

Annual Monitoring Report 2013 - 2014

&

5-year Housing Land Supply Statement

Combined AMR for
Babergh District Council
and
Mid Suffolk District Council

May 14



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Key Headlines from the 2013 - 2014 Annual Monitoring Report

<p>The Babergh Core Strategy was adopted in February 2014.</p>	<p>A new joint Statement of Community Involvement (SCI) was adopted by both Councils in March 2014.</p>
<p>291 new dwellings were built in Babergh district last year (a total of 840 dwellings were built across both districts during the monitoring year 2013/14)</p>	<p>549 new dwellings were built in Mid Suffolk district last year (a total of 840 dwellings were built across both districts during the monitoring year 2013/14)</p>
<p>There are currently 8 Neighbourhood Plans being considered or started across both districts</p>	
<p>Babergh currently has a sufficient supply of deliverable housing sites, based upon the targets as set out in the Babergh Core Strategy.</p>	<p>Mid Suffolk currently has a sufficient supply of deliverable housing sites, based upon the targets as set out in the Mid Suffolk Core Strategy.</p>

SECTION 1: INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) is produced in accordance with the Town & County Planning (Local Planning) (England) Regulations 2012, and covers the period from 1st April 2013 to 31st March 2014. All of the information reported is the best and most up-to-date available data at the point of document publication. Both Babergh and Mid Suffolk District Councils have agreed, where relevant, that planning policy documents will be prepared jointly in the future. This AMR is a joint document, which the Council's will aim to publish around April / May every year.
- 1.2 In summary, the objectives of the AMR are to:
- Report on progress made towards delivering the key Local Plan documents set out in the Councils Local Development Scheme.
 - Report on key indicators and progress made towards delivery against specific targets set out in Local Plan documents.
 - Report on the use and implementation of adopted Local Plan and Saved Policies.
 - Report on any financial receipts obtained via implementation of the Community Infrastructure Levy.
 - Where a local planning authority (LPA) has co-operated with another LPA, County Council, or a body or person prescribed under section 33A of the Planning and Compulsory Purchase Act, 2004, the LPAs monitoring report must give details of what action they have taken during the period covered by the report.

SECTION 2: A BRIEF OVERVIEW OF BOTH DISTRICTS

2.1 Babergh and Mid Suffolk are predominantly rural districts covering the geographical centre of Suffolk, running from the boundary with Essex in the south to the boundary with Norfolk in the north of the county.

Babergh

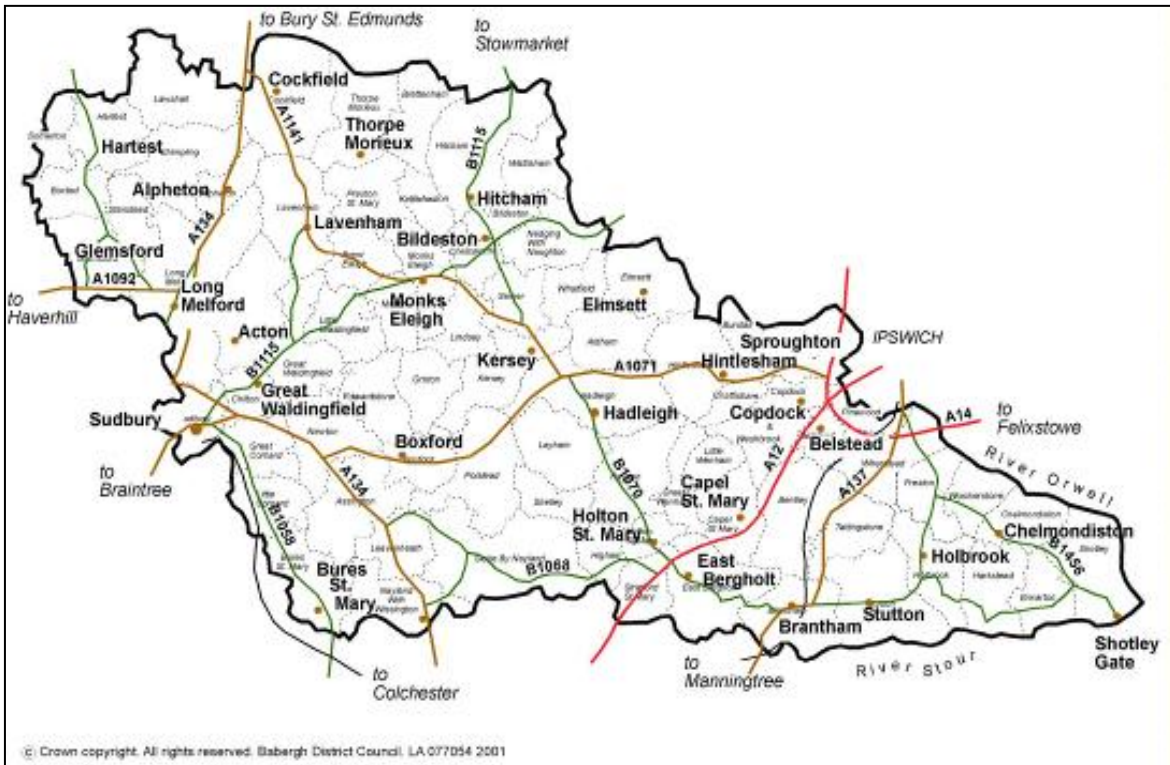


Figure 1: Map of Babergh District

- Babergh District covers an area of approximately 230 square miles (596 square kms).
- A local population estimate of 87,700 live in 37,522 households across the district (2011 Census). The census also highlighted a local population growth of about 5% within a ten year period from 2001 to 2011. The same level of growth can be expected over the next years¹.
- The district has two main centres of population: Sudbury / Great Cornard, and Hadleigh.
- The district has a rich heritage with some 4000 Listed Buildings, 29 Conservation Areas, 34 Scheduled Ancient Monuments and 5 registered Historic Parks & Gardens.
- The district also contains many areas of attractive countryside, including parts of both Dedham Vale and Suffolk Coasts & Heaths Areas of Outstanding Natural Beauty (AONB). There are also a number of Special Landscape Areas centred on and around the river valleys which are characteristic of this part of Suffolk.

¹ Suffolk Observatory 2012

- The natural and built environment, including the renowned areas of 'Constable Country' and the medieval wool villages of Lavenham and Kersey form the basis for a strong local tourism industry.

Mid Suffolk

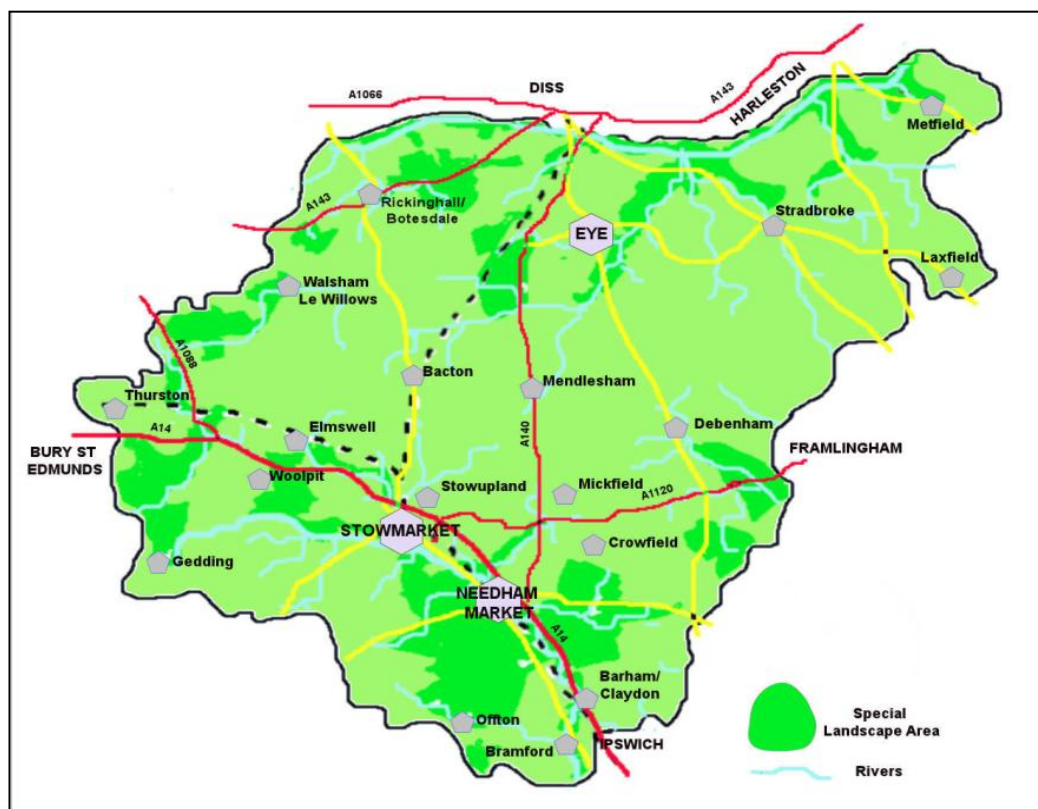


Figure 2: Map of Mid Suffolk District

- Mid Suffolk District covers an area of approximately 335 square miles (858 square kms).
- The local population estimate of 96,700 live in 40,306 households across the district (2011 Census). Mid Suffolk recorded a steady growth in population of about 11% during the period 2001 to 2011. A similar level of growth is expected for the next few years².
- The districts main centres are Stowmarket, Needham Market and Eye.
- Mid Suffolk has a rich heritage with about 4,060 listed buildings (the highest number in Suffolk), and 31 Conservation Areas. In addition the district has national and local sites designated for their significance, including one RAMSAR designation³, one Special Area of Conservation (SAC), 24 Sites of Special Scientific Interest (SSSI) and two Regionally Important Geological / Geomorphological Sites (RIGS).

² Suffolk Observatory 2012

³ RAMSAR sites are wetlands of international importance, designated under the Ramsar Convention.

- The A14 trunk road (which runs east to west across the district) and the parallel railway is a key transport corridor in the region. Most of the industrial and commercial development is located along this corridor and along the A140. This is also where demand for business space and housing development is greatest.

