

Statement of Housing Land Supply as at 31 March 2025

Identifying a five year supply of
deliverable land for housing

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

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The five years covered in this assessment are 1st April 2025 to 31st March 2030.

This statement confirms that the **Suffolk Coastal Local Plan** area of East Suffolk has a housing land supply of **3.09 years**.

This statement confirms that the **Waveney Local Plan** area of East Suffolk has a housing land supply of **2.88 years**.

This statement confirms that East Suffolk has a housing land supply of **3.07 years**.

Introduction

1. The current National Planning Policy Framework (NPPF) was published in December 2024. 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. 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 Suffolk Coastal Local Plan was adopted on 23rd September 2020, and the Waveney Local Plan was adopted on 20th March 2019; both remain in force and form the basis for decisions until replaced by a new Local Plan. It is currently anticipated that a new East Suffolk Local Plan will be adopted in 2029. Separate Five Year Supply positions will therefore continue to be calculated and reported on the basis for the former Local Planning Authority areas for the time being alongside a calculation for the whole of East Suffolk.
3. Paragraph 78 of the NPPF states "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.[39]" Footnote 39 states, "Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance."
4. A review of a Local Plan is required under Regulation 10A of the town and Country Planning (Local Planning) England Regulations 2012, prior to a Local Plan becoming five years old, to consider whether the plan needs to be updated. The Waveney Local Plan turned 5 years old on 20th March 2024 and the Suffolk Coastal Local Plan turned 5 years old on 23rd September 2025. A review of the Waveney Local Plan was published in March 2024 which concluded, at that time, that the policies of the Local Plan did not need to be updated. Following the publication of a new standard method for calculating housing need, in December 2024, an updated review was published in March 2025 which this time concluded an update would be needed. A

review assessment was published in relation to the Suffolk Coastal Local Plan in September 2025, concluding that the plan does need to be updated, primarily due to the increase in local housing need.

5. A new standard method for calculating housing need was published on the 12th December 2024 which, following the methodology set out in the Planning Practice Guidance on Housing and Economic Needs Assessment, increased the East Suffolk housing need figure from 905 dwellings per year to 1,667 (as of June 2025 when the latest data was released) dwellings per year. Paragraph 34 of the NPPF states that, “Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.” It was considered, through the review assessments outlined above, that the new standard method creates an increase in housing need to such a significant extent that it would trigger the need for a review of relevant strategic policies relating to housing need and supply in accordance with paragraph 34 of the NPPF.
6. Under paragraph 78 of the NPPF, the five-year supply has therefore been assessed using the housing need calculated under the standard method and has been assessed separately for the two Local Plan areas, and also for East Suffolk. Each assessment is set out separately.
7. Following the introduction of the new housing need figures in December 2024 and the re-assessment of the Waveney Local Plan, an Interim Housing Position Statement was published in March 2025, setting out that the five year supply for the Waveney Local Plan area had dropped to below five years (3.33 years). The Interim Housing Position Statement was revised again in September 2025 alongside the publication of the Suffolk Coastal Local Plan review assessment and assessed that the housing land supply was – Suffolk Coastal Local Plan area 3.36 years; Waveney Local Plan area 3.23 years, as at 31.3.2024
8. The Interim Housing Position Statement outlined that the presumption in favour of sustainable development, under paragraph 11 of the NPPF, therefore applied. This year’s Housing Land Supply calculation shows a decline in the number of units expected to come forward in the next 5 years meaning the position set out in the Interim Housing Position Statement in relation to the presumption in favour of sustainable development remains unchanged.

9. This Statement of Housing Land Supply covers the period 1st April 2025 to 31st March 2030 and therefore has a base date of 1st April 2025. As at 31st March 2025, 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 2025, the Suffolk Coastal Local Plan is less than 5 years old however at the point the Housing Land Supply Assessment is published in December 2025 it is over 5 years old. This assessment therefore uses the housing need as set out in the updated standard method reflecting its current position as opposed to the position at the baseline.
10. Using the new standard method the Suffolk Coastal Local Plan housing requirement is 981 dwellings per year. The Waveney Local Plan housing requirement is 732. The calculation for the housing requirement for both Local Plans is detailed later in this document. The East Suffolk requirement as a whole is 1,667. It is recognised that the totals for the constituent parts do not equate to the East Suffolk Total and this largely due to the differences in the affordability ratio when the standard method is applied across both areas.
11. The 2023 Housing Delivery Test result for East Suffolk (published in December 2024) was 103% and therefore the 85% threshold for delivery has been exceeded meaning a 5% buffer (rather than 20%) is applied in accordance with the National Planning Policy Framework. A 2024 Housing Delivery Test has not been published at the time of preparing this report, so the 2023 result remains the most recent. The 2023 result, published in December 2024, is set out below:

LPA	Number of homes required				Number of homes delivered				HDT result
	2020-21	2021-22	2022-23	Total	2020-21	2021-22	2022-23	Total	
East Suffolk	581	902	916	2,399	804	851	805	2,460	103%

2023 Housing Delivery Test results published December 2024

12. 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 2023 result. 4 months' worth of housing requirement was removed from the 2020/2021 requirement¹. This was to reflect the disruption caused to the construction sector due to the pandemic.

¹ <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

13. 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:

“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.”

14. 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.
15. The Council has adopted a single methodology across both Local Plan areas in relation to the identification of evidence as set out below.
16. 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.
17. 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/.
18. The Housing Action Plan identifies external influences that are having an impact on housing delivery. 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

19. 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 need figure and the sources of delivery are set out in Tables 3 and 4 respectively, with the five-year housing land supply calculation set out in Table 5. For East Suffolk this detail is set out in table 2 and 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 area). Sites not considered to be deliverable within the current five-year supply period are shown in separate tables.
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 under the definition of deliverable in the NPPF 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.

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

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

22. The Council's starting point for sites which fall within this definition is therefore that they are deliverable. To demonstrate the delivery this Housing Supply Assessment publicises:
- 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.
23. In relation to such sites, the Council has 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 up to five dwellings the Council may contact 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 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 approximately five years from the outline consent being granted. However, the most

recent analysis⁴ showed an increase to a 7 year average, given this assessment was based on 3 applications it is a small data set, and 5 years will continue to be used this year. We will continue to monitor this data set for future Housing Land Supply assessments.

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 12 dwellings per annum appear to have been achieved on average (once anomalies are removed from the data)⁵. For sites of over 50 dwellings 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 NPPF states that for sites with outline consent or allocated in adopted plans to be considered deliverable, information and clear evidence that there will be housing completions on site within 5 years should be provided. 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.

⁴ Analysis of sites which have completed over the past three years (2022/23 – 2024/25)

⁵ Analysis of sites which have completed over the past three years (2022/23 – 2024/25)

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 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 chasing up responses and offering assistance. The Council 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, available information shows that medium sites (10-50 dwellings) deliver around 12 dwellings per annum on average (once anomalies are removed)⁶. For sites of over 50 dwellings specific

⁶ Analysis of sites which have completed over the past three years (2022/23 – 2024/25)

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 three 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 75 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 (in accordance with Local Plan Policies) 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 255 windfall completions over the past 5 years (an average of 51 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 68-029-20240205) completions should be net figures so offset by demolitions. Accordingly, account has also been taken of any permissions which would result in the loss of residential uses, for example through demolitions. These are set out in Appendices A and B for the Suffolk Coastal Local Plan area and the Waveney Local Plan area respectively.

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 1.9 to 1 to communal accommodation e.g. care homes for the 24/25 period (previous periods calculated at 1.8). In other words, for every 1.9 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 1.9 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.

Suffolk Coastal Local Plan area

43. The Suffolk Coastal Local Plan was adopted on 23rd September 2020 and relates to the former Suffolk Coastal district. It was prepared and examined against the February 2019 version of the NPPF and its housing requirement is based on a local housing need calculated under the previous standard method (and amounting to 542 dwellings per annum).
44. The NPPF states that local plans should be reviewed every 5 years to understand whether the plan needs updating. The Suffolk Coastal Local Plan was reviewed in September 2025 and due to the significant uplift in housing need the strategic policies relating to housing supply require a review. In accordance with paragraph 78 of the NPPF the 5-year supply should therefore be assessed against the local housing need as determined by the government's standard method.
45. Using the current standard method the housing need figure for the Suffolk Coastal Local Plan area is 981 dwellings per annum, the calculation is set out below. There is no available guidance for determining the exact housing need for the Suffolk Coastal area due to much of the data being based on East Suffolk as a whole. Therefore, and in accordance with Planning Practice Guidance on Housing and Economic Development Needs Assessment (Paragraph ID: 2a-014-20241212) a suitable alternative approach which has regard to the data available and the guidance in the Planning Practice Guidance has been used. This alternative method uses the data available for the Suffolk Coastal area and applies the standard method formula to this. Based on the data available the need is an estimated 981 dwellings per year. The calculation has been detailed below and uses our best available data. Should the approach and data sources be clarified the calculation can be updated.

