

# **Babergh and Mid Suffolk Joint Authority Monitoring Report 2024- 2025**



January 2026

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## Key Headlines for Babergh and Mid Suffolk

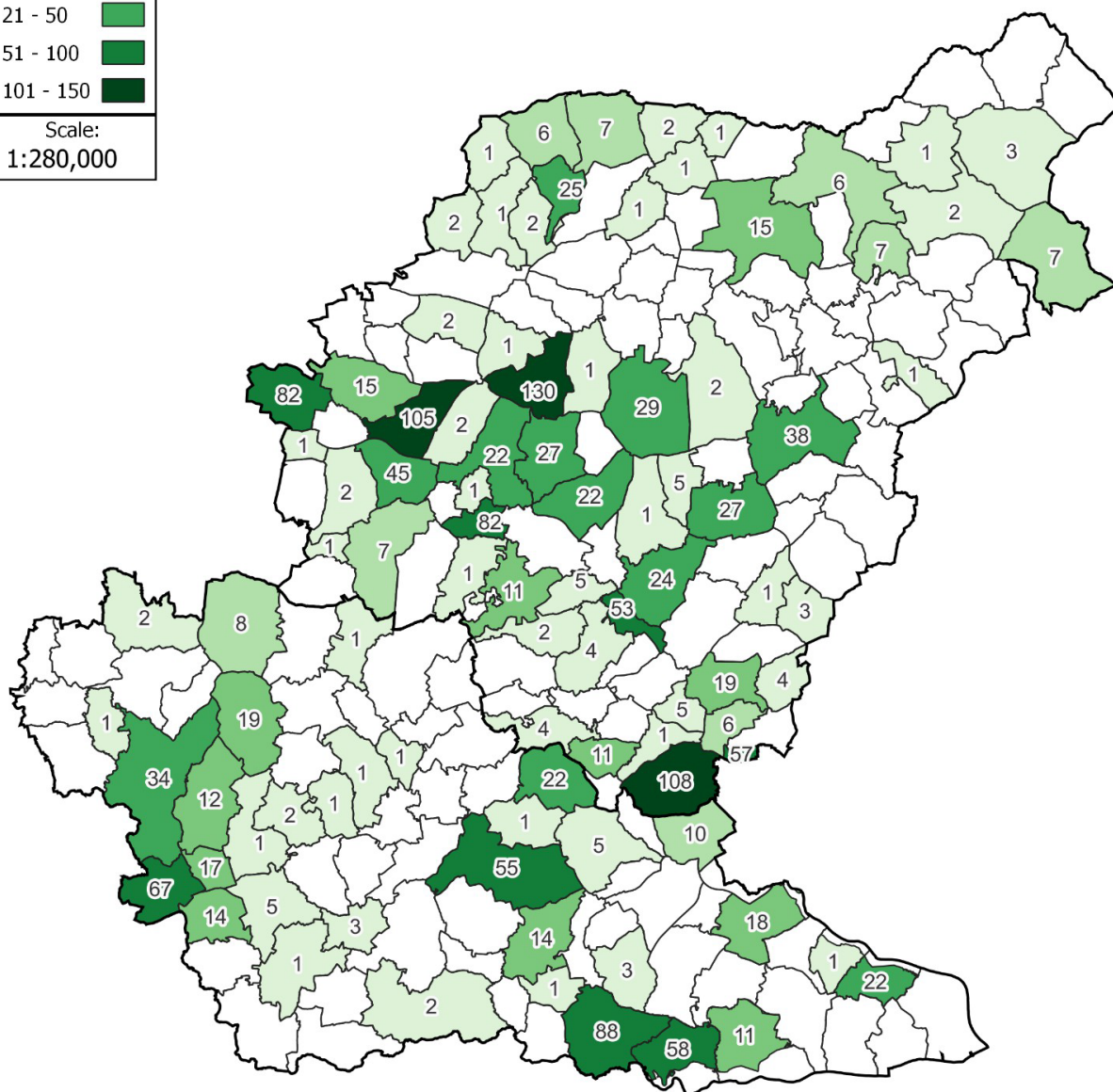
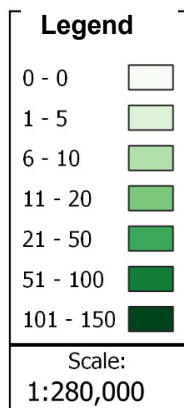
### 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025

Progress continues on the Babergh and Mid Suffolk Joint Local Plan.  
The latest Joint Local Development Scheme was published in March 2025.  
It can be viewed here: [Babergh](#) or [Mid Suffolk](#)

<b>Babergh</b>	<b>Mid Suffolk</b>
577 dwellings were built	1,341 dwellings were built
152 affordable dwellings were built	300 affordable dwellings were built
3,431 Outstanding Planning Permission (dwellings)	5,501 Outstanding Planning Permission (dwellings)
5 Year Housing Land Supply Position*	5 Year housing land supply position*
<a href="#">Housing Delivery Test 2023</a> : 164%	<a href="#">Housing Delivery Test 2023</a> : 197%
5 Neighbourhood Plans were adopted in Babergh	3 Neighbourhood Plans were adopted in Mid Suffolk.

\*the five year housing land supply position is published separately and available on the Council websites:

- <https://www.babergh.gov.uk/w/annual-monitoring-report-and-housing-land-supply-position-statement>
- <https://www.midsuffolk.gov.uk/w/annual-monitoring-report-and-housing-land-supply-position-statement>



Completions Per Parish 2024 - 2025  
Babergh and Mid Suffolk District Councils

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Figure 1: Housing Completions per parish across the districts

## Section 1: Introduction

1.1 This Joint Authority Monitoring Report (AMR) provides information on the key areas where Planning has a role in the two Districts of Babergh and Mid Suffolk and covers the period from 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025. All the information reported is the most up-to-date available at the time of publication.

1.2 The objectives of the annual Joint Authority Monitoring Report are to:

- Report on Key Indicators e.g. housing completions, (this is what is measured to see how well the districts are performing) and the progress made towards delivery against the requirements and targets set out in Local Plan documents.
- Report on the progress made in producing the key Joint Local Plan (JLP) documents against the Joint Babergh and Mid Suffolk Local Development Scheme (LDS).
- Report on the use and implementation of adopted Local Plans and Saved Policies.
- Report on any financial receipts obtained via implementation of the Community Infrastructure Levy (CIL).
- Where a Local Planning Authority (LPA) has co-operated with another such Council or a County Council, or a body or person under section 33A of the Planning and Compulsory Purchase Act 2004, the Monitoring Report must give details of what action has been taken.



## Section 2: Babergh and Mid Suffolk

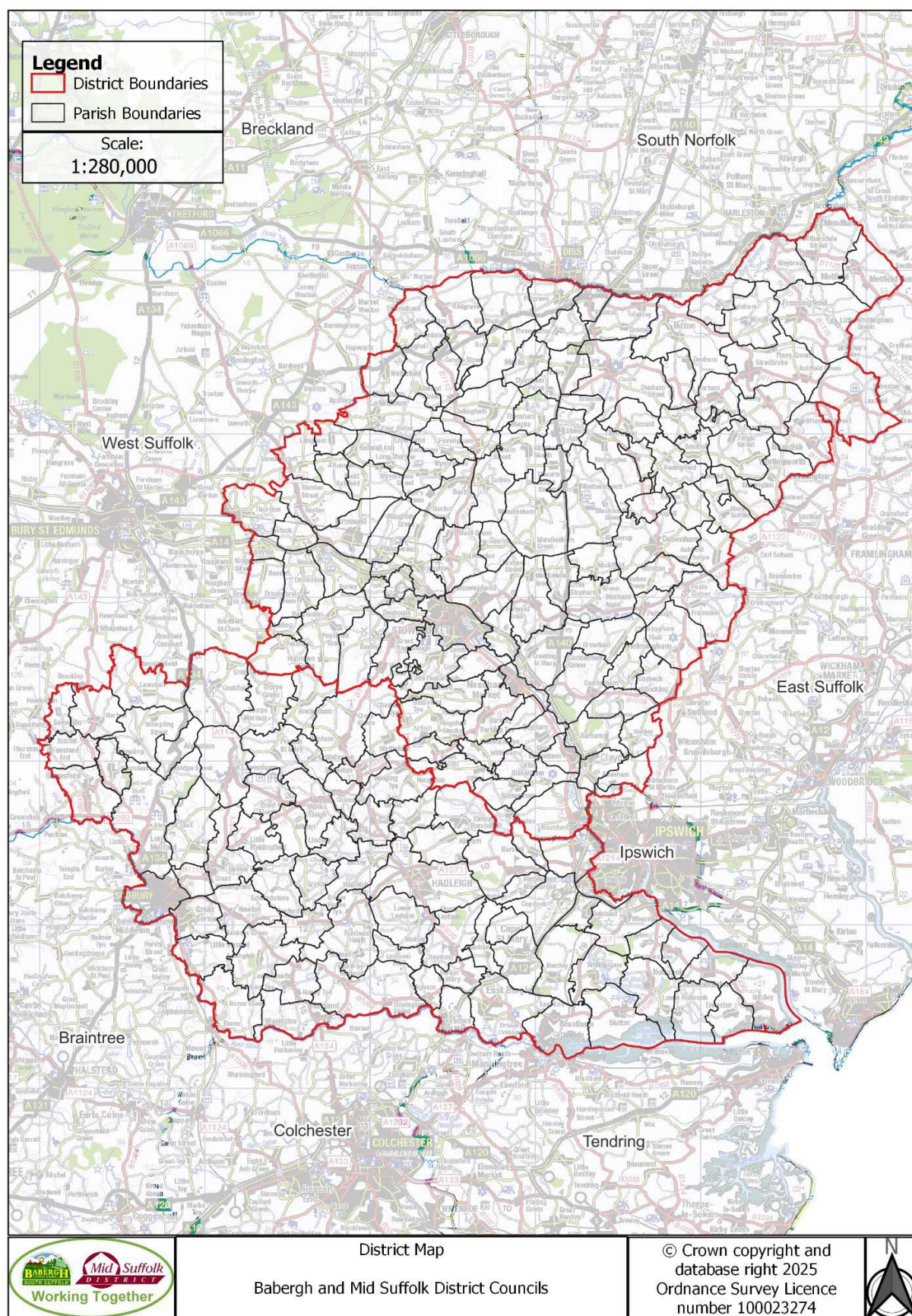


Figure 2: District Map of Babergh and Mid Suffolk District Councils





**Population:**  
Babergh 95,872  
Mid Suffolk 108,029



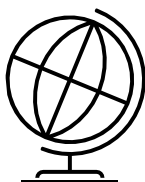
**Households:**  
Babergh 42,567  
Mid Suffolk 47,471



