

Babergh and Mid Suffolk Joint Authority Monitoring Report 2022-2023



December 2023

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Key Headlines for Babergh and Mid Suffolk 1st April 2022 – 31st March 2023

Progress continued on the Babergh and Mid Suffolk Joint Local Plan. The latest Joint Local Development Scheme for the monitoring period was published in October 2022.

Babergh	Mid Suffolk
633 dwellings were built in Babergh District	1,257 dwellings were built in Mid Suffolk District
156 affordable dwellings were built	299 affordable dwellings were built
4,290 dwellings outstanding with Planning Permission	6,916 dwellings outstanding with Planning Permission
137% Housing Delivery Test 2022	144% Housing Delivery Test 2022
Three Neighbourhood Plans were adopted in Babergh.	Four Neighbourhood Plans were adopted in Mid Suffolk.

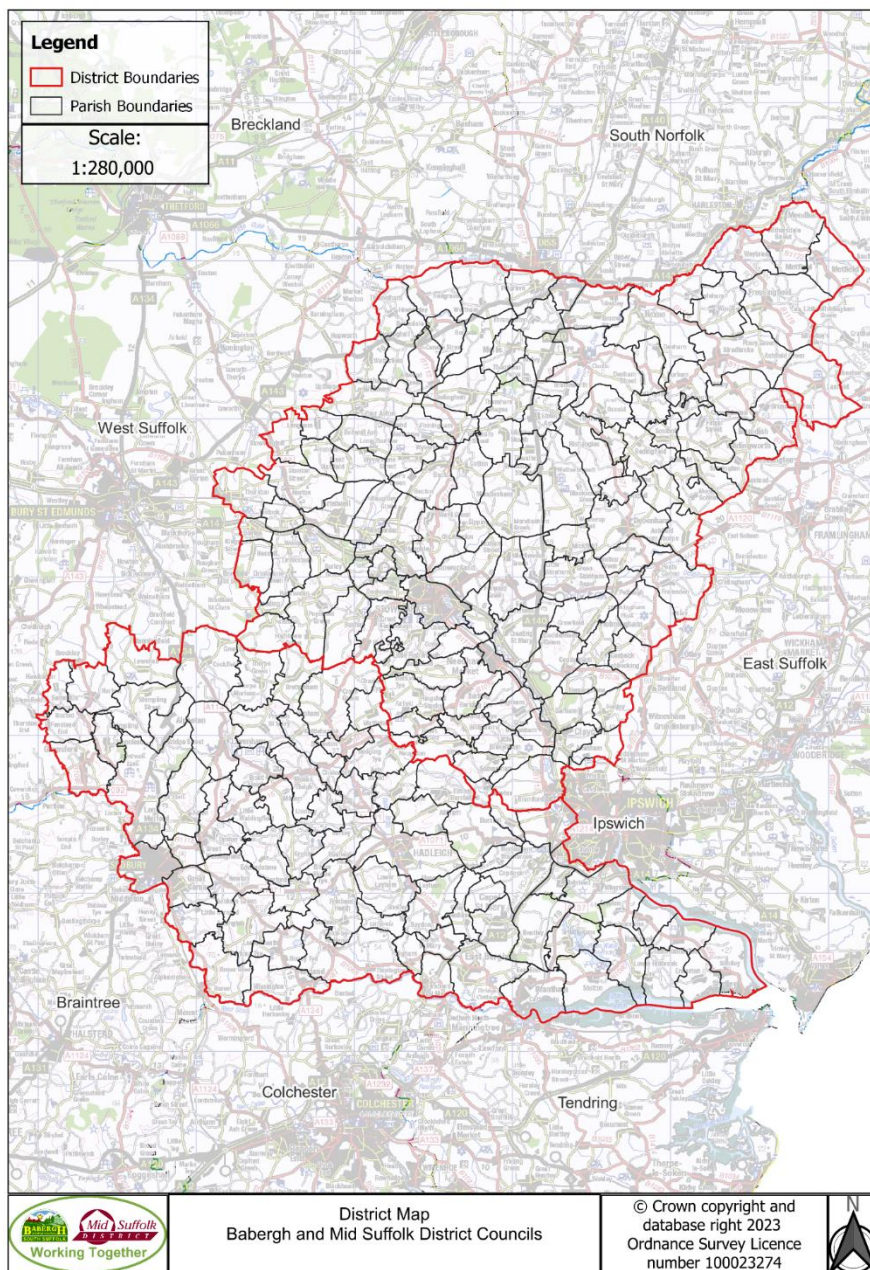


Figure 1 – Babergh and Mid Suffolk District areas

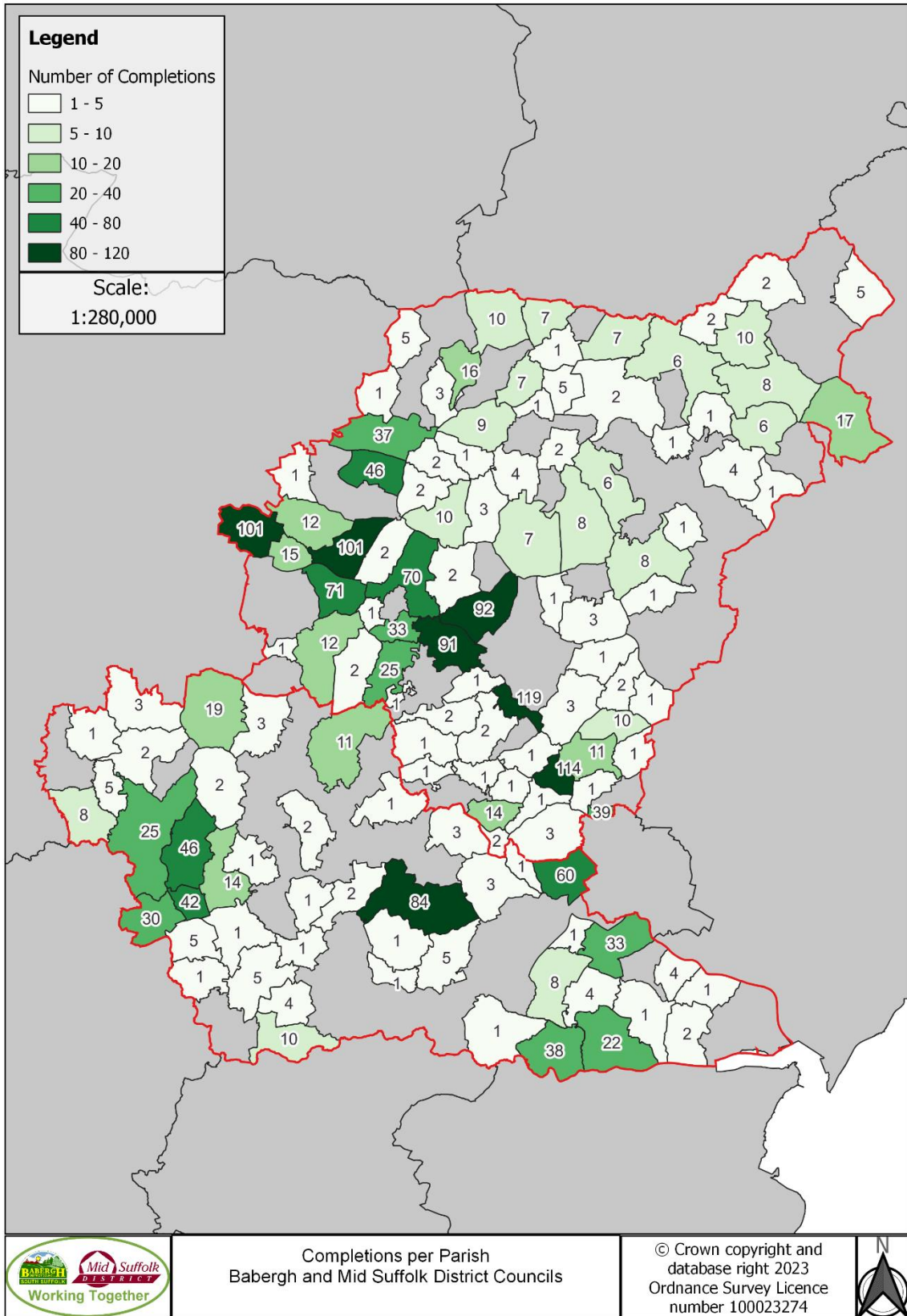


Figure 2 – Completions per parish across the districts

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 1st April 2022 to 31st March 2023. 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, demographics etc. (this is what we measure to see how well we are performing) and the progress made towards delivery against the targets set out in Local Plan documents.
- Report on the progress made in producing the key Babergh and Mid Suffolk (B&MS) 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 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, our Monitoring Report must give details of what action they have taken.

