

Housing Action Plan

Identifying actions to support the delivery of new housing



July 2025

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Introduction

East Suffolk has two Local Plans that plan between them for 916 new homes to be built in East Suffolk each year (Waveney Local Plan, 2019, and Suffolk Coastal Local Plan, 2020). Recently the government has introduced a new housing need figure of **1,655** new homes per year for East Suffolk.

It will be challenging to meet this housing need. It is approximately **80% more** than the previous housing target. Over the **past five years (2019 – 2024)**, an average of **803 new homes** have been built.

The government doesn't currently require us to produce a Housing Action Plan, as we have passed our most recent Housing Delivery Test, but we have committed to producing one each year, following the publication of our first Housing Action Plan in 2019. This document explains our plan to support the delivery of new homes, focusing primarily on our role as local planning authority. It reviews the number of homes built in recent years, identifies issues affecting the delivery of new homes, and outlines actions to address them.

Key actions

The best way for us to support housing delivery and meet new government targets is by having an up-to-date Local Plan with enough land allocated for housing. We have set out a timetable to begin work on a new Local Plan in late 2025 and adopt in 2029.

View the interim Local Plan timetable in the [Local Development Scheme](#) (March 2025).

Many of the actions we take are indirect, but they all combine to support housing delivery.

Our previous Housing Action Plans have each contained a set of actions.

Recent actions have included:

- Publication of the [Interim Housing Position Statement](#)
 - This document explains the impact of the Government's new 2024 housing need figures on decision making on planning applications in East Suffolk and provides guidance on how decision making will be approached in line with national policy.
 - Following publication of the new housing need figures, the Waveney Local Plan area no longer has a 5 Year Supply of Land for Housing so the 'presumption in favour of sustainable development' applies. This means certain housing policies in the Local Plan are regarded as out-of-date and the weight given to the supply of new housing is increased in decision making. Proposals for housing which are sustainable but which are contrary to the Local Plan may therefore now be granted planning permission. The Housing Position Statement provides guidance to aid decision making on applications.

- Accompanying and informing the Interim Housing Position Statement, the five year review assessment of the Waveney Local Plan was [updated](#) to conclude that the Local Plan does need to be updated in light of the new housing need figures.
- Our first [Major Home Builders Forum](#) was held in October 2024, focusing on matters of particular relevance to major home builders, following the format of our regular Developer Forums.
 - 96 people attended including agents, developers, representatives from Suffolk Wildlife Trust and Environment Agency, together with East Suffolk Council officers from Building Control, Planning Policy, Development Management and Specialist services.
 - Round table discussions took place in relation to – Affordable Housing and delivering S106 properties; Pre-application service; and Design Codes.
 - The presentations from the Forum can be viewed on our website - [Major Home Builders Forum » East Suffolk Council](#).
- Developing guidance to **help communities address local housing issues** via [neighbourhood planning](#)
 - We have developed guidance for communities and Town and Parish Councils to help them understand the options available to them to provide the homes they want and need through a neighbourhood plan.
 - Neighbourhood plans reflect the needs and aspirations of local communities and are a statutory consideration for deciding planning applications in that area. The guidance includes information around different types of housing and how communities can include planning policies in their neighbourhood plans to deliver these homes.
 - The final Guidance was published in April 2025 [NP-Guidance-for-Housing-Final-May-2025.pdf](#)
- The [Local Validation List](#) was updated in 2024/25. This helps to ensure the correct information is submitted with planning applications, supporting quicker decision making.
- Changes to the **management structure** within the Planning and Building Control Service has included recruitment to a Major Sites and Infrastructure Manager post, providing dedicated management to the Major Sites team who focus primarily on the delivery of the strategic sites in the district, which between them are planned to deliver thousands of new homes.
- During 2023/24, planning permission was granted for 1,207 new homes (monitoring data for 2024/25 is being finalised and will be available later in the year).

The key actions from this housing action plan for 2025/26 are:

- **Decision making** in line with the ‘presumption in favour of sustainable development’ – this currently applies in the Waveney Local Plan area as set out in the Interim Housing Position Statement. The housing market in the northern part of the district is generally weaker than the southern part of the district, however applying the ‘presumption’ is likely to mean that some additional housing will come forward. It is anticipated that this will apply in the Suffolk Coastal Local Plan area from September, once the Plan is five years old.
- **Early work on a new East Suffolk Local Plan**
 - The Government is bringing in changes to the plan-making system, however the Local Development Scheme explains that during 2025/26 early work may involve activities such as evidence gathering and an initial call for sites.
 - Planning for a significant increase in housing delivery requires not just more land to be allocated but also work to understand what is achievable. It will be important to ensure that a new Local Plan is realistic and will result in more homes being built.
 - Work with developers regarding possible new sites for allocation in the new Local Plan to understand which sites will be promoted by developers and are deliverable.
- Hold [Major Home Builders forum](#) / **Developers forum**. Details about the Major Home Builders Forum including how to join are available [online](#).
- **The Major Sites Team** works closely with developers of large sites to proactively move forward with masterplanning and pre-apps with the expectation of planning applications being submitted. A quarterly Major Sites and Infrastructure report is being introduced for Strategic Planning Committee, which will provide regular updates on progress with strategic sites.
- Publish a ‘**Custom and Self-Build Housing Action Plan**’
 - This document will set out actions that East Suffolk Council will take in order to support the delivery of custom and self-build homes. Boosting delivery of these types of homes will help to diversify the housing supply, making it more resilient and improving build-out rates. There is strong demand for custom and self-build homes in East Suffolk and the Action Plan will help to meet this demand.
- Target the **delivery of affordable housing**.
 - Section 106 (S106) are **legal agreements between local planning authorities and developers** to provide a proportion of affordable homes as part of a development. Homes built under S106 agreements are usually sold at a

discounted rate or rented out by Registered Providers (RPs). Reflecting current issues with lack of take up of S106 properties by RPs, we will be engaging with RPs to better understand the issues and intend to produce a protocol / guidance following this on the role of developers, RPs and the Council.

- A **Development Dashboard** is being produced which will provide information relating to Housing Delivery throughout East Suffolk.
 - It is likely to cover total homes built, number of affordable homes built, what East Suffolk Council have built, what East Suffolk Council are building, Housing Association builds, empty homes brought back into use and unbuilt planning permissions.
- A **Kirkley Waterfront Planning Position Statement** has been prepared to facilitate redevelopment of the site by providing clarity for planning considerations and reflect the changes that have taken place since the site was adopted in the 2019 Local Plan.
 - The Kirkley Waterfront site south of Lake Lothing in Lowestoft is the largest brownfield site allocated for development and it consists of vacant land, derelict factory buildings, employment and marine facilities, an overgrown County Wildlife Site, and former factory playing fields.
 - The Planning Position is due to be adopted in summer 2025.
- Following consultation last September, a review of the **pre-application service** will take place.
- **Recruitment** to roles in the Planning and Building Control service is challenging, however we will continue to ensure the Service is operating at best capacity and working efficiently.

As well as working to deliver the number of homes that are needed each year, we are also focused on making sure that new developments are well-designed places. We have a team of specialists including urban designers, historic conservation officers, landscape officers, ecology officers and tree experts that work with developers to improve the quality of places. The Council will be producing a **Design Code** to raise the standard and quality of homes delivered across the district.

Main issues

Reviewing the previously identified issues in [Housing Action Plans](#), it is clear that the housing delivery issues are still ongoing and the main factors are nationwide issues beyond our control and influence.

National delivery issues beyond our influence

The main housing delivery issues beyond our influence include the following:

- **Global supply issues** including availability and price of materials.
- **High energy prices** increasing the cost of the manufacture and transporting of building materials, and onsite construction.
- Chronic **shortage of skilled workers** due to British workers retiring, foreign workers leaving the UK after Brexit and the Covid pandemic, and insufficient young workers joining the industry.
- The **cost of living crisis** and its impact on developer financing, consumer confidence, mortgages rates, and the overall housing market.
- **Insolvencies of construction companies** due to more cautious lending and higher interest rates – a Lowestoft-based housing construction firm went into liquidation in November 2023, for example.
- The **rise in volume housebuilders** and **decline of small and medium housebuilders**, and the resulting impact on competition for housing sites, house types, build-out rates and housing delivery.
- The significant **drop in demand from housing associations** for new affordable homes. Housing associations are currently more focused on repairing and renovating existing housing stock, particularly to address damp and mould issues. They are also focused updating existing housing stock by improving insulation levels and installing solar panels.

