

Babergh and Mid Suffolk Joint Annual Monitoring Report 2015 - 2016

June 2016



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Key Headlines from the 2015 - 2016 Annual Monitoring Report

The current LDS is under review and when finalised will reflect the progress of forming the new Joint Local Plan for Babergh and Mid Suffolk District Councils.

157 new dwellings were built in Babergh District last year, which represent 71% of the annual target set by the BDC Core Strategy.

304 new dwellings were built in Mid Suffolk District last year, which represent 71% of the annual target set by the MSDC Core Strategy and Focus Review.

A total of 461 dwellings were built across both districts during the monitoring year 2015/16.

Babergh currently has a sufficient supply of deliverable housing sites, based upon the targets as set out in the Babergh Core Strategy.

Mid Suffolk District Council cannot identify a sufficient supply of deliverable sites for development, based upon the targets as set out in the Mid Suffolk Core Strategy and Focus Review.

SECTION 1: INTRODUCTION

- 1.1 This Joint Annual Monitoring Report 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 2015 to 31st March 2016. All of the information reported is the most up-to-date available at the time of publication.
- 1.2 The objectives of the Joint Annual Monitoring Report are to:
- Report on our 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 our Local Plan documents.
 - Report on the progress made in producing the key Joint Local Plan documents (a complete list of documents can be found in the Councils Joint Local Plan Programme – March 2015) on <http://www.babergh.gov.uk/planning-and-building/planning-policy/> or <http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/>
 - Report on the use and implementation of our adopted Local Plans and Saved Policies
 - Report on any financial receipts obtained via implementation of the Community Infrastructure Levy. This came into law in 2010 and is the new way of charging all new development to make a cash contribution towards essential infrastructure.
 - 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: A BRIEF OVERVIEW OF BOTH DISTRICTS

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

	Babergh	Mid Suffolk
Area (approximately)	230 square miles (596 km ²)	335 square miles (858 km ²)
Population and households (approximately)	87,700 people / 37,500 households (ONS 2011)	96,700 people / 40,300 households (ONS 2011)
Population growth	5% between 2001 to 2011 / A similar level of growth can be expected up to 2020 ¹	11% between 2001 to 2011 / A similar level of growth is expected up to 2020 ²
Main centres of population	Sudbury/Great Cornard, Hadleigh, Pinewood (Ipswich fringe)	Stowmarket, Needham Market and Eye
Heritage assets	Approx. 3,000 Listed Buildings, 29 Conservation Areas, 34 Scheduled Ancient Monuments, 5 registered Historic Parks & Gardens	Approx. 3,500 listed buildings, 31 Conservation Areas, 35 Scheduled Ancient Monuments, 2 registered Historic Parks & Gardens
Landscape	Babergh is characterised by ancient rolling farmlands and plateau lands with pockets of unique landscape characteristics, such as a area of plateau estate farmland.	Mid Suffolk District is predominantly characterised by undulating plateau claylands dissected by rolling river valleys.

2.2 The Districts have similar demography with fewer younger people and an increasing proportion of aging population. Both Districts have an aging population with 45 - 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). (Suffolk Observatory 2012, Census 2011)

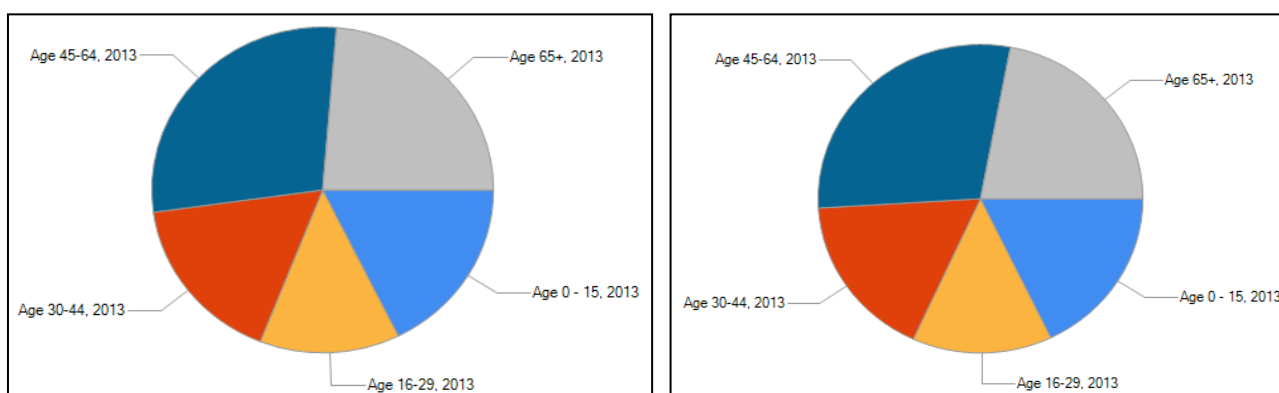


Figure 1: Population of Babergh (right) and Mid Suffolk (left) broken down into broad age groups
(Suffolk Observatory 2012, Census 2011)

¹ Suffolk Observatory 2012

² Suffolk Observatory 2012



Figure 2: District map of Babergh and Mid Suffolk

SECTION 3: DEVELOPMENT PLANS PREPARATION PROGRAMME

BABERGH AND MID SUFFOLK LOCAL DEVELOPMENT SCHEMES

- 3.1 All Local Planning Authorities are required to prepare a Local Development Scheme (LDS), which is the timetable for producing the planning documents that will make up the Local Plan. It tells you when documents will be produced and when you can expect to get involved.

With the integration of Babergh and Mid Suffolk services (including Planning), it was clear that new, combined planning documents and their related work programme or timetable, the Local Development Scheme (LDS), needed to be prepared and adopted.

The Localism Act (2011) no longer required Councils to submit a Local Development Scheme to the Secretary of State for approval, but Councils still need to make that document available to the public, and to keep it up to date.

The latest version of the LDS was published in March 2015 for both Babergh and Mid Suffolk Council's Joint Local Plan production. The current LDS is under review and when finalised will reflect the progress of forming the new Joint Local Plan for Babergh and Mid Suffolk District Councils.