Section 2: Babergh and Mid Suffolk



Population:
Babergh 92,338
Mid Suffolk 102,699



Households:
Babergh 40,200
Mid Suffolk 44,343



Population under 16:
Babergh 17.4%
Mid Suffolk 17.1%



Population 65+:
Babergh 26.6%
Mid Suffolk 25.3%



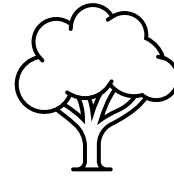
Area
Babergh 230 square miles / 596km²
Mid Suffolk 335 square miles / 858km²



Listed Buildings
Babergh 3,002
Mid Suffolk 3,466
Scheduled Ancient Monuments
Babergh 34
Mid Suffolk 35



Conservation Areas
Babergh 29
Mid Suffolk 31
Registered Historic Parks and Gardens
Babergh 5
Mid Suffolk 2



Areas of Outstanding Natural Beauty
Suffolk Coast & Heaths
Dedham Vale

(ONS, 2023)

More information about the districts can be found in the State of the Districts reports:



Babergh
State of the District Report 2023



Mid Suffolk
State of the District Report 2023

<https://baberghmidsuffolk.moderngov.co.uk/documents/s32098/Appendix%20A%20-%20BDC%20State%20of%20the%20District.pdf>

<https://www.midsuffolk.gov.uk/documents/d/mid-suffolk/mid-suffolk-state-of-the-district-2023-1>

Section 3: The Development Plan as at April 2023

[Note: at time of publication the Part 1 Joint Local Plan has been adopted. Up to date information can be found on our website at the links provided in paragraph 3.2]

Progress of B&MSJLP Part 1 and 2

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 October 2022. For more information on the current LDS and the JLP, please see 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 The current adopted Planning Policy documents produced by Babergh and Mid Suffolk District Councils can be found in **Appendix 1**. Both districts have strategic planning coverage with adopted Core Strategy documents. Work is underway to deliver the milestones for the new Babergh and Mid Suffolk Joint Local Plan. The full suite of adopted planning policy documents (including a live list of remaining Saved Policies) is published by Babergh and Mid Suffolk District Councils on the respective website links below:

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

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

3.4 Babergh and Mid Suffolk District Councils are working together to produce a Joint Local Plan to guide development in the districts. The Joint Local Plan will cover the period up to 2037.

The key stages are as follows:

2017

August-November 2017 – Regulation 18 Consultation and Call for Sites.

November-December 2020 – Regulation 19 Consultation

March 2021 – Joint Local Plan formally submitted to the Secretary of State for Housing, Communities and Local Government (now known as Levelling Up, Housing and Communities) for independent examination.

September-October 2021 – virtual hearings sessions carried out.

December 2021 – following an exploratory meeting with the Inspectors, the JLP will progress as a 'Part 1' plan to be followed by a 'Part 2' local plan as soon as possible. This is reflected in the Local Development Scheme. Letter from Inspectors ([Core Document Library Document G09](#)) provides details of what each part is likely to cover.

March-May 2023 – Consultation on the Main Modifications of the Joint Local Plan as per modifications schedule ([Core Document Library Document J01](#))

2023

Hearings, Inspectors' report and subsequent adoption of what is now a Part 1 Joint Local Plan will follow in 2023 as per the Local Development Scheme. A Part 2 JLP and Supplementary Planning Documents will follow.

Evidence Base

3.5 The current 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/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>

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. Seven neighbourhood plans were ‘made’ (adopted) between 1st April 2022 and 31st March 2023.

3.7 As at the end of March 2023, there were 14 ‘made’ neighbourhood plans in Babergh and 16 ‘made’ plans in Mid Suffolk. There are approximately 30 more areas across the districts that are progressing neighbourhood 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 Local Planning Authorities (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
‘Made’ Plans (adopted)	<ul style="list-style-type: none"> • Aldham NDP (21 Jan 2020) • Assington NDP (2 Mar 2022) • <u>Bentley NDP (12 Dec 2022)</u> • Boxford NDP (31 October 2022) • Chelmondiston NDP (2 Mar 2022) • East Bergholt NDP (20 Sept 2016) • Elmsett NDP (10 Dec 2019) • Lavenham NDP (20 Sept 2016) • Lawshall NDP (24 Oct 2017) • <u>Little Cornard NDP (20 July 2022)</u> • Little Waldingfield NDP (2 Mar 2022) • <u>Long Melford NDP (31 October 2022)</u> • Newton NDP (2 Mar 2022) • Whatfield NDP (2 Mar 2022) 	<ul style="list-style-type: none"> • Botesdale & Rickinghall NDP (23 January 2020) • Debenham NDP (18 March 2019) • Drinkstone NDP (19 May 2021) • Eye NDP (19 May 2021) • Fressingfield NDP (27 March 2020) • Haughley NDP (24 October 2019) • <u>Laxfield NDP (14 April 2022)</u> • <u>Mendlesham NDP (24 November 2022)</u> • Needham Market NDP (2 March 2022) • <u>Redgrave NDP (20 July 2022)</u> • Stradbroke NDP (18 March 2019) • Stowupland NDP (27 June 2019) • Thorndon NDP (2 March 2022) • Thurston NDP (24 October 2019) • Wilby NDP (19 May 2021) • <u>Woolpit NDP (31 October 2022)</u>