The scale of the national building challenge is summarised in a January 2025 [BBC article](#) in which the construction industry warns about the difficulties in meeting the government's new housing targets.

Local issues beyond our influence

Local district level housing issues include:

- Low **financial viability** of some sites in the district.
- **Ownership issues**, particularly on large and strategic sites, that are mortgaged and/or owned by more than one individual. Co-ordinating various individuals can cause delays at numerous stages in the lead up to work starting on site such as the signing of contracts for sale or agreeing legal obligations with the Council.
- **Unrealistic land price expectations** of some landowners.
- The **inability to attract a diverse range of housebuilders**, especially in the north of the district in and around Lowestoft, where values are low – there is a resulting lack of competition for some sites.
- There is emerging information on limitations to **capacity at some water recycling centres**, which may have implications for housing developments

- **Recruitment of professional officers** to the Planning and Building Control Service continues to be a challenge for East Suffolk Council, reflecting the national challenges. Additional unplanned growth coming forward given the five year supply position will bring further resourcing challenges.
- The introduction of **changes to the plan-making system** are having an influence on the ability to begin work on the new Local Plan. Local Plans being prepared under the current system must be Submitted by December 2026, moved back from a previous deadline of June 2025. The policy and legislation required for the new plan-making system to be in place is now anticipated later in 2025. The Local Development Scheme explains that the timetable for Local Plan preparation will be heavily influenced by the timing of the introduction of the new system and that any delay to the ability to publish a notice of commencement would push back the later stages. The timetable will be reviewed and updated as necessary when further information on the new system becomes available.

Housing need explained

The Government sets out the number of homes they want to see built in each area, each year and this is called the ‘housing need’.

A calculation called the national standard method is used to produce the housing need figure.

- Previous national standard method figure for East Suffolk = 905 homes a year.
- Housing requirements in East Suffolk’s current Local Plans = 916 homes a year.
- New government housing need for East Suffolk = 1,655 homes a year (calculated at April 2025).

	2019/20	2020/21	2021/22	2022/23	2023/24
Number of new homes completed in East Suffolk over past five years	816	712	822	810	857

The new housing need figure set by the Government is approximately twice the number of homes actually being built each year. It will be extremely challenging for all those involved in planning and housebuilding to double the number of homes being built.

The new standard method is, in summary, a 0.8 increase on current housing stock, with an affordability uplift applied, with the detailed formula set out in the Planning Practice Guidance [Housing and economic needs assessment - GOV.UK](#). The figures are updated when new data is published annually.

The new Local Plan will need to plan for housing to meet the new need figures. In the interim, the new figures become relevant when a Local Plan is over five years old, as they are

then used to calculate housing land supply and the Housing Delivery Test (unless the Local Plan has been assessed and found to not need updating).

Planning delivery dashboard

We have significantly improved access to information on housing delivery through the [Planning delivery dashboard](#).

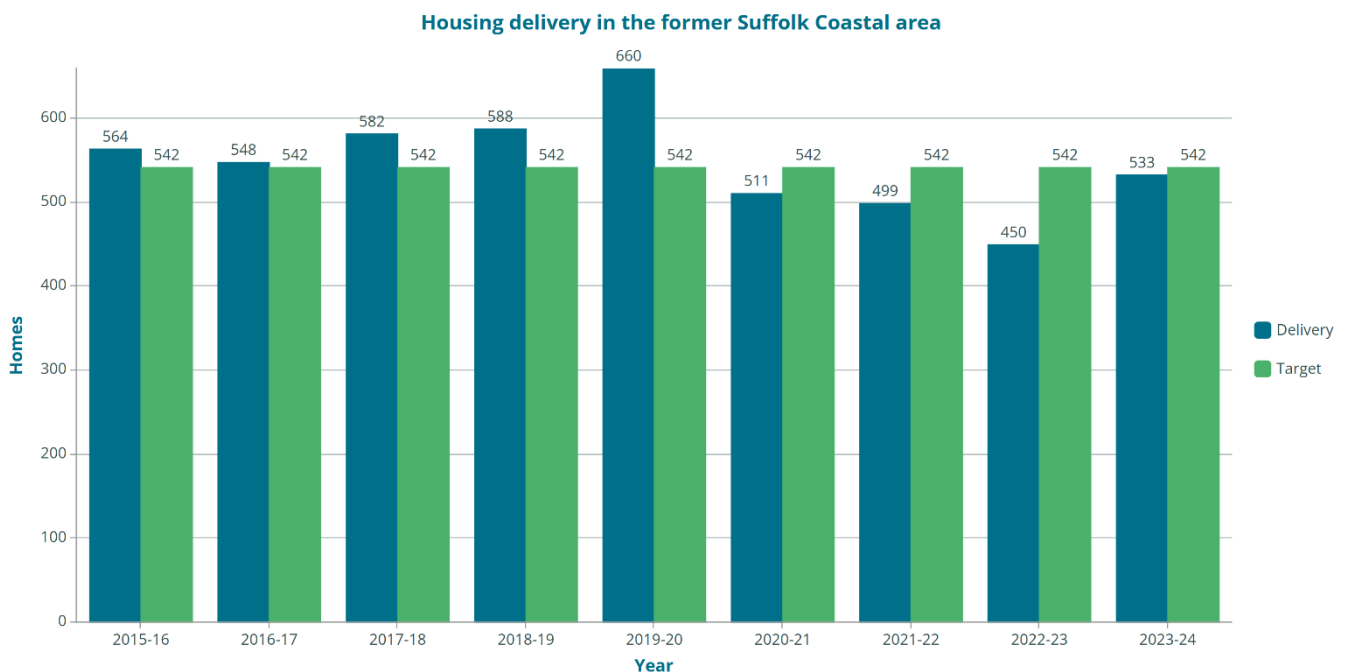
Details of the number new homes delivered each year and where they are located are available on the Planning delivery dashboard.

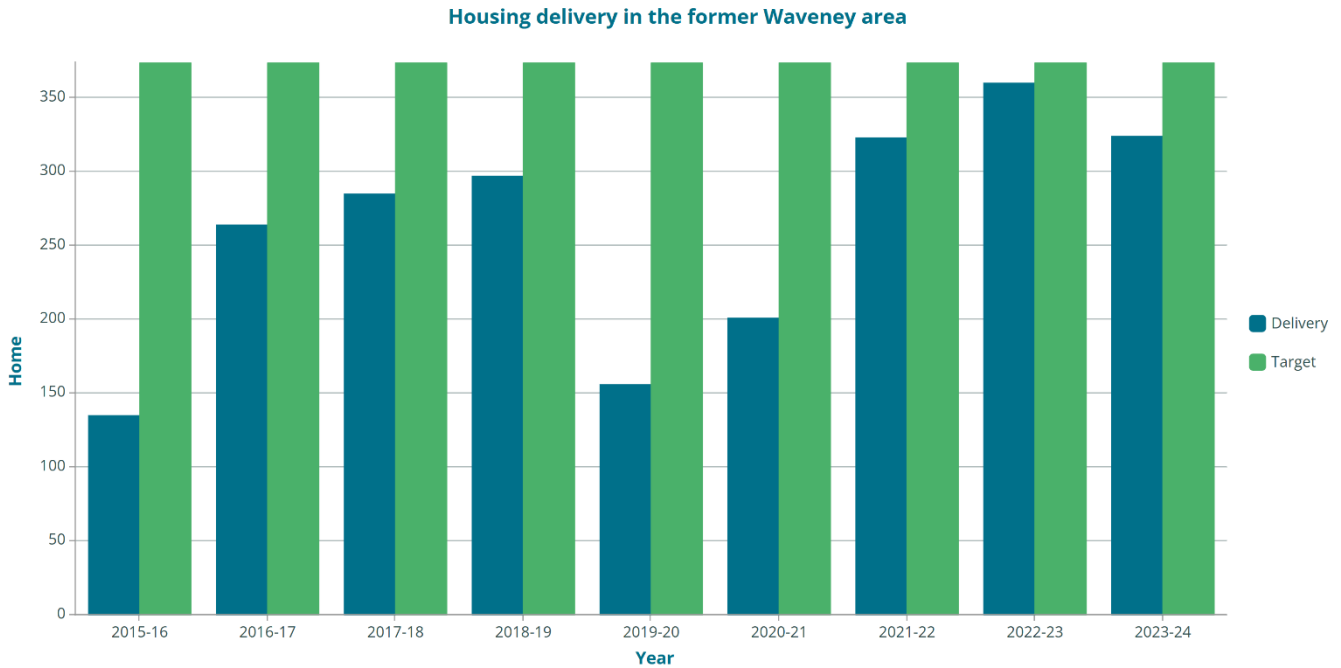
This won gold at the [2025 iESE Public Sector Transformation Awards](#) in the category of Best use of Digital, Data and Technology Insight, and was a finalist in the [2025 Esri Customer Success awards](#) and the [2024 Royal Town Planning Institute Awards for Planning Excellence](#).

