

# Authority Monitoring Report 2024/25

Strategic Planning Committee

12 January 2026

# DRAFT East Suffolk Authority Monitoring Report 2024/25

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

An update on progress of the Local Plans,  
delivery of policies and proposals and other  
monitoring information for East Suffolk

Published January 2026



## Planning delivery dashboard

Find out where new homes have been built,  
uses in town centres, progress on sites  
allocated for development in Local Plans and  
much more.

This page provides data for the monitoring year  
2023/24, time series data and interactive mapping to  
support the [Authority Monitoring Report](#). This looks at  
how the [Local Plans](#) are performing.



1 New homes



2 Retail and town centres



3 Progress on site allocations



4 Design



5 Natural and historic  
environment



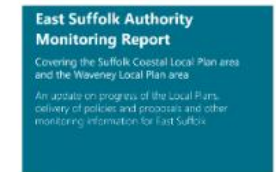
6 Climate change



7 Employment



8 Open Data



9 Authority Monitoring Report  
2023-24



# Housing land supply situation

- Introduction of the new Standard Method means that the housing need has increased from 915 pa to 1,667 pa
- Housing land supply position has dropped to:
  - 3.09 years (Suffolk Coastal LP area) – shortfall of 1,968 dwellings
  - 2.88 (Waveney LP area) – shortfall of 1,613 dwellings
  - 3.07 (East Suffolk as a whole)
- ‘Tilted balance’ applies – presumption in favour of sustainable development
- Scale of the shortfall is such that a 5YHLS will not be recovered until the adoption of the East Suffolk Local Plan in 2029