2.2 Like many other rural areas, both Districts have an aging population with 60 - 64 year olds representing the single largest age group at present. In addition, a significant percentage of the population are aged 65 years or older (22.8% in Babergh and 20.13% in Mid Suffolk). Given that the population as a whole is tending to live longer, this has future resource implications in terms of health care and social care provision. (Census 2011)

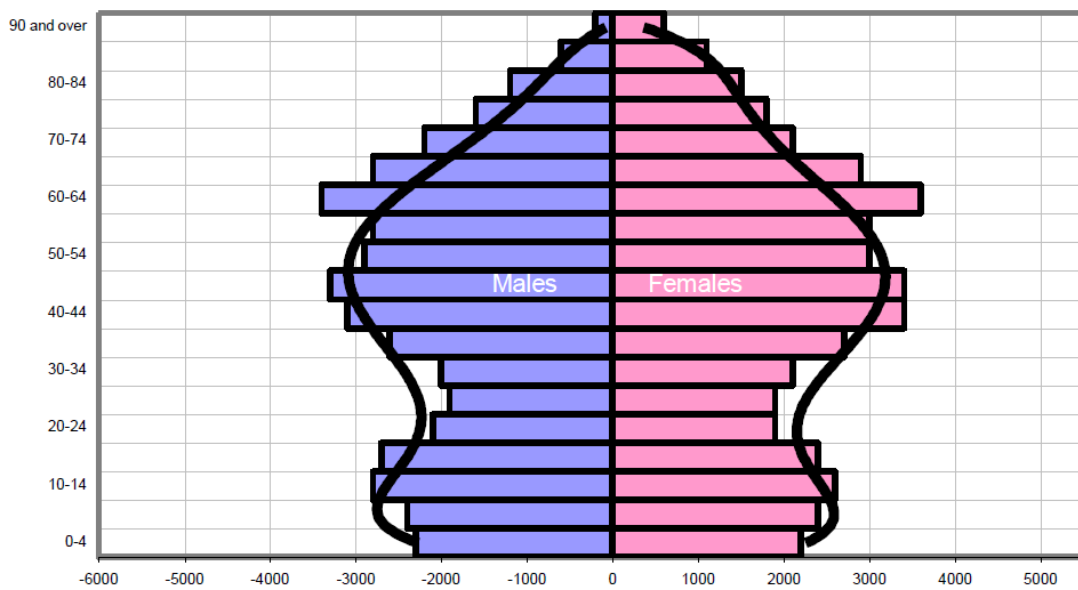


Figure 3: Babergh 2011 Age Structure (ONS – Census 2011)



Figure 4: Mid Suffolk 2011 Age Structure (ONS – Census 2011)

2.3 Since the initial releases, the ONS has continued to make further datasets available via their website. See <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html> for more details.

SECTION 3: DEVELOPMENT PLANS PREPARATION PROGRAMME

BABERGH AND MID SUFFOLK LOCAL DEVELOPMENT SCHEMES

- 3.1 All Local Planning Authorities (LPAs) are required to prepare a Local Development Scheme (LDS). This sets out the purpose, programme and timetable for the preparation of the various documents that will make up the Local Development Plan (or new Local Plan).
- 3.2 The latest version of the LDS in Babergh is dated 2013 and in Mid-Suffolk it is 2011. The respective LDS documents can be found via the website links below:
www.babergh.gov.uk/babergh/lds or www.midsuffolk.gov.uk/lds
- 3.3 A new joint Statement of Community Involvement (SCI) was adopted by both Councils in March 2014. Early work is also being undertaken regarding the production of new joint Local Plan documents for both Development Management Policies and Site Specific Allocations & Policies. Relevant web pages will continue to be updated with the latest news.

<http://www.babergh.gov.uk/planning-and-building/planning-policy/local-babergh-development-framework/statement-of-community-involvement/>

or

<http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/statement-of-community-involvement/>

- 3.4 Table 1 below shows the current adopted Planning Policy documents produced by Babergh & Mid-Suffolk District Councils. Crucially, both districts now have modern strategic planning coverage with adopted Core Strategy documents and work is now underway to deliver the key targets and develop any necessary, more detailed, planning policies. All documents can be viewed on the Council websites.

Council:	Document title:	Date:
BDC / MSDC	Statement of Community Involvement	March 2014 (Joint Document)
BDC	Core Strategy & Policies DPD	Feb 2014
BDC	Affordable Housing SPD	Feb 2013
BDC	Hamilton Road Quarter, Sudbury SPD	Feb 2010
BDC	Babergh Open Space, Sport & Recreation Strategy	Sept 2010
BDC	Safeguarding Employment Land SPD	March 2008
MSDC	Chilton Leys [Stowmarket] Development Brief	Dec 2013
MSDC	Stowmarket Area Action Plan	Feb 2013
MSDC	Core Strategy Focused Review DPD	Dec 2012 (Review of Sept 2008 document)
MSDC	Core Strategy DPD	Sept 2008
MSDC	Social Infrastructure Including Open Space, Sport & Recreation SPD	Oct 2006

Table 1: Adopted Planning Policy Documents (as at April 2014)

- 3.5 With the integration of Babergh and Mid Suffolk services (including the planning service) now at the delivery stage, it is clear that a new, combined planning documents (and related work) programme (Local Development Scheme) needs to be prepared and adopted. This work is currently underway and relatively well advanced. A draft form of this (providing a good indication of content but not yet the timetables) can be viewed via the following approved committee report weblink (for Strategy Committee paper N131): <http://bdcdocuments.onesuffolk.net/assets/Uploads/Committees/Strategy/Minutes/140410-Minutes.pdf> (N.B. this paper has been approved by both councils).
- 3.6 Tables 2 and 3 below provide a summary of progress towards the delivery of key Local Plan Documents for both Districts.

Document	Target Date	Comment
Babergh Core Strategy Part 1 of the New Local Plan	(Revised) target date for adoption: June - July 2013	Following the conclusion of the Examination, the Core Strategy was adopted in February 2014.
Development Management Policies DPD	(Revised) target date for adoption: June - Aug 2015	Initial preparation work on the joint DM Policies has taken place and formal consultation is expected during summer 2014
Site Specific Allocations DPD	(Revised) target date for adoption: Oct - Dec 2015	The joint Sustainability Appraisal Scoping Report is due for consultation during summer 2014 with formal consultation on the DPD anticipated during autumn / winter 2014.
CIL	Target date for adoption: April 2015	The Councils are progressing most of the CIL work jointly. Preliminary Draft Charging Schedule consultation due in May 2014 with Examination in late 2014.

Table 2: Summary of progress towards delivery of key Development Plan Documents for Babergh District Council

Document	Target Date	Comment
Mid Suffolk Core Strategy	Target date for adoption: April 2008	The Core Strategy Development Plan Document was adopted in September 2008. A Core Strategy Focused Review was adopted in 2012.
Mid Suffolk Core Strategy Focused Review (CSFR)	Target date for adoption: September 2012	The Core Strategy Focussed Review was adopted in December 2012.
Stowmarket Area Action Plan (SAAP)	Target date for adoption: September 2012	The Stowmarket Area Action plan was adopted in February 2013.
Development Management Policies DPD	Target date for adoption: tbc	Initial preparation work on the joint DM Policies has taken place and formal consultation is expected during summer 2014
Site Specific Allocations DPD	Target dates: tbc	The joint Sustainability Appraisal Scoping Report is due for consultation during summer 2014 with formal consultation on the DPD anticipated during autumn / winter 2014.
CIL	Target date for adoption: April 2015	The Councils are progressing most of the CIL work jointly. Preliminary Draft Charging Schedule consultation due in May 2014 with Examination in late 2014.

Table 3: Summary of progress towards delivery of key Development Plan Documents for Mid Suffolk District Council

THE NEW LOCAL PLAN EVIDENCE BASE

3.3 The Local Development Framework is supported by a strong evidence base. The Council's continue to identify key documents and commission new areas of research to ensure that these remain up-to-date.

Go to <http://www.babergh.gov.uk/babergh/ldf> and follow the Evidence Base / Background Studies link to see more. The Mid Suffolk evidence base is divided into different main studies, each contributing towards the Mid Suffolk LDF. These can be researched by visiting the website <http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/> and follow links to the individual documents.

NEIGHBOURHOOD DEVELOPMENT ORDERS / PLANS and LOCAL DEVELOPMENT ORDERS

3.4 Neighbourhood Development Orders and Neighbourhood (Development) Plans provide means by which local communities can have a say in or manage development within a defined area. They can be drawn up by Town or Parish Councils or by other local community groups. To date, no Neighbourhood Orders / Plans have been adopted in Babergh or Mid Suffolk, although a number of town / parish councils have expressed an interest in or have started to progress a Neighbourhood Plan (see list below):

- East Bergholt Neighbourhood Plan
- Elmswell Neighbourhood Plan
- Eye Neighbourhood Plan (Application submitted)
- Hartest Neighbourhood Plan
- Lavenham Neighbourhood Plan
- Mendlesham Neighbourhood Plan
- Needham Market Neighbourhood Plan
- Thurston Neighbourhood Plan

For more information visit: <http://www.midsuffolk.gov.uk/planning-and-building/community-led-planning/neighbourhood-planning/> or <http://www.babergh.gov.uk/planning-and-building/neighbourhood-planning/>

3.5 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.

COMMUNITY INFRASTRUCTURE LEVY

- 3.7 The Community Infrastructure Levy (CIL) is a new charge which will allow the Councils to raise infrastructure funds from developers undertaking new building projects. Babergh and Mid Suffolk are preparing a joint CIL to help support the delivery of their respective Local Plans and to ensure that the impact of new development on infrastructure is minimized. This work is on-going, with good progress being made. A preliminary charging schedule (for each Council area) is being consulted on between 21 May and 04 July 2014. See: www.babergh.gov.uk/babergh/CIL or <http://www.midsuffolk.gov.uk/CIL> for more information and for an outline CIL work programme, see: <http://bdcdocuments.onesuffolk.net/assets/Uploads/Committees/Committee-Reports/Reports-2014-15/P14.pdf> (this paper having been approved by both councils).

DUTY TO CO-OPERATE

- 3.8 Under current planning legislation, LPA monitoring reports must give details of what action they have taken with regards to their 'duty to co-operate' in relation to planning for sustainable development with another local planning authority, County Council, or a body or person prescribed under section 33A of the Planning and Compulsory Purchase Act 2004.
- 3.9 Both Councils have long recognised that their administrative districts cannot function effectively unless they play a full part in strategic issues that affect the sub-region and their neighbours. Both have a strong history of working with and consulting their partners and this has been reinforced by the integration of services and staff resources. Babergh's Core Strategy Library includes, under reference E10, a comprehensive Statement of Compliance with "Duty to Co-operate" (October 2012). Beyond this, both Council's have been working with partners, in particular, with regard to the Ipswich Policy Area Board and the future development needs in that area. The Councils will continue to explore new possibilities for collaboration and cooperation with relevant partners.

SUMMARY AND CONCLUSIONS

- Babergh's Core Strategy was adopted in February 2014.
- A joint Statement of Community Involvement (SCI) was adopted by both Councils in March 2014.
- Babergh and Mid Suffolk are working together on projects relating to the delivery of a CIL charging programme, a set of Development Management Policies and a Site

Specific Allocations & Policies document. In addition, both Councils have a programme that supports interested parties in delivering Neighbourhood Plans.

- A new combined LDS will be produced for both councils in the near future and this work is well underway.

SECTION 4: MONITORING INDICATORS – HOUSING

4.1 Housing and affordable housing remain a key priority. In this section monitoring data on local housing and the delivery of new (net) housing across both districts during this and previous AMR years are set out.