Housing delivery

Progress on sites has fallen below expected levels with neither of the Local Plan annual housing requirements being achieved since the Suffolk Coastal Local Plan was adopted in 2020 and the Waveney Local Plan was adopted in 2019.

The Suffolk Coastal Local Plan annual housing requirement is 542 homes and the Waveney Local Plan requirement is 374 homes.





Housing delivery test

The Government's housing delivery test is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.

It is calculated by dividing the total net homes delivered over a three year period by the total number of homes required over the three year period. The Government publishes a Housing Delivery Test Rule Book which explains this in greater detail.

It is unlikely that we will achieve over 75% on the Housing Delivery Test result in the years prior to the adoption of a new East Suffolk Local Plan due to the impact of the much higher housing need figure, which becomes relevant once plans are over five years old.

Area	2018	2019	2020	2021	2022	2023
Suffolk Coastal	128%	127%	-	-	-	-
Waveney	72%	89%	-	-	-	-
East Suffolk	-	-	109%	107%	104%	103%

Housing delivery test results (2024 results have not yet been published)

There are consequences if we do not meet the housing need, as set out in the [National Planning Policy Framework](#):

- *where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years;*
- *where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;*
- *where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.*

The housing delivery test result for 2024 will cover the period April 2021 - March 2024. Under the previous standard method the result would be 92%, as shown in the table below. The Waveney Local Plan turned five years old shortly prior to the end of 2023/24 period which may impact the housing need calculation, however it is likely to be marginal for this year.

	2021 / 22	2022 / 23	2023 / 24	Total
Homes required	902	916	905	2,723
Homes delivered	851	805	857	2,513

Housing delivery test 2024 based on the previous standard method

For future Housing Delivery Tests, if the government applies the new annual housing need figures for the period following the plans being five years old, East Suffolk housing delivery will undoubtedly fall below 75%. We would therefore be required to produce a Housing Action Plan, apply a buffer of 20% to the identified supply of specific deliverable sites (Housing Land Supply), and the presumption in favour of sustainable development will be applied.

Construction of homes with planning permission

We do not have a major problem with landowners, agents and developers applying for permission and then not constructing the approved homes, commonly known as ‘land banking’.

There is a delay between planning permission being granted and sites progressing to construction. This is due to various factors including dealing with planning conditions, the need for reserved matters applications, the sale of sites after planning permission has been granted to a developer who will carry out the construction, site specific issues (e.g. previously unknown utility pipes onsite), and numerous housing market issues.

However there are a small number of sites where we are aware that there has been a lack of activity, in particular brownfield sites which are more challenging and costly to deliver. The annual Housing Land Supply involves gaining an up to date understanding on progress with

sites and helps to identify those where there is a lack of progress. The Table on Housing progress on Suffolk Coastal Local Plan allocations and Table on Housing progress on Waveney Local Plan allocations shows the progress made up to 31st March 2024. This information enables us to take a more targeted approach to engaging with landowners and developers to further understand issues around delivery.

Number of dwellings with planning permission that have not completed construction, as 31st March 2024

As 31st March 2024	Number of dwellings (net)
Total number of dwellings with permission (not started 5,539 and under construction 1,235)	6,774
Not started Of the 5,539 dwellings - <ul style="list-style-type: none"> 4,374 are on sites that have not started construction. 2,871 of these have outline permission only; 1,165 are on sites that have started construction. 	5,539
Under construction <ul style="list-style-type: none"> Of the 1,235 dwellings, 204 of these are on sites that have started construction but have not made any progress over the last three years or have stalled. 	1,235
Number of dwellings permitted in the previous year (1 April 2023 to 31 March 2024) <ul style="list-style-type: none"> 197 of which are Outline planning applications 659 of which are Reserved Matters 351 of which are Full planning applications 	1,207

Housing land supply

Results from the most recent [Housing Land Supply](#) show a slow decline in the supply of deliverable sites, likely to result in fewer completions over the next 5 years, in the Waveney Local Plan area while availability in the Suffolk Coastal Local Plan area has plateaued.

The Government published new annual housing need figures for each Local Planning Authority in December 2024 and the 2024-2029 Housing Land Supply was reassessed using the new figures for the Waveney Local Plan area as the plan is over five years old, and

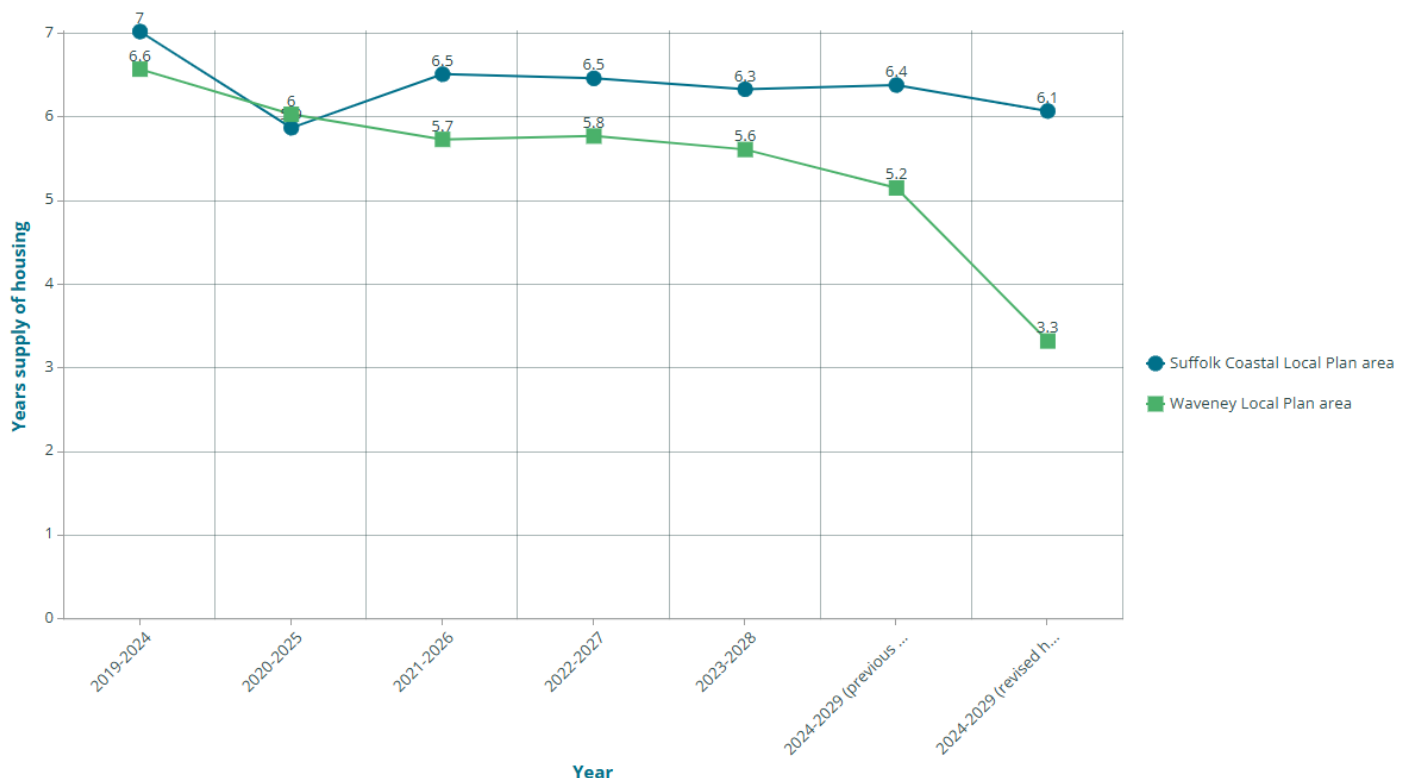
applying new policy in the National Planning Policy Framework to both Local Plan areas. This has resulted in a decrease in the 5 Year Housing Land Supply figure.

