to a satisfactory S106 agreement), as at 31st March 2024.

Table SC2 – Summary table of sources of deliverable supply 2024 – 2029

Source of supply	2024/25	2025/26	2026/27	2027/28	2028/29
Major sites (sites of 10 or more dwellings) with outline planning permission / resolution to grant subject to Section 106	0	83	132	160	245
Allocations (Local Plan and Neighbourhood Plans)	0	27	53	203	207
Major sites (sites of 10 or more dwellings or 0.5ha or more) with full planning permission	330	504	396	336	162
Small sites (below 10 dwellings or 0.5ha) with planning permission	61	210	165	57	15
C2 – residential institutions	-40	0	5	0	0
Windfall ¹	0	0	50	50	50
Sub Totals	351	824	801	806	679
Total	3,461				

¹ No windfall allowance is included for the first two years to avoid double counting with permissions

Table SC3 – number of units and years identified against the requirement

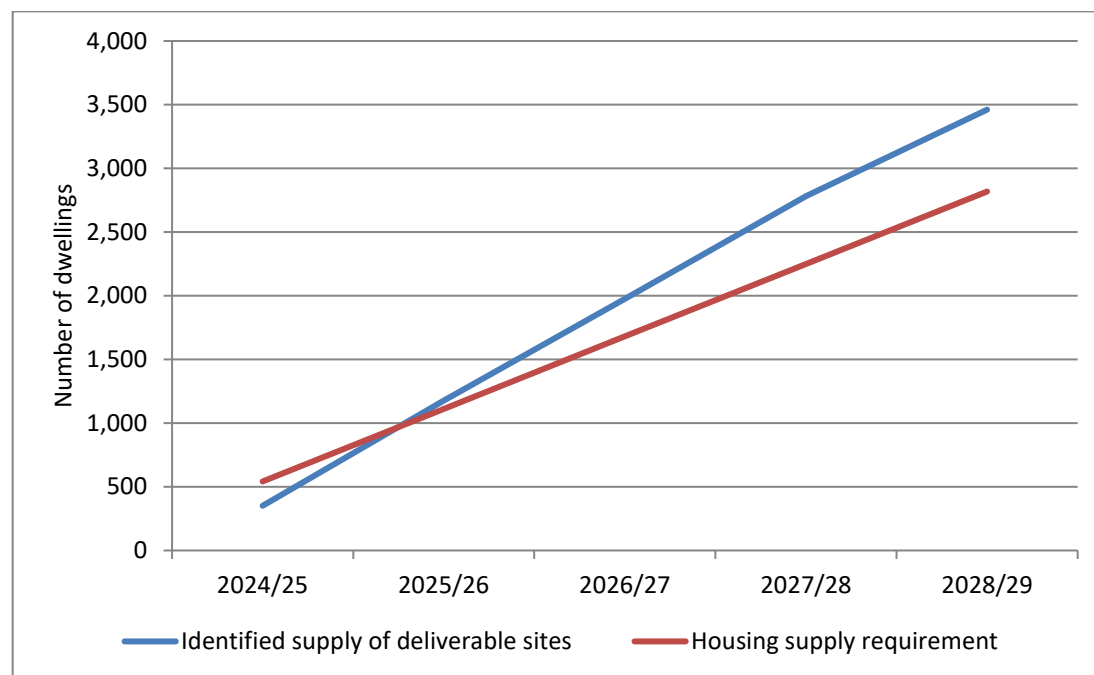
a	five year supply requirement (Table SC1)	2,710
b	annual requirement (a / 5)	542
c	total number of units identified (Table SC2)	3,461
d	number of units above or below 5 year supply requirement (c-a)	751

e	number of years of deliverable housing land (c / b)	6.39
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Results summary

49. This statement has identified sites within the former Suffolk Coastal area that are considered capable of delivering 3,461 dwellings within the 5-year housing supply period. The requirement is 2,710 dwellings, which represents an over provision of 751 dwellings.
50. In conclusion, this statement identifies sites capable of delivering **6.39 years** of housing land supply as at 31st March 2024.