LOCAL HOUSING

4.2 House prices across the eastern region rose steadily from 1996 until the end of 2007. They then declined quite sharply, during a period that coincided with the wider recession, before recovering again during 2010. In the last quarter of 2013 a house in Babergh cost an average of £140,000 (lower quartile house price). In Mid Suffolk, the average price was £132,500 (lower quartile house price). (Suffolk Observatory)

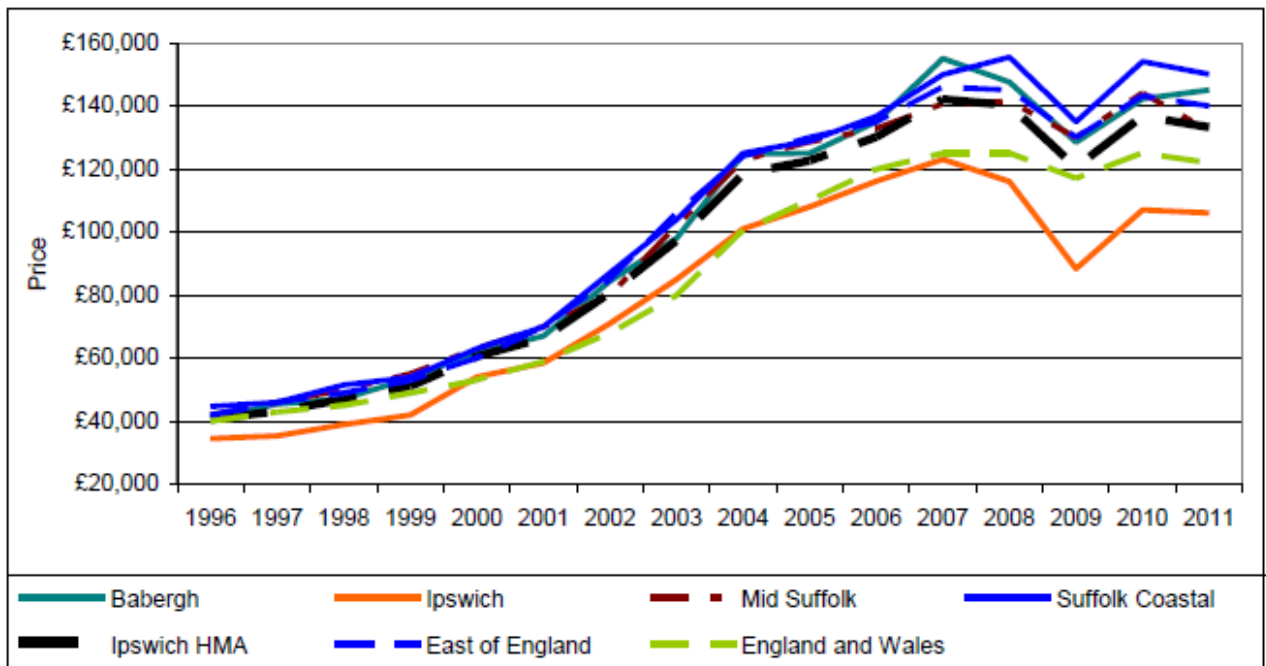


Figure 5: Lower quartile house price by LA, 1996-2011 (Land Register)

4.3 Table 4 below indicates the housing affordability ratio across both districts. It can be seen that, generally, the ratio between house prices and income fluctuates between approximately 8 and 9 on average. This level is in line with the average for Suffolk as a whole.

Names	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Babergh	6.62	8.22	8.96	9.11	9.70	8.93	8.02	8.86	8.28	8.51	<i>tba</i>
Mid Suffolk	6.65	7.73	8.59	7.73	8.81	8.32	7.25	8.10	7.01	8.08	<i>tba</i>

Table 4: Babergh and Mid Suffolk: House Price to Income Ratio (Lower Qualities) (Suffolk Obs.)

4.4 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 identified the composition of the housing stock in 2011.

Type of Dwelling	Number of Dwellings (2011)	
	Babergh	Mid Suffolk
Detached houses	16,231	19,908
Semi-detached houses	11,476	13,676
Terraced houses	8,458	5,753
Flats	2,763	2,317
Total	38,928	41,654

Table 5: Type and number of dwellings in Babergh and Mid Suffolk (2011, Suffolk Observatory)

HOUSING GROWTH

4.5 The Babergh Core Strategy makes provision for approximately 6,000 new dwellings (5,975, including existing commitments) to be built over the plan period 2011 - 2031. Delivery is anticipated to be phased so that the first five years (2011 - 2016) will see a reduced target level of 220 dwellings built per annum, rising to 325 dwellings per annum in the years that follow.

4.6 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. The release of land for housing will be phased in five year intervals to enable continuous delivery of housing within the district.

4.7 Tables 6 and 7 below show net housing completions across both districts for the current and ten 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. Tables 8 and 9 show net residential completions for specific towns / villages.

Babergh					
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2013 / 2014	291	101	35%	168	58%
2012 / 13	219	59	27%	90	41%
2011 / 12	259	132	51%	156	60%
2010 / 11	216	31	25%	98	45%
2009 / 10	185	34	18%	97	52%
2008 / 09	289	111	38%	115	40%
2007 / 08	304	88	29%	140	46%
2006 / 07	275	73	27%	146	53%
2005 / 06	189	56	29%	150	79%
2004 / 05	187	43	23%	164	88%
2003 / 04	212	-	-	132	62%
Totals	2,626	(728)	(30%)	1,456	55% (ave.)

Table 6: Babergh Net Residential Completions by AMR Year

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

Mid Suffolk					
	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2013 / 14	549	33*	6%*		
2012 / 13	313	115	37%		
2011 / 12	396	67	17%		
2010 / 11	330	74	24%		
2009 / 10	292	89	30%	Data currently unavailable	
2008 / 09	398	159	40%		
2007 / 08	489	74	5%		
2006 / 07	806	131	16%		
2005 / 06	553	78	14%		
2004 / 05	380	0	0%		
2003 / 04	347	42	12%		
2002 / 03	292	22	8%		
Totals	5145	(884)	(17%)		

Table 7: Mid Suffolk Net Residential Completions by AMR Year

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

**District Figure - excluding completions at Cedars Park and Chilton Estate in Stowmarket, data not available*

Area	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14
Sudbury & Gt Cornard	122	131	116	36	91
Hadleigh	4	4	13	81	49
Ipswich Fringe*	2	2	3	4	17
Bildeston	1	2	5	1	5
Boxford	1	0	8	0	0
Bures St Mary	0	1	1	0	18
Capel St Mary	2	0	36	2	0
East Bergholt	3	6	4	3	2
Glemsford	5	5	2	7	58
Holbrook	15	5	4	2	0
Lavenham	0	8	0	4	1
Long Melford	5	2	8	5	6
Nayland	1	5	0	0	1

Table 8: Net Residential Completions by Town / Urban Area and Core Villages in Babergh

**Note: The Ipswich Fringe (Ipswich Policy Area) covers the parishes of Belstead, Copdock & Washbrook, Pinewood, Sproughton and Wherstead (as defined in the former Suffolk Structure Plan 2001).*

Area	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14
Stowmarket	119	75	232	80	115
Eye	9	2	2	0	24
Needham Market	3	5	8	8	48
Bacton	0	0	1	1	6
Botesdale / Rickinghall	1	0	5	1	6
Bramford	2	1	0	3	5
Claydon / Gt Blakenham	2	24	0	86	31
Debenham	2	4	4	0	41
Elmswell	13	14	6	4	47
Haughley	3	3	1	3	7
Mendlesham	1	1	0	1	4
Stowupland	0	3	2	0	2
Stradbroke	2	3	1	4	14
Thurston	2	3	22	3	8
Woolpit	2	10	10	3	8

Table 9: Net Residential Completions by Town / Key Service Centres in Mid Suffolk

GYSKY & TRAVELLER SITE PROVISION

4.8 Babergh and Mid Suffolk District Councils; working in conjunction with Ipswich Borough, Suffolk Coastal and Waveney District Councils, commissioned Opinion Research Services to deliver an up-to-date assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople in those parts of Suffolk during the period to 2027. The final report can be accessed via the link below:

<http://www.midsuffolk.gov.uk/housing-and-homelessness/gypsies-and-travellers-2/assessing-the-needs-of-gypsies-travellers-and-travelling-showpeople/>

The report has identified the following key information for Babergh and Mid Suffolk:

- There has been an increase in the number of unauthorised encampments in Babergh.
- Babergh District has a single pitch which has been granted permanent permission. However, in order to tackle the increasing need, it is estimated that additional site provision for 4 pitches is required up to 2027.
- Mid Suffolk has the highest number of Gypsies and Travellers throughout Suffolk. Within the District there are 101 pitches, located exclusively on private sites which vary in size from a single pitch up to 19 pitches. Even though a high number of sites for Gypsy and Travellers have already been allocated, a shortage of sites has been identified. In order to tackle this problem an extra site provision of 38 pitches has been estimated. These sites are entirely for household formation.

No enforcement cases have been recorded against unauthorised encampments this year in either Babergh or Mid-Suffolk District Councils.

RESIDENTIAL DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

4.9 Previous AMRs reported on the proportion of all new (gross) dwellings coming forward on previously developed land (PDL). As part of on-going monitoring reporting on this figure will continue in line with the overall land re-use target which is 45% in Babergh and 50% in Mid-Suffolk Core Strategies respectively.

Year	2005 - 2006	2006 - 2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 -2014
BDC - gross % PDL	68%	66%	61%	55%	62%	41%	41%	31%	29%
MSDC – net % PDL	45%	53%	52%	55%	41%	49%	34%	59%	45%

Table 10: Percentage Residential Development on PDL
Note: Percentage (gross) in Babergh/ Percentage (net) in Mid Suffolk

HOUSING TRAJECTORY & FIVE-YEAR LAND SUPPLY

- 4.10 The National Planning Policy Framework (NPPF) requires Councils to identify and update on an annual basis a supply of specific deliverable sites sufficient to provide for five years worth of housing against their identified requirements. For sites to be considered deliverable they have to be available, suitable, achievable and viable. Beyond that, the NPPF also requires that Councils seek to identify specific developable sites (or broad locations) for long term growth up to 15 years ahead.
- 4.11 The NPPF introduced an additional new buffer requirement of an extra 5% for the five-year land supply (moved forward from later in the plan period). With regard to past housing delivery performance, a 20% buffer applies (instead of the 5% buffer) where persistent under-delivery is identified. The assumptions and relevant buffers have been identified in the following sections for both Babergh and Mid Suffolk District Council areas.