A Housing Land Supply Survey is conducted annually to gather evidence from developers to support the Statement of Housing Land Supply. The 2023 and 2024 surveys identified two ongoing issues that were repeatedly raised by developers which were:

1. Issues with the viability of sites, and
2. The time taken to get planning permission on sites.

Examples of other site-specific issues raised by developers include:

- The inflexibility and cost of Biodiversity Net Gain which is causing developers financial viability issues particularly on brownfield sites which already have difficulties.
- The Land north of Pickwick Drive in Blundeston policy does not permit planning permission to be granted until 2025.
- A view was put forward that if Community Infrastructure Levy only became payable when each property was complete and sold, then that would be a very helpful and positive step to assist all SME's (small to medium enterprises).



Interim Housing Position Statement

The [East Suffolk Interim Housing Position Statement](#) (March 2025) shows:

- **Suffolk Coastal Local Plan** area can demonstrate a supply of **6.08 years**
- **Waveney Local Plan** area can demonstrate a supply of **3.33 years**

The purpose of the statement is to set out East Suffolk Council's position in relation to housing land supply. The statement doesn't have policy status but provides practical guidance for people submitting planning applications and for determining applications. The statement re-assessed the 5 Year Housing Land Supply for the Suffolk Coastal area and Waveney area following the changes made to the National Planning Policy Framework in relation to the calculation of housing land supply and the release of new annual housing need figures for local planning authorities.

Presumption in favour of sustainable development

We are likely to see an increased number of speculative pre-application requests and planning applications, particularly outline planning applications.

An increase in outline planning applications is expected after the loss of a 5 Year Housing Land Supply as developers could be more likely to submit speculative outline planning application when there is a presumption in favour of sustainable development. An increase in outline planning applications will cause a delay in the delivery of completed homes. This is due to the length of time from submission of an outline planning application (via reserved matters application(s)) to construction on site which is generally longer than the length of time from submission of a full planning application to construction on site. The Interim Housing Position Statement recognises that outline applications are likely to take longer to result in completions and that a full planning application will be in a better position to deliver new homes upon receiving permission so carries a greater benefit in addressing any under supply.

We must now apply paragraph [11\(d\) of the National Planning Policy Framework](#) in decision making within the Waveney Local Plan area and it is likely that will apply to the Suffolk Coastal Local Plan area later in 2025 as both the Housing Delivery Test results and 5 year supply of land for housing (as the SCLP turns five years old in September) are on a negative trajectory. Full details of how the presumption in favour of sustainable development is applied are provided in the [Interim Housing Position Statement](#).

The presumption in favour of sustainable development means there is a potential for sustainable sites that haven't been allocated in the Local Plan to be permitted and developed. These additional sites, if they come forward, could provide more housing and areas of high demand.

Windfall development

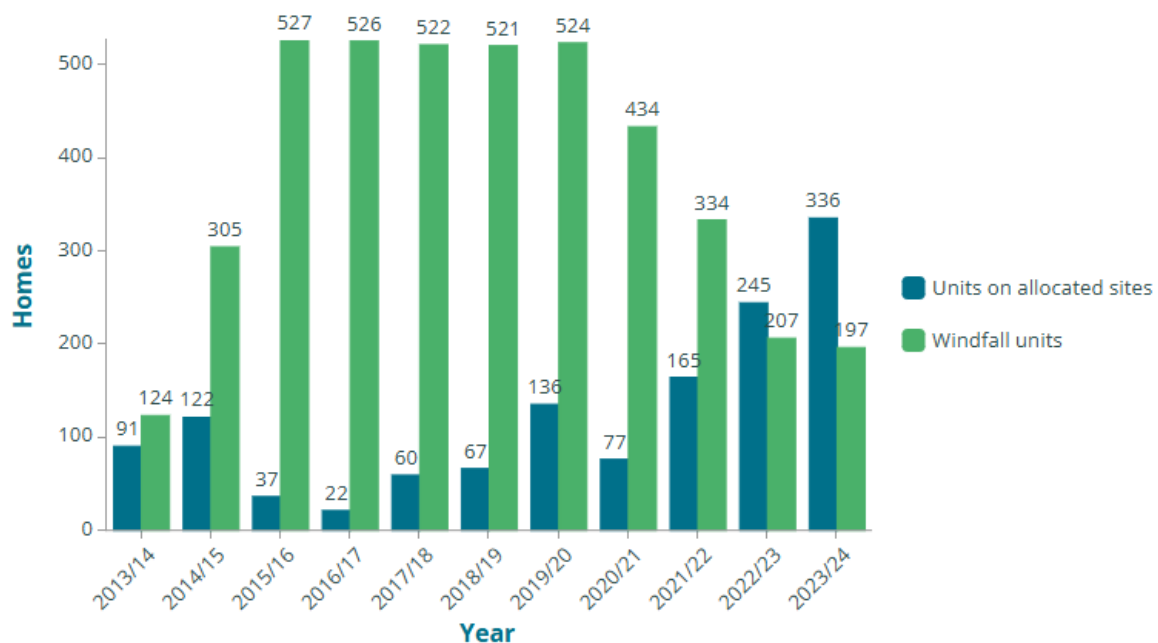
The total number of homes permitted through windfall development has dropped sharply in recent years.

Windfall sites are sites which become available for development unexpectedly and are not included as allocated land in our Local Plans. The Suffolk Coastal and Waveney Local Plans and their predecessors both have similar policies that support windfall development such as by permitting small scale new housing development in existing small clusters of dwellings in the countryside, the conversion of barns, homes for rural workers and infill development.

It is expected that development would shift away from windfall sites towards allocated sites following the adoption of the Waveney Local Plan in 2019 and the Suffolk Coastal Local Plan in September 2020, as previously some large sites had come forward as windfall when there was a lack of planned sites to provide sufficient supply

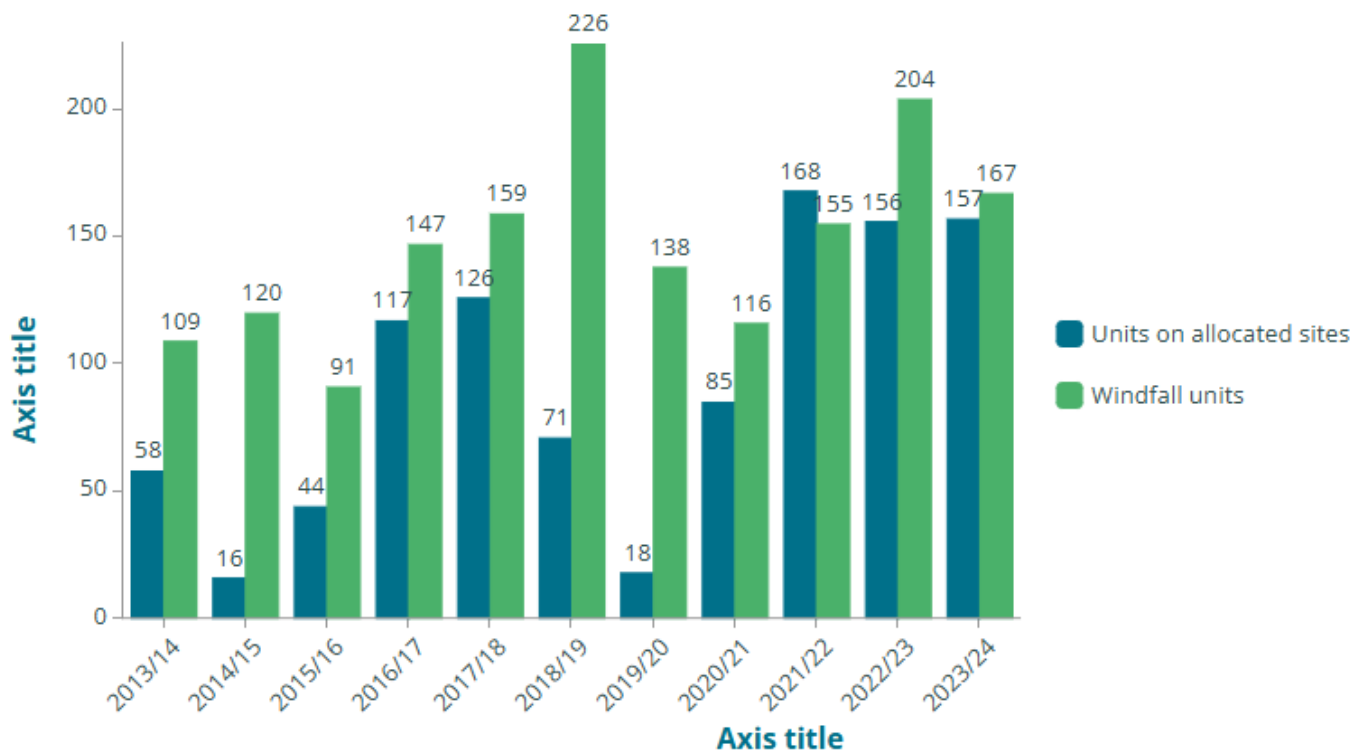
Windfall development has historically contributed a significant proportion of the housing delivered in both the Suffolk Coastal and Waveney Local Plan areas.