The joint Local Development Scheme document can be found via either of the Council website links below:

<http://www.babergh.gov.uk/planning-and-building/planning-policy/local-babergh-development-framework/local-development-scheme/> or

<http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/local-development-scheme/>

- 3.2 Progress of the Joint Local Plan for both District Councils is monitored and reported annually in the joint Annual Monitoring Report.

An initial Local Plan (Issues and Options, Regulation 18) consultation was undertaken between January and March 2015. All responses received were considered and will be used to inform future iterations of the plan. A significant review of the Joint Local Plan timetable and structure has been undertaken and is expected to be published with a new LDS in early summer 2016.

The relevant web pages will continue to be updated with the latest news on the Local Plan.

<http://www.babergh.gov.uk/planning-and-building/planning-policy/>

or

<http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/>

In addition to the formal Local Plan documents, the Council has developed an extensive evidence base to support the objectives and targets and fulfil the statutory requirements of the Plan. The Councils identified key areas of research to ensure a comprehensive evidence base for the preparation of the LDF. Some documents have been produced in-house, others commissioned to specialist consultants. The Strategic Housing Land Availability Assessment (SHLAA) is one of the documents which forms part of the evidence base. This is an evidence document required by national planning policy to list sites that may be available and suitable for housing development over a 15 year period. It does not allocate particular sites for development and does not mean that any site included will be granted planning permission. The SHLAA is expected to be published in early summer 2016. For more information see section 'The new local plan evidence base'.

3.3 The relevant web pages will continue to be updated with the latest news on the Local Plan.

<http://www.babergh.gov.uk/planning-and-building/planning-policy/local-babergh-development-framework/new-babergh-and-mid-suffolk-joint-local-plan-document/>

or

<http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/new-babergh-and-mid-suffolk-joint-local-plan-document/>

3.4 Table 1 below shows the current adopted Planning Policy documents produced by Babergh & Mid-Suffolk District Councils. Crucially, both districts now have 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 documents for a Joint Local Plan. All documents can be viewed on the Council websites.

Council:	Document title:	Date:
BDC / MSDC	Joint Local Plan Programme (Local Development Scheme)	March 2015 (Joint Document)
BDC / MSDC	Statement of Community Involvement	March 2014 (Joint Document)
BDC	Rural Development and Core Strategy Policy CS11 Supplementary Planning Document (SPD)	August 2014
BDC	Core Strategy & Policies Development Plan Document (DPD)	Feb 2014

Council:	Document title:	Date:
BDC	Affordable Housing SPD	Feb 2013
BDC	Hamilton Road Quarter, Sudbury SPD	Feb 2010
BDC	Babergh Open Space, Sport & Recreation Strategy SPD	Sept 2010
BDC	Safeguarding Employment Land SPD	March 2008
MSDC	Chilton Leys [Stowmarket] Development Brief	Dec 2013
MSDC	Stowmarket Area Action Plan (SAAP)	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 2016)

THE NEW LOCAL PLAN EVIDENCE BASE

3.5 The Local Plan is supported by a strong evidence base. The development plan documents are expected to meet the objectives of sustainable development and as such, local authorities are required to collect and maintain up-to-date information on the key aspects of the social, economic and environmental characteristics of their area. A significant amount of evidence was provided in support of the Local Development Framework and is available on the Babergh and Mid Suffolk Council's website at:

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

and

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

3.6 The Councils continue to identify key documents and commission new areas of research to ensure that the evidence base remain up-to-date. In 2015/16 the Councils have initiated work on the following studies:

- Town Centre and Retail Study (published September 2015)
- Employment Land Needs Assessment – ELNA (jointly with Suffolk CC, Ipswich BC, Suffolk Coastal DC and Waveney DC) (published March 2016)

- Strategic Housing Land and Employment Land Availability Assessment (under review)

3.7 The Suffolk Observatory contains further key information available for all of Suffolk, including data on education and skills, economy and employment, environment and transport. For more information visit: <http://www.suffolkobservatory.info/>

3.8 In addition, the Neighbourhood Statistics Service provides a further data source where key Census data can be viewed. For more information visit: <http://www.neighbourhood.statistics.gov.uk/>

NEIGHBOURHOOD DEVELOPMENT PLANS / ORDERS

3.9 Neighbourhood Development Plans (NDP) and Orders provide a means by which local communities can have a say in or manage development within a defined area. To date, no Plans or Orders have been made (adopted) in Babergh or Mid Suffolk, although two – the East Bergholt NDP and the Lavenham NDP – are (at the time of writing) undergoing the Examination Process. The remaining Towns / Parishes listed below have had their Neighbourhood Areas designated by the District Council and are making progress with their Plans:

- | | |
|------------------|-------------------------------|
| • Debenham NDP | • Needham Market NDP |
| • Elmswell NDP | • Stowupland NDP |
| • Hadleigh NDP | • Stradbroke NDP |
| • Hartest NDP | • Thurston NDP |
| • Haughley NDP | • Woolpit NDP |
| • Lawshall NDP | • <i>Eye NDP</i> ³ |
| • Mendlesham NDP | |

For more information visit: www.babergh.gov.uk/ndp or www.midsuffolk.gov.uk/ndp

³ Eye Town Council submitted its Neighbourhood Area application in February 2014. The application remains on hold while an alternative partnership model involving Eye Town Council, Mid Suffolk District Council and Suffolk County Council is developed to deliver shared objectives.

LOCAL DEVELOPMENT ORDERS

- 3.10 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

- 3.11 The Community Infrastructure Levy (CIL) is a new, fixed rate payment that councils can charge on new buildings in their area to off-set 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 will be used alongside CIL to secure on-site infrastructure and things that are not infrastructure, such as affordable housing.
- 3.12 Babergh District Council and Mid Suffolk District Council resolved to approve the Community Infrastructure Levy Charging (CIL) Schedules for each district respectively on 20th and 21st Jan 2016. The date of effect for the CIL Charging Schedules is Monday 11th April 2016 in both districts. Details of the Examiner's report, the Charging Schedules and Regulation 123 lists can be found on the Council websites.
- 3.13 A new joint Infrastructure Team has been appointed with responsibility for the administration of developer contributions for the districts. This includes the collection, monitoring, enforcement, spending and reporting of CIL as well as the monitoring and reporting of s106 agreements.
- 3.14 Further details and guidance on CIL is available on the Councils' web pages: www.babergh.gov.uk/cil and www.midsuffolk.gov.uk/cil

DUTY TO CO-OPERATE

- 3.15 Under current planning legislation, LPA monitoring reports must give details of what action they have taken with regards to their 'duty to co-operate'. 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. 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.