Babergh five year land supply

4.12 The Core Strategy makes provision for 5,975 new dwellings to be built over the plan period 2011 - 2031, with delivery being phased so that the first five years (2011 - 2016) will see a reduced target of 220 dwellings per annum, rising to 325 dwellings per annum in the years that follow. The five year land supply requirements are shown below (all figures rounded):

Babergh Land supply targets and buffers 2014/15 - 2018/19	
Land supply 2014 - 2019	2,110
CS Base Target	1,420
CS Plan Undersupply (2014/15)	0
Adjusted 5 year target	1,420
5% Buffer	70
Total adjusted target + 5% buffer	1,490
Adjusted target + 5% (annualised figure)	300
5 year supply +5% (years)	7.1
20% Buffer	280
Total adjusted target + 20% buffer	1,700
Adjusted target + 20% (annualised figure)	340
5 year supply +20% (years)	6.2

Table 11: Babergh Land housing supply targets and buffers 2014/15 - 2018/19

4.13 The total of 2,110 homes represents 7.1 years housing supply based upon the targets as set out in the adopted Babergh Core Strategy (February 2014). The Core Strategy has recently been adopted covering the period between 2011 and 2031. The Council has successfully delivered against these housing targets and is currently 70 dwellings above the cumulative housing target delivery and therefore a buffer of 5% has been assumed for compliance with the NPPF.

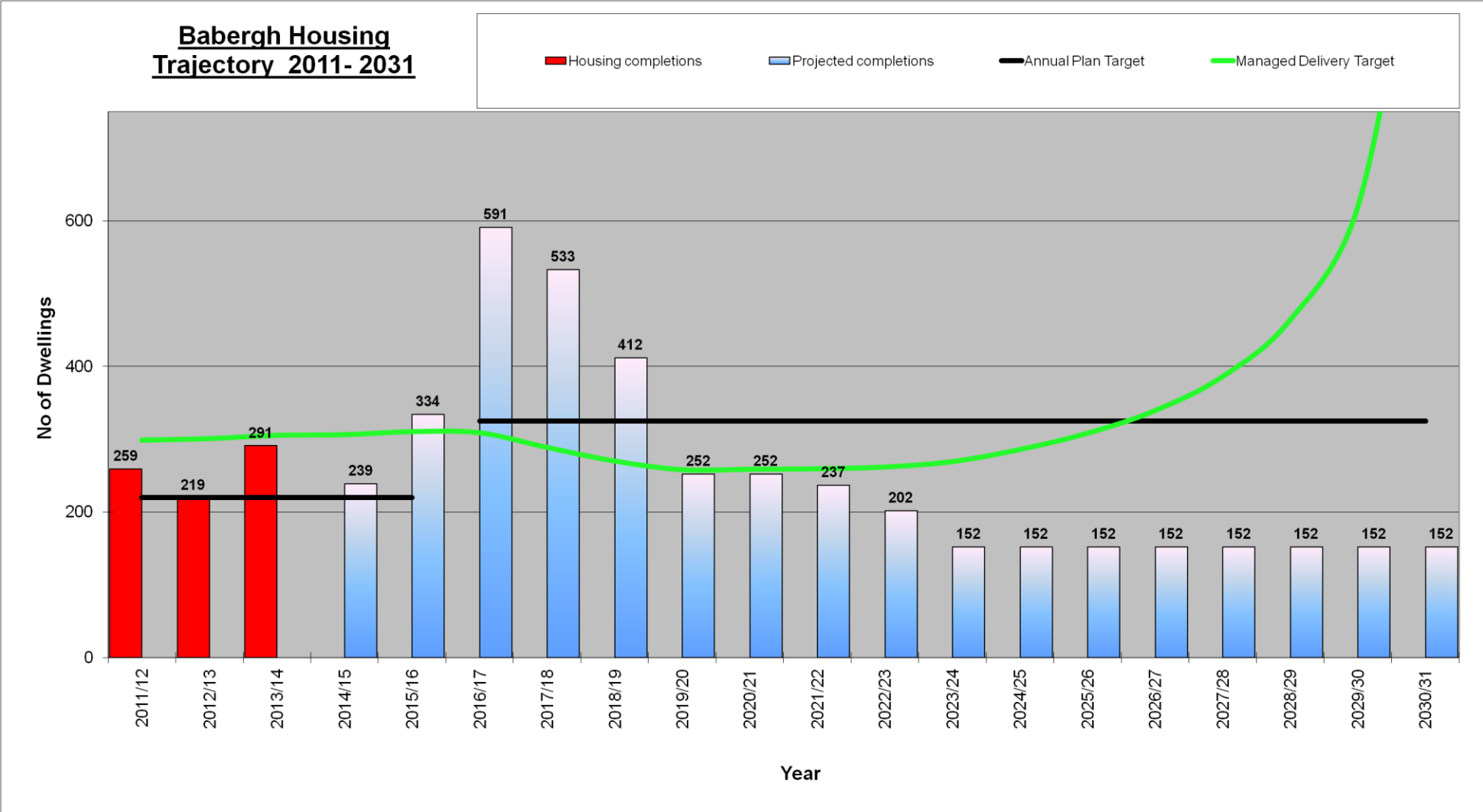


Figure 6: Babergh Housing Trajectory 2011-2031

4.14 The Babergh Core Strategy incorporates 2 key measures to bring forward land within the first 5 years of the plan period:

- The inclusion of several strategic land allocations (providing for each of the principal urban areas, i.e. Sudbury / Great Cornard; Hadleigh; and the Ipswich fringe). These have defined boundaries with clear development parameters and have been designed specifically to enable early delivery (including the specified means for pre-application preparation in particular)
- Greater flexibility for village homes schemes to come forward (in particular through relaxing the rigid requirement for these to be within defined village envelopes). These will be able to come forward at the landowner or developer's initiative where the proposals are consistent with Core Strategy policy CS11 and its associated new supporting planning guidance. Current evidence suggests that this new opportunity has been recognised and is being pursued through a significant number of early enquiries and planning proposals.

4.15 For more information about delivery and key sites, please refer to Appendix 1 for a summary of the Babergh Housing Trajectory.

Mid Suffolk five year land supply

- 4.16 In Mid Suffolk the Core Strategy requires an annual target rate of 404 dwellings per annum. The five year land supply requirements are shown below (all figures rounded):

Mid Suffolk Land supply targets and buffers 2014/15 - 2018/19	
Land supply 2014 - 2019	2,420
CS Base Target	2,020
CS Plan Undersupply (2014/15)	60
Adjusted 5 year target	2,080
5% Buffer	100
Total adjusted target + 5% buffer	2,190
Adjusted target + 5% (annualised figure)	440
5 year supply +5% (years)	5.5
20% Buffer	420
Total adjusted target + 20% buffer	2,500
Adjusted target + 20% (annualised figure)	500
5 year supply +20% (years)	4.8

Table 12: Mid Suffolk Land housing supply targets and buffers 2014/15 - 2018/19

- 4.17 A backlog of housing completions not recorded by Building Control or private sector housing inspectors (NHBC) was noted at the GR Warehousing inquiry (2013) with many dwellings shown as still under construction. This has been addressed by site-based checks in April 2014 and a total of 203 additional completions has accordingly been added to the 346 reported for 2013-2014 by Building Control and private sector housing inspectors, giving a total of 549 additional dwellings for 2013-2014. This represents a significant delivery figure for the year.
- 4.18 The Mid Suffolk Core Strategy (2008) makes provision for 7,268 dwellings between 2007 and 2025, an average of 404 per year, and identifies broad locations.

The housing supply situation as at April 2014 was:

Houses completed April 2007 – March 2014: 2,767

- 4.19 The Core Strategy housing target average of 404 per year should have resulted in the provision of 2,828 additional houses in the 7 year period to March 2014, but the actual provision of 2,767 means that there has been a shortfall of 61 dwellings (2.2%).

Recovering this shortfall in the next 5 year period points to a 5 year target figure of $(404 \times 5) 2,020 + 61 = 2,081$ (416 p.a.)

4.20 The NPPF requires an additional buffer of 5% (in all cases within the identified 5-year supply), or 20% if there has been persistent under- delivery of housing. The GR Warehousing appeal Inspector considered the standard 5% buffer to be appropriate, based on a past 10 year period, representative of a whole economic cycle, rather than the recent past period of severe economic problems and market down turn.

4.21 Over the past 10 year period annual average house completions have been 451 per year. This is above the Core Strategy target of 404 per year, so it is considered that a 5% buffer should continue to be applied, not 20%.

4.22 This would produce a **5 year requirement of $2,081 \times 1.05 = 2,185$ (ave. 437 p.a.)**

Sites that have potential to deliver housing in the 5 year period

- Outstanding planning permissions 31 March 2014, (not started or under construction): for **1,153** dwellings
- Remaining Mid Suffolk Local Plan (1998) housing allocation without planning permission (Cedars Park, Stowmarket): est. **81** houses.
- New allocations in Stowmarket Area Action Plan (February 2013): total 1,525, for a 15 year period. Est. for next 5 years includes 140 at Chilton Leys, + 185 at Farriers Road+ 33 at Station Quarter = **358**
- Core Strategy broad location at Eye est. 50 houses per year for the last 3 of the current 5 year supply period: **150**
- Unallocated brown field sites, estimated potential on suitable and available sites in Mid Suffolk over 5 year period (includes 140 at Needham Quarry "Lake Park", 140 at Elmswell.
- These estimates of housing site delivery are based on 35 houses per site per year for the last 4 of the 5 years): **280** houses.
- Small windfall sites est. 80 per year $\times 5 =$ **400**

Total supply: $1,153 + 81 + 358 + 150 + 280 + 400 = 2,422$ (ave. 484 p.a.)
= 5.5 years supply

- 4.23 Mid Suffolk continues to have a 5-year housing land supply in place (for the purposes of NPPF), including the requisite additional 5% buffer and allowing for making up the previous small-scale delivery shortfall within the short-term.
- 4.24 For more information about delivery and key sites, please refer to Appendix 3 for a summary of the Mid Suffolk Housing Trajectory.