Suffolk Coastal Local Plan area



Housing completions on windfall and allocated sites in the former Suffolk Coastal area

Waveney Local Plan area



Housing completions on windfall and allocated sites in the Waveney Local Plan area

Strategic sites in the Local Plan

The slow progress of strategic sites presents a major issue for housing delivery. There is a lack of a significant, steady annual supply of homes being delivered on reliable strategic sites across East Suffolk as envisioned in the two Local Plans.

As well as homes, strategic sites also deliver important infrastructure benefits such as sports/recreation facilities and schools for both the new development and the surrounding area.

The Major Sites Team is working with developers to try and deliver high quality, well designed places, but progress is slower than expected.

North of Felixstowe garden neighbourhood - 2,000 homes

Brightwell Lakes - 2,000 homes

South Saxmundham garden neighbourhood - 800 homes

Kirkley waterfront - 1,380 homes

North of Lowestoft garden village - 1,300 homes

Land south of The Street, Carlton Colville - 900 homes

Beccles and Worlingham garden neighbourhood - 1,250 homes

Woods Meadow, Lowestoft – 800 homes

The only strategic sites under construction are Woods Meadow, Brightwell Lakes and Candlet Road (part of the North Felixstowe Garden Neighbourhood).

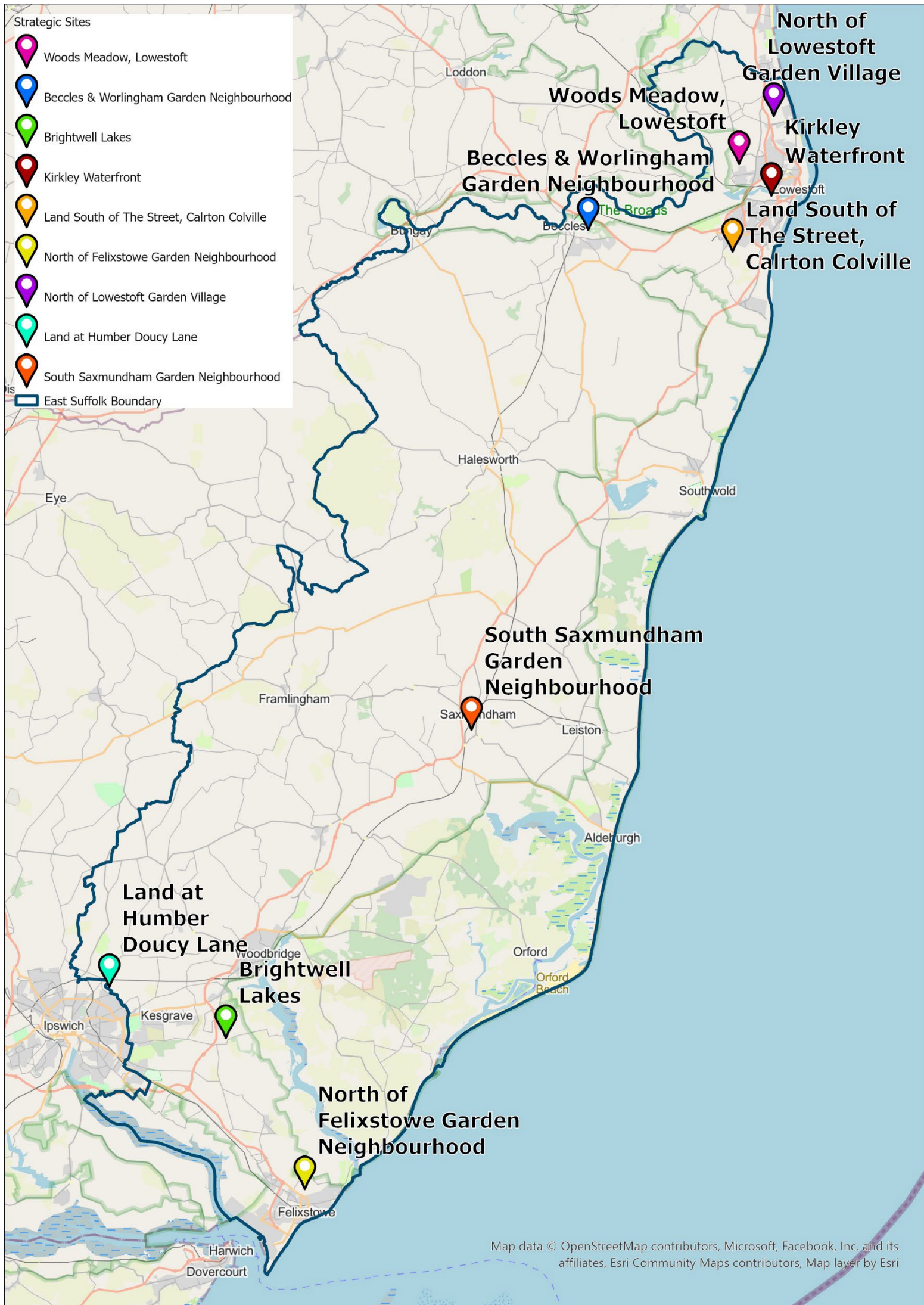
Woods Meadow was allocated in the 1996 Waveney Local Plan and outline consent was given in 2007 subject to a Section 106 Agreement. At Woods Meadow 586 homes are complete, 18 are under construction and 190 homes have outline permission, as 31st March 2024. The site received consent before the Waveney Local Plan was adopted in March 2019.

Brightwell Lakes was consented in April 2018. At Brightwell Lakes 1,683 have outline permission, 317 have Reserved Matters approval and 26 are under construction, as 31st March 2024. The Candlet Road site – called Trelawney Place – was consented at appeal in September 2016. Both Brightwell Lake and Candlet Road sites received consent before the Suffolk Coastal Local Plan was adopted in September 2020.

The other strategic sites listed above are in the pre-application phase of development, with the exception of the site in Carlton Colville, which has had no engagement with the Local Planning Authority to date.

Strategic sites are typically expected to deliver a steady supply of housing completions over many years providing a reliable and consistent level of housing delivery in the area, and whilst they were not anticipated to deliver in the early years of the Local Plans a relatively large proportion of planned housing growth is contained in these sites.

SCLP12.24: Land at Humber Doucy Lane is an allocation for 150 dwellings within the Suffolk Coastal Local Plan, but it is expected to be delivered by way of a master planned approach with the adjacent allocated land within the Ipswich Borough Council Local Plan - together these form a larger strategic site.