- 3.16 The National Planning Policy Framework (NPPF) published in March 2012, provides guidance on planning strategically across local boundaries (paragraphs 178-181). In particular this relates to paragraph 156 of the NPPF, which advises that local planning authorities should set out strategic priorities in the Local Plan.
- 3.17 Babergh's Core Strategy Library includes, under reference E10, a comprehensive Statement of Compliance with "Duty to Co-operate" (October 2012), which can be found online:
<http://www.babergh.gov.uk/assets/Uploads-BDC/Economy/Strategic-Planning-Policy/LDF/EIP/E10Compliance.pdf>
- 3.18 In addition the Councils have been developing a Memorandum of Understanding (MoU) between Babergh District Council, Ipswich Borough Council, Mid Suffolk District Council and Suffolk Coastal District Council in order to set out formal agreement to work together on addressing cross boundary strategic planning matters. The MoU is expected to be finalised and signed in early summer 2016.
- 3.19 There are a number of cross-organisation groups and bodies in operation in Suffolk at a number of different levels such as the Ipswich Policy Area Board and Suffolk Planning Officers Group. Both councils have a strong history of working with and consulting their partners and this has been reinforced by the integration of services and staff resources. Both have been working with partners, in particular, with regard to the Ipswich Policy Area Board and the future development needs in that area.
- 3.20 Beyond that, Babergh and Mid Suffolk Councils have jointly begun a new Joint Local Plan through the publications of an Issues and Options (Reg18) consultation, in January to March 2015. This included formal notification and subsequent representations from key statutory and partner organisations such as the Environment Agency. In addition Babergh and Mid Suffolk Councils have participated in other Local Plans through ongoing liaison with neighbouring authorities who are also producing such plans.
- 3.21 As well as cooperating with the County and other Local Authorities, the Councils also work alongside other bodies such as infrastructure providers to ensure that the needs of each are represented in our plans. The iterative process of cooperation is manifested through the formal consultation processes; however there are frequent meetings and discussions

outside of those consultation periods in order to ensure that the Duty is met. These are being documented by the Councils and will be published in the accompanying statements of consultation when Joint Local Plan documents progress to being submitted for Examination.

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

SUMMARY AND CONCLUSIONS

- The latest version of the LDS was published in March 2015 for both Babergh and Mid Suffolk Council's Joint Local Plan production.
- Both Councils have a programme that supports interested parties in delivering Neighbourhood Plans.
- The Councils continue to identify key evidence documents and commission new areas of research to ensure that these remain up-to-date.
- Community Infrastructure Levy (CIL) charging started in Mid Suffolk and Babergh on 11th April 2016.
- Both Councils continue to work with cross-organisation groups and bodies in operation in Suffolk at a number of different levels.

SECTION 4: MONITORING INDICATORS – HOUSING

4.1 Delivery of housing and affordable housing remains 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 since 2010. Over the past few years a steady increase in the local house prices has been recorded in both districts which has implications for local development viability in the area but also housing affordability. Current house prices are shown below.

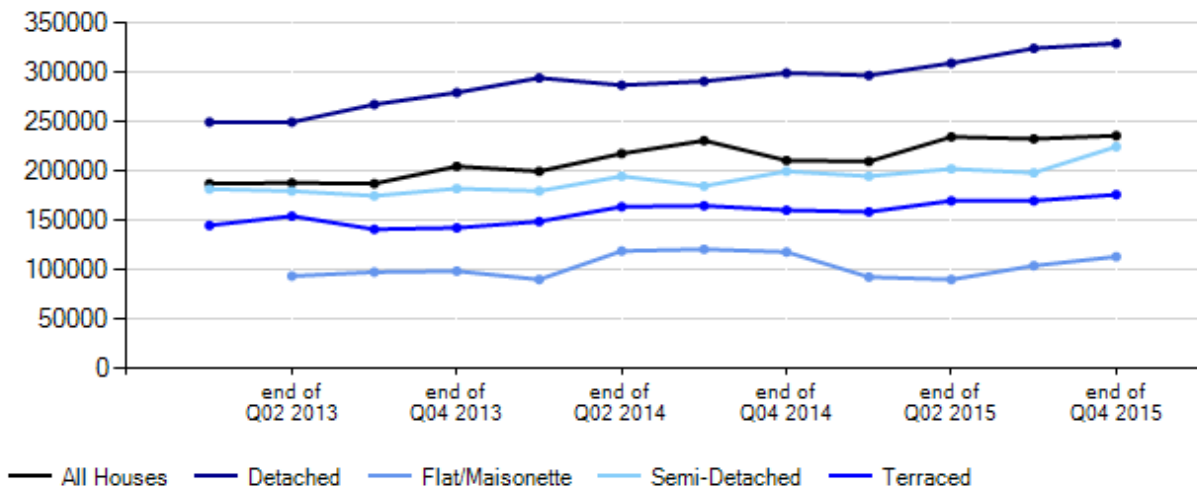


Figure 3: Median (average) house prices of different dwelling types in Babergh from 2013 to 2015 (Suffolk Observatory 2016)