Table SC1 - Suffolk Coastal Local Plan area disaggregation

Housing Stock	0.80%	Affordability Ratio	Affordability Adjustment	Standard Method Housing Need
64,866	519	9.68	1.8892	981

46. The evidence used to determine the Suffolk Coastal housing need incorporates the latest published housing stock data that was published solely for Suffolk Coastal which was in 2019.

https://assets.publishing.service.gov.uk/media/664da823f34f9b5a56adcbf2/LT_125.ods

47. Total housing completions and losses for Suffolk Coastal for each year have been added to this 2019 figure to ascertain the overall stock for Suffolk Coastal as shown below.

Table SC2

Year	2019 (last published)	2019/20	2020/21	2021/22	2022/23	2023/24	Current Housing Stock
Housing Stock or completions	62,244	660	511	499	450	533	64,897

48. The affordability ratio for Suffolk Coastal is not available on the link within the PPG, instead an alternative data set from the ONS has been used which is found here: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningsforformerlocalauthorities>
49. The most recent data shows an average 5 year affordability ratio in the Suffolk Coastal area as 9.68.
50. Using these figures, the total housing need figure is set out in Table SC3.

Table SC3 – 5 year housing need figure

a	5 year supply target (5 x 981)	4,905
b	5% buffer (a x 5%)	245
c	Total 5-year supply target (a + b)	5,150

51. Paragraph 78 of the NPPF requires local planning authorities to apply a buffer of 5% (re-introduced in the 2024 NPPF), or a buffer of 20% to the housing requirement

where the Housing Delivery Test result falls below 85%. The latest Housing Delivery Test for East Suffolk has been met, with a result of 103% (as published in December 2024), therefore a 5% buffer is applied.

52. There is no requirement under the Planning Practice Guidance to consider previous delivery rates when assessing housing land supply using housing need calculated under the standard method.

Identifying and assessing deliverable sites

53. **Table SC6 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.
54. 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 2025.

Table SC4 – Summary table of sources of deliverable supply 2025 – 2030

Source of supply	2025/26	2026/27	2027/28	2028/29	2029/30
Major sites (sites of 10 or more dwellings) with outline planning permission / resolution to grant subject to Section 106	0	0	8	122	261
Allocations (Local Plan and Neighbourhood Plans)	0	0	42	168	236
Major sites (sites of 10 or more dwellings or 0.5ha or more) with full planning permission	440	417	426	287	158
Small sites (below 10 dwellings or 0.5ha) with planning permission	45	141	187	65	20
C2 – residential institutions	-38	-0.5	5	0	42
Windfall ¹	0	0	50	50	50
Sub Totals	447	557.5	718	692	767
Total	3,182²				

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

² Figure rounded up from 3,181.5 to 3,182.