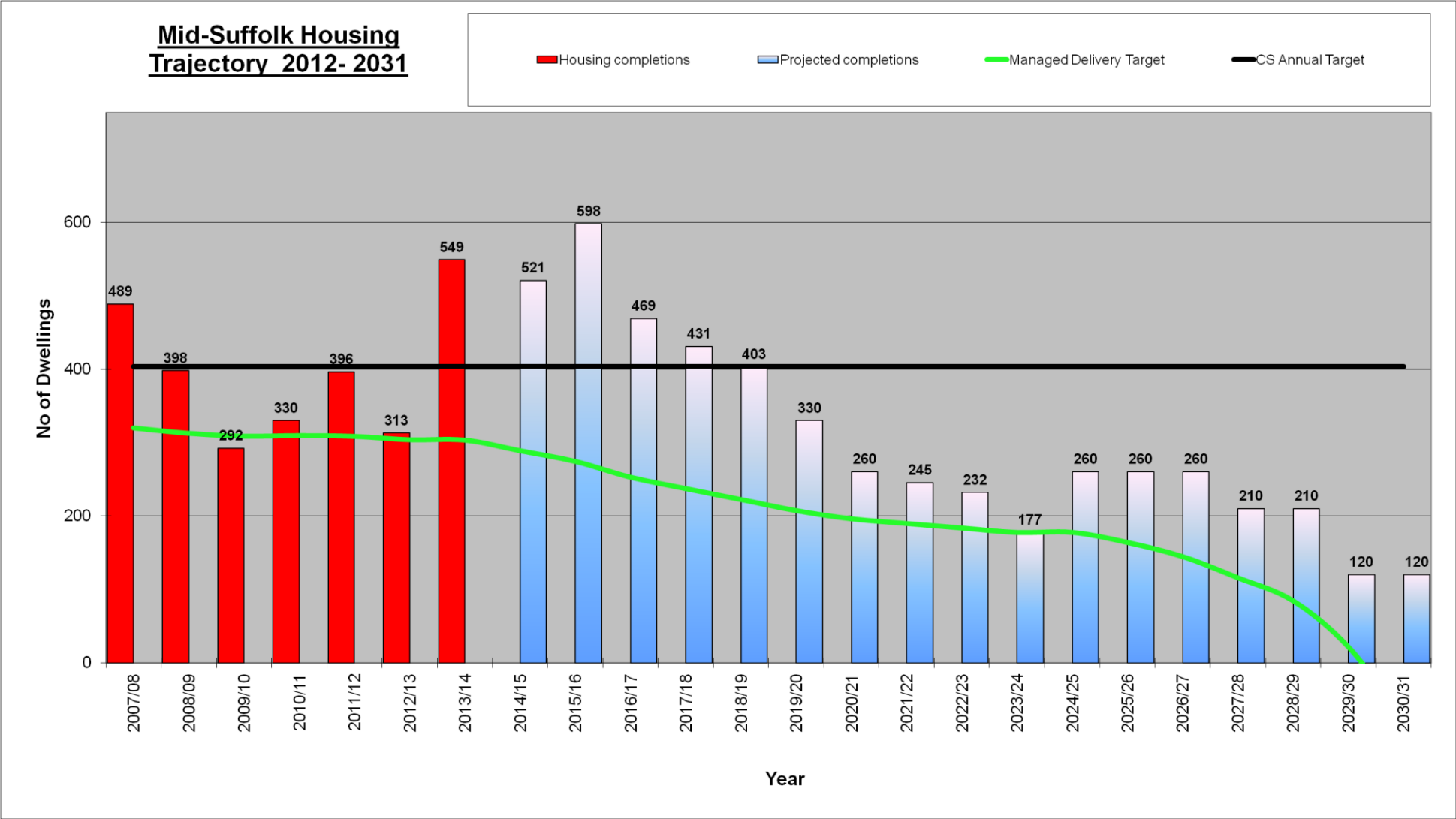


Figure 7: Mid Suffolk Housing Trajectory 2011-2013

SUMMARY AND CONCLUSIONS

Babergh

- Net completions have remained stable and continue to deliver against the annual housing targets. The general trend points towards there being a slow recovery in the number of homes being built.
- Affordable housing accounted for 35% of all net new completions in 2013/14. This was higher than the previous year, which saw a high percentage of affordable homes coming forward due to a specific set of circumstances.
- 29% of all residential completions (in 2013/14) were delivered on previously developed land (PDL). This falls short of the overall land re-use target (45%) set out in the adopted Core Strategy.
- Windfall development continues to make up a large proportion (58%) of all new housing delivery coming forward across the district.
- Babergh currently has an calculated 7.1 years supply of deliverable housing sites (including a 5% buffer required by the NPPF). The Council will carefully monitor the five year supply of deliverable sites on a regular basis and report on the findings in the AMR.

Mid Suffolk

- A backlog of housing completions not recorded by Building Control or private sector housing inspectors (NHBC) was noted at the GR Warehousing inquiry, with many dwellings shown as still under construction. This has been addressed by site-based checks in April 2014 and a total of 203 additional completions have been added to the 346 reported for 2013-2014 by Building Control and private sector housing inspectors, given a total of 549 completed dwellings for 2013-2014.
- Affordable housing accounted for 6%⁴ of all net new completions in 2013/14. This is lower than the previous year, which saw a high percentage of affordable homes completed on major development sites amongst others in Gt. Blakenham and Stowmarket.
- 45% of all residential completions were delivered on previously developed land (PDL). This falls just short of the overall land re-use target (50%) set out in the adopted Core Strategy.
- Mid Suffolk currently has a calculated 5.5 years supply of deliverable housing sites (including a 5% buffer required by the NPPF). The Council will carefully monitor the five

⁴ District figure - excluding completions at Cedars Park and Chilton Estate in Stowmarket, data not available

year supply of deliverable sites on a regular basis and report on the findings in the AMR.

- Both Councils will continue to monitor the delivery of all new homes across the districts against targets set out in the adopted Core Strategies and review what other data should be gathered and reported on.

SECTION 5: MONITORING INDICATORS – ECONOMIC GROWTH

LOCAL EMPLOYMENT AND ECONOMY

- 5.1 ONS data (2011 Suffolk Observatory) shows that there are 53,065 (Babergh) and 59,436 (Mid Suffolk) economically active people in both districts which, at 73% and 79.7% of the population, is in line with the regional (73.9%) average and slightly higher than the national (70.2%) average. New research from 2013 (Suffolk Observatory) has shown that the Babergh District recorded a decline of the total employment rate to 68.3% relating to the population between 16 and 64 years (working age) over the past couple of years. On the other hand Mid Suffolk recorded a small increase of the average percentage of the total employment rate to 80.5%.
- 5.2 The unemployment rate in the district increased markedly during 2009, linked to the wider economic recession, but both districts have shown signs of improvement. The September 2013 unemployment rate for the Babergh District was 5.8% and for the Mid Suffolk District 3.2%, which is below the regional (6.4%) and the national (7.9) averages. (Suffolk Observatory)
- 5.3 There is a relatively diverse economy across the overall area. About one third of the local population across Babergh (34%) and Mid Suffolk (28%) and within the working age is working in the public administration, education and health sector. Other important sectors are retail, tourism and advanced manufacturing. Both districts are classified as rural, but Mid Suffolk records higher employment in agriculture compared with Babergh and other districts in the region, though it is no longer the most significant sector.
- 5.4 In both Districts the majority of businesses employs less than 9 employees. Mid Suffolk District is home to a higher proportion of micro-businesses (0-4 employees) than Babergh District. (2013 Suffolk Observatory)

JOBS TRAJECTORY

- 5.5 The market for employment land cannot be tested and defined for future needs in the same way as the housing market. Businesses will move to an area if land or premises are available and other local circumstances (such as labour supply and skills, the supply chain and transport) are right. At the same time indigenous businesses may need to expand or relocate to new or larger premises within their local area.

- 5.6 One of the functions of the Core Strategy is to make provision for employment land through the Plan period, and this is being done by allocating employment land throughout the district. In Babergh three main strategic sites have been identified - at Sudbury (Chilton Woods), in Hadleigh and at the Ipswich Fringe (see Appendix 5). In Mid Suffolk the focus is on six locations; three close to the district's towns (Eye, Needham Market and Stowmarket), plus a further three at Great Blakenham in the Ipswich Policy Area (IPA), Woolpit Business Park in the west and the old airfield on the A140 at Mendlesham (see Appendix 6).
- 5.7 Development of Greenfield sites takes time to be implemented, and the trajectory shows a best estimate of the time period in which these new developments are likely to come forward. Brownfield employment land often comes with complex issues such as land contamination, and bringing forward large brownfield sites also takes time. The estimate for delivery of these sites is considered to be realistic in the current economic situation.
- 5.8 The jobs trajectory also includes a column that shows an estimate of the number of jobs that could be created within the allocated employment areas. This is a "best fit" estimate based on assumptions as to the nature and scale of businesses that might occupy the site, and a formula for estimating employment densities, i.e. the 'capacity' of buildings to accommodate employees by type of business⁵. To ensure a consistency in the estimated job numbers for Mid Suffolk, they have been calculated according to the formula agreed for the Examination in Public of the Ipswich Borough Core Strategy including for sites outside of the Borough in the Ipswich Policy Area (IPA).

NOTIFICATION OF CHANGE OF USE FROM OFFICES TO RESIDENTIAL

- 5.9 Since the 30th May 2013 new provisions came into effect to allow a change of use of a building and any associated land within its curtilage from Class B1a (offices) to Class C3 (dwelling houses) for a temporary period until 30th May 2016. In line with the NPPF and the Town Country Planning (General Permitted Development) Order 1995; the right to make this change of use is to be found in Part 3 of the Second Schedule to the General Permitted Development Order (GPDO), and the new amendments have added to Part 3 a new Class J.
- 5.10 While Babergh District Council recorded an increased demand for the change of use from Class B1a to Class C3 referring to the new notification of change of use; Mid Suffolk only documented a couple of inquiries during the monitoring year 2013/14.

⁵ The Employment Densities Guide 2nd Edition 2010 (Drivers Jonas Deloitte for OffPAT & HCA). See Appendix 1 of Technical Background Paper 3, Core Strategy Library Document D40 (Core Document G02).

- 5.11 The Councils will continue to record and monitor inquiries regarding the notification of change of use from offices to residential and the related effects on the local area.

TOWN CENTRES

- 5.12 Babergh District Council has been undertaking Town Centre Health Checks (TCHC's) within its two main towns of Hadleigh and Sudbury since 1995. While the last major update was published in late 2011 (see link below), background data on shop occupancy / vacancy rates continue to be collected on a regular basis. The latter provides a useful indicator of the relative health of each town centre and, while it refers to data collected in May 2014, this AMR once again provides an opportunity to publish the most recent results (see table 13 below). Of note, there has been a fall in the number of vacant units within the secondary shopping area in Sudbury compared to data from this time last year (May 2013). This, and the take up of vacant units within the prime shopping area have seen the overall ground floor vacancy rate drop from approx. 8% in 2013 to just under 5% in 2014. In Hadleigh, the position remains largely unchanged.

<http://www.babergh.gov.uk/planning-and-building/planning-policy/local-development-framework/background-studies-evidence-base/town-centres-and-retailing/>

- 5.13 Mid Suffolk District Council also monitors local centres and related retail development continuously. Stowmarket is identified as a "Town", functioning as an important service centre providing a range of facilities and services. Needham Market, Debenham and Eye offer similar important services, but at a more local level, and are classified as "District Centres" with identified principal shopping areas.

During this monitoring year two retail surveys have been prepared in order to assess local retail and economic development. The vacancy rates are summarised in table 13 below. There were no significant changes in floorspace in terms of retail uses.

Town Centre	No. of Shops			Floorspace (m ²)		
	Total	Vacant	% vacant	Total	Vacant	% vacant
Sudbury	264	13	4.92%	43366.2	1189	2.74%
Hadleigh	112	7	6.25%	14310.5	507	3.54%
Stowmarket	183	11	6.8%	[Data not available]		
Needham Market	151	5	3.31%	[Data not available]		

Table 13: Town Centre Vacancy Rates: Sudbury and Hadleigh (May 2014); Stowmarket (Jan 2014) and Needham Market (June 2013)

LOCAL SERVICES AND FACILITIES

5.14 Mid Suffolk's adopted Core Strategy (2008) features a Settlement Hierarchy policy which classifies villages in relation to the amount of services and facilities they have to offer. It is important to monitor the range of facilities and services available to residents of all the villages in Mid Suffolk's Settlement hierarchy, to establish whether there needs to be a village adjustment within the hierarchy. For instance, a loss of a shop may mean that the settlement is less sustainable than before and is therefore less appropriate to take further development. The 2006 Parish Profile work acts as a baseline and any change of use applications received by Mid Suffolk District Council are monitored so that the baseline can be maintained.