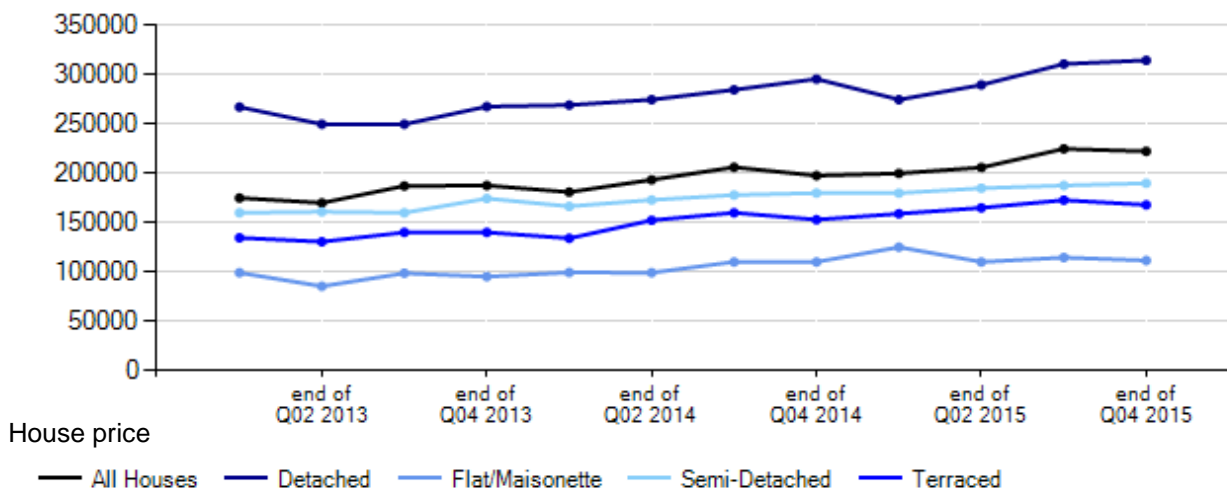


Figure 4: Median (average) house prices of different dwelling types in Mid Suffolk from 2013 to 2015 (Suffolk Observatory 2016)

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 in Babergh and approximately 7 and 8 on average in Mid Suffolk. This level is in line with the average for Suffolk as a whole, which varied between 7 and 8 over the past 10 years. Babergh is slightly over the average; thus with a lesser level of affordability.

Names	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Babergh	8.2	9.0	9.1	9.7	8.9	8.0	8.9	7.2	8.7	9.0
Mid Suffolk	7.7	8.6	7.7	8.8	8.3	7.3	8.1	6.2	8.1	7.2
Suffolk County	7.3	8.1	7.8	8.4	7.8	6.7	7.2	6.2	7.3	6.9

Table 2: Babergh and Mid Suffolk: House Price to Income Ratio (Lower Qualities)
(Suffolk Observatory 2016)

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 according to the Census 2011.

Type of Dwelling	Number of households (2011)			
	Babergh	%	Mid Suffolk	%
Detached houses	16,231	42	19,908	47
Semi-detached houses	11,476	30	13,676	33
Terraced houses	8,458	21	5,753	14
Flats	2,763	7	2,317	6
Total	38,928	100	41,654	100

Table 3: Type of dwellings and number of households in Babergh and Mid Suffolk (excluding Caravans and other mobile and temporary structures)
(2011, Census 2011, KS401EW)

HOUSING GROWTH

- 4.5 Tables 4 to 16 show the housing figures for both Babergh and Mid Suffolk 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.

Babergh

- 4.6 The Babergh Core Strategy makes provision for approximately 6,000 new dwellings 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.

Babergh					
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2015 / 16	157	31	20%	124	79%
2014 / 15	172	31	18%	83	48%
2013 / 14	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%
Totals	2556	747	29%	1367	53%

Table 4: Babergh Net Residential Completions by AMR Year

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

Babergh	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015- 2016
Ipswich Fringe*	170	2	0	17	0	6
Urban	1,191	35	94	59	61	44
Core Villages	443	68	24	91	38	52
Hinterland Villages	660	48	71	41	57	47
Countryside	664	100	25	81	16	8
TOTAL	3,128	253	214	289	172	157

Table 5: Babergh net Residential Completions by AMR year and Core Strategy classifications

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

**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).*

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014- 2015	2015- 2016
Functional cluster areas*						
Bildeston	232	12	3	15	2	5
Boxford	163	10	3	8	11	10
Bures	40	1	1	18	27	2
Capel St Mary	104	36	5	14	4	10
East Bergholt	152	5	6	7	13	8
Glemsford	212	2	8	60	6	7
Hadleigh	583	15	86	50	72	23
Holbrook	129	7	9	4	5	16
Ipswich	204	3	3	17	11	9
Lavenham	109	34	56	11	16	34
Long Melford	256	37	55	22	19	11
Nayland	87	1	1	4	7	2
Sudbury & Great Cornard	1,269	144	83	102	39	41

Table 6: Babergh completions by Functional Cluster

**Note: Total sum varies to the identified figure of net residential completions in Babergh as some Hinterland and rural villages appear in more than one Functional Cluster.*

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016
Urban / rural areas						
Urban	1,361	37	94	76	61	50
Rural	1,767	216	120	213	111	107
TOTAL	3,128	253	214	289	172	157

Table 7: Babergh completions by location (rural or urban)

Dwellings with planning permission but not started (rounded figure)	1,600
Dwellings with planning permission and under construction (rounded figure)	200
TOTAL	1,800

Table 8: Dwellings with planning permission but not started or under construction in Babergh

Babergh Functional Cluster*	Dwellings with Planning Permission but not started or under construction
Bildeston	56
Boxford	107
Bures	23
Capel St Mary	69
East Bergholt	56
Glemsford	73
Hadleigh	79
Holbrook	557
Ipswich	126
Lavenham	67
Long Melford	162
Sudbury/Gt Cornard	542
Nayland	25

Table 9: Dwellings with Planning Permission but not started or under construction in Babergh by Functional Cluster Areas

**Note: Total sum varies to the identified figure of net residential completions in Babergh as some Hinterland and rural villages appear in more than one Functional Cluster.*

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 ©	% Windfall (C as % of A)
2015 / 16	304	78	26%	240	79%
2014 / 15	416	46	11%	246	59%
2013 / 14	549	33*	6%*	Data unavailable	
2012 / 13	313	115	37%		
2011 / 12	396	67	17%		
2010 / 11	330	74	24%		
2009 / 10	292	89	30%		
2008 / 09	398	159	40%		
2007 / 08	489	74	5%		
2006 / 07	806	131	16%		
2005 / 06	553	78	14%		
Totals	4846	911	19%		

Table 10: 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

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014- 2015	2015- 2016
Core Strategy Areas						
Town/Urban	2,192	238	85	162	198	175
Key Service Centres	1,251	62	25	103	44	34
Primary Villages	355	22	11	28	48	56
Secondary Villages	599	23	32	77	61	33
Countryside	1,301	48	160	179	65	6
TOTAL	5,698	393	313	549	416	304

Table 11: Mid Suffolk net Residential Completions by AMR year and Core Strategy classifications