Housing Trajectory



Waveney Local Plan area

51. The Waveney Local Plan covers the former District of Waveney, excluding that part which falls within the Broads Authority area. The Waveney Local Plan (March 2019) identifies a need for 8,223 new homes over the plan period (2014-2036). This equates to 374 new homes per year. For the period 1st April 2014 to 31st March 2024 a total of 3,740 dwellings should have therefore been completed. 2,520 homes have

been completed (including dwelling equivalents for residential institutions, see Appendix C). This is a shortfall of 1,220 homes.

52. Paragraph 1.7 and Policy WLP1.1 (Scale and Location of Growth) of the Waveney Local Plan make clear that the Council will apply the 'Liverpool' approach with respect to recovering shortfall in housing delivery. This means shortfalls in delivery will be recovered over the remainder of the plan period rather than within a 5 year period.
53. As noted in the introduction, the Waveney Local Plan became 5 years old in March 2024. In accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012, East Suffolk Council reviewed its Plan to ascertain whether the Plan will need be to be updated. The review concluded that no updates were necessary.
54. Paragraph 77 of the NPPF states that where a plan is five years old the supply should be assessed against the local housing need instead of the Local Plan requirement unless (as outlined under footnote 42 of the NPPF) the strategic policies have been reviewed and found not to need updating. As the Waveney Local Plan was reviewed and found not to need updating the 5 year housing land supply will be assessed against the housing requirement set out within the Local Plan.
55. The current shortfall of 1,220 homes will therefore be spread across the remaining 12 years of the plan period i.e. 2024 to 2036. This equates to an additional 102 dwellings in the first eight years, and 101 dwellings per year for the remainder of the plan period.
56. Paragraph 77 of the Framework requires local planning authorities to apply a buffer of 20% to the housing requirement where the Housing Delivery Test result falls below 85% (under footnote 43 of the NPPF). The latest Housing Delivery Test for East Suffolk has been met, with a result of 104% (as published in December 2023), therefore a 20% buffer does not need to be applied.
57. The 5 year housing land supply requirement for the former Waveney area is therefore 2,380 dwellings, or 476 dwellings per annum, as set out in Table W1 below.

Table W1 – 5 year housing requirement, including shortfall

a	5 year supply target (5 x 374)	1,870
b	Shortfall (5 x 102)	510
c	Total 5-year supply target (a + b)	2,380

Identifying and assessing deliverable sites

58. **Table W4 Assessment of sites in 5-year supply** (see Appendix B) sets out the sources of supply for the 5 year period. The **Housing Trajectory** presents the projected completions against the housing requirement.
59. The methodology set out in this document has been used to assess and identify deliverable sites allocated in the Waveney Local Plan, sites with extant planning permission or sites where the principle of development has been accepted (such as those approved subject to a satisfactory S106 agreement).

Table W2 – Summary table of sources of deliverable supply 2024 – 2029

Source of supply	2024/25	2025/26	2026/27	2027/28	2028/29
Major sites (sites of 10 or more dwellings) with outline planning permission / resolution to grant subject to Section 106	0	0	84	106	118
Allocations (Local Plan and Neighbourhood Plans)	0	0	47	170	317
Major sites (sites of 10 or more dwellings or 0.5ha or more) with full planning permission	205	306	379	101	75
Small sites (below 10 dwellings or 0.5ha) with planning permission	17	160	97	35	15
C2 – residential institutions	0	11	13	49	0
Windfall ¹	0	0	50	50	50
Sub Totals	222	477	670	511	575
Total	2,455				

¹ No windfall allowance is included for the first two years to avoid double counting with permissions