Table 1: Neighbourhood Plans in Babergh and Mid Suffolk in 2022-23

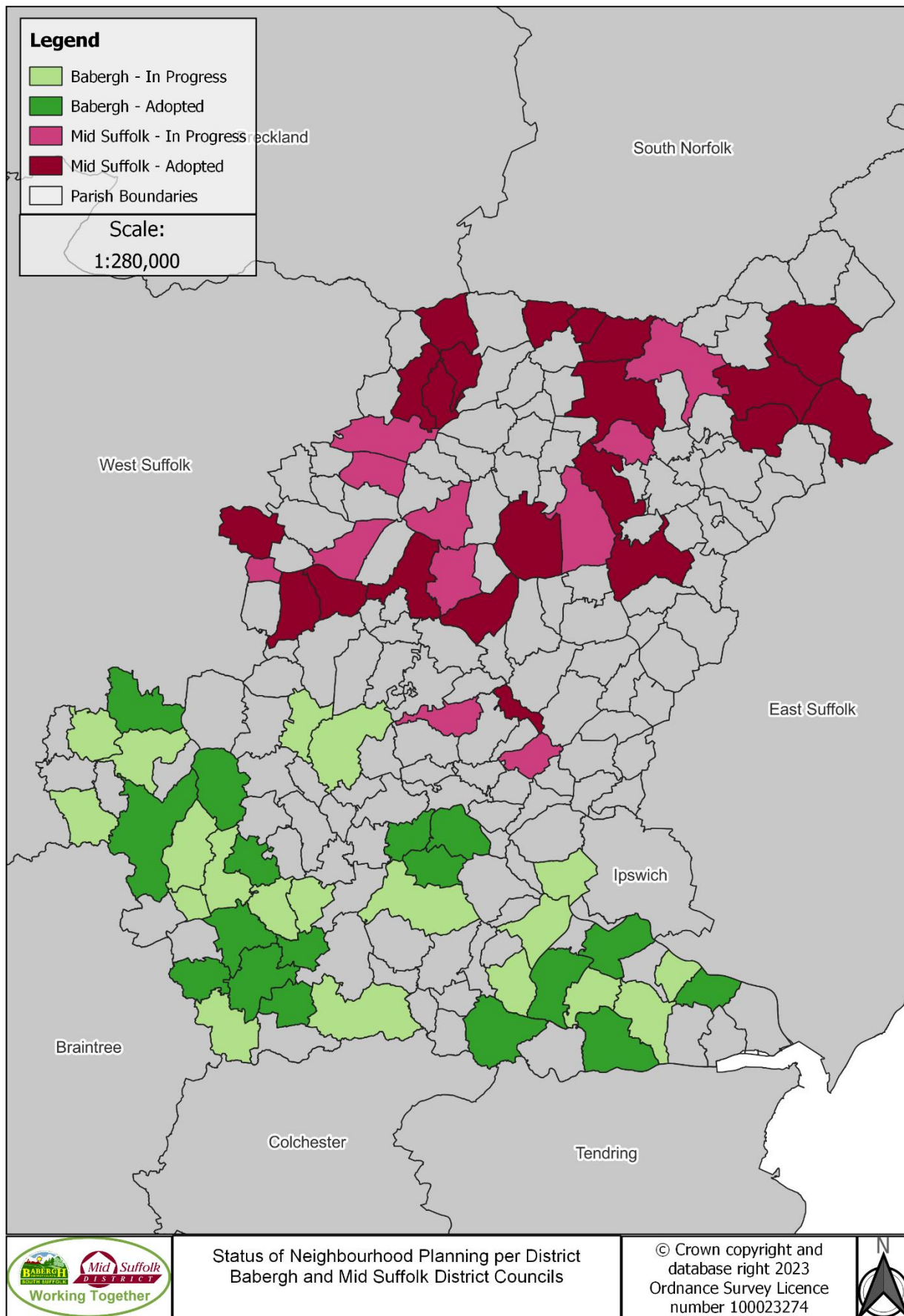


Figure 3: Neighbourhood Plan progress across the Districts (at Nov 2023)

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 11th 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 2022-23, Babergh District Council has made a total of £742,125 CIL payments to town and parish councils. Mid Suffolk District Council has made a total of £1,906,851 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 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 has 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 purchase price paid in Babergh over time

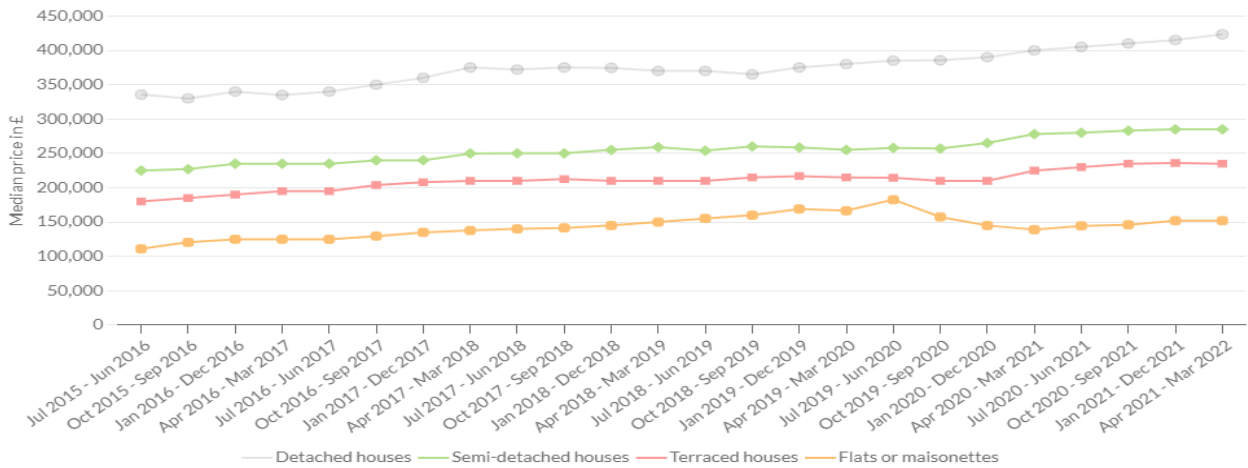


Figure 4: Median (average) house prices of different dwelling types in Babergh from 2015 to 2022 (Suffolk Observatory, 2023)

Median property purchase price paid in Mid Suffolk over time



Figure 5: Median (average) house prices of different dwelling types in Mid Suffolk from 2015 to 2022 (Suffolk Observatory, 2023)

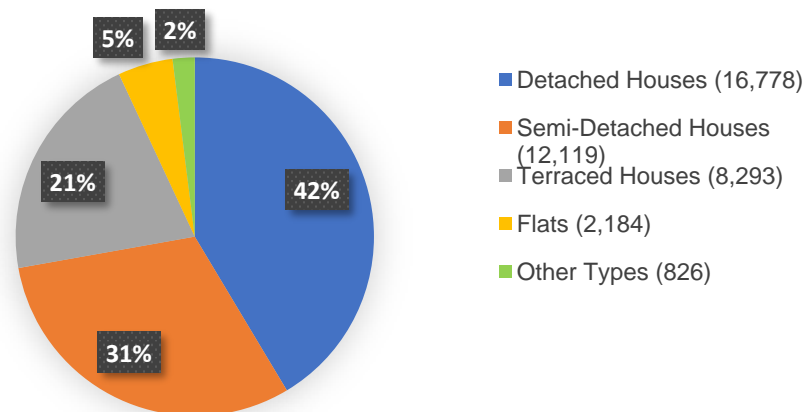
4.2 Table 2 below indicates the housing affordability ratio across both districts. Generally, the ratio between house prices and earnings had been rising, making housing less affordable. While Suffolk and the East of England saw the ratio decrease from 2021 to 2022, Babergh and Mid Suffolk did not show signs of increased affordability.

Area	2015	2016	2017	2018	2019	2020	2021	2022
Babergh	9.48	11.26	10.74	11.48	10.87	10.68	11.84	12.64
Mid Suffolk	7.53	8.98	10.20	9.44*	8.98	8.70	9.62	10.28
Suffolk	7.65	8.04	8.69	8.85	8.52	8.48	9.71	8.91
East of England	8.42	8.96	9.66	9.78	9.47	9.51	10.53	10.08

Table 2: Babergh and Mid Suffolk: Ratio of Workplace-based Median House Price to Median Earnings Ratio (ONS, 2022)

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. In terms of house types, the table below identifies the composition of the housing stock according to the Census 2021.

Babergh Households per Dwelling Type



Mid Suffolk Households per dwelling type

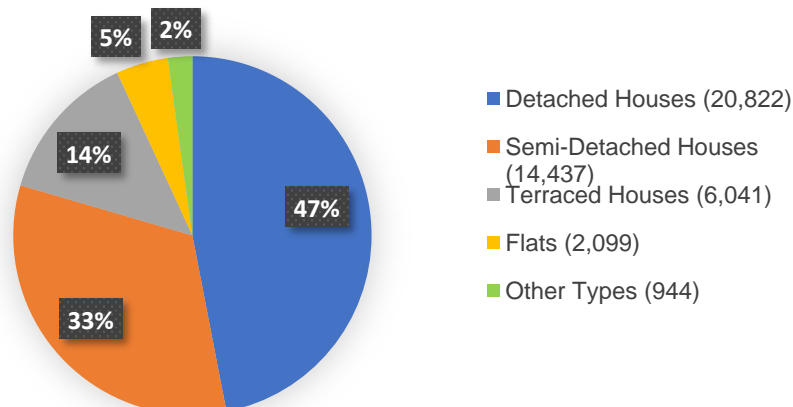


Figure 6: Type of dwellings and number of households in Babergh and Mid Suffolk (excluding Caravans and other mobile and temporary structures) (ONS Census 2021)

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 Babergh Core Strategy makes provision for approximately 6,000 new dwellings to be built over the plan period 2011 - 2031. Delivery was anticipated to be phased so that the first five years (2011 - 2016) saw a reduced target level of 220 dwellings built per annum, rising to 325 dwellings per annum in the years that follow.