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

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014- 2015	2015- 2016
Functional cluster areas*						
Stowmarket	2,362	236	169	166	158	116
Needham Market	397	12	22	66	77	5
Eye	535	14	13	67	29	66
Ipswich Villages	280	4	15	12	34	27
Debenham	448	13	18	68	30	13
Thurston	137	29	9	13	11	3
Bacton & Mendlesham	215	7	6	18	16	23
Stradbroke and Fressingfield	161	4	8	21	19	11
Elmswell	486	9	8	31	5	10
Woolpit	57	15	14	42	14	21
Botesdale & Rickingham	252	27	18	8	6	3
Diss	114	3	7	9	7	0
Framlingham	76	0	0	0	6	0
Bildeston	72	20	5	16	1	4
Otley / Wickham Market / Woodbridge	34	0	0	8	0	1
Harleston	72	0	1	4	3	1

Table 12: Mid Suffolk completions by Functional Cluster
***Note: Initial use of DRAFT of the Mid Suffolk Functional Cluster Areas**

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2001 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014- 2015	2015- 2016
Urban / rural areas						
Urban	2,192	238	85	162	198	175
Rural	3,506	155	228	387	218	129
TOTAL	5,698	393	313	549	416	304

Table 13: Mid Suffolk completions by location (rural or urban)

Dwellings with planning permission but not started (rounded figure)	1,700
Dwellings with planning permission and under construction (rounded figure)	300
TOTAL	2,000

Table 14: Dwellings with planning permission but not started or under construction in Mid Suffolk

Mid Suffolk Functional Cluster	Dwellings with Planning Permission but not started or under construction
Bacton and Mendlesham	91
Bildeston	0
Botesdale and Rickinghall	30
Debenham	73
Elmswell	240
Eye	33
Diss	24
Ipswich Villages	340
Needham Market	336
Stowmarket	501
Stradbroke and Fressingfield	89
Thurston	132
Woolpit	37
Framlingham (Brundish, Laxfield Tannington)	36
Harleston (Mendham, Metfield, Syleham and Weybread)	17
Otley, Wickham Mkt, Woodbridge (Ashbocking, Henley)	5

Table 15: Dwellings with Planning Permission but not started or under construction in Mid Suffolk by Functional Cluster Areas

RESIDENTIAL DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

4.8 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 former land re-use target which is 45% in Babergh and 50% in Mid-Suffolk Core Strategies respectively.

Year	2006 – 2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	2011 – 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016
BDC – % PDL	66%	61%	55%	62%	41%	41%	31%	29%	37%	59%
MSDC – % PDL⁴	Data unavailable								33%	46%

Table 16: Percentage Residential Development on PDL

Note: Percentage based on gross figures for both Babergh and Mid Suffolk

⁴ Information on MSDC net residential development on Previously Developed Land (PDL) for the years 2005/2006 to 2013/14 can be found in previous AMR.

HOUSING TRAJECTORY & FIVE-YEAR LAND SUPPLY

- 4.9 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 (paragraph 47). 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. Paragraph 49 of the NPPF goes on to state that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where policies cannot be considered up to date, the NPPF (paragraph 11) states that planning permission should be granted unless any adverse impacts outweigh the benefits or other policies indicate otherwise, when assessed against the NPPF.
- 4.10 The NPPF (paragraph 47) also requires an additional buffer to the five-year land supply depending upon the recent performance of housing delivery. Where delivery has been good relative to the local annual target, a 5% additional buffer should be required on top of the baseline 5 year land supply requirement. However, a 20% additional buffer should be applied where persistent under-delivery of housing 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

4.11 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 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 2016/17 - 2020/21			
a	Land supply 2016 - 2021	2,100*	
b	CS Base Target	1,520	
c	CS Plan Undersupply (2015/16)	-2	
d	Adjusted 5 year target	1,520	(b + c)
e	5% Buffer	80	(d x 0.05)
f	Total adjusted target + 5% buffer	1,600	(d + e)
g	Adjusted target + 5% (annualised figure)	320	(f/5)
h	5 year supply +5% (years)	6.6	(a/g)
i	20% Buffer	300	(d x 0.20)
j	Total adjusted target + 20% buffer	1,830	(d + i)
k	Adjusted target + 20% (annualised figure)	370	(j/5)
l	5 year supply +20% (years)	5.7	(a/k)

**Table 17: Babergh Land housing supply targets and buffers 2016/17 - 2020/21
(Figures are rounded)**

**Note: Figure includes a reduction of 10% from the total supply for non-delivery of sites with planning permission*

4.12 The Council have identified a supply of deliverable sites sufficient to provide five years' worth of housing against its housing requirements set out in the adopted Babergh Core Strategy. The total of 2,100 homes represents 5.7 years of housing supply (measured against a 20% buffer). The Council has recently fallen short on annual targets and is currently recording a cumulative under delivery against the housing target delivery therefore, a buffer of 20% has been assumed for compliance with the NPPF delivery requirements.