**Population under 16:**  
Babergh 16.1%  
Mid Suffolk 16.1%



**Population 65+:**  
Babergh 26.6%  
Mid Suffolk 27%



**Area**  
Babergh 230 square miles / 596km<sup>2</sup>  
Mid Suffolk 335 square miles / 858km<sup>2</sup>



**Listed Buildings**  
Babergh 3,005  
Mid Suffolk 3,467  
**Scheduled Ancient Monuments**  
Babergh 34  
Mid Suffolk 37



**Conservation Areas**  
Babergh 29  
Mid Suffolk 31  
**Registered Historic Parks and Gardens**  
Babergh 7  
Mid Suffolk 4



**National Landscapes (formerly Areas of Outstanding Natural Beauty)**  
Suffolk Coast & Heaths  
Dedham Vale

(ONS, Population Estimates 2023)

More information can be found in the State of the Districts reports



**Babergh**  
State of the  
District Report 2025



**Mid Suffolk**  
State of the  
District Report  
2025

Babergh:

<https://baberghmidsuffolk.moderngov.co.uk/documents/s40325/Appendix%20A%20-%20Babergh%20State%20of%20the%20District%202025%20FINAL.pdf>

Mid Suffolk:

<https://baberghmidsuffolk.moderngov.co.uk/documents/s40426/Appendix%20A%20-%20Mid%20Suffolk%20State%20of%20the%20District%202025%20FINAL.pdf>

## Section 3: The Development Plan

### Progress of B&MS Joint Local Plan Part 1 and 2 and JLP Review

- 3.1 All Local Planning Authorities are required to prepare a Local Development Scheme (LDS), which is the timetable for producing and adopting the planning documents that will make up the Development Plan. It identifies what documents are to be produced and the key milestones, including public consultation, for their production. All Council planning documents can be viewed on the Council websites.
- 3.2 The most recent LDS at the end of the monitoring period was adopted in March 2025 and sets out the approach following changes to national policy and can be viewed on the Babergh and Mid Suffolk District Council websites via the links below:  
<https://www.babergh.gov.uk/jointlocalplan>  
<https://www.midsuffolk.gov.uk/jointlocalplan>
- 3.3 Part 1 of the Joint Local Plan was adopted by Mid Suffolk District Council on 20 November 2023 as set out in [Mid Suffolk's adoption statement](#) and by Babergh District Council on 21 November 2023 as set out in [Babergh's adoption statement](#). The full suite of adopted planning policy documents (including a live list of remaining Saved Policies) is published by Babergh and Mid Suffolk Councils on the respective website links below:  
<https://www.babergh.gov.uk/adopted-documents>  
<https://www.midsuffolk.gov.uk/adopted-documents>
- 3.4 Following the Government's new National Planning Policy Framework announcement in December 2024, the Councils are now proceeding with a full Joint Local Plan review and not a Part 2 Plan. The Councils' Joint Local Plan Review will set the vision and objectives and the spatial development strategy for the districts. It will contain a set of planning policies to guide development to the mid-2040s, building on the planning policies set out in the adopted Joint Local Plan Part 1 Development Plan Document, and responding to national planning policy requirements.



## **Evidence Base**

- 3.5 The current and anticipated key evidence base documents underpinning the production of the Babergh and Mid Suffolk Joint Local Plan, together with their publication dates (where relevant), can be found via the web links below:

<https://www.babergh.gov.uk/w/current-evidence>

<https://www.midsuffolk.gov.uk/w/current-evidence>

## **Neighbourhood Development Plans**

- 3.6 Neighbourhood Development Plans (NDPs) and Orders (NDOs) provide a means by which local communities can have a say in or manage development within a defined area. Babergh and Mid Suffolk have some of the highest uptake in neighbourhood planning across the country. 8 neighbourhood development plans were 'made' between 1<sup>st</sup> April 2024 and 31<sup>st</sup> March 2025.

- 3.7 As at the end of March 2025 there were 24 'made' neighbourhood development plans in Babergh and 22 'made' plans in Mid Suffolk. There are approximately 30 more areas across the districts that are progressing neighbourhood development plans, at various stages. For more information please visit:

<https://www.babergh.gov.uk/neighbourhood-planning/>

<https://www.midsuffolk.gov.uk/neighbourhood-planning/>

- 3.8 LPAs are required to state in their AMR whether any Local Development Orders have been adopted (under section 61A of the Town & Country Planning Act 1990). None were adopted in Babergh or Mid Suffolk.

	Babergh	Mid Suffolk
<b>'Made' Plans (adopted)</b>	<ul style="list-style-type: none"> <li>• <b><u>Acton NDP (23 July 2024)</u></b></li> <li>• Aldham NDP (21 Jan 2020)</li> <li>• Assington NDP (2 Mar 2022)</li> <li>• Bentley NDP (12 Dec 2022)</li> <li>• Boxford NDP (31 October 2022)</li> <li>• <b><u>Brettenham NDP (27 February 2025)</u></b></li> <li>• Chelmondiston NDP (2 Mar 2022)</li> <li>• East Bergholt NDP (20 Sept 2016)</li> <li>• <b><u>Edwardstone NDP (18 November 2024)</u></b></li> <li>• Elmsett NDP (10 Dec 2019)</li> <li>• Great Waldingfield NDP (28 November 2023)</li> <li>• <b><u>Hadleigh NDP (27 February 2025)</u></b></li> <li>• Holbrook NDP (28 November 2023)</li> <li>• Lavenham NDP (20 Sept 2016)</li> <li>• <b><u>Lawshall NDP (19 April 2024)</u></b></li> <li>• Leavenheath NDP (27 July 2023)</li> <li>• Little Cornard NDP (20 July 2022)</li> <li>• Little Waldingfield NDP (2 Mar 2022)</li> <li>• Long Melford NDP (31 October 2022)</li> <li>• Newton NDP (2 Mar 2022)</li> <li>• Sproughton NDP (28 November 2023)</li> <li>• Stutton NDP (27 July 2023)</li> <li>• Whatfield NDP (2 Mar 2022)</li> <li>• Wherstead NDP (27 July 2023)</li> </ul>	<ul style="list-style-type: none"> <li>• <b><u>Beyton NDP (11 April 2024)</u></b></li> <li>• Botesdale &amp; Rickingham NDP (23 January 2020)</li> <li>• Debenham NDP (18 March 2019)</li> <li>• Diss &amp; District NDP (16 October 2023)</li> <li>• Drinkstone NDP (19 May 2021)</li> <li>• Elmswell NDP (24 November 2023)</li> <li>• Eye NDP (19 May 2021)</li> <li>• Fressingfield NDP (27 March 2020)</li> <li>• Haughley NDP (24 October 2019)</li> <li>• <b><u>Hoxne NDP (11 April 2024)</u></b></li> <li>• Laxfield NDP (14 April 2022)</li> <li>• Mendlesham NDP (24 November 2022)</li> <li>• Needham Market NDP (2 March 2022)</li> <li>• Redgrave NDP (20 July 2022)</li> <li>• Stradbroke NDP (18 March 2019)</li> <li>• Stowupland NDP (27 June 2019)</li> <li>• Thorndon NDP (2 March 2022)</li> <li>• Thurston NDP (24 October 2019)</li> <li>• Walsham le Willows (24 November 2023)</li> <li>• <b><u>Wetheringsett cum Brockford NDP (27 November 2024)</u></b></li> <li>• Wilby NDP (19 May 2021)</li> <li>• Woolpit NDP (31 October 2022)</li> </ul>

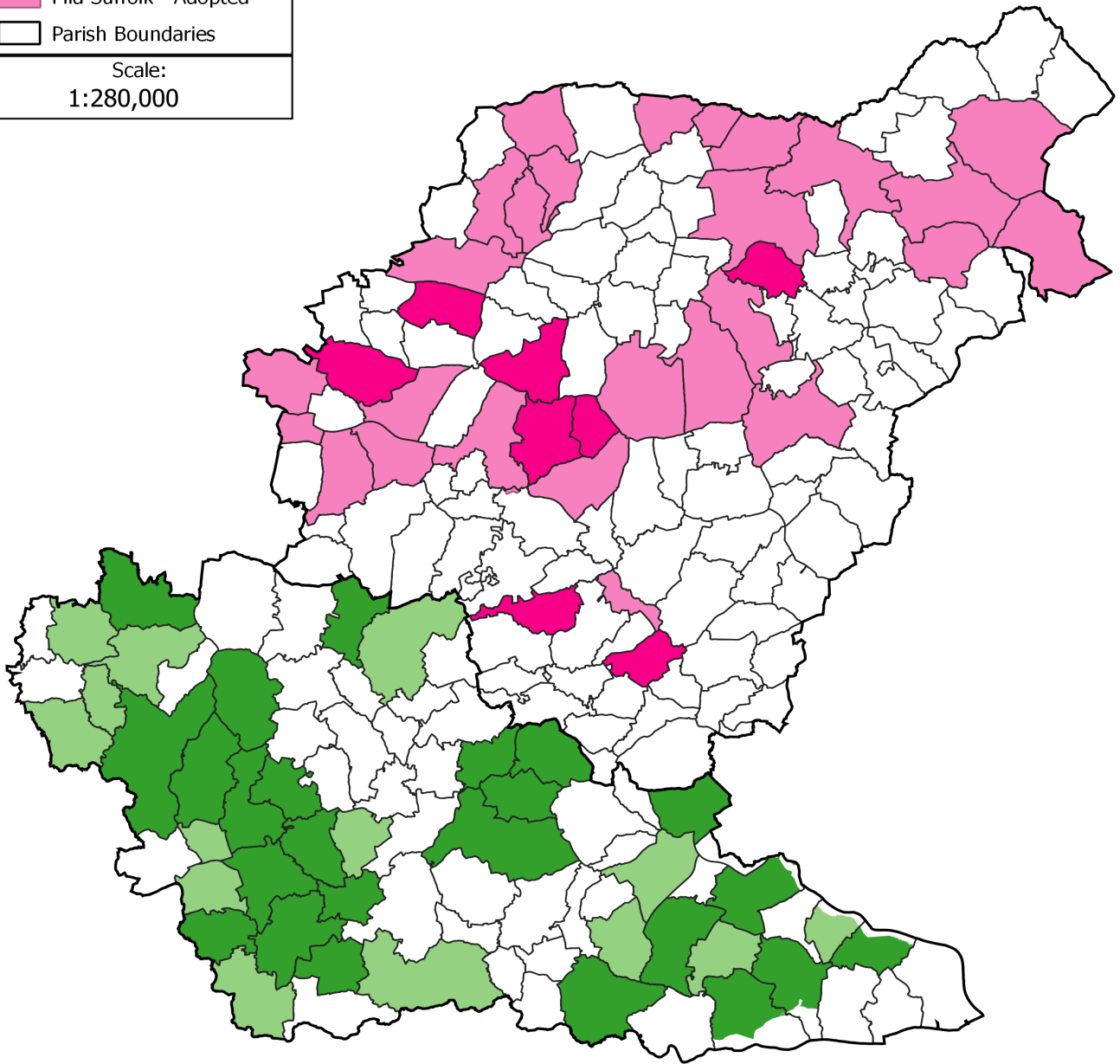
Table 1: Neighbourhood Development Plans in Babergh and Mid Suffolk in 2024-25

## Legend

Status of Neighbourhood Plans

- Babergh - In Progress
- Babergh - Adopted
- Mid Suffolk - In Progress
- Mid Suffolk - Adopted
- Parish Boundaries

Scale:  
1:280,000



Status of Neighbourhood Plans in Babergh and Mid Suffolk

Babergh and Mid Suffolk District Councils

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Figure 3: Status of Neighbourhood Development Plans in Babergh and Mid Suffolk

## **Community Infrastructure Levy**

- 3.9 The Community Infrastructure Levy (CIL) is a prescribed charge for new development to offset the impacts of additional homes and businesses on infrastructure and facilities such as roads, schools, open space, and health centres (infrastructure) and to enable sustainable growth. Section 106 legal agreements are used alongside CIL to secure on-site infrastructure and items that are not defined as infrastructure, such as affordable housing.
- 3.10 Babergh District Council and Mid Suffolk District Council have been charging CIL since 11<sup>th</sup> April 2016.
- 3.11 A proportion of CIL receipts are passed onto the parish/town council in which development took place which should be used by the parish/town council to improve, replace or maintain infrastructure. In the monitoring year 2024-25, Babergh District Council has made a total of £550,976.49 CIL payments to town and parish councils. Mid Suffolk District Council has made a total of £1,234,164.91 CIL payments to town and parish councils.
- 3.12 The Councils publish further statutory CIL receipts and expenditure information, compliant with Regulation 62 of The Community Infrastructure Levy Regulations 2010 on their website. Please see the links below for reports and further information on CIL in the districts.