Babergh							
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)	% Greenfield	% Brownfield
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%	-	-
2015 / 16	157	27	18%	124	79%	-	-
Totals	2,746	564	-	2,269	-	-	-

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

*Completion figures in 2021-22 may be higher than average due to on-site monitoring restarting following COVID-19 preventing checks from taking place in 2020 and 2021.

Housing Type	1 bed	2 bed	3 bed	4+ bed
Flats	24	9	1	0
Terraced	3	43	35	0
Semi Detached	2	109	72	7
Detached	0	11	97	133
Barn Conversion	3	3	4	8
Bungalow	1	26	29	4

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. These are shown in the table below.

Site Address	Permission Reference	Total no. dwellings approved	2022-23 completions
Land South Of Ipswich Road Hadleigh	DC/17/03902/FUL	170	70
Land South Of Brooklands Road Brantham	DC/19/00881/RES	288	38
Land East Of Longfield Road And Little Tufts Capel St Mary	DC/19/02877/RES	100	74
Land North And South Of Poplar Lane Sproughton	DC/20/01058/RES	305	54
Land North Of Waldingfield Road Chilton	DC/19/04650/RES	130	41
Land South Of Tamage Road Acton	DC/19/03126/FUL	100	44

Table 5: Major Sites with Significant Completions 2022-23

YEAR ON YEAR COMPLETIONS							
1st April - 31st March	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023
Market Towns							
Sudbury	79	82	123	22	10	102	31
Hadleigh	7	9	9	45	32	100	84
TOTAL	86	91	132	67	42	202	115

Table 6: Completions in Market Towns

Dwellings with planning permission but not started	3,911
Dwellings with planning permission and under construction	379
TOTAL	4,290

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

Mid Suffolk

4.7 In Mid Suffolk, the Core Strategy Focused Review sets out future targets for housing on Greenfield allocations and previous developed sites. Policy FC2 makes provision for 3,845 new dwellings (beyond existing commitments) over the 15-year period from 2012 to 2027.

Mid Suffolk							
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)	% Greenfield	% Brownfield
2022 / 23	1234	299	24%	1143	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%	-	-
2015 / 16	304	71	23%	240	79%	-	-
Totals	3,710	926	-	3082	-	-	-

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

*Completion figures in 2021-22 may be higher than average due to on-site monitoring restarting following the COVID-19 preventing checks from taking place in 2020 and 2021.

Housing Type	1 bed	2 bed	3 bed	4+ bed
Flats	56	49	0	0
Terraced	12	99	67	1
Semi Detached	2	140	158	13
Detached	2	14	146	305
Barn Conversion	5	21	24	21
Bungalow	5	50	26	6

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.

4.8 Many of the completions in recent years have come from major developments across the district. These are shown in the table below.

Site Address	Permission Reference	Total no. dwellings approved	2022-23 completions
Land On The West Side Of Stowmarket Road Great Blakenham	DC/18/01487/RES	130	111
Land adjacent to Wetherden Road Elmswell	DC/18/01679/RES	240	37
Land To The East Of Ashfield Road Elmswell	DC/19/02495/RES	106	38
Land West Of Old Norwich Road Whitton	DC/20/03704/RES	190	40
Needham Chalks Ltd Ipswich Rd Needham Market	M /3153/14/FUL	266	38

Table 10: Major Sites with Significant Completions 2022-23

YEAR ON YEAR COMPLETIONS							
1st April - 31st March	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021- 2022	2022- 2023
Market Towns							
Stowmarket	86	164	148	22	78	108	91
Needham Market	10	24	47	6	67	53	119
Eye	8	1	3	2	3	2	2
TOTAL	104	189	198	30	148	163	212

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

Dwellings with planning permission but not started	6,036
Dwellings with planning permission and under construction	880
TOTAL	6,916

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

Other residential

4.9 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	54 rooms	0
Occupation Restricted Dwellings	1	2	177	2
HMOs	0	0	2	0
Annexes	10	12	10	13
Holiday lets	16	-	24	-

Table 13: other properties completed in 2022-23

Housing Trajectory & Five-Year Land Supply

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

<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>

4.11 Both Councils are required to evidence at least a 5 year land supply of deliverable sites to meet their housing requirement. This supply can be evidenced through outstanding planning permissions. Outstanding planning permissions are dwellings with approval that have not yet been built out entirely. They are composed of plots that are not started and under construction.

4.12 In Babergh, the number and composition of outstanding planning permissions (OPPs) at 31/03/2022 and 31/03/2023 is very similar. 4,358 in 2022 and 4,290 in 2023. Majority of the OPPs are on major sites (10 or more dwellings) for both years – this is likely due to the extended time it takes to build out a large site compared to a site of less than 10 dwellings. Approximately 90% of all outstanding dwellings are ‘not started’ in both 2022 and 2023 which could indicate slow lead in times across the district. One third of OPPs are within the towns of Hadleigh and Sudbury in both 2022 and 2023. This highlights that a large amount of development continues to be focused in these areas as a sustainable location. 73% of sites included in the 2022 OPPs are still outstanding at 2023 suggesting there has been little change in the makeup of the OPP position.

4.13 In Mid Suffolk, the composition of outstanding planning permissions at 31/03/2022 and 31/03/2023 is very similar with 2023 having approximately 1,000 less outstanding dwellings. 7,929 outstanding at 2022 and 6,916 at 2023. Majority of the OPPs are on major sites (10 or more dwellings) for both years – this is likely due to the extended time it takes to build out a large site compared to a site of less than 10 dwellings. 87% of all outstanding dwellings are ‘not started’ in both 2022 and 2023. A quarter of OPPs are within the towns of Needham Market, Stowmarket and Eye in both 2022 and 2023. This highlights that a large amount of development continues to be focused in these areas as a sustainable location. 74% of sites included in the 2022 OPPs are still outstanding at 2023 suggesting there has been little change in the makeup of the OPP position.

4.14 Overall, considering the above, the key housing supply characteristics and market conditions in both districts remain broadly consistent between 2022 and 2023. The Councils are intending to update for a new 5 year housing land supply position in Summer 2024.

Self-build Register

4.15 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.

4.16 During the current AMR period 1st April 2021 to 31st March 2022, 41 households were added onto the Self-Build register for Babergh and 45 for Mid Suffolk. 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.

4.17 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.

Year	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023
Babergh	62	54	47	63	54
Mid Suffolk	70	93	106	89	52

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

Gypsy And Traveller and Travelling Show people

4.18 Babergh and Mid Suffolk District Councils, working in conjunction with Ipswich Borough Council and East Suffolk Council, commissioned an assessment of the accommodation needs of Gypsies, Travellers, Travelling Show people and Boat Dwellers in those parts of Suffolk during the period 2016 - 2036. The report published dated May 2017, can be viewed in the Councils’ Core Document Library, ([Document EH03](#)) 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>

4.19 Further evidence has been produced on these matters following submission of the Joint Local Plan for independent examination in March 2021. These documents can also be viewed in the Councils’ Core Document Library via the web links above including document [H12](#).

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 2022/23: 60.
- Total no. owed a S193 main duty as of 31st March 2023: 252.

Mid Suffolk:

- Total no. owed a S193 main duty (accepted as statutory homeless) during 2022/23: 54.
- Total no. owed a S193 main duty as of 31st March 2023: 212.

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.