# Housing land supply situation

## Deliverable supply 2025 – 2030

- 3,181 Suffolk Coastal
- 2,183 Waveney
- **5,364 East Suffolk**

## Post 31 March 2030

- 5,170 Suffolk Coastal
- 6,127 Waveney
- **11,297 East Suffolk**

# Housing completions over last 5 years

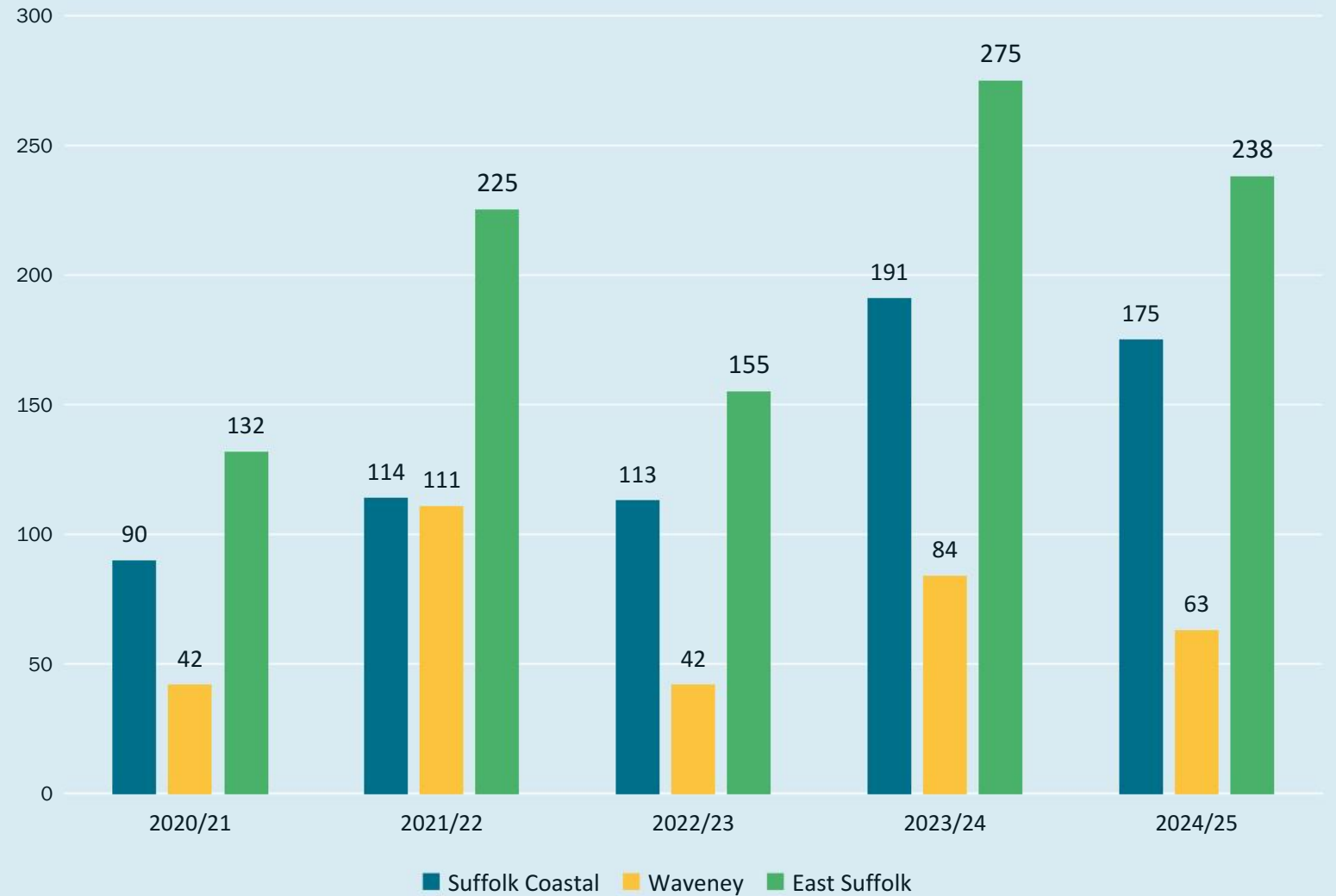
3,953 East Suffolk

- 2,501 Suffolk Coastal
- 1,454 Waveney



# Affordable homes completed over last 5 years

- 1,025 East Suffolk**
- 683 Suffolk Coastal
  - 342 Waveney



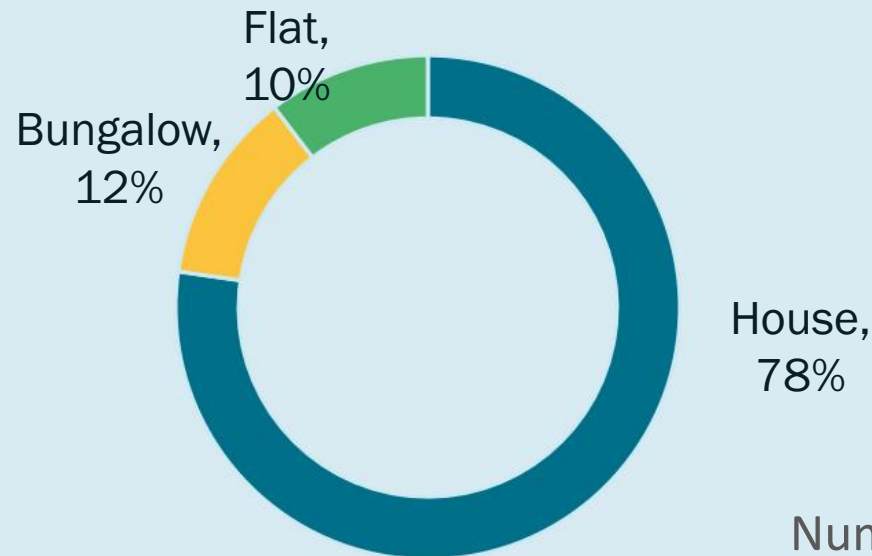
# New homes completed

parishes with net completions of 40 or more new homes 2024/25

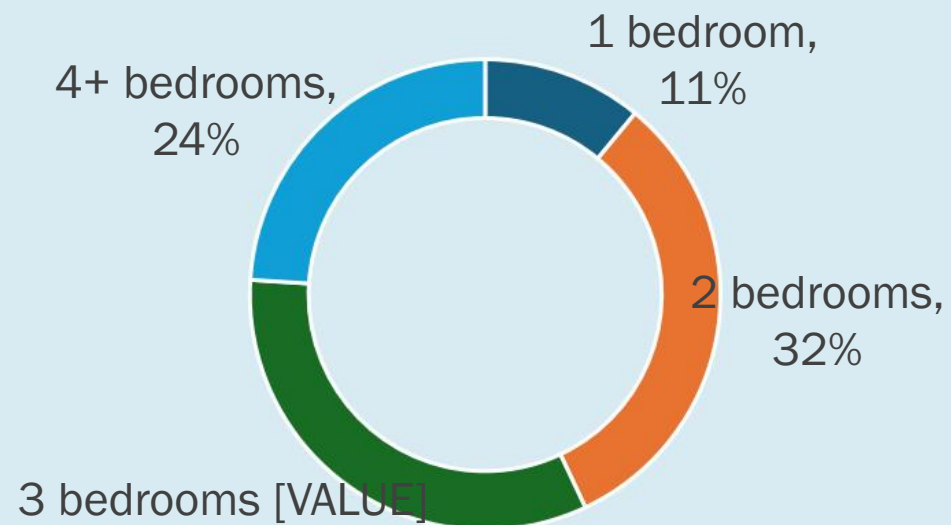
<u>Parish</u>	<b>Total</b>	<b>affordable</b>	<b>allocated</b>	<b>site allocation</b>
<b>Beccles</b>	47	15	42	WLP3.2 Land west of London Road
<b>Felixstowe</b>	127	27	127	SCLP12.3 Land at Candlet Road/FPP4 Land north of Walton Road
<b>Halesworth</b>	59	28	50	WLP4.2 Land adjacent Chediston Street
<b>Leiston</b>	50	45	35	SA3 Land to the rear of St Margaret's Crescent
<b>Martlesham</b>	74	41	46	SCLP12.19 Brightwell Lakes
<b>Rendlesham</b>	55	25	55	SCLP12.62 Land East of Redwald Road
<b>Wickham Market</b>	41	17	41	SCLP12.70 Mow Hill, Witnesham
<b><u>Total</u></b>	<b>453</b>	<b>198</b>	<b>396</b>	

# Types and sizes of new homes completed 2024/25

## House types



## Number of bedrooms



# Town Centre vacancy rates last 5 years

% of units vacant



# Climate change

# Renewable energy

# Sustainable construction

## Renewable energy

Six non-domestic renewable energy generation schemes approved, including:

- Two new ground mounted solar farms/arrays capable of generating electricity for over 10,500 homes
- Extension of the operating period for an existing solar farm/array by a further 15 years to 2054

## Sustainable construction

- Neighbourhood Plan guidance for Climate Change policies published May 2025
- Government is reviewing water efficiency (Part G of Buildings Regulations). Consultation closed in December and key ESC points:
  - Highlighted the increasing pressure on water demand from new Gov housing targets and the need for us as a LPA to have confidence that the water to serve new homes will actually be available
  - Higher efficiency targets are also sought

# Climate change

## Coastal erosion

## Flood risk

### Coastal erosion

Eight applications permitted within the Coastal Change Management Area:

- One replacement dwelling and extensions/garden buildings to dwellings
- Tourism related development including improvements to car parks and a replacement building for Lowestoft Lifeguard Corps (part of the Jubilee Parade re-development)