No losses in Village Services and Facilities were identified during the monitoring period.

5.15 The newly adopted Babergh Core Strategy provides equivalent information about the local settlement hierarchy in the Babergh District. In future the Council will monitor the range of facilities and services available to residents of all the towns and villages in Babergh's Settlement hierarchy.

SUMMARY AND CONCLUSIONS

- Babergh and Mid Suffolk's economic profiles are similar; both districts contain rural Market towns with peripheral employment locations and each have a concentration of rural employment locations which provide local alternatives employment opportunities.

- Both districts show a relatively low percentage of people which are unemployed compared to national figures.
- The Employment Land Trajectories for Babergh and Mid Suffolk show a best estimate of the time period in which new local developments are likely to come forward taking into account the current / future economic situation. The jobs trajectories also shows an estimate of the number of jobs that could be created within the allocated employment areas.
- Both districts noticed an increased interest for the change of use from Class B1a (offices) to a Class C3 (referring to the new right within the General Permitted Development Order (GPDO)); however Babergh District Council recorded more inquiries than Mid Suffolk District Council during the monitoring year 2013/14.
- Shop vacancy rates vary across Babergh and Mid Suffolk, with some places doing better than others.
- No losses in Village Services and Facilities were identified during the monitoring period.

SECTION 6: POLICY MONITORING

- 6.1 Monitoring planning policy usage remains a function of the AMR. The tables at Appendix 6 and 7 list all of the saved policies in the 2006 Babergh Local Plan or the Mid Suffolk Local Plan. These policies are currently 'saved' until they are superseded. Once adopted, new policies will be incorporated into the appropriate Development Plan Document. In some cases it has been identified that some policies will be deleted as they have been recognised as being duplicated under other policies or otherwise not necessary. In other cases they will be modified and replaced in a different form by new Development Plan Documents.

With the adoption of the respective Core Strategy documents, a number of Saved Policies in both Babergh and Mid-Suffolk have been replaced by superseding policies. Remaining Saved Policies will continue to be used, where appropriate, until replaced by new Local Plan documents. The Babergh Core Strategy (Appendix 1) lists Saved Policies of the Local Plan (2006) which have been superseded. The Mid-Suffolk Core Strategy (Appendix B) lists Saved Policies from the Local Plan (1998) which have been superseded. Furthermore, with the adaptation of the Mid Suffolk Core Strategy Focused Review in 2012 some sections of the Mid Suffolk Core Strategy (2008) have been replaced by the new document. How the Core Strategy Focused Review affects the Mid Suffolk adopted Core Strategy can be studied in Appendix 3 of the Mid Suffolk Core Strategy Focused Review 2012.

APPEALS MONITORING

- 6.2 This AMR again shows policy usage figures for saved, non site-specific policies contained in the 2006 Babergh Local Plan, the Babergh Core Strategy (2014), the Mid Suffolk Local Plan (1998), the Mid Suffolk Core Strategy (2008) / Core Strategy Focused Review (2012), and the Stowmarket Area Action Plan (2013). From the tables, it remains clear that the majority of these policies continue to be well used.

Tables in the appendix 6 and 7 will reflect the frequency of use of saved, non site-specific policies.

- 6.3 For policy monitoring purposes appeals that were allowed have been reviewed and the reasoning behind the decisions monitored to see if this provides an indication that certain policies are, or are maybe no longer effective. In carrying out this exercise, no policies were identified as being in need of urgent review.

SUMMARY AND CONCLUSIONS

- 'Saved' Local Plan policies continue to deliver new growth in a planned and managed way across Babergh and Mid Suffolk.
- Through the AMR, the Councils will continue to monitor planning policy usage and appeal decision notices as these provide important early indicators of where a policy(s) may no longer be working effectively.

Appendix 1 – Housing Trajectory - Babergh

The table below sets out known planning permissions and existing / proposed allocations (for 3 dwellings or more) where new homes are still awaiting construction or completion.

Site Name	Parish	A = Allocation W = Windfall	Total no. Units to built	Completions at 31 Mar 2014	Still to build	Phase 1 dwellings (2014-2019)	Phase 2 dwellings (2019-2024)	Phase 3 dwellings (2024+)
Chilton	Sudbury	A	1050	0	1050	140	350	560
Strategic Allocation - Ipswich Fringe	Ipswich Fringe		350	0	350	150	200	0
Strategic Allocation - Hadleigh East	Hadleigh		250	0	250	250	0	0
Land East of Carson's Drive	Gt Cornard	A	170	0	170	170	0	0
Walnut-tree Hospital	Sudbury	A	35	0	35	35	0	0
Head Lane	Gt Cornard	A	30	0	30	30	0	0
St Leonard's Hospital	Sudbury	W	23	0	23	23	0	0
Church Farm	Whatfield	A	15	0	15	15	0	0
Former HMS Ganges	Shotley	W	285	0	285	150	135	0
Guilford Europe	Great Cornard	W	110	0	110	110	0	0
Harp Close Meadow [People's Park], Waldingfield Rd	Sudbury	A	100	0	100	100	0	0
Former Ballingdon Oil Depot, Middleton Rd	Sudbury	W	22	0	22	22	0	0

Site Name	Parish	A = Allocation W = Windfall	Total no. Units to built	Completions at 31 Mar 2014	Still to build	Phase 1 dwellings (2014-2019)	Phase 2 dwellings (2019-2024)	Phase 3 dwellings (2024+)
Goodland's Farm	Boxford	A	21	0	21	21	0	0
(Land rear of) High Bank, Melford Rd	Sudbury	A	26	0	26	26	0	0
Land off Church Lane	Sproughton	A	30	0	30	30	0	0
Former Bldrs Yard, Drapery Cmn	Glemsford	W	3	0	3	3	0	0
Shotley Marina	Shotley	W	150	0	150	150	0	0
Geest House, Hadleigh Road	Sproughton	W	15	0	15	15	0	0
Land N of Chapel Lane	Copdock & Washbrook	W	10	0	10	10	0	0
Land rear of Timperleys	Hintlesham	W	10	0	10	10	0	0
Firs Nursing Home, Kings Hill	Great Cornard	W	10	0	10	10	0	0
Land W of the Drift	Capel St Mary	W	8	0	8	8	0	0
Land W of Hazelwood, The Street	Elmsett	W	8	0	8	8	0	0
Tankard Farm, Wattisham Rd	Bildeston	W	6	0	6	6	0	0
Constable Court, High Street	Lavenham	W	6	0	6	6	0	0
(Land rear of) 109 High Street	Hadleigh	W	5	0	5	5	0	0
Rose Villa, Priory Walk	Sudbury	W	4	0	4	4	0	0
Semer Gate Farm, Hadleigh Road	Semer	W	4	0	4	4	0	0

Site Name	Parish	A = Allocation W = Windfall	Total no. Units to built	Completions at 31 Mar 2014	Still to build	Phase 1 dwellings (2014-2019)	Phase 2 dwellings (2019-2024)	Phase 3 dwellings (2024+)
36 Cordell Road	Long Melford	W	4	0	4	4	0	0
Barns at Amor Hall	Copdock and Washbrook	W	3	0	3	3	0	0
Dunedin, Queens Close	Sudbury	W	3	0	3	3	0	0
Land S of No. 8 Bartholomew's Lane	Sudbury	W	3	0	3	3	0	0
Foresters Arms, Main Road	Chelmondiston	W	3	0	3	3	0	0
38 Market Hill	Sudbury	W	3	0	3	3	0	0
Land East of Meadow Way	Assington	W	4	0	4	4	0	0
The Anchor, Friars St	Sudbury	W	4	0	4	4	0	0
Lady Lane / A1071	Hadleigh	A	170	125	45	45	0	0
Folly Road	Gt Waldingfield	A	93	80	13	13	0	0
Friends Fields / Tawney's Ride	Bures St Mary	A	44	27	17	17	0	0
Crownfield Road	Glemsford	A	56	54	2	2	0	0
Former Armorex Site, Preston Road	Lavenham	W	44	0	44	44	0	0
West of Crowcroft Road	Nedging	W	12	10	2	2	0	0
Paul Double Nurseries Ltd, Main Rd	Woolverstone	W	11	9	2	2	0	0
Former Hadleigh Bldg Supplies (Priory Meadow)?	Hadleigh	W	11	0	11	11	0	0

Site Name	Parish	A = Allocation W = Windfall	Total no. Units to built	Completions at 31 Mar 2014	Still to build	Phase 1 dwellings (2014-2019)	Phase 2 dwellings (2019-2024)	Phase 3 dwellings (2024+)
Land South of Fullers Close	Hadleigh	A	8	5	3	3	0	0
Shotley Lodge, Bristol Hill	Shotley	W	8	0	8	8	0	0
Heath Filling Stn, The Heath	Tattingstone	W	6	5	1	1	0	0
Mill Poultry Farm, Grove Hill Belstead	Belstead	A	5	0	5	5	0	0
Former Banham Coach Site, The Row	Hartest	W	4	3	1	1	0	0
Farm Bldgs, Brook Farm, Bures Road	Gt Cornard	W	4	0	4	4	0	0
Village Hall, Church Hill	Monks Eleigh	W	4	0	4	4	0	0
Land East of 31 Fiddlers Lane	East Bergholt	W	4	0	4	4	0	0
[Flats above] Borehamgate Precinct	Sudbury	W	3	1	2	2	0	0
Whisper Wood, Colchester Rd	Newton	W	3	0	3	3	0	0
Future Windfall estimate	-	W	0	0	0	410	410	738
Total			3273	319	2954	2119	1095	1298

Appendix 2 – Affordable Housing Trajectory - Babergh

(Note: 35% affordable housing calculated on market sites if permission not granted yet)

Site Name	Parish	Market Hsng or Rural Exception Site	Total no. units to built on site	Total no AH units to be built on site	No. of AH units still to be built	5-yr period 2014 / 15 to 2018 / 19	5-yr period 2019 / 20 to 2023 / 24	5-yr period 2024 / 25 to 2028 / 29	3-yr period 2029 / 30 to 2031 +
Strategic Allocation - Chilton	Sudbury	M	1050	367	367	49	123	122	73
Strategic Alloc' - Ipswich Fringe	Pinewood	M	350	122	122	52	70		
Strategic Alloc' - Hadleigh East	Hadleigh	M	250	88	88	88			
Land East of Carson's Drive	Gt Cornard	M	170	60	60	60			
Shotley Marina	Shotley	M	150	53	53	53			
Guildford Europe	Great Cornard	M	110	18	18	18			
People's Park, Waldingfield Rd	Sudbury	M	100	35	35	35			
Former Sika Armorex Site	Lavenham	M	44	8	8	8			
(Eves Orchard) Friends Fields	Bures St Mary	M	(35)	12	4	4			
Walnut-tree Hospital	Sudbury	M	35	12	12	12			
Head Lane	Gt Cornard	M	30	10	10	10			
Land off Church Lane	Sproughton	M	30	10	10	10			
Highbank	Sudbury	M	25	9	9	9			
St Leonard's Hospital	Sudbury	M	23	8	8	8			
Former Oil Depot, Middleton Rd	Sudbury	M	22	8	8	8			
Goodland's Farm	Boxford	M	21	7	7	7			
Church Farm	Whatfield	M	15	5	5	5			
Land to the rear of Timperleys	Hintlesham	RES	10	10	10	10			