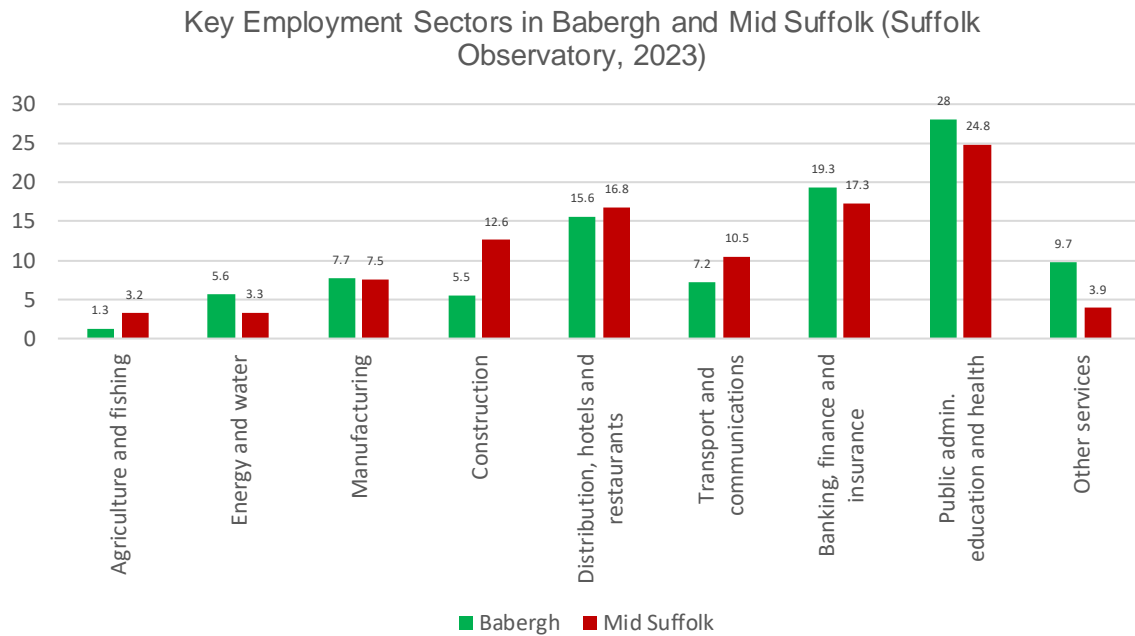


Figure 7: Key employment sectors (Suffolk Observatory, 2023)

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 our towns.

Town Centre	No. of Shops			Floorspace (m ²)		
	Total	Vacant	% vacant	Total	Vacant	% vacant
Sudbury (2023)	270	20	7%	40,144	2,003	4.9%
Hadleigh (2023)	114	16	14%	22,640	3,111	14%
Stowmarket (2023)	163	11	7%	26,692	1,604	6%
Needham Market (2023)	74	7	9%	7,620	723	10%
Eye (2023)	42	4	10%	Data not available		

Table 15: Town Centre Vacancy Rates (Jan 2023)

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>

Economic Impact of Tourism

5.5 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 (2022) showed the total value of tourism in Babergh to be worth over £206 million and provide 3,345 FTE jobs (12% of all employment in the district). In Mid Suffolk, it was worth over £181 million and provided 2,979 FTE jobs (9.3% of employment in the district).

5.6 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

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

Table 16: Babergh Economic Value of Tourism

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

Table 17: Mid Suffolk Economic Value of Tourism

Brantham And Sproughton Regeneration Sites

5.7 Saved policy CS10 of the Babergh Core Strategy seeks to regenerate the main employment area of Brantham. Aspiring to create 500 new full-time jobs over the Core Strategy and Policies period 2011-2031. Currently, 100% of available units are occupied on the site.

5.8 Policy CS8 of the Babergh Core Strategy allocates land at the former Sproughton Sugar Beet Factory as a strategic employment allocation for regeneration. Of the total site area of 35.5 hectares, as at November 2022, 17.2 hectares was vacant and the site continues to be developed.

Development on Strategic Employment Sites

5.9 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 in table 18.

Site	Total Site Area (Ha)	Vacant Land (Ha) (as at Nov 22)
Babergh		
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	17.2
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
Mid Suffolk		
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

Section 6: Environmental Monitoring Indicators

Designated Sites

- 6.1 Babergh and Mid Suffolk districts have many designated habitats and Priority species. Designated sites can be reviewed on the [Natural England website](#).
- 6.2 Babergh has areas which are part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and Dedham Vale AONB. Development is not encouraged within the Areas of Outstanding Natural Beauty within the districts. Six permissions were permitted in monitoring year 2022-23 that fall completely, or partly, within the AONB.
- 6.3 35 permissions were granted in the area covered by RAMS (the Recreational Disturbance, Avoidance and Mitigation Strategy). The RAMS is a joint strategy between Babergh and Mid Suffolk District Councils, 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

- 6.4 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.
- 6.5 Neighbourhood plans are one mechanism for these assets to be identified. Through the neighbourhood planning process, 186 non-designated heritage assets have been recognised.

Trees

6.6 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. Three new Tree Protection Orders were made in Mid Suffolk during 2022-2023, none were made in Babergh. No housing or employment development was approved within ancient woodlands.

Flooding

6.7 Development should be directed away from areas with the highest flood risks (flood zones 2 and 3). The following square metres of residential development were approved in flood zones.

		Flood Zone 2	Flood Zone 3
Babergh	No. applications	5	4
	Area (sq m)	517	288
Mid Suffolk	No. applications	14	12
	Area (sq m)	24,872	20,180

Table 19: Residential development approved in flood zones 2 and 3

Open Space

6.8 Open space is important to the vitality of the districts. A new evidence base is being produced and outcomes will be available in 2024.

Renewable Energy and Community-led Energy Schemes

6.9 The National Policy Framework (NPPF) 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.

6.10 No community led energy schemes were approved in either district in monitoring year 2022-23.

6.11 B&MSDC’s planning policy supports proposals for renewable and low carbon energy development, subject to planning considerations. In 2022-23 around 100 schemes involving renewable energy were approved in the districts. These are primarily photovoltaic solar energy projects (including roof mounted solar panels) but also included five householder wind turbines.

Section 7: Infrastructure and Community

Infrastructure Delivery

7.1 For information on the delivery of infrastructure projects please see the Councils' infrastructure funding statements 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>

Active Travel

7.2 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 (CO₂e) emitted from cars in 2019. This would benefit local economies, as well as improving people's health.

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

7.4 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>

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

Section 8: Policy Monitoring

8.1 The documents that make up the Development Plan (including a live list of 'saved policies') is 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 2 shows policy usage across the districts. The lists refer to the 2006 Babergh Local Plan, Saved Policies and Babergh Core Strategy (2014) policies as well as the 1998 Mid Suffolk Local Plan Saved Policies, Mid Suffolk Core Strategy (2008), Mid Suffolk Core Strategy Focused Review (2012) and Stowmarket Area Action Plan (2013) policies. Neighbourhood Plan policies formally become part of the development plan when they are 'made' ie. adopted by the respective Council.

8.3 The two Councils are in the process of producing a new Joint Local Plan which will include a review process of all currently adopted planning policies for the Babergh and Mid Suffolk areas. Upon adoption, the Joint Local Plan Part 1 and Part 2 will supersede and replace many Babergh and Mid Suffolk planning policies. The new Joint Local Plan is anticipated to be kept under review at least every 5 years.