<https://www.babergh.gov.uk/community-infrastructure-levy>

<https://www.midsuffolk.gov.uk/community-infrastructure-levy>



## Duty To Cooperate

- 3.13 The duty to cooperate was created in the Localism Act 2011 and places a legal duty on Local Planning Authorities and County Councils to engage constructively on strategic cross boundary matters. Paragraphs 20, 24-27 of the latest National Planning Policy Framework (NPPF) (2021) set out what Councils should do on this. The NPPF proposes that authorities produce a 'statement of common ground', which documents relevant cross-boundary strategic priorities and providing evidence of joint working. The Councils have worked with relevant partners and published Statements of Common Ground in their Core Document Library to support the submission of the Joint Local Plan for Examination and as the Examination progressed. The Core Document Library can be viewed on the Council websites via the web links below:

<https://www.babergh.gov.uk/documents/d/asset-library-54706/jlp-core-document-library-live>

<https://www.midsuffolk.gov.uk/documents/d/asset-library-54706/jlp-core-document-library-live>

- 3.14 In June 2016, both Babergh and Mid Suffolk District Councils, as well as Ipswich Borough Council, Suffolk Coastal District Council (now East Suffolk Council) and Suffolk County Council, signed a Memorandum of Understanding (MoU) committing each authority to joint working on:

- i. resolving the full objectively assessed needs of the area;
- ii. broad locations to accommodate the identified needs of the area;
- iii. implementation of any mitigation measures for Habitats Regulations Assessment;
- iv. infrastructure delivery.

These issues are considered through a number of cross-organisation groups and bodies in operation in Suffolk such as the Ipswich Strategic Planning Area Board and Suffolk Planning Officer Groups.

- 3.15 The iterative process of cooperation is manifested through the formal consultation processes and will include all of the prescribed bodies under the legislation. However, there are frequent meetings and discussions outside of those consultation periods in order to ensure that the Duty is met. An [Ipswich Strategic Planning Area Statement of](#)

[Common Ground \(V7 March 2021\)](#) between Babergh District Council, East Suffolk Council (for the Suffolk Coastal Local Plan area), Ipswich Borough Council, Mid Suffolk District Council, Suffolk County Council and Natural England has been agreed and published. This is kept under review as Plans and issues emerge or evolve. A Duty to Cooperate Statement was published in March 2021 in the Councils' Core Document Library, ([Document A07](#)), which details the actions undertaken with neighbouring authorities and prescribed bodies in the ongoing preparation of the Joint Local Plan.

- 3.16 The Councils will continue to explore new possibilities for collaboration and cooperation with relevant partners.



## Section 4: Housing Monitoring Indicators



### Local Housing

4.1 House prices across both districts can be seen below. There has been a steady increase in property prices across the region.

#### Median property price by type for Babergh

Median property price by type for Babergh

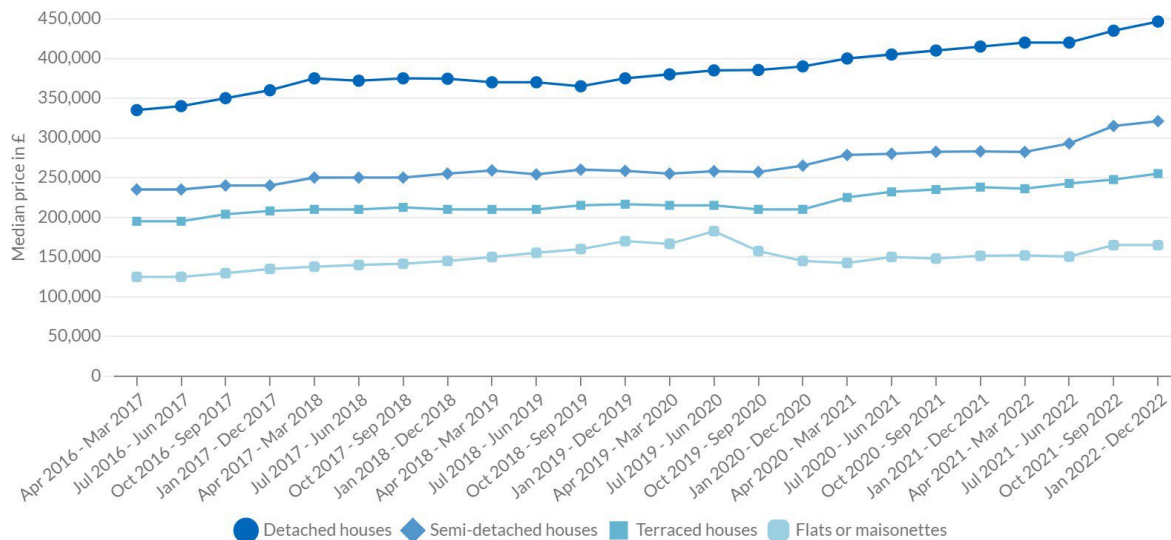


Figure 4: Median (average) house prices of different dwelling types in Babergh from 2015 to 2022 (Suffolk Observatory, 2024)

#### Median property price by type for Mid Suffolk

Median property price by type for Mid Suffolk

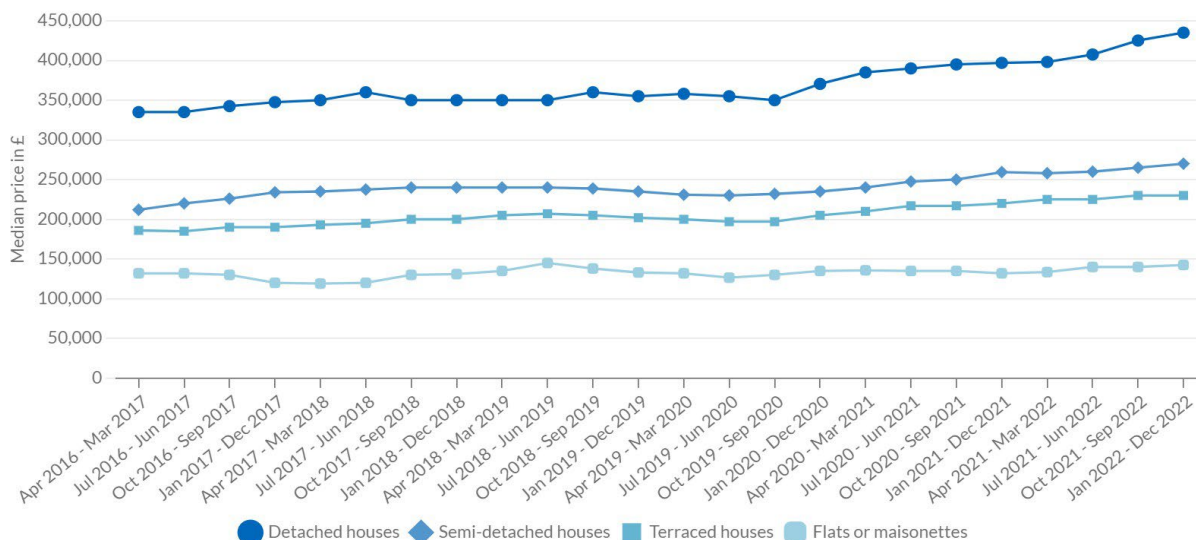


Figure 5: Median (average) house prices of different dwelling types in Mid Suffolk from 2015 to 2022 (Suffolk Observatory, 2024)

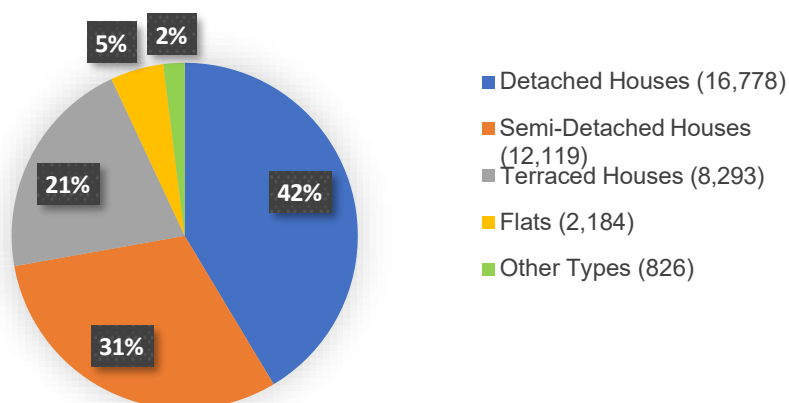
4.2 Table 2 indicates the housing affordability ratio across both districts with the figures for 2024 showing an improving position against previous years.

Area	2016	2017	2018	2019	2020	2021	2022	2023	2024
Babergh	11.26	10.74	11.48	10.87	10.68	11.91	12.70	11.89	10.00
Mid Suffolk	8.98	10.20	9.44*	8.98	8.74	10.32	10.97	10.23	8.32
Suffolk	8.04	8.69	8.85	8.52	8.55	9.79	9.22	8.86	8.17
East of England	8.96	9.66	9.78	9.47	9.51	10.57	10.27	9.98	9.07

Table 2: Babergh and Mid Suffolk: Ratio of Workplace-based Median House Price to Median Earnings Ratio (ONS, 2024)

4.3 The Councils seek to ensure a suitable mix of house types and size is available to meet the housing needs of the districts.