Table SC5 – number of units and years identified against the requirement

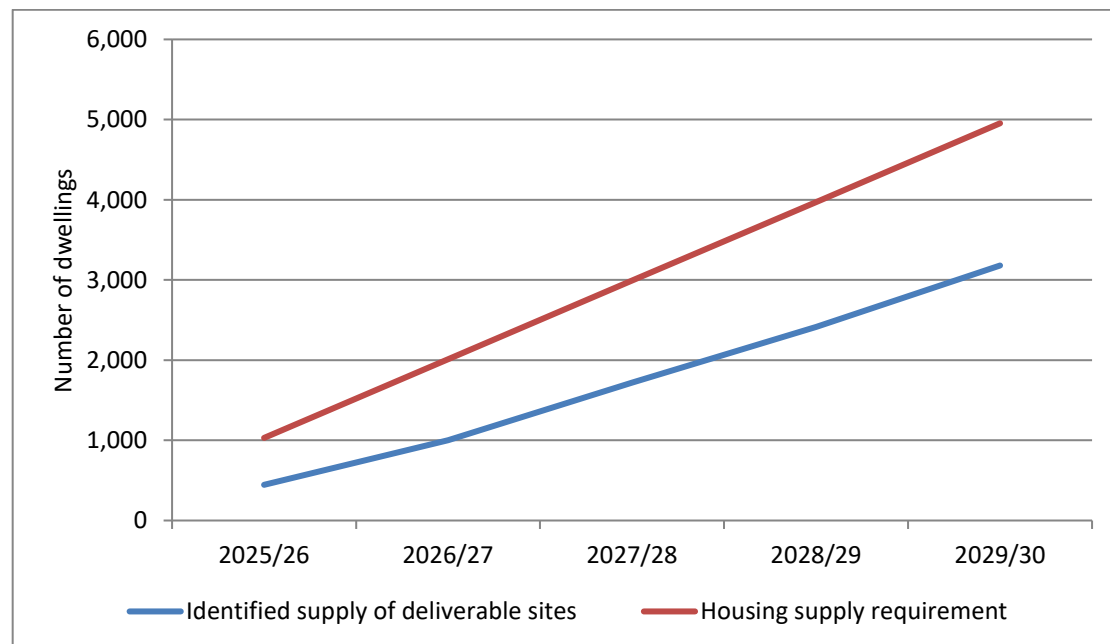
a	five-year supply requirement including 5% buffer (Table SC3)	5,150
b	annual requirement (a / 5)	1,030
c	total number of units identified (Table SC4)	3,182 ¹
d	number of units above or below 5-year supply requirement (c-a)	-1,968
e	number of years of deliverable housing land (c / b)	3.09

¹ Figure rounded up from 3,181.5 to 3,182.

Results summary

55. This statement has identified sites within the former Suffolk Coastal area that are considered capable of delivering 3,182 dwellings within the 5-year housing supply period. The requirement is 5,150 dwellings, which represents an under provision of 1,968 dwellings.
56. In conclusion, this statement identifies sites capable of delivering **3.09 years** of housing land supply as at 31st March 2025.

Housing Trajectory



Waveney Local Plan area

57. 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.
58. The NPPF states that local plans should be reviewed every 5 years to understand whether the plan needs updating. The Waveney Local Plan was reviewed in March 2024 and at the time was found not to require a review. However, following the update to the standard method in December 2024 and the resultant significant uplift in housing need the Local Plan was assessed once more in March 2025 which found the strategic policies relating to housing supply require a review. In accordance with paragraph 78 of the NPPF the 5-year supply should therefore be assessed against the local housing need as determined by the government's standard method.
59. Using the current standard method the housing need figure for the Waveney Local Plan area is 723 dwellings per annum, the calculation is set out the below. There is no available guidance for determining the exact housing need for the Waveney area due to much of the data being based on East Suffolk as a whole. Therefore, and in accordance with Planning Practice Guidance on Housing and Economic Development Needs Assessment (Paragraph ID: 2a-014-20241212) a suitable alternative approach which has regard to the data available and the guidance on the Planning Practice Guidance has been used. This alternative method uses the data available for the Waveney area and applies the standard method formula to this. Based on the data available the current need is an estimated 723 dwellings per year. The calculation has been detailed below and uses our best available data. Should the approach and data sources be clarified the calculation can be updated.

Table W1 - Waveney Local Plan disaggregation

Housing Stock	0.80%	Affordability Ratio	Affordability Adjustment	Standard Method Housing Need
57,925	463.4	7.95	1.5605	723

60. The evidence used to determine the Waveney housing need incorporates the latest published housing stock data that was published solely for Waveney which was in 2019.

https://assets.publishing.service.gov.uk/media/664da823f34f9b5a56adcbf2/LT_125.ods

61. Total housing completions and losses for Waveney for each year have been added to this 2019 figure to ascertain the overall stock for Waveney as shown below.