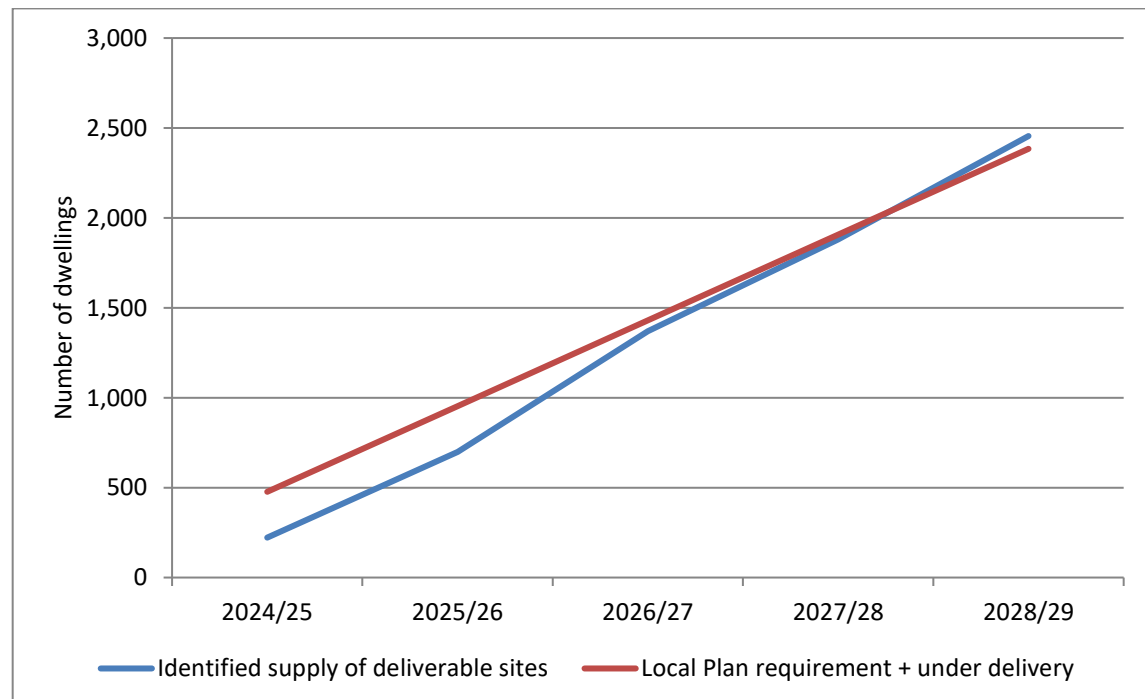
Table W3 – number of units and years identified against the requirement

a	five year supply requirement (Table W1)	2,380
b	annual requirement (a / 5)	476
c	total number of units identified (Table W2)	2,455
d	number of units above or below 5 year supply requirement (c-a)	75
e	number of years of deliverable housing land (c / b)	5.16

Results summary

60. This statement has identified sites within the former Waveney area that are considered capable of delivering 2,455 dwellings within the 5-year housing supply period. The requirement is 2,380 dwellings, therefore this represents an over provision of 75 dwellings.
61. In conclusion, this statement identifies sites capable of delivering **5.16 years** of housing land supply.