### Babergh Households per Dwelling Type



### Mid Suffolk Households per Dwelling Type

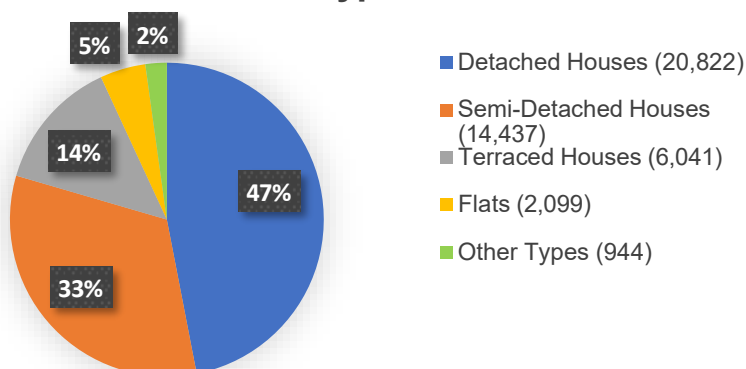


Figure 6: Type of dwellings and number of households in Babergh and Mid Suffolk (excluding Caravans and other mobile and temporary structures) (ONS Census 2021)



## Housing Growth

4.4 The following tables show the housing figures for both Babergh and Mid Suffolk for the current and previous AMR years. Where data is available, they also show the number/percentage of these that were delivered as affordable homes and, the number/percentage that came forward as windfall development.

### Babergh

4.5 The Part 1 Joint Local Plan, using the standard method, identifies the local housing need in Babergh to be 7,904 dwellings over the plan period 2018-2037. The annual local housing need requirement is therefore 416 dwellings.

<b>Babergh</b>							
<b>AMR Year</b>	<b>Net Completions (A)</b>	<b>of which Affordable (B)</b>	<b>% Affordable (B as % of A)</b>	<b>No. of Windfall (C)</b>	<b>% Windfall (C as % of A)</b>	<b>% Greenfield</b>	<b>% Brownfield</b>
2024/25	577	152	26%	372	64%	83%	17%
2023/24	604	124	21%	518	86%	64%	36%
2022 / 23	624	156	25%	568	91%	83%	17%
2021 / 22	758	130	17%	736	97%	-	-
2020 / 21	402	89	22%	346	86%	-	-
2019 / 20	293	114	39%	218	74%	-	-
2018 / 19	579	52	9%	456	79%	-	-
2017 / 18	331	71	21%	221	67%	-	-
2016 / 17	226	83	37%	168	74%	-	-
<b>Totals</b>	<b>3,893</b>	<b>847</b>	<b>-</b>	<b>3,231</b>	<b>-</b>	<b>-</b>	<b>-</b>

Table 3: Babergh Net Residential Completions by AMR Year Note: Net delivery figures

<b>Housing Type</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
Flats	32	26	7	0
Terraced	0	36	53	0
Semi Detached	0	78	61	2
Detached	1	10	56	108
Barn Conversion	0	0	0	1
Bungalow	0	15	15	0

Table 4: Babergh completions by house type and size

Figures may not match completions data as in table 4 as housing type not available for all permissions.

4.6 Many of the completions in recent years have come from major developments across the district. Sites with a significant number of completions are shown in the table below.

Site Address	Permission Reference	Total no. dwellings approved	2024-25 completions
Land South Of Brooklands Road Brantham	DC/19/00881/RES	281	28
Land South Of Slough Road Brantham	DC/21/04359/RES	65	30
Land North West Of Moores Lane East Bergholt	B/15/00673/FUL	144	77
Land South Of Tower Mill Lane/East Of Frog Hall Lane Hadleigh	DC/19/05419/FUL	273	31
Land To The East Of Station Road Long Melford	DC/21/02319/RES	150	34
Chilton Woods Mixed Development To North Of Woodhall Business Park Sudbury	DC/21/02764/RES	200	44

Table 5: Major Sites with Significant Completions 2024-25

YEAR ON YEAR COMPLETIONS								
1st April - 31st March	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
Market Towns								
Sudbury	82	123	22	10	102	31	141	67
Hadleigh	9	9	45	32	100	84	48	55
TOTAL	91	132	67	42	202	115	189	122

Table 6: Completions in Market Towns

4.7 As per policy SP02 in the Joint Local Plan Part 1, sites of 10 or more dwellings, or 0.5ha or more should include 35% affordable housing on greenfield land or 25% on brownfield land. In Mid Suffolk, only one site did not meet the 35% affordable housing requirement.

Dwellings with planning permission but not started	<b>3,006</b>
Dwellings with planning permission and under construction	<b>425</b>
<b>TOTAL</b>	<b>3,431</b>

Table 7: Dwellings with planning permission but not started or under construction in Babergh

## **Mid Suffolk**

4.8 The Part 1 Joint Local Plan, using the standard method, identifies the local housing need in Mid Suffolk to be 10,165 dwellings over the plan period 2018-2037. The annual local housing need requirement is therefore 535 dwellings.

<b>Mid Suffolk</b>							
<b>AMR Year</b>	<b>Net Completions (A)</b>	<b>of which Affordable (B)</b>	<b>% Affordable (B as % of A)</b>	<b>No. of Windfall (C)</b>	<b>% Windfall (C as % of A)</b>	<b>% Greenfield</b>	<b>% Brownfield</b>
2024/ 25	1,341	300	22%	1,150	86%	80%	20%
2023/ 24	1,014	291	29%	890	88%	94%	6%
2022 / 23	1,234	299	24%	1,143	92%	78%	22%
2021 / 22	862	196	23%	710	82%	-	-
2020 / 21	672	193	29%	585	87%	-	-
2019 / 20	451	128	28%	442	98%	-	-
2018 / 19	690	118	17%	583	84%	-	-
2017 / 18	426	108	25%	292	69%	-	-
2016 / 17	305	111	36%	230	75%	-	-
<b>Totals</b>	<b>5,654</b>	<b>144</b>	<b>-</b>	<b>4,875</b>	<b>-</b>	<b>-</b>	<b>-</b>

Table 8: Mid Suffolk Net Residential Completions by AMR Year *Note: Net delivery figures*

<b>Housing Type</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
Flats	42	40	0	0
Terraced	9	101	78	2
Semi Detached	3	141	235	23
Detached	4	23	184	302
Barn Conversion	1	2	6	8
Bungalow	2	39	31	4

Table 9: Mid Suffolk completions by house type and size

Figures may not match completions data as in table 8 as housing type not available for all permissions.

4.9 Many of the completions in recent years have come from major developments across the district. Sites with a significant number of completions are shown in table 10.



Site Address	Permission Reference	Total no. dwellings approved	2024-25 completions
Land To The East Of Turkeyhall Lane And To The North Of North Close Bacton	DC/21/00641/RES	51	44
Land To The North Of Church Road Bacton	DC/21/01930/RES	81	31
Land East Of The Street And Loraine Way Bramford	DC/21/01220/RES	190	45
Land To The South Of Fitzgerald Road Bramford	DC/21/05669/RES	115	38
Land East Of Aspoll Road Debenham	DC/21/02982/FUL	54	32
Former Grampian/Harris Factory St. Edmund Drive	M/3918/15/RES	190	49
Land To The South Of Union Road Onehouse	DC/21/06966/RES	146	53
Land North Of Chilton Leys Chilton Leys Stowmarket PHASE 2A	DC/18/03111/RES	174	32
Stowmarket Middle School Walnut Tree Walk Stowmarket	DC/19/02484/FUL	38	38
Site 3C And 3D Land South Of Gun Cotton Way Stowmarket	DC/20/04723/FUL	141	33
Northfield View Phase 2 Bury Road Stowmarket	DC/20/05912/RES	100	100
Chilton Leys Northfield View Phase 2C Land To The West Of Chilton Fields Fuller Way Stowmarket	DC/21/06052/RES	235	43

Land On The North Side Of Norton Road Thurston	DC/19/01602/RES	87	41
Land West Of Old Norwich Road Whitton	DC/20/03704/RES	190	57
Land Off Bury Road The Street Woolpit	DC/21/01132/RES	300	40

Table 10: Major Sites with Significant Completions 2024-25

4.10 As per policy SP02 in the Joint Local Plan Part 1, sites of 10 or more dwellings, or 0.5ha or more should include 35% affordable housing on greenfield land or 25% on brownfield land. In Mid Suffolk, only one site did not meet the 35% affordable housing requirement.

<b>YEAR ON YEAR COMPLETIONS</b>								
<b>1st April - 31st March</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>	<b>2020 -2021</b>	<b>2021- 2022</b>	<b>2022- 2023</b>	<b>2023- 2024</b>	<b>2024 - 2025</b>
<b>Market Towns</b>								
<b>Stowmarket</b>	164	148	22	78	108	91	71	281
<b>Needham Market</b>	24	47	6	67	53	119	47	53
<b>Eye</b>	1	3	2	3	2	2	36	15
<b>TOTAL</b>	<b>189</b>	<b>198</b>	<b>30</b>	<b>148</b>	<b>163</b>	<b>212</b>	<b>154</b>	<b>349</b>

Table 11: Mid Suffolk net residential completions by urban areas & market towns

Dwellings with planning permission but not started	<b>4,783</b>
Dwellings with planning permission and under construction	<b>718</b>
<b>TOTAL</b>	<b>5,501</b>

Table 12: Dwellings with planning permission but not started or under construction in Mid Suffolk

## Other Residential (including special and supported)

4.11 As per policies LP06 and LP24 in the Part 1 JLP, dwellings built to M4(2) are supported.

Across the districts at least 150 dwellings were approved in Babergh and at least 100 were approved in Mid Suffolk that explicitly meet the building regulations to be adaptable and accessible.

4.12 The following units have been approved to support the varying needs of the populations within the districts.

	Babergh		Mid Suffolk	
	<i>Approved</i>	<i>Completed</i>	<i>Approved</i>	<i>Completed</i>
Care Homes	0	0	0	0
Occupation Restricted Dwellings	0	0	5	1
HMOs	1	1	1	1
Annexes	18	0	17	1
Holiday lets	5	0	6	0
Mobile Homes	0	0	1	0

Table 13: other properties completed in 2024-25  
this is a new dataset and therefore these figures should be considered minimum only

## Housing Trajectory & Five-Year Land Supply

4.13 The Five-year Housing Land Supply Statements for Babergh and Mid Suffolk District Councils respectively are published as separate documents. For further information please see the Council websites at:

<https://www.babergh.gov.uk/web/babergh/w/annual-monitoring-report-and-housing-land-supply-position-statement>

<https://www.midsuffolk.gov.uk/web/babergh/w/annual-monitoring-report-and-housing-land-supply-position-statement>

## Self-build Register

4.14 Since April 2016, Local Authorities in England have been required to maintain a register of households who are interested in obtaining a plot of land to build a home of their own, the 'Self-build Register'. Further legislation came into effect at the end of October 2016 which, amongst other things, requires local authorities to have regard to their register when carrying out its functions and to grant sufficient 'development permissions' to meet the demand for self-build and custom housebuilding in their area. Babergh and Mid Suffolk District Councils are continuing to explore ways in which they can deliver on this.