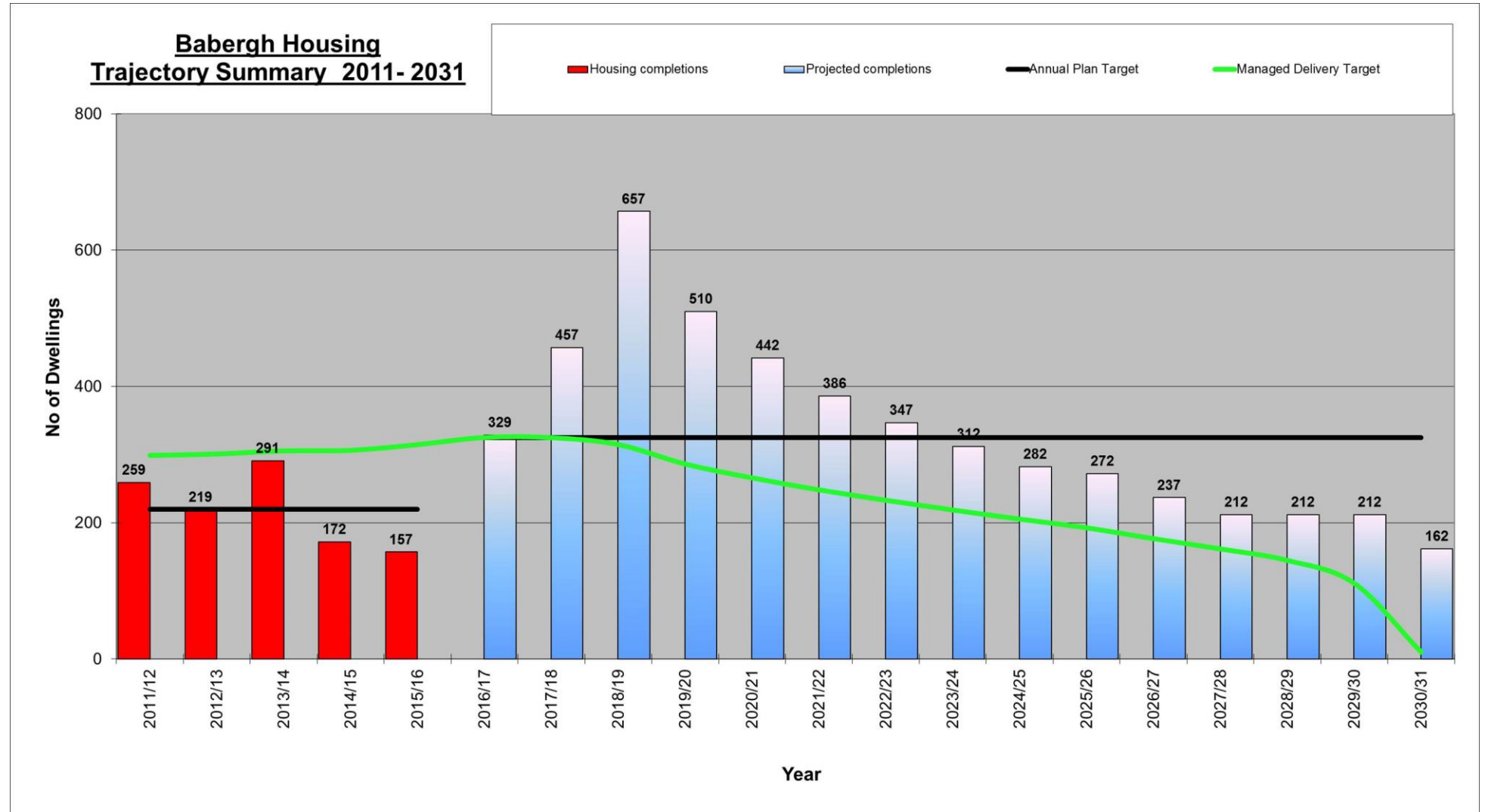


Figure 5: Babergh Housing Trajectory Summary 2011-2031

Babergh Land supply 2016/2017 - 2020/21	actual	rounded	
No permission	385	390	a
S106 to Sign	158	160	b
Application	0	0	c
Permission outline	156	160	d
Permission full	629	630	e
In construction	361	360	f
Windfall and small sites	523	520	g
Permitted sites (c-f) minus 10% for non-delivery	1,031	1,030	h
Total Supply (a+b+c+g+h)	2,097	2,100	i

Table 18: Babergh land supply 2016/17 to 2020/21 broken down in site status

4.13 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 housing land allocations. 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.
- Joint Local Plan process – the Council is reviewing the range and extent of allocations to be made in the relevant documents forming the Joint Local Plan. It is also reviewing an up to date objectively assessed housing need position.

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

Mid Suffolk five year land supply

4.15 In Mid Suffolk the Core Strategy (2008) makes provision for 8,525 dwellings between 2007 and 2027, with delivery being phased so that the first five years (2007 – 2012) will see a target of 415 dwellings per annum, and the Core Strategy Focussed Review (2012) increasing this figure to 430 dwellings per annum in the years that follow. The five year land supply requirements are shown below (all figures rounded):

Mid Suffolk Land supply targets and buffers 2016/17 - 2020/21			
a	Land supply 2016 - 2021	2,160*	
b	CS Base Target	2,150	
c	CS Plan Undersupply (2015/16)	-308	
d	Adjusted 5 year target	2460	(b + c)
e	5% Buffer	120	(d x 0.05)
f	Total adjusted target + 5% buffer	2,580	(d + e)
g	Adjusted target + 5% (annualised figure)	520	(f/5)
h	5 year supply +5% (years)	4.2	(a/g)
i	20% Buffer	490	(d x 0.20)
j	Total adjusted target + 20% buffer	2,950	(d + i)
k	Adjusted target + 20% (annualised figure)	590	(j/5)
l	5 year supply +20% (years)	3.7	(a/k)

Table 19: Mid Suffolk Land housing supply targets and buffers 2016/17 - 2020/2
(Figures are rounded)

**Note: Figure includes a reduction of 10% from the total supply for non-delivery of sites with planning permission*

4.16 The Mid Suffolk housing target amounts to a requirement of 3,795 additional houses since the Core Strategy Plan period point in 2007. However, the actual delivered provision of 3,487 to date means that there has been an overall Core Strategy undersupply of 308 dwellings. The Council has recently fallen short on annual targets and is currently recording a cumulative under delivery against the housing target delivery therefore, a buffer of 20% has been assumed for compliance with the NPPF delivery requirements. At the time of publishing, Mid Suffolk District Council has a current identified land supply of 3.7 years (measured against a 20% buffer).