Table W2

Year	2019 (last published)	2019/20	2020/21	2021/22	2022/23	2023/24	Current Housing Stock
Housing Stock or completions	56,561	156	201	323	360	324	57,925

62. The affordability ratio for Waveney is not available on the link within the PPG instead an alternative data set from the ONS has been used which is found here:
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningsforformerlocalauthorities>
63. The most recent data shows an average 5 year affordability ratio in the Waveney area as 7.95.
64. Using these figures, the total housing need figure is set out in Table W3.
65. Paragraph 78 of the NPPF requires local planning authorities to apply a buffer of 5% (re-introduced in the 2024 NPPF), or a buffer of 20% to the housing requirement where the Housing Delivery Test result falls below 85%. The latest Housing Delivery Test for East Suffolk has been met, with a result of 103% (as published in December 2024), therefore a 5% buffer is applied.
66. There is no requirement under the Planning Practice Guidance to consider previous delivery rates when assessing housing land supply using housing need calculated under the standard method.

Table W3 – 5-year housing requirement

a	5-year supply target (5 x 723)	3,615
b	5% buffer (a x 5%)	181
c	Total 5-year supply target (a + b)	3,796

Identifying and assessing deliverable sites

67. **Table W6 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.
68. 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 W4 – Summary table of sources of deliverable supply 2025 – 2030

Source of supply	2025/26	2026/27	2027/28	2028/29	2029/30
Major sites (sites of 10 or more dwellings) with outline planning permission / resolution to grant subject to Section 106	0	0	46	101	100
Allocations (Local Plan and Neighbourhood Plans)	0	0	43	115	236
Major sites (sites of 10 or more dwellings or 0.5ha or more) with full planning permission	183	248	225	195	152
Small sites (below 10 dwellings or 0.5ha) with planning permission	37	67	139	40	24
C2 – residential institutions	0	13	17	34	18
Windfall ¹	0	0	50	50	50
Sub Totals	220	328	520	535	580
Total	2,183				

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

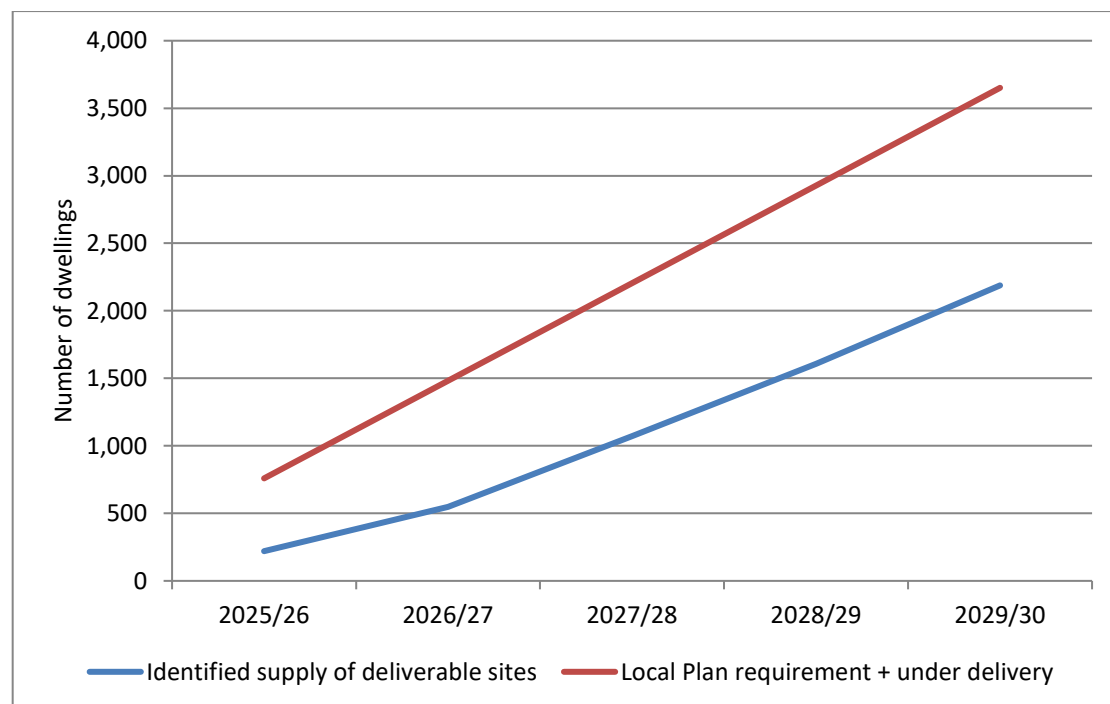
Table W5 – number of units and years identified against the requirement

a	five-year supply requirement including 5% buffer (Table W3)	3,796
b	annual requirement (a / 5)	759
c	total number of units identified (Table W4)	2,183
d	number of units above or below five-year supply requirement (c-a)	-1,613
e	number of years of deliverable housing land (c / b)	2.88