4.15 During the current AMR period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025, 46 households were registered on the Self-Build register, with 13 households registering for Babergh, 18 for Mid Suffolk and 15 registering for both districts. No applications have been received to date from any 'Group' or 'Association'. The reasons given for wanting to 'self-build' vary but, typically, many households indicate that they are looking to move closer to family or friends and/or have use of a property designed to meet their specific or longer-term needs. Having a property with higher 'eco-performance' levels also features on many people's wish list.

4.16 With few exceptions, the majority of applicants indicate that their main interest lies in a 'one-off' self-build project (either a detached house or bungalow) and are wanting a 2, 3 or 4 bed property.

4.17 Between 1<sup>st</sup> April 2024 and 31<sup>st</sup> April 2025, 1 self-build dwelling in Babergh and 4 self-build dwellings in Mid Suffolk were completed.

4.18 Between 1<sup>st</sup> April 2024 and 31<sup>st</sup> April 2025, at least 12 self-build dwellings in Babergh and 27 self-build dwellings in Mid Suffolk were approved. Based on the receipt of a CIL exemption certificate and a CIL commencement certificate table 14 shows the number of commenced self-build dwellings in the districts.

Year	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024- 2025
Babergh	62	54	47	63	54	23	18
Mid Suffolk	70	93	106	89	52	39	27

Table 14: Self -Build Commencements (source: CIL notifications)

## **Gypsy And Traveller and Travelling Show people**

4.19 Babergh and Mid Suffolk District Councils, commissioned an assessment of the accommodation needs of Gypsies, Travellers, Travelling Show people and Boat Dwellers for the period up to 2037. This forms evidence for the emerging Joint Local Plan Review. The report was published in May 2024 and can be viewed via the web links below.  
<https://www.babergh.gov.uk/documents/d/asset-library-54706/babergh-and-mid-suffolk-gtaa-report-may-2024>

<https://www.midsuffolk.gov.uk/documents/d/asset-library-54706/babergh-and-mid-suffolk-gtaa-report-may-2024>

## **Homelessness**

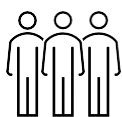
4.20 The Homelessness Reduction Act 2017 significantly reformed England's homelessness legislation by placing duties on local authorities to intervene at earlier stages to prevent homelessness in their areas. It also requires housing authorities to provide homelessness services to all those affected, not just those who have 'priority need'.

### **Babergh:**

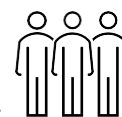
- Total no. owed a S193 main duty (accepted as statutory homeless) during 2024/25: 105.
- Total no. owed a S193 main duty as of 31<sup>st</sup> March 2025: 63.

### **Mid Suffolk:**

- Total no. owed a S193 main duty (accepted as statutory homeless) during 2024/25: 71.
- Total no. owed a S193 main duty as of 31<sup>st</sup> March 2025: 35.



## Section 5: Employment Monitoring Indicators



5.1 The economy in Babergh and Mid Suffolk districts is diverse. The key sectors are public sector, banking and finance, and distribution.

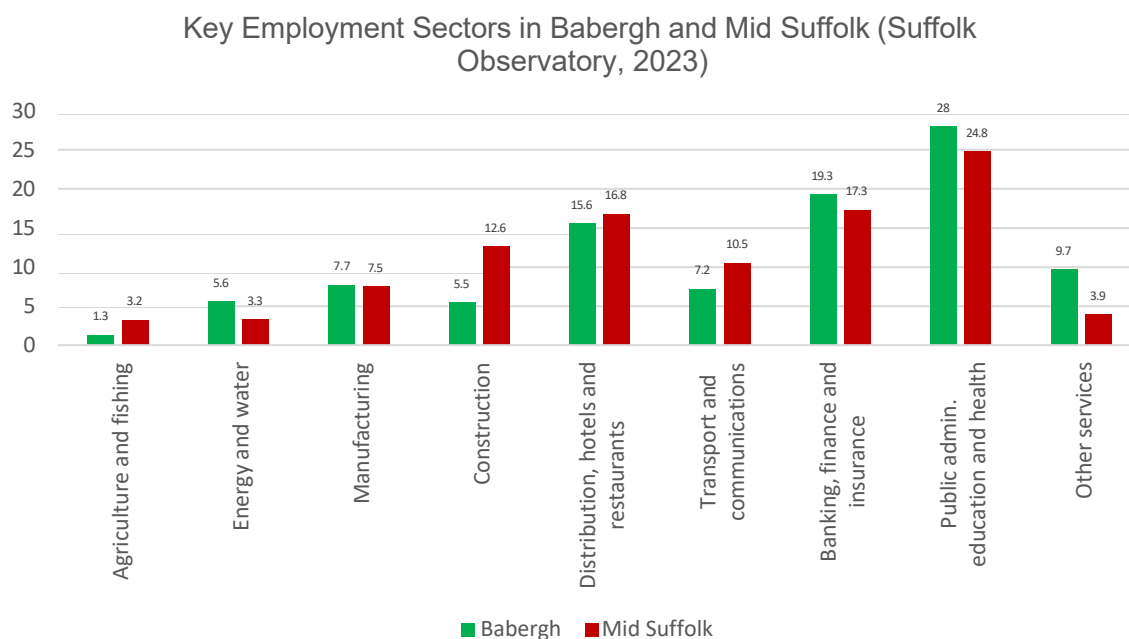


Figure 7: Key employment sectors (Suffolk Observatory, 2023)

5.2 ONS data from the 2021 Census shows that there are 42,956 economically active people in full time employment in Babergh and 50,024 in Mid Suffolk. At 56% and 58% of the population, the districts are in line with both the regional average (57%) and the national average (57.2%).

## Town Centres

5.3 Babergh and Mid Suffolk District Councils have been collecting data on shop occupancy and vacancy rates in our key towns and service centres for some years. These surveys give a useful indicator of the 'retail health' of the towns.

Town Centre	No. of Shops			Floorspace (m <sup>2</sup> )		
	Total	Vacant	% vacant	Total	Vacant	% vacant
<b>Sudbury (2025)</b>	272	25	9%	40,144	2,851	7%
<b>Hadleigh (2025)</b>	108	7	6%	22,016	1,966	9%
<b>Stowmarket (2025)</b>	165	10	6%	25,955	1,252	5%
<b>Needham Market (2025)</b>	74	7	9%	7,527	568	8%
<b>Eye (2025)</b>	45	4	9%	Data not available		

Table 15: Town Centre Vacancy Rates (April 2025)

5.4 The current Town Centre and Retail Study for Babergh and Mid Suffolk was published in September 2015. For more information, please visit the following websites:

<https://www.babergh.gov.uk/web/babergh/w/current-evidence>

<https://www.midsuffolk.gov.uk/web/babergh/w/current-evidence>

5.5 Residential dwellings in Babergh town centres included 8 dwellings approved and in Mid Suffolk included 9 dwellings approved.



## Economic Impact of Tourism

5.6 The Tourism Sector is an important part of the Babergh and Mid Suffolk economy. Information from a report carried out by Destination Research on the Economic Impact of Tourism (2023) showed the total value of tourism in Babergh to be worth over £208million and provide 3,385FTE jobs (12.2% of all employment in the district). In Mid Suffolk, it was worth over £183million and provided 3,000FTE jobs (9.3% of employment in the district).

5.7 In order to help the Tourism sector grow in our area and across Suffolk, locally based industry led tourism bodies, called Destination Management Organisations (DMO's) and Tourism Actions Groups (TAG's) are developing in line with Department for Digital, Culture, Media and sport strategy and supported by Visit England.

<b>Babergh</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Total Tourism Value	£212,920,375	£80,742,766	£133,851,000	£206,197,000	£208,609,000
Total Tourism Employment (actual jobs)	4,845	2,827	3,654	4,683	4,744
Full Time Equivalent Jobs	3,470	1,992	2,601	3,345	3,385

Table 16: Babergh Economic Value of Tourism (2023)

<b>Mid Suffolk</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Total Tourism Value	£186,029,00	£72,346,000	£118,223,000	£181,740,000	£183,110,000
Total Tourism Employment (actual jobs)	4,265	2,507	3,229	4,165	4,200
Full Time Equivalent Jobs	3,061	1,771	2,304	2,979	3,000

Table 17: Mid Suffolk Economic Value of Tourism (2023)

## Development on Strategic Employment Sites

5.8 In order to support and encourage sustainable economic growth and ensure a continuous range and diversity of sites and premises are available to meet current and potential future needs, the following sites are supported. The amount of development on these sites is shown.

Site	Total Site Area (Ha)	Vacant Land (Ha) (as of Nov 22)
<b>Babergh</b>		
Acton – Bull Lane	11.8	0
Hadleigh – Lady Lane	22.9	0.5
Raydon – Notley Enterprise Park	11.2	0
Sproughton – Farthing Road	20.9	0
Sproughton Former Sugar Beet Factory	35.5	17.7
Sudbury – Chilton Industrial Estate, Delphi Site, Church Field Road and Northern Road	69.8	2.4
Sudbury – Wood Hall Business Park	9.4	0
Wherstead Business Park	7.2	0
<b>Mid Suffolk</b>		
Eye Airfield	140.8	11
Great Blakenham – Gipping and Claydon Business Park	44.2	0
Needham Market – Lion Barn	17.4	3.4
Stowmarket – Charles Industrial Estate	2.2	0
Stowmarket – Gipping Employment Corridor	111.9	4.1
Stowmarket – Mill Lane / Gateway 14	79.3	79.3
Woolpit – Brickworks	4.4	0
Woolpit Business Park	10.7	2.3
Woolpit – Lady's Well	11.8	1.5
Woolpit – Lawn Farm	17.1	8.2

Table 18: development on Strategic Employment Sites

## Use Class E

5.9 In Babergh, at least 6,613sq m of land for Class E use was gained and at least 254,000sq m was gained in Mid Suffolk in 2024-25. Approximately 4,700sq m of Class E land was lost to C3 use in Babergh and 15,500sq m in Mid Suffolk.



## Section 6: Environmental Monitoring Indicators



### Designated Sites

6.1 Babergh and Mid Suffolk districts have many designated habitats and protected. In Suffolk overall the breakdown on condition is as follows:

	Favourable	Unfavourable - Recovering	Unfavourable - No change	Unfavourable - Declining	Partially destroyed	Not Recorded
<b>Num features</b>	177	85	45	48	4	114
<b>Percentage</b>	37.42%	17.97%	9.51%	10.15%	0.85%	24.10%

Table 19: condition of designated habitats and species in Suffolk

6.2 For detail on specific sites, this can be found on the [Natural England website](#).

6.3 Babergh has areas which are part of the Suffolk Coast and Heaths National Landscape (formerly Area of Outstanding Natural Beauty (AONB)) and Dedham Vale National Landscape. Development is not encouraged within the National Landscapes within the districts. 10 dwellings were permitted in monitoring year 2024-25 that fall completely, or partly, within the National Landscapes and 178 dwellings project areas that fall completely, or partly, within.