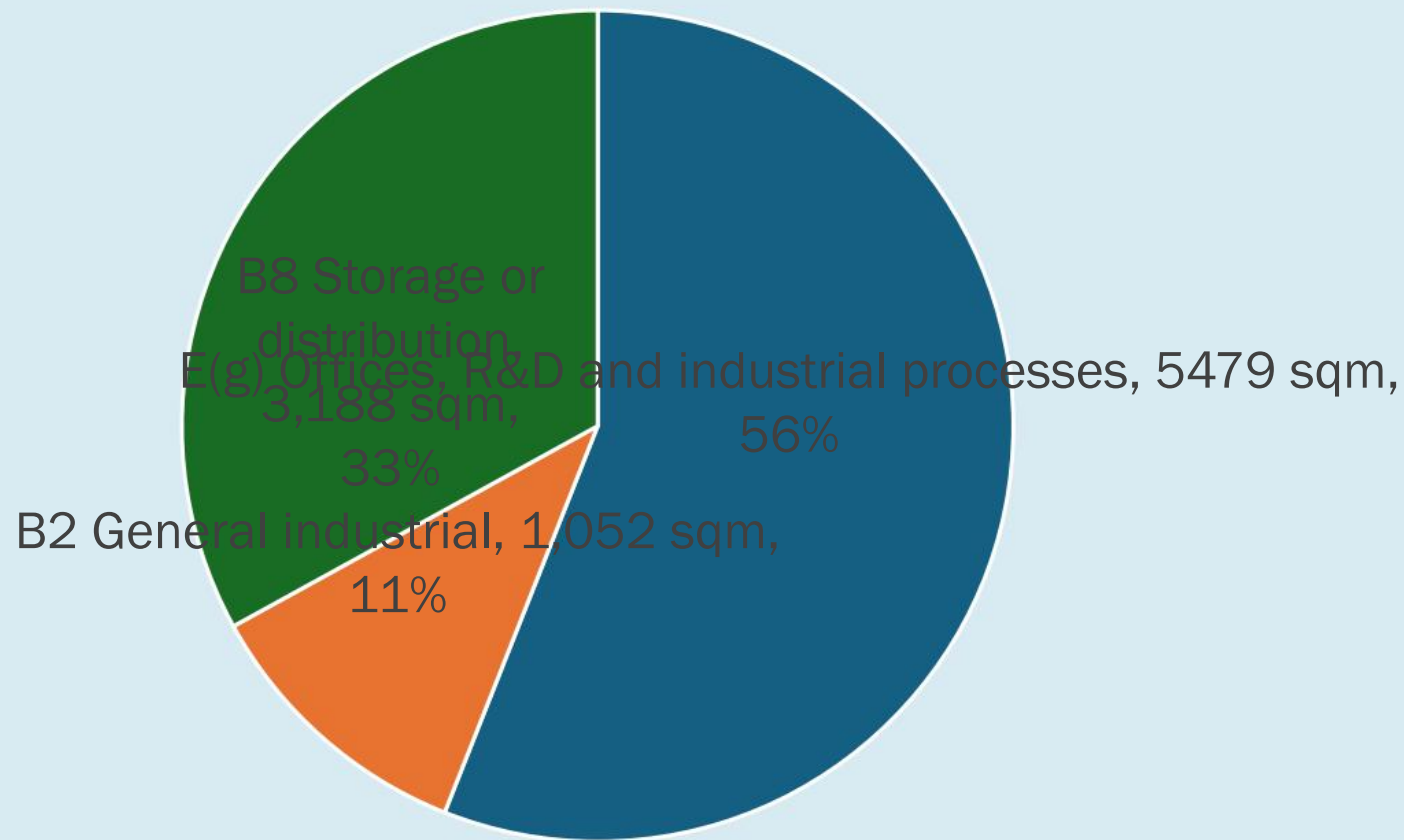
### Flood risk

No planning applications approved against Environment Agency advice on grounds of flood risk

- Two applications withdrawn and three applications refused wholly or in part due to flood risk
- Following the submission of further information or amendments to the proposed schemes, the EA objections have been removed against other relevant applications

# Employment development completed 2024/25

9,719 sqm floorspace / 1.86 hectares land net employment uses completed



# Next steps

- Formally publish regulatory AMR, Planning Delivery Dashboard, and related Open Data datasets
- Email notifications to Local Plan mailing list (including town & parish councils) to publicise