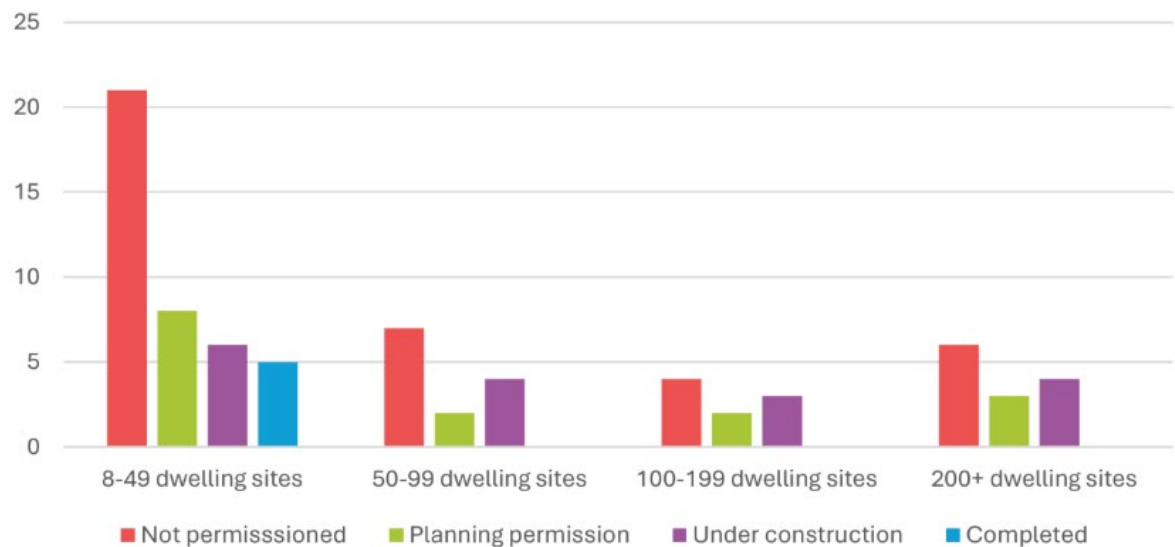
Progress on Local Plan allocations

The only sites in either local plan to have fully completed delivery are those of 49 dwellings or less. There are a large number of sites in both Local Plans which have not received planning permission, have permission or are under construction.

The Suffolk Coastal Local Plan is four-and-a-half years old and the Waveney Local Plan is six years old. Both Local Plans plan for development up to 2036.

Some of the largest strategic sites are expected to continue construction and delivery beyond 2036.

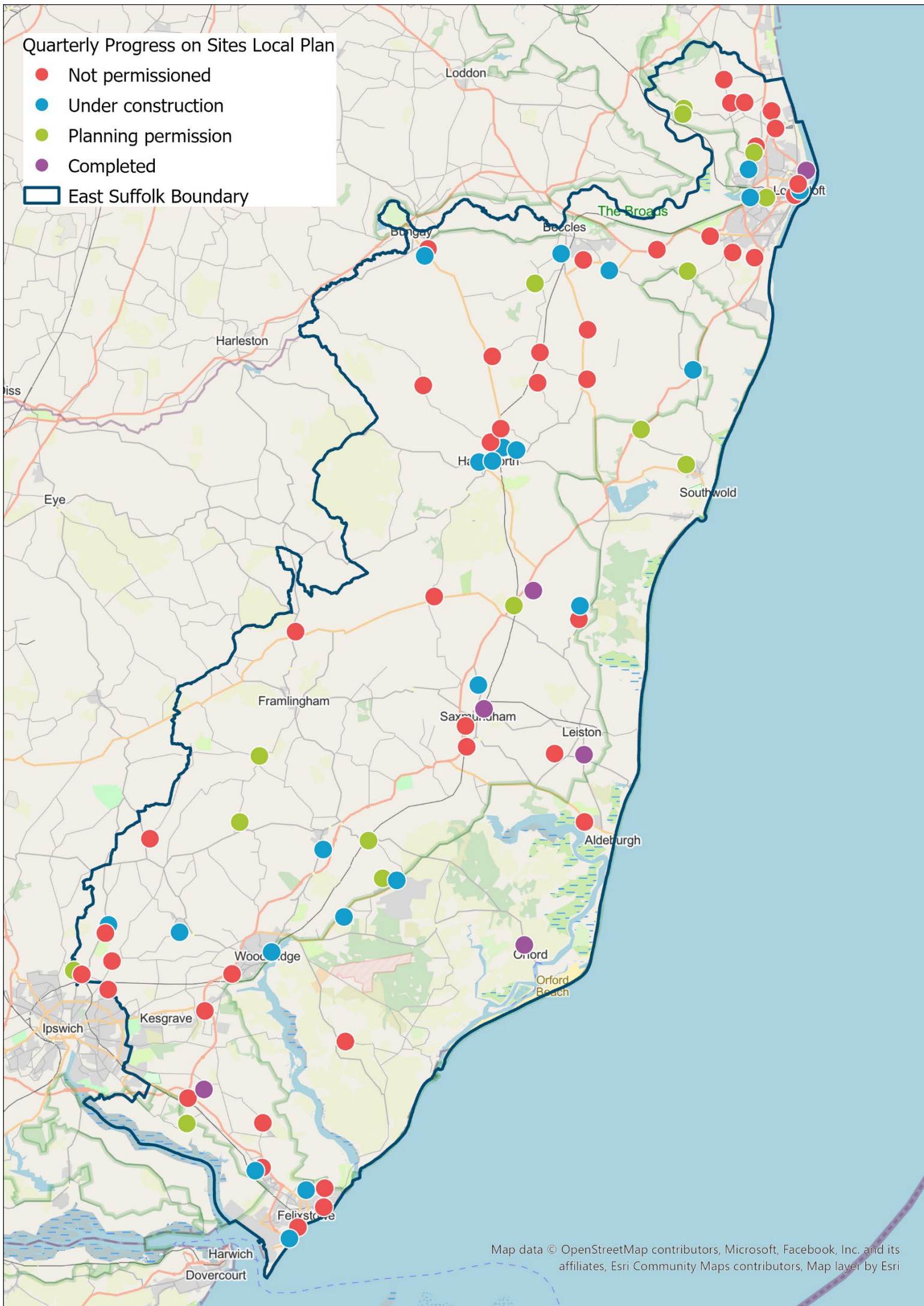
Amongst the sites referred to below as ‘not permissioned’ many are the subject of current pending planning applications but had not received planning permission in the previous monitoring period.



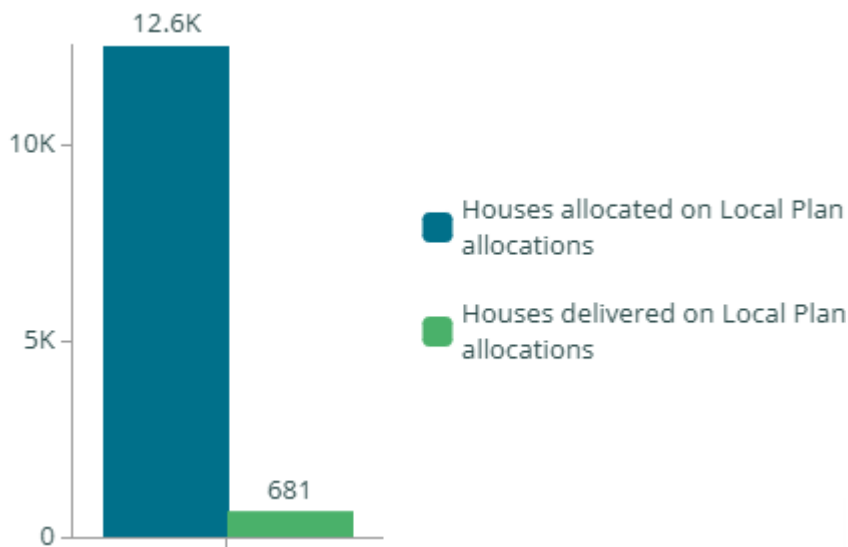
Progress on Local Plan site allocations as at 31 December 2024

Quarterly Progress on Sites Local Plan

- Not permissioned
- Under construction
- Planning permission
- Completed
- ▭ East Suffolk Boundary



Housing progress on Local Plan allocations, as of 31st March 2024



The two Local Plans are almost 5 and 6.5 years old. It takes time for landowners to sell to developers, for developers to achieve planning permission, and for construction to start on site. We expect homes allocated in a Local Plan to start delivering slowly in the first few years, and it would not be expected that all sites would have started to come forward yet.

442 homes delivered out of the **5,360 homes allocated** across 41 sites in the Suffolk Coastal Local Plan, up to 31 March 2024.

239 homes delivered out of the **7,201 homes allocated** across 34 sites in the Waveney Local Plan, up to 31 March 2024.