Results summary

69. This statement has identified sites within the former Waveney area that are considered capable of delivering 2,183 dwellings within the 5-year housing supply period. The requirement is 3,796 dwellings, which represents an under provision of 1,613 dwellings.
70. In conclusion, this statement identifies sites capable of delivering **2.88 years** of housing land supply.

Housing trajectory



East Suffolk

71. The 2020 Housing Delivery Test (published January 2021) and all the subsequent Housing Delivery Tests have been published at the East Suffolk level. The National

Planning Policy Framework requires the housing land supply to be assessed against local housing need as both Local Plans are over five years old and have been assessed as needing to be updated. Data referred to in the Planning Practice Guidance to calculate housing need is published at an East Suffolk level, and the housing stock data is no longer published for the former Suffolk Coastal and Waveney areas. Whilst an alternative calculation has been undertaken, in accordance with the Planning Practice Guidance, this report also presents the Housing Land Supply figure for East Suffolk. The housing requirement is 1,667 per year and the calculation is set out below:

Table ES1

Housing Stock	0.80%	Affordability Ratio	Affordability Adjustment	Standard Method Housing Need
123,016	984.128	8.65	1.6935	1,667 ⁷

72. The total requirement is 8,752 dwellings and the total supply is 5,368 dwellings. This equates to a housing land supply of **3.07** years, as set out in table ES2 and ES3 below.

Table ES2 – 5-year housing requirement

a	5-year supply target (5 x 1,667)	8,335
b	5% buffer (a x 5%)	417
c	Total 5-year supply target (a + b)	8,752

Table ES3 – Housing Land Supply position for East Suffolk

a	East Suffolk requirement	8,752
b	Annual requirement (c/5)	1,750
c	East Suffolk supply (SC2 +W2)	5,368
d	Number of units above or below 5 year supply requirement (c-a)	-3,384

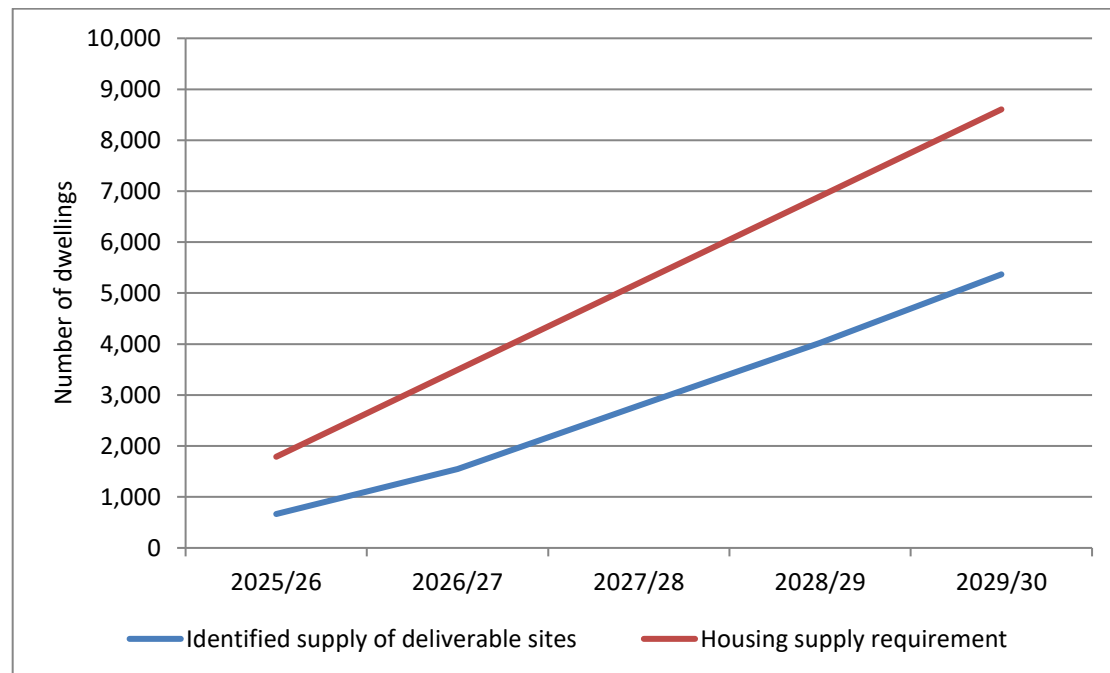
⁷ It is noted that the total requirement for the two Local Plan areas does not equal that of the East Suffolk requirement. Applying the standard method across both Local Plan areas results in a different total to East Suffolk as a whole due to differences in the affordability ratio. It is also influenced by the fact that housing stock figures that inform the standard method calculation ceased to be published for the Suffolk Coastal and Waveney areas in 2019 when the new council was created. This results in a slightly different housing need figure. The full detail of how we calculated the housing need figures has been set out above.