Mid-Suffolk Housing Trajectory Summary 2007-2031

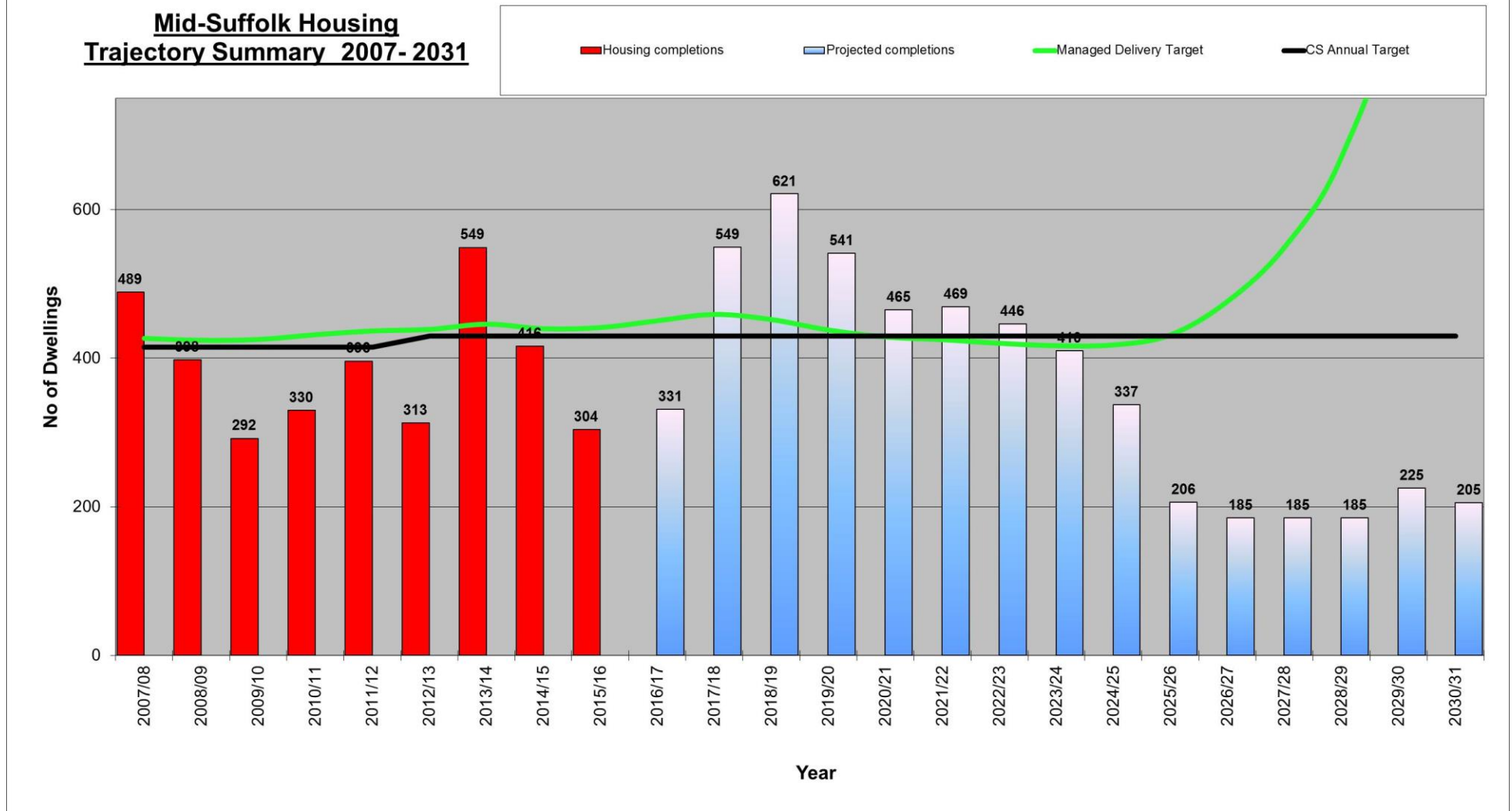


Figure 6: Mid Suffolk Housing Trajectory Summary 2007-2031

Mid-Suffolk Land supply 2016/2017 - 2020/21	calculated	rounded	
No permission	235	240	a
S106 to Sign	338	340	b
Application	174	170	c
Permission outline	258	260	d
Permission full	304	300	e
In construction	398	400	f
Windfall	550	550	g
Permitted sites (c-f) minus 10% for non-delivery	864	860	h
Total Supply (a+b+c+g+h)	2,161	2,160	i

Table 20: Mid Suffolk land supply 2016/17 to 2020/21 broken down in site status

4.17 Mid Suffolk District Council is pro-actively dealing with this matter in a number of ways including:

- Working with developers and local communities – the Council is discussing site requirements with developers and agents in the district to proactively enable sustainable development proposals , thereby increasing the supply of housing land supply with planning permission. In parallel with this process there has been ongoing engagement with local communities to understand local issues which may need to be considered in order to enable delivery of development.
- Joint Local Plan process – the Council is reviewing the range and extent of allocations to be made in the relevant documents forming the Joint Local Plan. It is also reviewing an up to date objectively assessed housing need position, as well as, considering the potential for a more flexible rural growth policy similar to that of policy CS11 in the Babergh Core Strategy.

4.18 For more information about the identified land supply, delivery and key sites please refer to Appendix 3 for a summary of the Mid Suffolk Housing Trajectory.

GYSPY & TRAVELLER SITE PROVISION

4.19 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 sites 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.

SUMMARY AND CONCLUSIONS

Babergh

- Net completions of housing are low this year relative to the adopted targets.
- Affordable housing accounted for 20% of all net completions in 2015/16. This is lower than the typical affordable housing average within the past 5 years.
- 59% of all residential completions (gross) (in 2015/16) were delivered on previously developed land (PDL) which is above the target (45%) set out in the adopted Babergh Core Strategy.
- Windfall development makes up the majority (79%) of all new housing delivery coming forward across the district in 2015/16.
- In Babergh there are about 1,800 dwellings with planning permission but not started or under construction
- Babergh currently has a calculated 5.7 years supply of deliverable housing sites (including a 20% buffer required by the NPPF).

Mid Suffolk

- 304 net completions of housing have been recorded in Mid Suffolk during the monitoring year 2015/16 which is below the adopted targets.
- Affordable housing accounted for 26% of all net new completions in 2015/16.
- 46% of all residential completions (gross) were delivered on previously developed land (PDL) which is below the target (50%) set out in the adopted Core Strategy.
- Windfall development makes up 79% of all new housing delivery coming forward across the district in 2015/16.
- In Mid Suffolk there are about 2,000 dwellings with planning permission but not started or under construction.
- Mid Suffolk currently has a calculated 3.7 years supply of deliverable housing sites (including a 20% buffer required by the NPPF). The Council is undertaking measures to review and increase the land supply position as soon as possible.