Table on Housing progress on Waveney Local Plan, as of 31st March 2024

Waveney Local Plan allocation	Number of homes allocated	Progress (31 st March 2024)	Number delivered (31 st March 2024)
WLP2.4 Lowestoft / Oulton Broad - Kirkley Waterfront and Sustainable Urban Neighbourhood	1,380	partial permission for 865	6
WLP2.6 Oulton Broad - Western End of Lake Lothing	57	partial permission for 19 homes	18
WLP2.8 Lowestoft - Former Lowestoft Hospital	45	not permissioned	0
WLP2.13 Corton - North of Lowestoft Garden Village	1,300	not permissioned	0

WLP2.14 Oulton - Land north of Union Lane	150	Pending decision	0
WLP2.15 Oulton - Land between Hall Lane and Union Lane	190	Pending decision	0
WLP2.16 Carlton Colville / Gisleham - Land south of The Street	900	not permissioned	0
WLP2.20 Corton - Gunton Park, off Old Lane	65	not permissioned	00
WLP3.1 Beccles / Worlingham / Weston - Beccles and Worlingham Garden Neighbourhood	1,250	not permissioned	
WLP3.2 Beccles - Land west of London Road	280	partial permission for 241 homes	118
WLP4.1 Halesworth / Holton - Halesworth/Holton Healthy Neighbourhood	215	Permissioned 188	0
WLP4.2 Halesworth - Land adjacent to Chediston Street	200	Under construction. 170 permitted	0
WLP4.3 Halesworth - Land north of Old Station Road	10	Not permissioned	0
WLP4.4 Holton - Land west of Lodge Road	15	Under construction. 15 permitted.	0
WLP4.5 Halesworth - Dairy Farm at Saxons Way	40	Under construction. 53 permitted.	0
WLP5.1 Bungay - Land east of St Johns Road	85	Not permissioned	0
WLP5.2 Bungay - Land west of St Johns Road.	400	partial permission for 150 homes.	75
WLP6.1 Reydon - Land west of Copperwheat Avenue	220	Planning permission	0
WLP7.2 Barnby - Land between The Street and A146	50	Not permissioned	0

WLP7.3 Blundeston - Land south of Lound Road	16	Not permitted	0
WLP7.4 Blundeston - Land north of Pickwick Drive	45	Not permitted	0
WLP7.5 Somerleyton - Land north of The Street	10	Planning permission. 10 permitted.	0
WLP7.6 Somerleyton - Mill Farm Field	35	Planning permission. 35 permitted.	0
WLP7.7 Wangford - Land north of Elms Lane	16	Planning permission	0
WLP7.8 Wrentham - Land north of Chapel Road	60	Under construction. 65 permitted.	22
WLP7.9 Brampton - Land South of Southwold Road	50	Not permitted	0
WLP7.10 Brampton - Land at Toodley Farm, Station Road	8	Not permitted	0
WLP7.11 Ilketshall St Lawrence - Land south of Hogg Lane	25	Not permitted	0
WLP7.12 Lound - Land east of The Street	10	Not permitted	0
WLP7.13 Mutford - Land north of Chapel Road	6	Planning permission. 6 permitted.	0
WLP7.14 Ringsfield - Land north of School Road	30	Planning permission. 33 permitted	0
WLP7.15 Rumburgh - Land east of Mill Road	10	Not permitted	0
WLP7.16 Willingham - Land east of Woodfield Close.	10	partial permission for 1 home.	0
WLP7.17 Westhall - Land west of Lock's Road	18	Not permitted	0

Table on Housing progress on Suffolk Coastal Local Plan allocations, as of 31st March 2024

Suffolk Coastal Local Plan allocation	Number of homes allocated	Progress (31st March 2024)	Number delivered (31st March 2024)
SCLP12.3 Felixstowe / Trimley St Mary - North Felixstowe Garden Neighbourhood.	2,000	Under construction. 560 permitted	170
SCLP12.4 Felixstowe - Land north of Conway Close and Swallow Close	150	Not permissioned	0
SCLP12.5 Felixstowe - Land at Brackenbury Sports Centre	80	Not permissioned	0
SCLP12.6 Felixstowe - Land at Sea Road	40	Under construction. 59 permitted.	0
SCLP12.24 Rushmere St Andrew - Land at Humber Doucy Lane	150	Not permissioned	0
SCLP12.25 Martlesham - Suffolk Police HQ, Portal Avenue	300	Not permissioned	0
SCLP12.27 Aldeburgh - Land rear of Rose Hill, Saxmundham Road	10	Not permissioned	0
SCLP12.29 Saxmundham - South Saxmundham Garden Neighbourhood	800	Not permissioned	0
SCLP12.30 Saxmundham - Land north-east of Street Farm	40	Completed	59
SCLP12.32 Woodbridge - Former Council Offices, Melton Hill	100	Under construction	0
SCLP12.33 Woodbridge - Land	120	Not permissioned	0

at Woodbridge Town Football Club			
SCLP12.42 Aldringham Cum Thorpe - Land to the East of Aldeburgh Road	40	Completed	40
SCLP12.43 Benhall - Land south of Forge Close between Main Road and Ayden	50	Not permissioned	0
SCLP12.44 Bucklesham - Land to the South East of Levington Lane	30	Under construction. 33 permitted.	24
SCLP12.45 Campsea Ashe - Land to the South of Station Road	12	Not permissioned	0
SCLP12.46 Charsfield - Land behind 15 St Peters Close	20	Planning permission	0
SCLP12.47 Darsham - Land south of The Street	120	Planning permission	0
SCLP12.48 Darsham - Land north of The Street	25	Completed	26
SCLP12.49 Dennington - Land off Laxfield Road	35	Not permissioned	0
SCLP12.50 Eyke - Land to the South of Eyke CoE Primary School and East of The Street	65	Pending decision.	0
SCLP12.51 Grundisburgh - Land West of Chapel Road	70	Under construction	37
SCLP12.52 Kelsale cum Carlton - Land south of Ambleside, Main Road	30	Under construction. 42 permitted.	27
SCLP12.53 Kettleburgh - Land North of the Street	16	Planning permission for 16.	0

SCLP12.54 Kirton - Land to the rear of 31-37 Bucklesham Road	12	Not permissioned	0
SCLP12.55 Knodishall - Land at School Road	16	Not permissioned	0
SCLP12.56 Levington - Land at Bridge Road	20	Planning permission	0
SCLP12.57 Orford - Land north of Mill Close	10	11 permitted.	6
SCLP12.58 Otley - Land adjacent to Swiss Farm	60	Not permissioned	0
SCLP12.59 Peasenhall - Land adjacent to Farthings, Sibton Road	14	Not permissioned	0
SCLP12.60 Wickham Market - Land between High Street and Chapel Lane	150	Under construction. 136 permitted.	53
SCLP12.61 Rendlesham - Land west of Garden Square	50	Planning permission. 75 permitted.	0
SCLP12.62 Rendlesham - Land east of Redwald Road	50	Under construction. 75 permitted.	0
SCLP12.63 Shottisham - Land opposite The Sorrel Horse, The Street	10	Not permissioned	0
SCLP12.64 Trimley St Martin - Land off Howlett Way	360	Not permissioned	0
SCLP12.65 Trimley St Martin - Land adjacent to Reeve Lodge, High Road	150	Under construction. 139 permitted	0
SCLP12.66 Tuddenham - Land off Keightley Way	25	Not permissioned	0

SCLP12.67 Westerfield - Land south of Lower Road	20	Not permissioned	0
SCLP12.68 Westleton - Land West of the B1125	20	Not permissioned	0
SCLP12.69 Westleton - Land at Cherry Lee, Darsham Road	15	Under construction. 15 permitted.	0
SCLP12.70 Witnesham - Mow Hill	30	Under construction. 32 permitted.	0
SCLP12.71 Witnesham - Land at Street Farm	20	Not permissioned	0

Undeveloped allocated sites

There is no clear pattern showing sites of a certain size, location or type failing to progress and deliver housing.