Housing trajectory



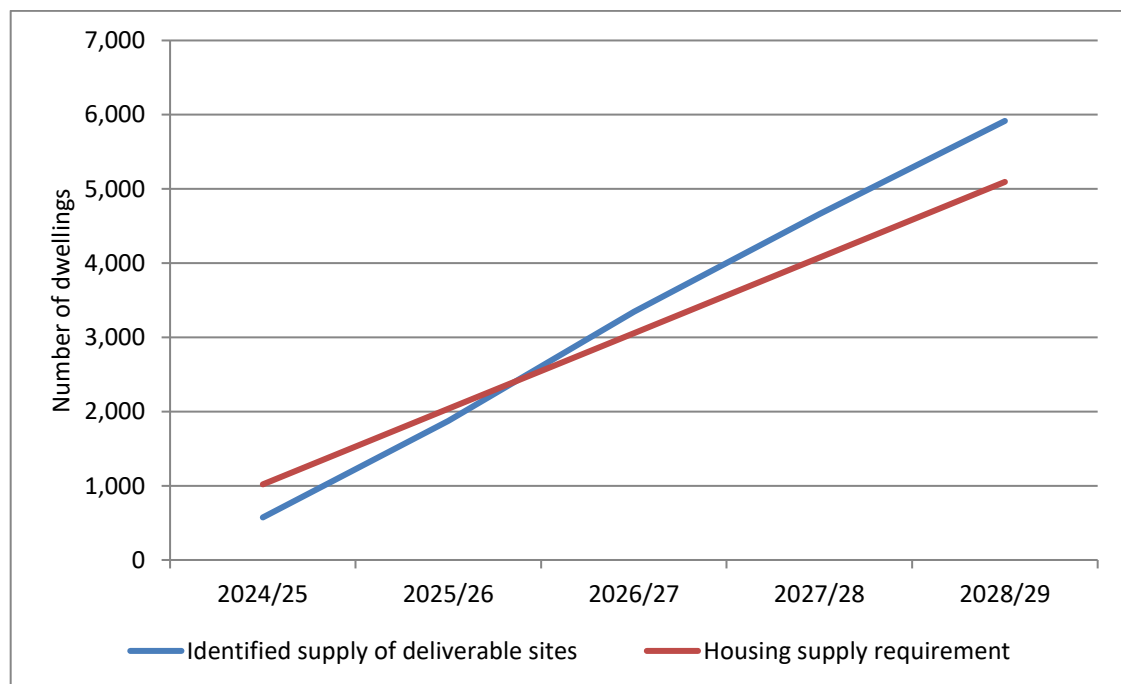
East Suffolk

62. As the 2020 Housing Delivery Test (published January 2021) and all the subsequent Housing Delivery Tests have been published at the East Suffolk level, this report also presents the Housing Land Supply figure for East Suffolk. Using the assessments for each Local Plan area set out above, the total requirement is 5,090 dwellings and the total supply is 5,916 dwellings. This equates to a housing land supply of **5.81** years, as set out in table ES1 below.

Table ES1 – Housing Land Supply position for East Suffolk

a	Suffolk Coastal requirement (Table SC1)	2,710
b	Waveney requirement (Table W1)	2,380
c	East Suffolk requirement (a + b)	5,090
d	Annual requirement (c/5)	1,018
e	Suffolk Coastal supply (Table SC2)	3,461
f	Waveney supply (Table W2)	2,455
g	East Suffolk supply (e + f)	5,916
h	Number of units above or below 5 year supply requirement (g-c)	826
i	number of years of deliverable housing land (g/d)	5.81

Housing trajectory



Monitoring

63. Progress on delivery of sites is monitored throughout the year from information provided by Building Control and Council Tax. This is supplemented by site visits at the end of the monitoring year.
64. As discussed earlier in this document, sites with planning permission for 5 or more units or allocated in Local Plans or Neighbourhood Plans have been subject to specific consultation with applicants/developers to assess whether they are considered achievable within 5 years. The proforma used to inform this housing land supply statement is shown in Appendix D. However, the Council engages with developers, landowners, and agents on an ongoing and daily basis in relation to development proposals, in particular through the Development Management service. The Council's Housing Action Plan sets out further actions to support the delivery of housing.
65. This statement will be updated annually to maintain an up to date position on housing land supply.
66. The Council's Local Plan Authority Monitoring Report provides data on housing completions (including tenure, house types and sizes) and commitments. The Authority Monitoring Report for 2023/24 will be published in January 2025.

Appendices


The appendices are contained in a separate document:

Appendix A: Table SC4 Assessment of sites in 5 year supply (Suffolk Coastal Local Plan area)

Appendix B: Table W4 Assessment of sites in 5-year supply (Waveney Local Plan area)

Appendix C: Past completions

Appendix D: Developers survey proformas

Email us 

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Call us 

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