6.4 Six permissions were granted in the area covered by the RAMS (the Recreational Disturbance, Avoidance and Mitigation Strategy). The RAMS is a joint strategy between Babergh and Mid Suffolk and Ipswich Borough Council and East Suffolk Council to support development and avoid impacts on international important designated wildlife sites. The collective goal is so to promote sustainable development while maintaining and enhancing wildlife. Development within the RAMS Zone of Influence will be expected to pay a contribution towards mitigation projects identified and delivered by the RAMS.

### Non-Designated Heritage Assets

6.5 Non-Designated Heritage Assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but does not mean the criteria for designated heritage assets.

6.6 Neighbourhood development plans are one mechanism for these assets to be identified. Through the neighbourhood planning process, 472 non-designated heritage assets have been recognised.

## Trees

6.7 Mid Suffolk has approximately 792 hectares of ancient woodland, Babergh has approximately 1,404 hectares. Over the monitoring year no ancient or veteran trees were knowingly lost. 59 new Tree Protection Orders were made in Mid Suffolk during 2023-2024, 90 were made in Babergh. 0 sqm of housing development and 0 sqm of employment development was approved within ancient woodlands.

## Flooding

6.8 As per the National Planning Policy Framework and the Joint Local Plan Part 1, development should be directed away from areas with the highest flood risks (flood zones 2 and 3). The following residential development was approved in flood zones.

		Flood Zone 2	Flood Zone 3
No. of Planning Applications	Babergh	4	3
	Mid Suffolk	7	5
Area (m <sup>2</sup> )	Babergh	2,279	1,833
	Mid Suffolk	5,832	4,304

Table 20: Development approved in flood zones 2 and 3

6.9 At least 11 permissions in Babergh and 15 permissions in Mid Suffolk that were approved this monitoring year incorporated Sustainable Drainage Systems (SuDS) into the site. SuDS are a method to manage surface water drainage such as through the use of ponds, permeable paving and swales. They allow for environmentally friendly flood risk management but can also provide opportunities for biodiversity, amenity and recreation.

## Open Space

6.10 Open space is important to the vitality of the districts. Open space is to be addressed in the Joint Local Plan review and thus a new evidence base is being produced.

## Renewable Energy and Community led Energy Schemes

6.11 The National Policy Framework (2024) states that ‘the planning system should support the transition to a low carbon future in a changing climate’. Paragraph 156 of the NPPF states that Local Planning Authorities should support community-led initiatives for renewable and low carbon energy. Community energy covers aspects of collective action

to reduce, purchase, manage and generate energy. Examples include community-owned renewable energy installations such as solar panels or wind turbines or joint switching to renewable heat sources such as heat pumps or biomass boilers.

6.12 No community led energy schemes were approved in either district in monitoring year 2024-25.

6.13 B&MSDC support proposals for renewable and low carbon energy development. In 2024-25 around 50 schemes involving renewable energy were approved in the districts. These are primarily photovoltaic solar energy projects (including roof mounted solar panels).

## Agricultural Land

6.14 In line with the National Planning Policy Framework, the Joint Local Plan seeks to protect high quality agricultural land where possible. Whilst in some cases meeting wider objectives will necessitate the loss of agricultural land, particularly considering the relatively limited amount of brownfield land available for development in the districts, policy LP15 seeks to ensure that loss of agricultural land is a consideration.

Land Grade	Babergh	Mid Suffolk
Grade 1	<b>0</b>	<b>0</b>
Grade 2	<b>149</b>	<b>88</b>
Grade 3	<b>214</b>	<b>318</b>
Grade 4	<b>0</b>	<b>10</b>
Urban	<b>11</b>	<b>13</b>

Table 21: Dwellings approved on agricultural land

## Section 7: Infrastructure and Community

### Infrastructure Delivery

- 7.1 For information on the delivery of infrastructure projects please see the Councils' infrastructure funding statement here:

<https://www.babergh.gov.uk/w/cil-collection-and-spending-duplicate-1>

<https://www.midsuffolk.gov.uk/w/cil-collection-and-spending-duplicate-1>

- 7.2 Community led infrastructure projects are delivered against the CIL Expenditure Framework which is the document that governs CIL expenditure. This can be viewed here:

<https://www.babergh.gov.uk/documents/d/asset-library-54706/appendix-a-the-cil-expenditure-framework-babergh-and-mid-suffolk-final-amended-march-2024>

- 7.3 Specific projects for each council are documented in Appendices of the Infrastructure Funding Statements:

<https://www.babergh.gov.uk/documents/d/asset-library-54706/appendix-b-bdc-ifs-22-23-infrastructure-list>

<https://www.midsuffolk.gov.uk/documents/d/asset-library-54706/appendix-b-msdc-ifs-22-23-infrastructure-list>

### Active Transport

- 7.4 Walking currently accounts for only 5% of the total distance travelled in England. Around 49% of trips in towns and cities under 5 miles were made by car in 2021, with around a quarter of all car trips in England less than 2 miles. Many of these trips could be walked, wheeled or cycled, which would help to reduce the 68 megatons (Mt) carbon dioxide equivalent (CO<sub>2</sub>e) emitted from cars in 2019. This would benefit local economies, as well as improve people's health.

- 7.5 Following an extensive community consultation in 2021, the Councils have produced a Local Cycling and Walking Infrastructure Plan (LCWIP).

- 7.6 The LCWIP identifies the improvements we wish to make to help our residents and visitors feel safe and comfortable, whilst walking or cycling around our districts. The councils will work with partners to seek funding for - and the delivery of - these improvements. The plan, including interactive map can be viewed here:

<https://www.babergh.gov.uk/sustainable-travel>

7.7 All of the schemes listed in the LCWIP move through various stages towards delivery:

1. Identified via community consultation
2. Identified/developed further via LCWIP feedback
3. Subject of talks with relevant partners
4. Initial concept started
5. Concept produced
6. Feasibility study started
7. Feasibility study complete
8. Proposed design produced
9. Seeking funding
10. Funding secured
11. Delivery started
12. Scheme delivered

7.8 Numerous schemes from each district are within the first 4 stages. Approximately 18 schemes in Babergh and 22 schemes in Mid Suffolk are currently within stages 5 to 8. For Mid Suffolk only, the district council has committed approx. £150,000 to fund a senior design engineer, to be hosted by SCC highways, to expedite more highways schemes through these stages. Currently, 5 schemes in Mid Suffolk and 3 schemes in Babergh are currently in the pipeline for emerging CIL bids (stage 9 of the above process).

7.9 During 2024/25, 13 LCWIP schemes in Mid Suffolk, and 5 in Babergh have successfully secured CIL funding (stage 10 in the above process) and are now in various stages of delivery (stages 11 to 12 of the above process). In addition to this, a further 10 Public Rights of Way improvement projects in Babergh and 11 in Mid Suffolk are being delivered in winter 24/25 with the district council's Rural England Prosperity Funding. These projects are all complementary to, or form part of, wider LCWIP schemes.

7.10 The delivery of one very large-scale and unique schemes (cycle and pedestrian route from Elmswell to Woolpit in Mid Suffolk) continues to be led by Suffolk County Council (SCC) – with £3.099 million from Mid Suffolk District Council Community Infrastructure Levy (CIL) funds together with funding from SCC through s106 (£398K) plus a further part of the route will be delivered with £300K Local Transport Plan monies. The development of a large scale scheme continues by SCC in Babergh for a cycle and pedestrian route from Capel St Mary to Copdock.



## **Other Active Travel Infrastructure**

7.11 Since the last annual monitoring report, Mid Suffolk District Council has funded the installation of another bike maintenance stand (at The Coddensham Centre), meaning there are now eight in total at various locations throughout Mid Suffolk.

7.12 Mid Suffolk District Council has also contributed approximately £8,000 toward the procurement and installation of an Intelligen PowerPark – a solar powered secure cycle parking and e-bike charging facility - to be implemented at Debenham Leisure Centre.

7.13 Following an initial investment of £12,000, Babergh District Council has funded the installation of a solar powered pod that securely houses and charges two e-bikes, plus a year's worth of subsidy which significantly reduces the hire cost for any individual wishing to use an e-bike. The scheme launched in May 2025, and uptake so far has been good. Public feedback for the scheme has been positive, and it has given people the opportunity to try out an e-bike, for a full or half day, at low cost – with the aim to encourage more cycling, the uptake of e-bikes, and therefore modal shift from car journeys to e-bike journeys.

7.14 In December 2024, Mid Suffolk District Council renewed its funding for its own very similar e-bike rental scheme in Needham Market. The investment for this scheme to operate for a second year was £5,500.

## **Passenger Transport Provisions**

7.15 In August 2024, Mid Suffolk District Council invested £600,000 of funding, via a Rural Transport Grant Scheme, into two new passenger transport pilot schemes: The Mid Suffolk Taxi Bus – which provides pre-bookable or hop on services on timetabled routes in the central and southern part of the district, and Rural Connect, which provides pre-bookable door-to-door transport in the northern part of the district and utilises a fully electric vehicle as part of the fleet. Both pilot schemes launched at the beginning of November 2024, and are now being monitored for a period of two years. Data is collected/collated on passenger uptake and carbon emission savings and learnings will be published at the end of the pilot period.

7.16 Both Councils continue to be an active partner and key stakeholder within the Suffolk Enhanced Partnership for Buses, and the East West Mainline Partnership and its associated Eastern Section Board.

7.17 In addition to this, Mid Suffolk District Council are members of, and financially contribute £4,000 per annum to, the Community Rail Partnership for the Ipswich to Cambridge train line.

### **EV Infrastructure**

7.18 Babergh and Mid Suffolk District Councils are helping to secure more public access electric vehicle (EV) charge points across the district by working with the SCC 'Plug in Suffolk' programme - with the funding they've secured through the government's Local Electric Vehicle Infrastructure (LEVI) Fund – to recommend, enable and facilitate installations in council-owned housing neighbourhoods and other suitable community locations where the district council is the landowner. So far, the District Councils have identified approx. 60 potential charge point locations. These sites are now undergoing feasibility assessments by the Plug In Suffolk contractor.

7.19 Further to this, Mid Suffolk District Council has funded the installation of an electric vehicle charge point at the headquarters of Communities Together East Anglia, the community transport operator covering the district, to help facilitate the decarbonisation of their fleet.

### **Behaviour Change and Modal Shift**

7.20 In the summer of 2024, Mid Suffolk District Council delivered two 'Sustainable Travel' community engagement events – in Needham Market and Eye. These events featured family activities to encourage more cycling and walking, free bicycle safety checks, maintenance and security marking, information about public transport, and advice on how to switch to more sustainable travel options.

7.21 In November 2024, Babergh and Mid Suffolk District Councils (B&MSDC) became a member of Modeshift. Modeshift works across Education, Business, Residential, and Healthcare sectors to promote sustainable and active travel. Since 2008, over 7,500 businesses, schools & communities have achieved Modeshift STARS accreditation, delivering a variety of engaging and effective sustainable and active travel initiatives, and impacting millions of people across the country.' B&MSDC continues to facilitate the engagement of our businesses, schools & communities with Modeshift. For example, the council is working with the schools who attended the B&MSDC Schools Green Skills Summit to join and implement sustainable and active travel initiatives.