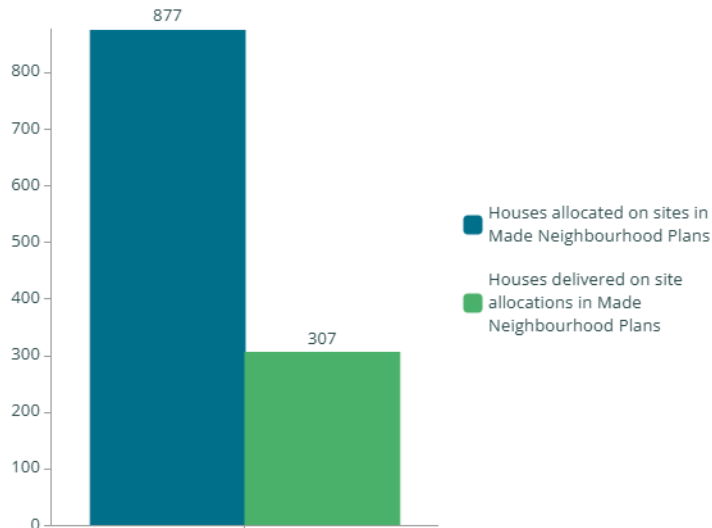
[Previous Housing Action plans](#) have identified undeveloped sites and the reasons for the lack of delivery. Allocated sites were found to have some of the following issues:

- Developer believed to currently be at capacity working on other sites
- A small developer taking on a large development site
- Site owners looking for a potential development partner or to sell the land
- On-site clearance costs impacting financial viability
- Issues relating to an overage clause
- The owner choosing not bringing the site forward
- Developers having trouble selling other properties within the area, so taking a cautious approach to nearby sites
- Planning application refused and future work on hold

Progress on Neighbourhood Plan allocations

Several Neighbourhood Plan sites have delivered new homes, started construction or received planning permission.

Housing progress on Neighbourhood Plan allocations, as of 31st March 2024



Several sites allocated in Leiston have completed and are larger than the typical Local Plan site allocation that has completed construction.

New [Neighbourhood Plan Guidance for Housing](#) has been published in May 2025, to support Neighbourhood Plans in planning for housing.

Bredfield Neighbourhood Plan

Land to the east of Woodbridge Road Allocated for 10 homes. All have been completed.

Land South of Tudor Cottage Allocated for 10 homes. 5 homes permitted.

Land west of Woodbridge Road Allocated for 10 homes. No planning permission yet. Appealed dismissed.

Bungay Neighbourhood Plan

Land to the east of St Margaret's Road Allocated for 70 homes. No planning permission yet.

Easton Neighbourhood Plan

Land south-west of Wickham Market Road Allocated for 12 homes. No planning permission yet.

Framlingham Neighbourhood Plan

Land off Saxtead Road (opposite Thomas Mills High School) Allocated for 30 homes. 23 homes completed.

Land off Vyces Road/Brook Lane Allocated for 15 homes and community centre. 14 homes permitted and completed. No application received for the community centre part of the site.

The Green Shed, Fore Street Allocated for 8 homes. All have been completed.

Land off Victoria Mill Road Allocated for 30 homes. None have been completed but the site has planning permission for 35 dwellings.

Station Terrace Allocated for 15 homes. Permitted for 4 homes and site is under construction.

Old Gas Works site, College Road Allocated for 7 homes. No planning permission yet.

Kessingland Neighbourhood Plan

Land off Church Road Allocated for care facilities.

Former Ashley Nurseries Site Allocated for 25 homes. Planning permission pending.

Land at Laurel Farm West & South Allocated for 55 homes. Planning permission pending.

Land at Laurel Farm East Allocated for 25 homes. Planning permission pending.

Leiston Neighbourhood Plan

Land at Highbury Cottages, Saxmundham Road Allocated for 150 homes. Permitted for 187 homes and development completed.

Land at Red House Lane Allocated for 70 homes. Permitted for 65 homes and site delivered.

Land to the rear of St Margaret's Crescent Allocated for 70 homes. 74 homes permitted and site under construction.

Land at Abbey Road Allocated for 100 homes. Site has planning permission for 100 homes.

Melton Neighbourhood Plan

Land off Wilford Bridge Road Allocated for 55 homes. Outline planning permission for 55 homes.

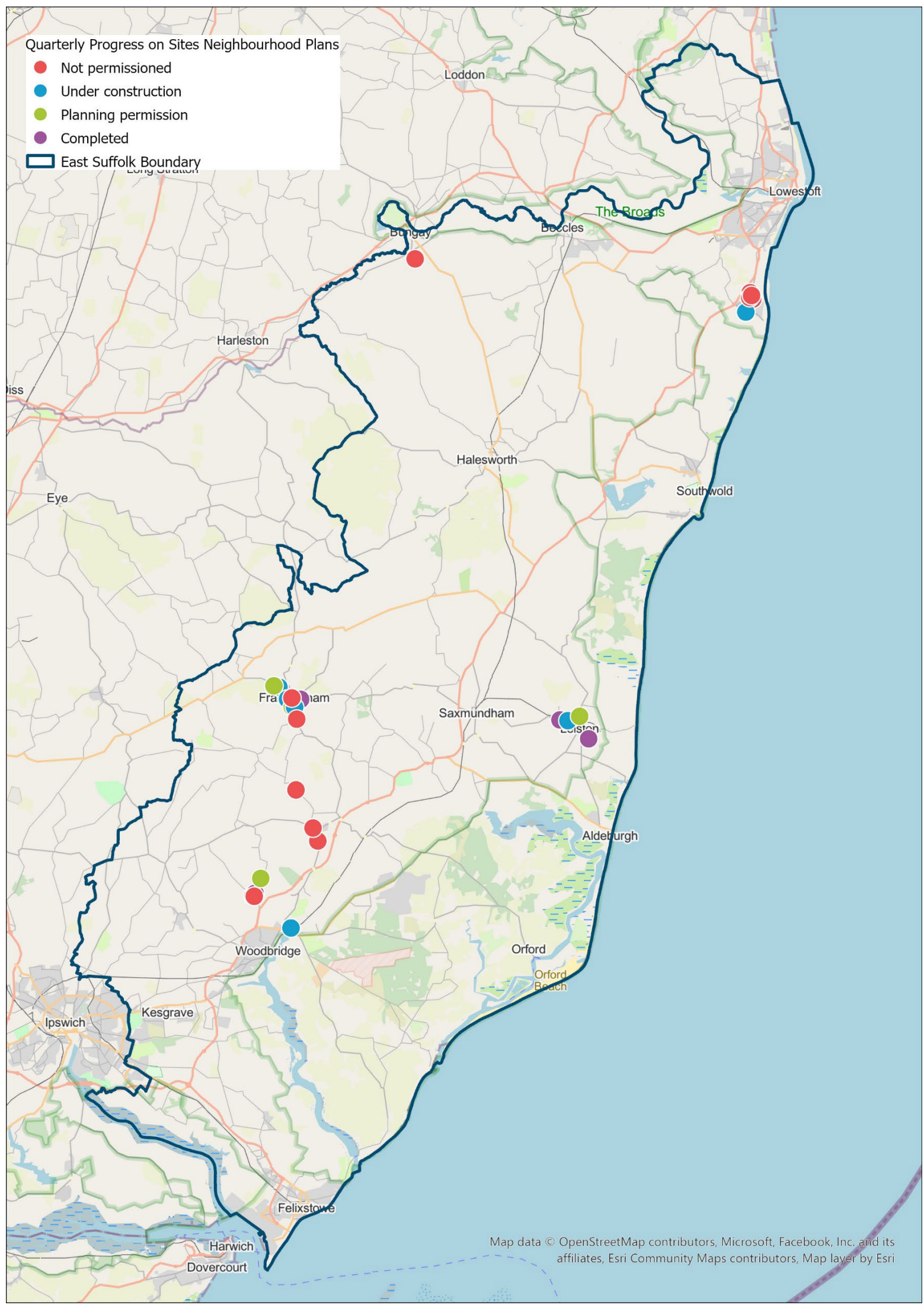
Wickham Market Neighbourhood Plan

Land at Old School Farm Allocated for 85 homes. No planning permission yet.

Land at Simon's Cross Allocated for 25 homes. No planning permission yet.

Quarterly Progress on Sites Neighbourhood Plans

- Not permitted
- Under construction
- Planning permission
- Completed
- East Suffolk Boundary



Future Housing Action Plans

The East Suffolk Housing Action Plan will be reviewed after the release of the 2024 Housing Delivery Test results or the after publication of the 2025 Housing Land Supply Survey, whichever is sooner.

Email us 

Planning Policy and Delivery Team (Local Plans)

Planningpolicy@eastsuffolk.gov.uk

Development Management (Planning Applications)

planning@eastsuffolk.gov.uk


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