Site Name	Parish	Market Hsng or Rural Exception Site	Total no. units to built on site	Total no AH units to be built on site	No. of AH units still to be built	5-yr period 2014 / 15 to 2018 / 19	5-yr period 2019 / 20 to 2023 / 24	5-yr period 2024 / 25 to 2028 / 29	3-yr period 2029 / 30 to 2031 +
Tankard Farm, Wattisham Rd	Bildeston	M	6	1	1	1			
Land East of 31 Fiddlers Lane	East Bergholt	RES	4	4	4	4			
Land East of Meadow Way	Assington	RES	4	4	4	4			
Land W of Hazelwood, The Street	Elmsett	RES	8	8	8	8			
Glemsford	Glemsford	RES	15	15	15	15			
Great Waldingfield	Great Waldingfield	RES	15	15	15	15			
Lavenham	Lavenham	RES	15	15	15	15			
Cockfield	Cockfield	RES	6	6	6	6			
Rectory Road	Whatfield	RES	6	6	6	6			
TOTALS			2549	916	908	520	193	122	73

Appendix 3 – Housing Trajectory - Mid Suffolk

The table below sets out known planning permissions and existing / proposed allocations (for 10 dwellings or more) where new homes are still awaiting construction or completion.

Site Name	Parish	A = Allocation W = Windfall P = Permission CS = Core Strategy Broad Location	Total no. Units to built	Completions at 31 Mar 2014	Still to build	Phase 1 dwellings (2014- 2019)	Phase 2 dwellings (2019-2024)	Phase 3 dwellings (2024+)
Chilton Leys	Stowmarket	A	800	0	800	140	250	410
Cedars Park (Phase 6b)	Stowmarket	P	143	140	3	3	0	0
Cedars Park (Phase 4b, 4d)	Stowmarket	P	168	74	94	94	0	0
Farriers Road (sheltered housing scheme)	Stowmarket	A	60	0	0	60	0	0
Ashes Farm	Stowmarket	A	400	0	400	0	200	200
Farriers Road	Stowmarket	A	125	0	125	125	0	0
Union Road	Stowmarket	A	200	0	200	0	0	200
Cedars Park (Phase 6c)	Stowmarket	A	81	0	81	81	0	0
Station Quarter	Stowmarket	A	33	0	33	33	0	0
Land at Village Centre, Creeting Road East	Stowmarket	P	70	0	70	70	0	0

Site Name	Parish	A = Allocation W = Windfall P = Permission CS = Core Strategy Broad Location	Total no. Units to built	Completions at 31 Mar 2014	Still to build	Phase 1 dwellings (2014-2019)	Phase 2 dwellings (2019-2024)	Phase 3 dwellings (2024+)
Riverside, Stowupland Road	Stowmarket	P	28	0	28	28	0	0
Atco Bosch	Stowmarket	P	182	0	182	0	0	0
Former Unilever Site, High Street	Needham Market	W	94	41	53	53	0	0
Chalk Quarry	Needham Market		267	0	267	140	127	0
Barking Road	Needham Market	CS	150	0	150	0	0	150
North West Eye	Eye	CS	200	0	200	150	50	0
GF Tomlinson Group Plc, 20-21 Wellington Road	Eye	P	16	14	2	2	0	0
Hartismere Hospital, Castleton Way	Eye	P	60	0	60	60	0	0
St. Marys Road	Stowmarket	P	14			7	0	0
Former Masons Cement Works [SnOasis]	Great Blakenham	P	356	106	250	250	0	0
Bacon Factory	Elmswell		190	0	190	140	50	0
Land adjacent to the former Cherry Tree PH, Gedding Rd.	Drinkstone		15	5	10	15	0	0
Steeles Road 2	Woolpit	P	17	0	17	17	0	0

Site Name	Parish	A = Allocation W = Windfall P = Permission CS = Core Strategy Broad Location	Total no. Units to built	Completions at 31 Mar 2014	Still to build	Phase 1 dwellings (2014-2019)	Phase 2 dwellings (2019-2024)	Phase 3 dwellings (2024+)
Chapel Farm	Gislingham	P	23	0	23	23	0	0
The Old Hall Farm Buildings, Shrubland Park	Coddenham	P	10	0	10	10	0	0
Land to NW of Hayward Close	Eye	P	28	27	1	0	0	0
19-21 Violet Hill Road	Stowmarket	P	13	0	13	13	0	0
Land behind former Council Houses, Church Close	Wilby	P	10	0	10	10	0	0
Scotts Factory, Paper Mill Lane	Bramford		167	0	167	0	167	0
small sites <10 units					498	498	0	0
Future Windfall estimate	-	W	0	0	0	400	400	720
Totals			3,920	407	3,439	2422	1244	1680

Appendix 4 – Employment Land Trajectory Babergh District Council

Trajectory for the delivery of employment land allocations in the Babergh Local Plan Core Strategy & Policies 2011 – 2031 document and undeveloped allocations from the Local Plan Alteration No.2 2006

Policy ref	Site name	Site Size (Ha)	Available	Suitable	Suggested use	Est. no. of jobs (FTE)	2011 - 16 Short	2016 - 21 Short/Med	2021 - 26 Med/Long	2026 - 31 Long
Local Plan – Core Strategy & Policies 2011 - 2031 (inc. Major Modifications July 2012)										
CS3	*1 Chilton Woods	15+5	Y	Y	B1, B2, B8/ B2, B8	##*1 2,050				
CS3a	Broad Location E of Sudbury	Unknown	Y	Y	B1, B2, B8	# 2,313				
CS4	Strategic Site, Hadleigh	5.5	Y	Y	B1, B2, B8	# 978				
CS5	London Road, Ipswich Fringe	6	Y	Y	B1	1,086				
CS5a	Former Sugar Factory, Sproughton	35.5	Y	Y	B1, B2, B8 + other employ' uses	# 2,131				
CS5b	Wherstead Office Park	7.1	Some space	Y	B1					
CS6a	Brantham Regeneration Area	25 priority area for regeneration	Y	Y	B1, B2, B8	# 1,084				

Policy ref	Site name	Site Size (Ha)	Available	Suitable	Suggested use	Est. no. of jobs (FTE)	2011 - 16 Short	2016 - 21 Short/Med	2021 - 26 Med/Long	2026 - 31 Long
Undeveloped Allocations from the Local Plan Alteration No.2 2006										
EM03	Land SE of Lady Lane, Hadleigh	5	Y	Y	B1, B2	710				
EM12	Bull Lane / Acton Place	2.7	Y	Y	B1, B2	20				
EM17	Land off Sprites Lane, Ipswich	4	Y	Y	B1	*2 946				
TOTAL						# 12,147	#Note: this is an estimate for the number of jobs expected to be delivered by 2031.			

Note: Job numbers are derived by using a floorspace density formula set out in the Employment Densities Guide 2nd Edition 2010 (Drivers Jonas Deloitte for OffPAT & HCA) see Core Document G02. The B1 formula has been adjusted as set out in Appendix 1 of Technical Background Paper 3 Core Document D40.

*1 Chilton Woods figures adjusted by minus 437 (comprising 408 B1 and 29 B8) jobs following post-hearing further modifications May 2013.

*2 Land off Sprites Lane. Figures adjusted by 'minus' 417 B1 office and adding 30 (no. of jobs stated on application form for new Veterinary Practice).

Appendix 5 – Employment Land Trajectory Mid Suffolk District Council

Trajectory for the delivery of employment land allocations in the Mid Suffolk Local Plan Core Strategy (2008) & Core Strategy Focused Review (2012) document.

Policy ref	Area	Site name	Site Size (Ha)	Available	Suitable	Suggested use	Est. no. of jobs (FTE)	2011 - 16 Short	2016 - 21 Short/Med	2021 - 26 Med/Long	2026 - 31 Long
Local Plan – Core Strategy & Core Strategy Focused Review Policies 2011 - 2031											
FC 3	Ipswich Policy Area	Orion Business Park	2.57	1.4	Y	B1, B2, B8	84				
FC 3	Needham Market	Lion Barn	0	0			0				
FC 3	Stowmarket	Cedars Park	10.9	10.9	Y	B1, B2, B8	567				
FC 3	Stowmarket	Mill Lane Phase 1	29.0	0	Y	B1, B2, B8	2,535				
FC 3	Stowmarket	Mill Lane Phase 2	10.5	0	Y	B1, B2, B8	860				
FC 3	Stowmarket	Chilton Leys	2.14	0	Y	B1, B8	114				
FC 3	Woolpit	Woolpit Business Park	1.06	1.06	Y	B1, B2	100				

Policy ref	Area	Site name	Site Size (Ha)	Available	Suitable	Suggested use	Est. no. of jobs (FTE)	2011 - 16 Short	2016 - 21 Short/Med	2021 - 26 Med/Long	2026 - 31 Long
Local Plan – Core Strategy & Core Strategy Focused Review Policies 2011 - 2031											
FC 3	Mendelsham	Airfield	5.5	0	Y	B1, B2, B8	275				
FC 3	Eye	Airfield	1.34	1.34	Y	B1, B2, B8	80				
TOTAL			63.01	14.7			#4,615				

#Note: This is a “best fit” estimate based on assumptions as to the nature and scale of businesses that might occupy the site, and a formula for estimating employment densities. The table above refers to the Policy FC 3 in the Core Strategy Focused Review. For consistency the job numbers in the table above have been calculated according to the formula agreed for the Examination in Public of the Ipswich Borough Core Strategy including for sites outside of the Borough in the IPA.