APPENDICES

APPENDIX 1: Adopted Planning Policy documents produced by Babergh & Mid Suffolk District Councils and production of the Joint Local Plan at 1 April 2023

Please note the policy position has changed and up to date live policy list can be found at:

<https://www.babergh.gov.uk/documents/d/asset-library-54706/live-policies-list-nov-2023>

<https://www.midsuffolk.gov.uk/documents/d/asset-library-54706/live-policies-list-nov-2023>

Document Title	LDS target milestone	actual / expected milestone	comments
CORE PLANNING POLICY DOCUMENTS AND PRODUCTION OF THE JOINT LOCAL PLAN			
B&MSDC Joint Local Plan Modifications	Autumn 2022	Ongoing	Modifications consultation expected Winter 2022
B&MSDC Joint Local Development Scheme 2022-2025 – October 2022	n/a	October 2022	Adopted document.
B&MSDC Joint Local Plan Examination	Summer 2021	Ongoing	
B&MSDC Joint Local Plan – Submission Document to the secretary to state (Regulation 22)	Winter 2020/21	March 2021	
B&MSDC Joint Local Plan – Pre-Submission Document (Regulation 19 Consultation)	Autumn 2020	November 2020	Consultation was undertaken between 12 th November to 24 th December.
B&MSDC Joint Local Development Scheme – July 2020	n/a	July 2020	Superseded by LDS published in October 2022.
B&MSDC Joint Local Plan – Preferred Options document (Regulation 18 Consultation)	December 2018	July 2019	Consultation was undertaken between 22 nd July 2019 and 30 th September 2019. Consultation delayed pending processing of significant volume of previous round consultation responses + publication of draft revised National Planning Policy Framework.
B&MSDC Joint Statement of Community Involvement (SCI) and Addendum	n/a	February 2019 and November 2020	Adopted. Addendum produced in response to COVID-19 restrictions and adopted in November 2020.
B&MSDC Joint Local Development Scheme – July 2018	n/a	July 2018	Superseded by LDS published in July 2020.
B&MSDC Joint Local Plan (Regulation 18 consultation)	Summer 2017	August 2017	Consultation undertaken between 21 st August 2017 and 10 th November 2017.
BDC Core Strategy & Policies Development Plan Document (DPD)	n/a	February 2014	Adopted.
MSDC Stowmarket Area Action Plan (SAAP)	n/a	February 2013	Adopted.
MSDC Core Strategy Focused Review (DPD)	n/a	December 2012	Adopted. Reviewed 2008 Core Strategy.
MSDC Core Strategy DPD	n/a	September 2008	Adopted.

Document Title	LDS target milestone	actual expected milestone	/ comments
BDC Local Plan (2006) Saved Policies	n/a	2006	<u>See current live list of BDC Saved Policies on website.</u>
MSDC Local Plan (1998) Saved Policies	n/a	1998	<u>See current live list of MSDC Saved Policies on website.</u>
FORMALLY ADOPTED SUPPLEMENTARY PLANNING DOCUMENTS AND GUIDANCE			
MSDC Edgecomb Park, Stowmarket Development Brief SPD	n/a	October 2014	Adopted.
BDC Rural Development & Core Strategy Policy CS11 SPD	n/a	August 2014	Adopted.
MSDC Mill Lane, Stowmarket (The Proposed Stowmarket Business and Enterprise Park) Development Brief SPD	n/a	March 2014	Adopted.
MSDC Chilton Leys [Stowmarket] Development Brief SPD	n/a	December 2013	Adopted.
BDC Affordable Housing SPD	n/a	February 2013	Adopted.
BDC Babergh Open Space, Sport & Recreation Strategy SPD	n/a	September 2010	Adopted.
BDC Hamilton Road Quarter, Sudbury SPD	n/a	February 2010	Adopted.
BDC Safeguarding Employment Land SPD	n/a	March 2008	Adopted.
MSDC Social Infrastructure Including Open Space, Sport & Recreation SPD	n/a	October 2006	
ENDORSED OTHER SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS			
MSDC Ashes Farm Statement Development Brief & Delivery Framework	n/a	November 2016	
MSDC Land South of Union Road Development Brief	n/a	April 2016	
Suffolk County Council Parking Standards SPG	n/a	May 2019	Third edition, revised from original November 2014 document and second edition November 2015.
MSDC Eye Airfield Planning Position Statement	n/a	November 2013	
MSDC Eye Airfield Development Framework	n/a	February 2013	
MSDC Retention of Shops, Post Offices and Public Houses in Villages SPG	n/a	February 2004	
MSDC A cycling strategy for Mid Suffolk SPG	n/a	July 1999	

Appendix 2a: Policies used in the determination of planning applications 2022-23 - BABERGH

Policy Code	Policy Name	Total Granted	Total Refused	Total
CL02	Development Within Special Landscape Areas	2	0	2
CL08	Protecting wildlife habitats	2	0	2
CS01	Settlement Hierarchy	2	0	2
CS02	Development in the Countryside & Countryside Villages	1	0	1
E12	General Principles For Location, Design and Layout	1	0	1
FC01	Presumption In Favour Of Sustainable Development	1	0	1
GP01	Design and layout of development	2	0	2
H03	Housing development in villages	1	0	1
H13	Design and Layout of Housing Development	1	0	1
H15	Development to Reflect Local Characteristics	1	0	1
H16	Protecting Existing Residential Amenity	2	0	2
H17	Keeping Residential Development Away from Development	2	0	2
HB14	Ensuring Archaeological Remains Are Not Destroyed	1	0	1
LP02	Residential Annexes	2	0	2
LP03	Residential Extensions and Conversions	25	0	25
LP04	Replacement Dwellings and Conversions	1	0	1
LP13	Countryside Tourist Accommodation	1	0	1
LP15	Environmental Protection and Conservation	8	0	8
LP16	Biodiversity & Geodiversity	8	0	8
LP17	Landscape	5	0	5
LP18	Area of Outstanding Natural Beauty	7	0	7
LP19	The Historic Environment	18	0	18
LP23	Sustainable Construction and Design	14	0	14
LP24	Design and Residential Amenity	34	0	34
LP26	Water resources and infrastructure	6	0	6
LP27	Flood risk and vulnerability	9	0	9
LP29	Safe, Sustainable and Active Transport	8	0	8
LP30	Managing Infrastructure Provision	6	0	6
NDPASS	Assington Neighbourhood Plan	7	0	7
NDPCHE	Chelmondiston Neighbourhood Plan	1	0	1
NDPEBE	East Bergholt Neighbourhood Plan	28	1	29
NDPELS	Elmsett Neighbourhood Plan	7	1	8
NDPHAD	Hadleigh Neighbourhood Plan	5	1	6
NDPHAR	Hartest Neighbourhood Plan	2	1	3
NDPLAV	Lavenham Neighbourhood Plan	18	2	20
NDPLAW	Lawshall Neighbourhood Plan	6	1	7
NDPLCO	Little Cornard Neighbourhood Plan	1	0	1
NDPLME	Long Melford Neighbourhood Plan	10	3	13
NDPLWA	Little Waldingfield Neighbourhood Plan	1	1	2
NDPNEW	Newton Neighbourhood Plan	6	2	8
NDPWHA	Whatfield Neighbourhood Plan	1	0	1
NPPF	National Planning Policy Framework	884	110	994
NPPG	National Planning Policy Guidance	186	11	197
SP03	The sustainable location of new development	1	1	2
SP07	Tourism	1	0	1

SP09	Enhancement and Management of the Environment	8	0	8
SP10	Climate Change	8	0	8
SPGPIN	Pin Mill Conservation Area Appraisal	1	0	1
T09	Parking Standards	2	0	2
T10	Highway Considerations in Development	2	0	2
XCN01	Design Standards	815	100	915
XCN03	Open Space within Settlements	2	1	3
XCN04	Design & Crime Prevention	7	4	11
XCN06	Listed Buildings - Alteration-Ext-COU	366	57	423
XCN08	Development in/near conservation areas	297	30	327
XCN14	Historic Parks and Gardens - National	5	1	6
XCN15	Historic Parks and Gardens - Local	4	0	4
XCP01	Chilton Mixed Use Development Package	3	0	3
XCR02	AONB Landscape	104	13	117
XCR04	Special Landscape Areas	143	20	163
XCR07	Landscaping Schemes	59	13	72
XCR08	Hedgerows	22	8	30
XCR10	Change of use from Agricultural Land	10	1	11
XCR13	Removal of Agricultural Occupancy Restrictions	1	0	1
XCR16	Jetties at Pin Mill	1	0	1
XCR18	Buildings in the Countryside - Non Residential	10	1	11
XCR19	Buildings in the Countryside - Residential	26	5	31
XCS01	Presumption In Favour Of Sustainable Development	764	96	860
XCS02	Settlement Pattern Policy	123	52	175
XCS03	Strategy for Growth and Development	38	11	49
XCS04	Chilton Woods Strategic Land Allocation	9	0	9
XCS06	Hadleigh	1	0	1
XCS07	Strategic Site Allocation - Babergh Ipswich Fringe	1	0	1
XCS08	Sproughton Strategic Employment Land Allocation	2	0	2
XCS09	Wherstead Strategic Employment Land Allocation	1	0	1
XCS10	Brantham Regeneration Area Allocation	1	0	1
XCS11	Core and Hinterland Villages	55	23	78
XCS12	Design and Construction Standards	7	2	9
XCS13	Renewable/Low Carbon Energy	25	6	31
XCS14	Green Infrastructure	5	3	8
XCS15	Implementing Sustainable Development	611	92	703
XCS16	Town Village and Local Centres	11	3	14
XCS17	The Rural Economy	32	8	40
XCS18	Mix and Types of Dwellings	18	6	24
XCS19	Affordable Homes	8	6	14
XCS21	Infrastructure Provision	9	5	14
XEM01	General Employment	29	6	35
XEM02	General Employment Areas - Existing and New Allocations	3	1	4
XEM03	Land to south-east of Lady Lane Hadleigh	1	0	1
XEM04	Former British Sugar Sproughton	1	0	1
XEM08	Warehousing and Distribution	1	0	1
XEM13	Pond Hall Industrial Estate Hadleigh	1	0	1