e

number of years of deliverable housing land (c/b)

3.07

Housing trajectory



Monitoring

73. 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.
74. 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.
75. This statement will be updated annually to maintain an up-to-date position on housing land supply.

76. The Council's Local Plan Authority Monitoring Report provides data on housing completions (including tenure, house types and sizes) and commitments and is published annually.

Gypsy and Traveller Sites

77. Under paragraph 9 of the national document Planning Policy for Traveller Sites (updated in 2024), Local planning authorities should set pitch targets for gypsies and travellers which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.
78. To meet this requirement the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (2017) was produced which identifies a requirement for 15 additional pitches in the Suffolk Coastal Local Plan area and 17 additional pitches in the Waveney Local Plan area over the period 2016-2036. 4 Pitches have been given permission in the Waveney Area.
79. Policy SCLP5.17 of the Suffolk Coastal Local Plan states that 5 Gypsy and Traveller pitches will be required, noting that the need for 10 of the 15 pitches related to existing developments being unauthorised.
80. The national Planning Policy for Traveller Sites (updated in 2024) states that Local Planning Authorities in producing a Local Plan should identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.
81. As of 31st March 2025, there are currently no Gypsy and Traveller pitches that have permission or are allocated in either Local Plans, and there is no evidence of any sites meeting the definition of 'deliverable' coming forward in the next 5 years. The 4 pitches within the Waveney Local Plan area that have been granted permission have been deemed to have been delivered. This means they do not contribute to the forward supply. This means the current 5-year supply is **0 years**.
82. Under the national Planning Policy for Travellers Sites, Annex 1 states that the term 'travellers' used within the document also refers to Travelling Showpeople. Policy SCLP5.17 of the Suffolk Coastal Local Plan identifies a requirement for 2 plots for Travelling Showpeople in the Suffolk Coastal Local Plan area over the plan period.

83. The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (2017) identified no need for plots in the Waveney Local Plan area meaning a 5-year assessment won't be carried out for the former Waveney area.
84. As of 31st March 2025, there are currently no Travelling Showpeople plots that have permission or are allocated in the Suffolk Coastal Local Plan, and there is no evidence of any sites coming forward in the next 5 years. This means the current 5-year supply in the Suffolk Coastal Local Plan area is **0 years**.
85. In accordance with paragraph 28 of the document Planning Policy for Traveller Sites, if a local planning authority cannot demonstrate an up-to-date 5-year supply of deliverable sites, the provisions in paragraph 11(d) of the National Planning Policy Framework apply. Paragraph 11(d) of the NPPF, the 'presumption in favour of sustainable development', will therefore apply in decision making on planning applications for new Gypsy and Traveller pitches in the East Suffolk Local Planning Authority area (which excludes the Broads Authority area), and for Travelling Showpeople plots in the Suffolk Coastal Local Plan area.

Appendices

The appendices are contained in a separate document:

Appendix A: Table SC6 Assessment of sites in 5-year supply (Suffolk Coastal Local Plan area)

Appendix B: Table W6 Assessment of sites in 5-year supply (Waveney Local Plan area)

Appendix C: Developers survey proformas

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