Appendix 6: Saved 2006 Local Plan policies used in determining Planning Applications - Babergh District Council

Between 1-Apr-2012 and 31-Mar-2013			
	Granted	Refused	Total
LP01	11	3	14
EN02	3	0	3
EN04	17	3	20
EN06	9	0	9
EN09	4	0	4
EN10	25	6	31
EN13	3	0	3
EN21	5	0	5
EN22	9	0	9
EN26	3	0	3
HS01	32	9	41
HS02	95	25	120
HS03	19	1	20
HS04	12	15	27
HS05	24	4	28
HS06	2	0	2
HS07	1	0	1
HS08	6	1	7
HS09	4	2	6
HS27	7	3	10
HS28	173	40	213
HS30	2	2	4
HS31	2	0	2
HS32	37	21	58
HS33	683	34	717
HS34	2	0	2
HS35	27	1	28
HS39	2	0	2
EM01	111	4	115
EM02	7	2	9
EM08	0	0	0
EM09	0	0	0
EM20	73	0	73
EM24	8	3	11

Between 1-Apr-2013 and 31-Mar-2014			
	Granted	Refused	Total
LP01	6	5	11
EN02	3	0	3
EN04	24	2	26
EN06	6	0	6
EN09	15	0	15
EN10	6	2	8
EN13	2	0	2
EN21	5	0	5
EN22	5	0	5
EN26	0	0	0
HS01	30	3	33
HS02	74	9	83
HS03	14	2	16
HS04	6	6	12
HS05	19	0	19
HS06	2	0	2
HS07	2	0	2
HS08	3	0	3
HS09	1	2	3
HS27	2	0	2
HS28	126	19	145
HS30	7	0	7
HS31	3	0	3
HS32	21	10	31
HS33	358	32	390
HS34	2	0	2
HS35	23	3	26
HS39	0	0	0
EM01	67	2	69
EM02	3	0	3
EM08	1	1	2
EM09	0	0	0
EM20	49	3	52
EM24	10	0	10

Between 1-Apr-2012 and 31-Mar-2013			
	Granted	Refused	Total
SP03	4	0	4
SP04	8	0	8
SP05	0	0	0
CR01	331	37	368
CR02	108	13	121
CR04	130	4	134
CR07	54	0	54
CR08	5	0	5
CR09	0	0	0
CR10	16	0	16
CR13	0	0	0
CR18	10	1	11
CR19	24	10	34
CR20	9	1	10
CR24	0	0	0
CN01	1223	83	1306
CN03	4	4	8
CN04	10	1	11
CN06	519	35	554
CN08	265	26	291
CN14	0	0	0
CN15	5	0	5
RE01	0	0	0
RE02	0	0	0
RE06	42	1	43
RE07	0	0	0
RE14	0	0	0
TP01	4	0	4
TP02	3	0	3
TP03	3	0	3
TP15	46	4	50
TP16	1	0	1
TOTALS	4242	399	4641

Between 1-Apr-2013 and 31-Mar-2014			
	Granted	Refused	Total
SP03	4	0	4
SP04	9	0	9
SP05	3	0	3
CR01	186	28	214
CR02	43	8	51
CR04	75	12	87
CR07	27	1	28
CR08	0	0	0
CR09	0	0	0
CR10	7	1	8
CR13	0	1	1
CR18	16	1	17
CR19	12	1	13
CR20	7	0	7
CR24	0	0	0
CN01	709	68	777
CN03	1	2	3
CN04	4	0	4
CN06	398	28	426
CN08	136	14	150
CN14	8	0	8
CN15	8	0	8
RE01	2	0	2
RE02	0	0	0
RE06	17	0	17
RE07	0	0	0
RE14	0	0	0
TP01	2	1	3
TP02	2	1	3
TP03	4	0	4
TP15	54	2	56
TP16	2	0	2
TOTALS	2631	270	2901

Appendix 7: Saved Local Plan (1998), Core Strategy (2008), Core Strategy Focused Review (2012) and Stowmarket Area Action Plan (2013) policies used in determining Planning Applications - Mid Suffolk District Council

Between 1-Apr-2012 and 31-Mar-2013			
	Granted	Refused	Total
CS1	108	9	117
CS2	236	20	256
CS3	39	1	40
CS4	81	6	87
CS5	725	92	817
CS6	91	20	1
CS7	6	0	6
CS9	10	1	11
CS10	2	0	2
CS12	23	0	23
CS SAAP	-	-	
FC1	19	4	23
FC1.1	13	4	17
FC2	-	-	
FC3	1	0	1
CL11	8	2	10
CL12	7	1	8
CL13	14	3	17
CL14	15	2	17
CL15	5	2	7
CL16	1	0	1
CL17	8	2	10
CL18	7	1	8
CL19	-	-	
CL2	20	3	23
CL20	0	0	0
CL21	24	1	25
CL22	-	-	
CL24	17	8	25
CL3			
CL5	30	2	32
CL6	87	4	91
CL 8	319	17	336

Between 1-Apr-2013 and 31-Mar-2014			
	Granted	Refused	Total
CS1	115	13	128
CS2	270	22	292
CS3	29	2	31
CS4	45	8	53
CS5	724	66	790
CS6	88	26	114
CS7	3	1	4
CS9	13	1	14
CS10	1	0	1
CS12	14	0	14
SC SAAP	21	6	27
FC1	583	36	619
FC1.1	586	45	631
FC2	5	0	5
FC3	15	1	16
CL11	5	1	6
CL12	1	2	3
CL13	19	4	23
CL14	21	1	22
CL15	8	3	11
CL16	8	0	8
CL17	11	1	12
CL18	8	1	9
CL19	2	0	2
CL2	24	2	26
CL20	1	0	1
CL21	19	2	21
CL22	n/a	n/a	n/a
CL24	1	0	1
CL3	0	1	1
CL5	20	0	20
CL6	83	3	86
CL 8	286	12	298

Between 1-Apr-2012 and 31-Mar-2013			
	Granted	Refused	Total
CL 9	-	-	
E10	15	1	16
E11	12	0	12
E12	24	2	26
E2	5	0	5
E3	3	2	5
E4	8	0	8
E 5	8	0	8
E6	18	1	19
E7	6	1	7
E8	31	1	32
E9	10	0	10
GP1	1,058	85	1143
GP2	-	-	
GPG1	4	0	4
H10	10	4	14
H11	4	2	6
H13	78	17	95
H14	9	0	9
H15	81	11	92
H16	508	40	548
H17	190	5	195
H18	431	29	460
H19	15	0	15
H2	8	0	8
H4	11	2	13
H5	3	0	3
H7	18	8	26
H8	11	0	11
H9	31	2	33
HB1	508	53	561
HB10	8	1	9
HB13	145	1	146
HB14	7	0	7
HB2	9	5	14
HB3	173	31	204

Between 1-Apr-2013 and 31-Mar-2014			
	Granted	Refused	Total
CL 9	2	1	3
E10	10	3	13
E11	6	1	7
E12	24	2	26
E2	1	1	2
E3	0	1	1
E4	6	2	8
E 5	8	0	8
E6	11	0	11
E7	1	1	2
E8	25	1	26
E9	5	2	7
GP1	1,012	43	1,055
GP2	n/a	n/a	n/a
GPG1	n/a	n/a	n/a
H10	12	9	21
H11	3	1	4
H13	91	13	104
H14	5	1	6
H15	100	8	108
H16	500	22	522
H17	131	6	137
H18	399	13	412
H19	20	2	22
H2	11	3	14
H4	13	3	16
H5	2	1	3
H7	13	15	28
H8	13	1	14
H9	32	4	36
HB1	480	32	512
HB10	9	0	9
HB13	26	4	30
HB14	11	3	14
HB2	10	5	15
HB3	181	13	194

Between 1-Apr-2012 and 31-Mar-2013				Between 1-Apr-2013 and 31-Mar-2014			
	Granted	Refused	Total		Granted	Refused	Total
HB4	88	12	100	HB4	68	4	72
HB5	25	1	26	HB5	32	1	33
HB6	-	-		HB6	7	0	7
HB7	1	0	1	HB7	0	1	1
HB8	186	10	196	HB8	184	12	196
HB9	94	1	95	HB9	74	3	77
LDFPV	1	0	1	LDFPV	8	0	8
LDFSV	0	0	0	LDFSV	n/a	n/a	n/a
LDFVC	1	0	1	LDFVC	2	0	2
NOPOL	0	1	1	NOPOL	1	1	2
NOTES	3	0	3	LDF NOTES	1	1	2
NPPF	1,042	127	1,169	NPPF	1,009	95	1,104
PPG7	2	0	2	PPG7	0	0	0
PPS1	45	1	46	PPS1	44	0	44
PPS23	18	1	19	PPS23	12	0	12
PPS5	33	2	35	PPS5	16	0	16
PPS7	1	0	1	PPS7	0	0	0
RT1	5	0	5	RT1	10	0	10
RT10	-	-		RT10	n/a	n/a	n/a
RT11	1	0	1	RT11	n/a	n/a	n/a
RT12	187	5	192	RT12	33	3	36
RT13	-	-		RT13	0	0	0
RT14	1	0	1	RT14	n/a	n/a	n/a
RT15	-	-		RT15	n/a	n/a	n/a
RT16	9	0	9	RT16	7	0	7
RT17	15	1	16	RT17	14	2	16
RT18	1	0	1	RT18	2	0	2
RT19	3	0	3	RT19	2	0	2
RT2	1	0	1	RT2	2	1	3
RT3	-	-		RT3	3	0	3
RT4	6	0	6	RT4	3	1	4
RT5	-	-		RT5	n/a	n/a	n/a
RT6	8	0	8	RT6	4	0	4
RT7	1	0	1	RT7	n/a	n/a	n/a
S4	1	0	1	S4	1	0	1
S5	3	0	3	S5	3	0	3

Between 1-Apr-2012 and 31-Mar-2013			
	Granted	Refused	Total
S6	1	0	1
S7	5	0	5
S8	2	2	4
S9	1	0	1
S10	-	-	
S11	-	-	
S12	-	-	
S13	-	-	
SB2	307	37	344
SB3	29	1	30
SC10	1	0	1
SC2	1	0	1
SC3	3	0	3
SC4	23	1	24
SC6	2	0	2
SC7	-	-	
SC8	1	0	1
SC9	-	-	
SDA3	2	0	2
SDA7	2	0	2
SDA8	1	0	1
SPGS	1	0	1
SPG-TOST	1	0	1
SPD OSS	4	1	5
SPT1	1	0	1
T1	-	-	
T10	286	18	304
T11	3	0	3
T12	3	0	3
T13	3	0	3
T14	3	0	3
T4	3	0	3
T6	2	0	2
T7	1	0	1
T8	2	0	2
T9	47	3	50

Between 1-Apr-2013 and 31-Mar-2014			
	Granted	Refused	Total
S6	n/a	n/a	n/a
S7	2	0	2
S8	7	0	7
S9	1	0	1
S10	2	0	2
S11	n/a	n/a	n/a
S12	2	0	2
S13	n/a	n/a	n/a
SB2	272	10	282
SB3	13	0	13
SC10	n/a	n/a	n/a
SC2	0	0	0
SC3	0	1	1
SC4	6	0	6
SC6	0	1	1
SC7	0	0	0
SC8	2	0	2
SC9	n/a	n/a	n/a
SDA3	4	0	4
SDA7	4	0	4
SDA8	4	0	4
SPGS	n/a	n/a	n/a
SPG-TOST	n/a	n/a	n/a
SPD OSS	5	4	9
SPT1	n/a	n/a	n/a
T1	n/a	n/a	n/a
T10	247	20	267
T11	1	1	2
T12	1	1	2
T13	0	1	1
T14	n/a	n/a	n/a
T4	n/a	n/a	n/a
T6	n/a	n/a	n/a
T7	1	0	1
T8	n/a	n/a	n/a
T9	61	3	64

TOTALS	7899	734	8523
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TOTALS	8379	644	9023
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