XEM20	Expansion-Extension of Existing Employment Uses	23	6	29
XEM24	Retention of Existing Employment Sites	13	7	20
XEN22	Light Pollution - Outdoor Lighting	19	4	23
XEN26	Telecommunications	1	0	1
XHD03	Hadleigh Town - Prime Shopping Area	1	0	1
XHS05	Replacement Dwellings	10	1	11
XHS21	Goodlands Farm Daking Avenue Boxford	1	0	1
XHS28	Infilling/Groups of dwellings	35	19	54
XHS31	Public Open Space (1.5ha and above)	3	1	4
XHS32	Public Open Space (New dwellings)	1	0	1
XHS33	Extensions to Existing Dwellings	362	31	393
XHS35	Residential Annexes	44	4	48
XRE06	Small and Medium - Scale Recreation	6	2	8
XRE07	Large Scale Recreation	1	1	2
XRE17	Land-based Facilities at Alton Water	0	1	1
XSD01	Sudbury Town - Principal Shopping Area	5	0	5
XSD02	Sudbury Town- MUAs- Business and Service	1	1	2
XSD03	Sudbury Town- MUAs-Shopping and Commerce	1	1	2
XSD04	Sudbury Town - MUAs- Residential Development	6	3	9
XSD06	Sudbury Town-Bus Station and Borehamgate	0	1	1
XSD07	Sudbury Town - Land rear of Market Hill	2	0	2
XSP03	Retail Development Outside Town Centres	1	0	1
XSP04	Shopping in Local Centres and Villages	1	0	1
XTP04	New Cycle Links	1	0	1
XTP05	New cycle Link - Sproughton	1	0	1
XTP15	Parking Standards - New Development	515	74	589
XTP16	Green Travel Plans	1	1	2

Appendix 2b: Policies used in the determination of planning applications 2022-23 -MID SUFFOLK

Policy Code	Policy Name	Total Granted	Total Refused	Total
CL02	Development Within Special Landscape Areas	47	9	56
CL03	Major utility installations and powerlines in countryside	1	2	3
CL05	Protecting existing woodland	5	1	6
CL06	Tree preservation orders	4	2	6
CL08	Protecting wildlife habitats	248	73	321
CL09	Recognised wildlife areas	31	18	49
CL11	Retaining High Quality Agricultural Land	14	5	19
CL12	The Effects of Severance Upon Existing Farms	5	1	6
CL13	Siting and Design of Agricultural Buildings	15	1	16
CL14	Use of Materials for Agricultural Buildings and Structures	15	0	15
CL15	Livestock Building And Related Development	2	0	2
CL16	Central grain stores, feed mills and other bulk storage	1	0	1
CL17	Principles for Farm Diversification	4	0	4
CL18	Change of Use for agricultural and other rural buildings to non-residential uses	10	0	10
CL21	Facilities for Horse Riding	20	1	21
CL22	Advertisements in A Countryside Setting	4	0	4
CL24	Wind Turbines in The Countryside	1	0	1
CS01	Settlement Hierarchy	349	108	457
CS02	Development in the Countryside	303	97	400
CS03	Reduce Contributions to Climate Change	84	22	106
CS04	Adapting to Climate Change	85	29	114
CS05	Mid Suffolks Environment	816	133	949
CS06	Services and Infrastructure	26	11	37
CS07	Brown Field Target	7	2	9
CS09	Density and Mix	24	11	35
CS12	Retail Provision	3	2	5
E02	Industrial uses on allocated sites	4	0	4
E03	Warehousing, storage, distribution and haulage depots	9	0	9
E04	Protecting existing industrial/business areas for employment generating uses	9	1	10
E05	Change of Use within existing industrial/commercial areas	8	0	8
E06	Retention of use within existing industrial/commercial areas	7	3	10
E08	Extensions to industrial and commercial premises	8	2	10
E09	Location of new businesses	14	1	15
E10	New Industrial and commercial development in the countryside	16	2	18
E11	Re-use and adaption of agricultural and other rural buildings	13	1	14
E12	General Principles For Location, design and layout	26	0	26

FC01	Presumption In Favour Of Sustainable Development	956	140	1,096
FC01_1	Mid Suffolk Approach To Delivering Sustainable Development	953	138	1,091
FC02	Provision And Distribution Of Housing	11	8	19
FC03	Supply Of Employment Land	14	1	15
GP01	Design and layout of development	884	139	1,023
GP02	Development briefs	1	0	1
H02	Housing development in towns	5	0	5
H03	Housing development in villages	39	23	62
H04	Proportion of Affordable Housing	8	7	15
H07	Restricting housing development unrelated to needs of countryside	68	75	143
H08	Replacement dwellings in the countryside	8	1	9
H09	Conversion of rural buildings to dwellings	49	9	58
H10	Dwellings for Key Agricultural Worker	8	5	13
H11	Residential Caravans and Other Mobile Homes	1	3	4
H13	Design and Layout of Housing Development	92	48	140
H14	A Range of House Types To Meet different accommodation needs	26	8	34
H15	Development to Reflect Local Characteristics	534	101	635
H16	Protecting Existing Residential Amenity	810	129	939
H17	Keeping Residential Development away from pollution	361	77	438
H18	Extensions to Existing Dwellings	367	21	388
H19	Accommodation for Special Family Needs	30	7	37
HB01	Protection of historic buildings	363	63	426
HB02	Demolition of listed buildings	6	2	8
HB03	Conversions and alterations to historic Buildings	212	18	230
HB04	Extensions to listed buildings	93	14	107
HB05	Preserving historic buildings through alternative uses	37	1	38
HB06	Securing the repair of listed buildings	16	6	22
HB07	Protecting gardens and parkland of historic interest	1	0	1
HB08	Safeguarding the character of conservation areas	128	11	139
HB09	Controlling the demolition in conservation areas	4	0	4
HB10	Advertisements in Conservation Areas	2	0	2
HB13	Protecting Ancient Monuments	3	0	3
HB14	Ensuring Archaeological Remains are not destroyed	34	10	44
LP01	Windfall infill development outside settlement boundaries	2	4	6
LP03	Residential Extensions and Conversions	13	3	16
LP04	Replacement Dwellings and Conversions	3	0	3
LP05	Rural workers dwellings	0	2	2