7.22 The 2021 Census found that in both Babergh and Mid Suffolk, more than half of all people travel to work by car rather than more sustainable methods such as by foot or public transport.

	Car	On foot	Passenger in a car or van	Bicycle	Train	Bus, minibus or coach	Motorcycle, scooter or moped	Taxi	Underground, metro, light rail, tram
<b>Babergh</b>	55	7.1	3.3	1.2	0.8	0.7	0.4	0.2	0.1
<b>Mid Suffolk</b>	57	5	2.9	1.5	0.9	0.3	0.4	0.1	0.1

Table 22: Method used to travel to workplace 2021 (source: ONS) *\*Please note the outstanding percentage are of those working from home or unemployed.*

## Section 8: Policy Monitoring

- 8.1 The documents that make up the Development Plan (including a live list of 'saved policies') are published on the respective websites for both Babergh and Mid Suffolk Councils.

<https://www.babergh.gov.uk/adopted-documents>

<https://www.midsuffolk.gov.uk/adopted-documents>

- 8.2 Monitoring planning policy usage is a key function of the AMR. The tables within Appendix 4 show policy usage across the districts. The lists refer to the policies within the adopted Part 1 Joint Local Plan and saved policies. Neighbourhood Development Plan policies formally become part of the development plan when they are 'made' ie. adopted by the respective Council.

## **Appendix 1: Live policies**

For a live list of the policies that make up the Development Plan, including saved policies and Neighbourhood Plans, please see the links below:

Babergh: <https://www.babergh.gov.uk/w/saved-policies>

Mid Suffolk: <https://www.midsuffolk.gov.uk/w/saved-policies>

## Appendix 2: Number of Completed dwellings per Parish 2024-2025

### Babergh –

Please Note: due to limitations of our monitoring systems, planning records are assigned to one parish only so cross-parish sites are recorded against the parish with the highest percentage of the site

Parish	Completions
Acton	12
Aldham	1
Assington	1
Boxford	3
Brantham	58
Brettenham	1
Capel St Mary	3
Chelmondiston	22
Chelsworth	1
Chilton	17
Cockfield	8
East Bergholt	88
Elmsett	22
Great Cornard	14
Great Waldingfield	1
Hadleigh	55
Hintlesham	5
Holton St Mary	1
Lavenham	19
Lawshall	2
Little Waldingfield	2
Long Melford	34
Milden	1
Monks Eleigh	1
Newton	5
Raydon	14
Sproughton	10
Stanstead	1
Stoke-by-Nayland	2
Stutton	11
Sudbury	67
Wherstead	18
Woolverstone	1
<b>Grand Total</b>	<b>501</b>

## Mid Suffolk –

Please Note: due to limitations of our monitoring systems, planning records are assigned to one parish only so cross-parish sites are recorded against the parish with the highest percentage of the site

<b>Parish</b>	<b>Completions</b>
Ashbocking	3
Bacton	130
Badley	5
Badwell Ash	2
Barham	19
Barking	4
Battisford	2
Bedfield	1
Beyton	1
Botesdale	25
Bramford	108
Claydon	6
Combs	11
Cotton	1
Creeting St Mary	24
Debenham	38
Drinkstone	2
Elmswell	105
Eye	15
Fressingfield	3
Gedding	1
Gosbeck	1
Great Blakenham	5
Great Finborough	1
Harleston	1
Haughley	22
Henley	4
Hinderclay	1
Horham	7
Hoxne	6
Laxfield	7
Little Blakenham	1
Mellis	1
Mendlesham	29
Needham Market	53
Norton	15
Offton	4
Old Newton with Dagworth	27
Onehouse	82
Palgrave	2
Rattlesden	7
Redgrave	6



Rickingham Inferior	1
Rickingham Superior	2
Somersham	11
Stonham Aspal	27
Stonham Earl	1
Stonham Parva	5
Stowmarket	281
Stowupland	22
Stradbroke	2
Stuston	1
Thrandeston	1
Thurston	82
Wattisfield	2
Wetherden	2
Wetheringsett cum Brockford	2
Whitton	57
Wingfield	1
Woolpit	45
Wortham	7
Wyverstone	1
<b>Grand Total</b>	<b>1,341</b>

### Appendix 3: Outstanding Planning Permissions (dwellings)

#### Babergh –

Please Note: due to limitations of our monitoring systems, planning records are assigned to one parish only so cross-parish sites are recorded against the parish with the highest percentage of the site

Parish	Dwellings Outstanding
Acton	102
Aldham	13
Alpheton	1
Arwarton	2
Assington	7
Belstead	14
Bentley	27
Bildeston	53
Boxford	15
Boxted	2
Brantham	208
Brent Eleigh	18
Brettenham	10
Bures St Mary	13
Burstall	1
Capel St Mary	49
Chelmondiston	13
Chelsworth	3
Chilton	20
Cockfield	36
Copdock & Washbrook	50
East Bergholt	156
Edwardstone	7
Elmsett	25
Freston	2
Glemsford	11
Great Cornard	48
Great Waldingfield	2
Groton	1
Hadleigh	313
Hartest	3
Hintlesham	29
Hitcham	6
Holbrook	33
Holton St Mary	2
Kersey	9
Kettlebaston	2
Lavenham	15
Lawshall	22
Layham	9
Leavenheath	29
Lindsey	4

Little Cornard	5
Little Waldingfield	7
Long Melford	82
Milden	4
Nayland-with-Wissington	6
Nedging-with-Naughton	7
Newton	10
Pinewood	20
Polstead	5
Preston St Mary	1
Raydon	10
Semer	1
Shelley	2
Shimpling	5
Shotley	289
Somerton	3
Sproughton	1,037
Stutton	1
Sudbury	484
Tattingstone	8
Thorpe Morieux	23
Wattisham	1
Wenham Magna	2
Wenham Parva	6
Whatfield	5
Wherstead	2
Woolverstone	23
<b>Grand Total</b>	<b>3,431</b>

## Mid Suffolk –

Please Note: due to limitations of our monitoring systems, planning records are assigned to one parish only so cross-parish sites are recorded against the parish with the highest percentage of the site

<b>Parish</b>	<b>Total</b>
Akenham	5
Ashbocking	1
Ashfield cum Thorpe	1
Bacton	192
Badley	2
Badwell Ash	100
Barham	290
Barking	12
Battisford	20
Baylham	1
Bedfield	19
Bedingfield	3
Beyton	29
Botesdale	62
Bramford	185
Brundish	3
Buxhall	4
Claydon	75
Coddenham	4
Combs	8
Cotton	3
Creeting St Mary	73
Creeting St Peter	11
Crowfield	3
Debenham	44
Drinkstone	6
Elmswell	149
Eye	164
Felsham	5
Finningham	18
Framsden	5
Fressingfield	35
Gislingham	22
Gosbeck	5
Great Ashfield	1
Great Blakenham	2
Great Bricett	3
Great Finborough	13
Harleston	2
Haughley	43
Helmingham	1
Hemingstone	1
Henley	3

Hessett	1
Hinderclay	15
Horham	8
Hoxne	6
Kenton	8
Laxfield	44
Little Blakenham	11
Mellis	17
Mendham	5
Mendlesham	59
Metfield	2
Mickfield	5
Monk Soham	2
Needham Market	165
Nettlestead	1
Norton	39
Occold	1
Offton	4
Old Newton with Dagworth	91
Onehouse	218
Palgrave	4
Rattlesden	16
Redgrave	9
Rickinghall Inferior	2
Rickinghall Superior	44
Ringshall	2
Rishangles	4
Somersham	4
Southolt	2
Stoke Ash	2
Stonham Aspal	69
Stonham Earl	10
Stowlangtoft	2
Stowmarket	956
Stowupland	75
Stradbroke	130
Stratford St Mary	1
Stuston	2
Thorndon	33
Thornham Magna	3
Thornham Parva	6
Thrandeston	1
Thurston	1,172
Thwaite	3
Tostock	2
Walsham le Willows	7

Wattisfield	8
Wetherden	9
Wetheringsett cum Brockford	10
Weybread	5
Whitton	48
Wickham Skeith	5
Wilby	1
Willisham	15
Wingfield	7
Winston	2
Woolpit	421
Worlingworth	42
Wortham	14
Wyverstone	12
Yaxley	11
<b>Grand Total</b>	<b>5,501</b>

#### Appendix 4: Policy Usage Babergh

Policy Code	Policy Name	Total Granted	Total Refused	Total
LP01	Windfall infill housing development outs	4	9	13
LP02	Residential Annexes	27	6	33
LP03	Residential Extensions and Conversions	275	23	298
LP04	Replacement Dwellings and Conversions	25	6	31
LP05	Rural workers dwellings	1	1	2
LP06	Supported and Special Needs Housing	2	1	3
LP08	Self-Build and Custom-Build	13	8	21
LP09	Supporting a Prosperous Economy	37	6	43
LP10	Change from Employment Uses	12	6	18
LP11	Retail and Town Centres	9	1	10
LP12	Tourism and Leisure	21	2	23
LP13	Countryside Tourist Accommodation	6	3	9
LP15	Environmental Protection and Conservation	243	41	284
LP16	Biodiversity & Geodiversity	587	86	673
LP17	Landscape	254	46	300
LP18	Area of Outstanding Natural Beauty	81	9	90
LP19	The Historic Environment	461	59	520
LP20	Equestrian or similar other animal land	5	1	6
LP21	Agricultural Land to Residential Garden	4	1	5
LP22	New Agricultural Buildings	2	2	4
LP23	Sustainable Construction and Design	499	78	577
LP24	Design and Residential Amenity	612	91	703
LP25	Energy Sources, Storage and Distribution	24	3	27
LP26	Water resources and infrastructure	17	2	19
LP27	Flood risk and vulnerability	286	45	331
LP28	Services and Facilities Within the Community	13	3	16
LP29	Safe, Sustainable and Active Transport	530	81	611
LP31	Health and Education Provision	6	0	6
LP32	Developer Contributions and Planning Obligations	9	0	9
NDPACT	Acton Neighbourhood Plan	3	1	4
NDPALD	Aldham Neighbourhood Plan	6	0	6
NDPASS	Assington Neighbourhood Plan	8	3	11
NDPBE	Bentley Neighbourhood Plan	5	1	6
NDPBO	Boxford Neighbourhood Plan	11	1	12
NDPCHE	Chelmondiston Neighbourhood Plan	8	1	9
NDPEBE	East Bergholt Neighbourhood Plan	37	2	39
NDPED W	Edwardstone Neighbourhood Plan	1	0	1
NDPELS	Elmsett Neighbourhood Plan	8	2	10
NDPGW	Great Waldingfield Neighbourhood Plan	10	0	10