LP08	Self-Build and Custom-Build	0	1	1
LP09	Supporting a Prosperous Economy	1	0	1
LP15	Environmental Protection and Conservation	6	3	9
LP16	Biodiversity & Geodiversity	6	2	8
LP17	Landscape	3	3	6
LP19	The Historic Environment	6	3	9
LP22	New Agricultural Buildings	2	0	2
LP23	Sustainable Construction and Design	4	3	7
LP24	Design and Residential Amenity	24	6	30
LP26	Water resources and infrastructure	2	0	2
LP27	Flood risk and vulnerability	1	1	2
LP29	Safe, Sustainable and Active Transport	3	3	6
NDPBOT	Botesdale Rickinghall Neighbourhood Plan	11	1	12
NDPDEB	Debenham Neighbourhood Plan	11	3	14
NDPDIS	Diss and District Neighbourhood Plan	1	0	1
NDPDR	Drinkstone Neighbourhood Plan	8	2	10
NDPELM	Elmswell Neighbourhood Plan	10	5	15
NDPEY	Eye Neighbourhood Plan	24	1	25
NDPFR	Fressingfield Neighbourhood Plan	4	0	4
NDPHAU	Haughley Neighbourhood Plan	6	2	8
NDPLAX	Laxfield Neighbourhood Plan	15	0	15
NDPMEN	Mendlesham Neighbourhood Plan	4	1	5
NDPNEE	Needham Market Neighbourhood Plan	10	1	11
NDPSTO	Stowupland Neighbourhood Plan	16	3	19
NDPSTR	Stradbroke Neighbourhood Plan	9	1	10
NDPTHU	Thurston Neighbourhood Plan	22	1	23
NDPWI	Wilby Neighbourhood Plan	6	0	6
NDPWOO	Woolpit Neighbourhood Plan	13	3	16
NPPF	National Planning Policy Framework	1,030	149	1,179
NPPG	National Planning Policy Guidance	650	90	740
RT01	Sports and recreation facilities for local communities	10	1	11
RT03	Protecting recreational open space	1	1	2
RT04	Amenity open space and play areas within residential development	5	2	7
RT05	Recreational facilities as part of other development	1	0	1
RT06	Sport and recreational facilities in the countryside	4	0	4
RT07	Noisy Sports	1	0	1
RT09	Facilities for air sports	1	0	1
RT12	Footpaths and Bridleways	27	11	38
RT16	Tourism Facilities and Visitor attractions	13	1	14
RT17	Serviced Tourist Accommodation	16	1	17
RT18	Touring Caravan and Camping Sites	4	2	6
RT19	Static Caravans and Holiday Chalets	6	2	8
S05	Living accommodation above shops and other commercial premises	3	0	3
S07	Provision of local shops	1	1	2
S08	Shop front design	8	0	8

S09	Retaining traditional shop fronts	5	0	5
S10	Convenience Good Store	0	1	1
SAAP	Stowmarket Area Action Plan	14	3	17
SAPS	Suffolk Adopted Parking Standards	0	1	1
SB02	Development appropriate to its setting	96	23	119
SB03	Retaining visually important open spaces	2	1	3
SC04	Protection of groundwater supplies	1	0	1
SC08	Siting of new school buildings	2	0	2
SC09	Conversion of premises to res homes	1	0	1
SC10	Siting of Local Community Health Services	1	0	1
SDA06	Employment Land	2	0	2
SP01	Housing Needs	0	2	2
SP03	The sustainable location of new development	5	3	8
SP09	Enhancement and Management of the Environment	1	2	3
SP10	Climate Change	3	1	4
SP4_01	SAAP - Presumption In Favour Of Sustainable Development	3	0	3
SP4_02	SAAP - Providing A Landscape Setting for Stowmarket	1	0	1
SP5_01	SAAP - General Retail Policies For all of the Stowmarket Area Action Plan	1	0	1
SP5_02	SAAP - Principal Shopping Area	1	0	1
SP6_01	SAAP - Housing And Waste Storage	1	0	1
SP7_11	SAAP - Landscaping and setting	1	0	1
SP7_12	SAAP - Transport - buses /cycle /walking	1	0	1
SP7_13	SAAP - Other site issues	1	0	1
SP7_14	SAAP - Infrastructure Delivery Programme	1	0	1
SP8_02	SAAP - A14 Trunk Road	1	0	1
SP9_01	SAAP - Biodiversity Measures	1	0	1
SP9_02	SAAP - River Valleys	1	0	1
SP9_04	SAAP - River Gipping	1	0	1
SP9_05	SAAP - Historic Environment	2	0	2
T02	Minor Highway improvements	1	1	2
T04	Planning Obligations and highway infrastructure	1	0	1
T06	Petrol filling stations and other road side services	0	1	1
T09	Parking Standards	560	117	677
T10	Highway Considerations in Development	554	122	676
T11	Facilities for Pedestrian and cyclists	14	1	15
T12	Designing for People With Disabilities	7	1	8
XCN01	Design Standards	1	0	1
XCR19	Buildings in the Countryside - Residential	0	1	1
XCS15	Implementing Sustainable Development	0	1	1
XCS19	Affordable Homes	1	0	1

APPENDIX 3: BABERGH Net Dwellings Per Parish For 2022/23 AMR Year

PARISH	DWELLINGS
Acton	46
Assington	5
Belstead	1
Bentley	8
Boxford	1
Brantham	38
Bures St Mary	6
Burstall	1
Capel St Mary	76
Chelmondiston	1
Chilton	42
Cockfield	19
Copdock & Washbrook	16
East Bergholt	1
Elmsett	3
Glemsford	8
Great Cornard	5
Great Waldingfield	14
Groton	1
Hadleigh	84
Harkstead	2
Hartest	1
Hintlesham	3
Hitcham	11
Holbrook	1
Kersey	2
Lavenham	2
Lawshall	3
Layham	1
Leavenheath	4
Little Cornard	1
Little Waldingfield	1
Long Melford	25
Monks Eleigh	2
Nayland-with-Wissington	10
Nedging-with-Naughton	1
Newton	1
Preston St Mary	7
Raydon	5
Shelley	1
Shimpling	2
Sproughton	60
Stanstead	5
Stratford St Mary	1

Stutton	22
Sudbury	30
Tattingstone	4
Thorpe Morieux	3
Wherstead	33
Woolverstone	4
Grand Total	624

APPENDIX 4: MID SUFFOLK Net Dwellings Per Parish 2022/23 AMR Year

Mid Suffolk Parish	Completions
Ashbocking	1
Bacton	10
Badley	1
Badwell Ash	46
Barham	11
Barking	2
Battisford	2
Baylham	1
Botesdale	16
Bramford	3
Brome and Oakley	7
Buxhall	2
Claydon	1
Coddenham	3
Cotton	3
Creting St Mary	2
Crowfield	1
Debenham	8
Elmswell	101
Eye	2
Finningham	1
Flowton	2
Gedding	1
Gislingham	9
Gosbeck	2
Great Blakenham	114
Great Bricett	1
Great Finborough	25
Haughley	70
Hemingstone	10
Henley	1
Hinderclay	5
Horham	1
Hoxne	6
Kenton	1
Laxfield	17
Little Blakenham	1
Little Finborough	1
Mellis	7
Mendlesham	7
Metfield	5
Needham Market	119
Nettlestead	1

Norton	12
Old Newton with Dagworth	2
Onehouse	33
Palgrave	7
Rattlesden	12
Redlingfield	1
Rickinghall	3
Ringshall	1
Shelland	1
Somersham	14
Stoke Ash	2
Stonham Aspal	3
Stonham Parva	1
Stowlangtoft	1
Stowmarket	91
Stowupland	92
Stradbroke	8
Syleham	2
Tannington	1
Thorndon	6
Thornham Parva	1
Thrandeston	1
Thurston	101
Tostock	15
Walsham le Willows	37
Wattisfield	1
Westhorpe	2
Wetherden	2
Wetheringsett cum Brockford	8
Weybread	2
Whitton	39
Wickham Skeith	4
Wilby	6
Willisham	1
Wingfield	10
Winston	1
Woolpit	71
Worlingworth	4
Wortham	10
Wyverstone	2
Yaxley	5
Grand Total	1246

Appendix 5 – Outstanding Planning Permissions at 31/03/2023

The list of outstanding planning permissions as of 31/03/2023 for Babergh District Council and Mid Suffolk District Council can be viewed here:

<https://prod-babergh.baberghmidsuffolk.dp.placecube.com/documents/d/asset-library-54706/bmsdc-outstanding-planning-permissions-2022-23>

[Note: this is a large file]

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