NDPHAD	Hadleigh Neighbourhood Plan	21	4	25
NDPHAR	Hartest Neighbourhood Plan	2	1	3
NDPHO	Holbrook Neighbourhood Plan	11	5	16
NDPLAV	Lavenham Neighbourhood Plan	16	7	23
NDPLA W	Lawshall Neighbourhood Plan	8	3	11
NDPLCO	Little Cornard Neighbourhood Plan	1	0	1
NDPLEA	Leavenheath Neighbourhood Plan	7	0	7
NDPLME	Long Melford Neighbourhood Plan	28	7	35
NDPLW A	Little Waldingfield Neighbourhood Plan	4	0	4
NDPNE W	Newton Neighbourhood Plan	11	2	13
NDPSN	Stutton Neighbourhood Plan	5	1	6
NDPSP	Sproughton Neighbourhood Plan	10	0	10
NDPWH E	Wherstead Neighbourhood Plan	2	0	2
NPPF	National Planning Policy Framework	684	89	773
NPPG	National Planning Policy Guidance	2	0	2
NTPWT D	Wherstead Neighbourhood Plan	1	2	3
PPG	Planning Practice Guidance	153	25	178
SP01	Housing Needs	45	22	67
SP02	Affordable Housing	6	5	11
SP03	The sustainable location of new develop	610	94	704
SP05	Employment Land	20	3	23
SP06	Retail and Main Town Centre Uses	6	0	6
SP07	Tourism	12	1	13
SP08	Strategic Infrastructure Provision	2	1	3
SP09	Enhancement and Management of the Environment	551	80	631
SP10	Climate Change	420	63	483
XCR15	Houseboats at Pin Mill	1	0	1
XCR16	Jetties at Pin Mill	1	0	1
XCS04	Chilton Woods Strategic Land Allocation	1	1	2

## Mid Suffolk -

Policy Code	Policy Name	Total Granted	Total Refused	Total
LP01	Windfall infill housing development outs	9	17	26
LP02	Residential Annexes	28	5	33
LP03	Residential Extensions and Conversions	334	13	347
LP04	Replacement Dwellings and Conversions	49	10	59
LP05	Rural workers dwellings	8	1	9
LP06	Supported and Special Needs Housing	1	1	2
LP08	Self-Build and Custom-Build	26	10	36
LP09	Supporting a Prosperous Economy	53	15	68
LP10	Change from Employment Uses	6	5	11
LP11	Retail and Town Centres	9	3	12
LP12	Tourism and Leisure	27	2	29
LP13	Countryside Tourist Accommodation	12	8	20
LP14	Intensive Livestock and Poultry Farming	5	1	6
LP15	Environmental Protection and Conservation	354	74	428
LP16	Biodiversity & Geodiversity	680	105	785
LP17	Landscape	268	72	340
LP18	Area of Outstanding Natural Beauty	1	0	1
LP19	The Historic Environment	478	73	551
LP20	Equestrian or similar other animal land	10	2	12
LP21	Agricultural Land to Residential Garden	15	5	20
LP22	New Agricultural Buildings	11	2	13
LP23	Sustainable Construction and Design	475	81	556
LP24	Design and Residential Amenity	703	104	807
LP25	Energy Sources, Storage and Distribution	36	1	37
LP26	Water resources and infrastructure	83	23	106
LP27	Flood risk and vulnerability	318	60	378
LP28	Services and Facilities Within the Community	23	7	30
LP29	Safe, Sustainable and Active Transport	593	96	689
LP30	Managing Infrastructure Provision	6	2	8
LP31	Health and Education Provision	1	0	1
LP32	Developer Contributions and Planning Obligations	26	8	34
NDPBEY	Beyton Neighbourhood Plan	4	1	5
NDPBOT	Botesdale Rickingham Neighbourhood Plan	20	2	22
NDPDEB	Debenham Neighbourhood Plan	10	2	12
NDPDIS	Diss and District Neighbourhood Plan	4	3	7
NDPDR	Drinkstone Neighbourhood Plan	15	0	15
NDPELM	Elmswell Neighbourhood Plan	22	3	25
NDPEY	Eye Neighbourhood Plan	17	2	19
NDPFR	Fressingfield Neighbourhood Plan	13	0	13
NDPHAU	Haughley Neighbourhood Plan	13	2	15
NDPHOX	Hoxne Neighbourhood Plan	5	0	5
NDPLAX	Laxfield Neighbourhood Plan	11	2	13
NDPMEN	Mendlesham Neighbourhood Plan	9	4	13

NDPNEE	Needham Market Neighbourhood Plan	25	4	29
NDPRED	Redgrave Neighbourhood Plan	8	0	8
NDPSTO	Stowupland Neighbourhood Plan	10	1	11
NDPSTR	Stradbroke Neighbourhood Plan	21	0	21
NDPTHO	Thorndon Neighbourhood Plan	6	0	6
NDPTHU	Thurston Neighbourhood Plan	21	4	25
NDPWAL	Walsham Le Willows Neighbourhood Plan	11	1	12
NDPWET	Wetheringsett Neighbourhood Plan	3	0	3
NDPWI	Wilby Neighbourhood Plan	1	0	1
NDPWOO	Woolpit Neighbourhood Plan	14	1	15
NPPF	National Planning Policy Framework	837	112	949
NPPG	National Planning Policy Guidance	3	1	4
PPG	Planning Practice Guidance	167	31	198
SAPS	Suffolk Adopted Parking Standards	2	0	2
SP01	Housing Needs	71	29	100
SP02	Affordable Housing	16	7	23
SP03	The sustainable location of new development	695	106	801
SP04	Provision for Gypsy and Traveller and Travelling Showpeople	0	2	2
SP05	Employment Land	30	9	39
SP06	Retail and Main Town Centre Uses	8	6	14
SP07	Tourism	12	1	13
SP08	Strategic Infrastructure Provision	2	4	6
SP09	Enhancement and Management of the Environment	735	109	844
SP10	Climate Change	512	81	593
SP6_05	SAAP - Chilton Leys - Allocation	1	0	1
SP6_13	SAAP - Stowmarket North - The Ashes	3	0	3
SP6_14	SAAP - Development Briefs	2	0	2
SP6_15	SAAP - Landscaping setting and views	2	0	2
SP6_16	SAAP - Transport - buses -cycle -walking	2	0	2
SP6_18	SAAP - Other site issues	2	0	2
SP6_19	SAAP - Infrastructure Delivery Programme	2	0	2
SP7_11	SAAP - Landscaping and setting	6	0	6
SP7_12	SAAP - Transport - buses /cycle /walking	5	0	5
SP7_13	SAAP - Other site issues	4	0	4
SP7_14	SAAP - Infrastructure Delivery Programme	4	0	4

## Appendix 5: Parish Housing Stock

### Babergh -

Parish	2025 Housing Stock
Acton	901
Aldham	79
Alpheton	108
Arwarton (Erwarton)	67
Assington	239
Belstead	110
Bentley	375
Bildeston	513
Boxford	611
Boxted	52
Brantham	1,312
Brent Eleigh	85
Brettenham	135
Bures St Mary	472
Burstall	96
Capel St Mary	1,431
Chattisham	72
Chelmondiston	554
Chelsworth	109
Chilton	277
Cockfield	530
Copdock and Washbrook	520
East Bergholt	1,308
Edwardstone	157
Elmsett	404
Freston	58
Glemsford	1,699
Great Cornard	4,218
Great Walmingfield	760
Groton	120
Hadleigh	4,185
Harkstead	143
Hartest	223
Higham	100
Hintlesham	321
Hitcham	392
Holbrook	801
Holton St Mary	105
Kersey	184
Kettlebaston	34
Lavenham	1,162
Lawshall	417

Layham	265
Leavenheath	627
Lindsey	87
Little Cornard	146
Little Waldingfield	174
Long Melford	2,115
Milden	64
Monks Eleigh	283
Nayland-with-Wissington	573
Nedging-with-Naughton	209
Newton	268
Pinewood	1,955
Polstead	375
Preston St Mary	101
Raydon	280
Semer	59
Shelley	26
Shimpling	201
Shotley	1,088
Somerton	91
Sproughton	869
Stanstead	166
Stoke-by-Nayland	341
Stratford St Mary	325
Stutton	480
Sudbury	6,950
Tattingstone	262
Thorpe Morieux	136
Wattisham	50
Wenham Magna	81
Wenham Parva	16
Whatfield	162
Wherstead	207
Woolverstone	120
<b>TOTAL</b>	<b>44,591</b>

Mid Suffolk -

<b>Parish</b>	<b>2025 Housing Stock</b>
Akenham	25
Ashbocking	155
Ashfield cum Thorpe	93
Aspall	25
Athelington	19
Bacton	754
Badley	39
Badwell Ash	441
Barham	699
Barking	190
Battisford	217
Baylham	128
Bedfield	174
Bedingfield	180
Beyton	317
Botesdale	523
Braiseworth	28
Bramford	1,432
Brome and Oakley	237
Brundish	122
Burgate	72
Buxhall	229
Claydon	963
Coddenham	303
Combs	476
Cotton	253
Creeting St Mary	406
Creeting St Peter	112
Crowfield	169
Darmsden	17
Debenham	1,160
Denham	86
Drinkstone	267
Elmswell	2,401
Eye	1,222
Felsham	223
Finningham	225
Flowton	48
Framsden	150
Fressingfield	512
Gedding	75
Gipping	26
Gislingham	501

Gosbeck	104
Great Ashfield	155
Great Blakenham	1,051
Great Bricett	356
Great Finborough	470
Harleston	100
Haughley	930
Helmingham	87
Hemingstone	107
Henley	244
Hessett	209
Hinderclay	162
Horham	143
Hoxne	433
Hunston	105
Kenton	92
Langham	43
Laxfield	584
Little Blakenham	127
Little Finborough	27
Mellis	229
Mendham	200
Mendlesham	733
Metfield	219
Mickfield	90
Monk Soham	83
Needham Market	2,675
Nettlestead	107
Norton	468
Occold	249
Offton	185
Old Newton with Dagworth	578
Onehouse	584
Palgrave	435
Pettaugh	86
Rattlesden	464
Redgrave	241
Redlingfield	80
Rickinghall Inferior	218
Rickinghall Superior	344
Ringshall	287
Rishangles	45
Shelland	26
Somersham	368
Southolt	30
Stoke Ash	137

Stonham Aspal	282
Stonham Earl	269
Stonham Parva	165
Stowlangtoft	107
Stowmarket	10,078
Stowupland	1,321
Stradbroke	769
Stuston	91
Syleham	97
Tannington	47
Thorndon	348
Thornham Magna	115
Thornham Parva	155
Thrandeston	70
Thurston	1,888
Thwaite	56
Tostock	241
Walsham-le-Willows	624
Wattisfield	238
Westhorpe	96
Wetherden	262
Wetheringsett-cum-Brockford	315
Weybread	201
Whitton	220
Wickham Skeith	158
Wilby	141
Willisham	158
Wingfield	167
Winston	70
Woolpit	1,167
Worlingworth	382
Wortham	364
Wyverstone	158
Yaxley	240
<b>TOTAL</b>	<b>51,444</b>