Overall,

- 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 (Census 2011) 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. Research from 2013 (Suffolk Observatory 2014) has shown that 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. This decline is likely to continue as the working-age population is expected to fall (Economic Profile 2013, New Anglia, Local Enterprise Partnership for Norfolk and Suffolk). Conversely Mid Suffolk recorded a small increase of the average percentage of the total employment rate to 80.5%. (Suffolk Observatory, 2011)
- 5.2 The unemployment rate in the districts 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 2013)
- 5.3 The New Anglia LEP area is largely rural, with nearly half the population (48.5 per cent, or 710,500 residents) living in areas classified by DEFRA as rural. Two of the most rural districts include Mid Suffolk (82.3 per cent) and Babergh (70.5 per cent). Suffolk has a wide range of sectors spread across its rural areas. The main employment sectors of both districts are shown below in Table 19.

	Construction	Manufacturing	Retail and Trade Motor Industry	Education	Health & Social Work sector
Babergh	9.50%	11.90%	15.50%	9.70%	11%
Mid Suffolk	9.70%	9.90%	16.30%	9.20%	11.20%

Table 21: Significant employment sectors for Babergh and Mid Suffolk

Source: New Anglia LEP Strategic Economic Plan, 2013.

- 5.4 The sectors that achieve growth in Babergh are tourism; creative industries; food production and related services; hospitality/ leisure. In Mid Suffolk the growth sectors are construction, health, food production and related services (Suffolk's Final Local Economic Assessment 2011, (SFLEA, 2011).

- 5.5 In both Districts a high proportion of all employment enterprises are micro-business's, employing less than 9 employees (85% for Babergh and 87% for Mid Suffolk) (Suffolk Observatory 2013).

EMPLOYMENT LAND AND GROWTH

- 5.6 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.
- 5.7 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, in Hadleigh and at the Ipswich Fringe. 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.
- 5.8 The Employment Land Needs Assessment (ELNA, published March 2016) examines the current economic context and recent trends of the Ipswich Economic Area (covering Ipswich, Suffolk Coastal, Mid Suffolk and Babergh) and the Waveney Economic Area. It reports the findings of a local business questionnaire and discussions with key sector representatives. It then goes on to consider future land and floorspace requirements for industrial, office, storage and distribution uses (the B Class uses). For further information please follow the link below:
- https://www.ipswich.gov.uk/sites/default/files/ipswich_and_waveney_elna_final_report_09.03.16.pdf
- 5.9 The Babergh and Mid Suffolk Employment Land Availability Assessment (Appendix 5) recorded the current availability of employment land in both Babergh and Mid Suffolk. It identifies sites which have potential for employment development and demonstrates the amount of undeveloped/uncommitted land available.

NOTIFICATION OF CHANGE OF USE

Change of use from offices to residential

- 5.10 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 (residential) 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.
- 5.11 Both Districts Councils recorded a constant demand for the change of use from Class B1a to Class C3 referring to the new notification of change of use during the monitoring year 2015/16.

Change of use from agriculture to residential

- 5.12 Subject to a number of conditions and restrictions, agricultural buildings and land within their curtilage may convert to a use falling within Class C3 (dwelling houses). These conditions and restrictions are set out in Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The maximum floor space that may be converted under this permitted development right is 450 m² of floor space up to a maximum of 3 dwellings.
- 5.13 Both Districts Councils recorded high demand for the change of use from agriculture unites to Class C3 during the year 2014/15.
- 5.14 The Councils will continue to record and monitor inquiries regarding the notification of change of use from offices to residential and change of use from agriculture to residential with regard to related effects on the local area.

TOWN CENTRES

- 5.15 Babergh and Mid Suffolk District Councils have been collecting data on shop occupancy/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, and for some, the data collected is fed into the national Springboard Retail Vacancy Rate Survey.

5.16 A work programme is currently underway to refine the methodologies used for collecting this data and ensure a more consistent approach across both districts going forward. While it has not been possible to provide comparable data for the current year (2016) Table 18 below shows the position at October 2015.

Town Centre	No. of Shops			Floorspace (m ²)		
	Total	Vacant	% vacant	Total	Vacant	% vacant
Sudbury	258	21	8%	42,805	2,804	7%
Hadleigh	113	9	8%	14,530	1,189	8%
Stowmarket	161	5	3%	<i>[Data not available]</i>		
Needham Market	77	7	9%	<i>[Data not available]</i>		
<i>Eye*(Apr 2015)</i>	<i>104</i>	<i>3</i>	<i>3%</i>	<i>[Data not available]</i>		
<i>Debenham</i>	<i>[Data not available]</i>					

Table 22:Town Centre Vacancy Rates: October 2015 (unless stated otherwise)

*Note: Figure for Eye refer to total number of unites within the defined Principal Shopping Area

5.17 September 2015 a fire in Sudbury near the Market Square resulted in the total destruction of three retail premises, part destruction of a bank and major disruption to others. It also left a number of people homeless. Work to fully rebuild the properties affected will take time. From the town centre point of view, two retail businesses that were immediately affected were subsequently able to relocate to other parts of the town and began trading again within a short period of time; however the wider impact on the town remains. Changes elsewhere to the retail offer in both Sudbury and Hadleigh did, however, result in a small rise in the number of vacant retail premises over the six months from April 2015.

5.18 A new Town Centre and Retail Study was published in September referring to both Babergh and Mid Suffolk. This will be used to inform retail and town centre policies and proposals for key town centre sites in the new Local Plan which is currently being prepared. For more information please visit the following websites:

Babergh

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

Mid Suffolk

<http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/town-centre-and-retail-study/>

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.
- Two new research studies inform the council about recent trends, availability of employment land and the current need to be considered in the preparation of the Local Plan.
- Both districts noticed a steady interest for the change of use from Class B1a (offices) to a Class C3 as well as the change of use from agriculture to residential.
- Retail vacancy rates vary across Babergh and Mid Suffolk, with some places doing better than others. However in the past the council noted an increase in vacancy rates across the main towns.

SECTION 6: POLICY MONITORING

6.1 Monitoring planning policy usage remains a function of the AMR. The tables at Appendix 6 and 7 shows policy usage figures for saved, non-site-specific policies of relevant Plan Documents of both Babergh and Mid Suffolk. The lists refer to the saved 2006 Babergh Local Plan and Babergh Core Strategy (2014) policies as well as the saved Mid Suffolk Local Plan (1998), Mid Suffolk Core Strategy (2008), Mid Suffolk Core Strategy Focused Review (2012) and Stowmarket Area Action Plan (2013) policies.

6.2 As mentioned above the appendix refers amongst others to the saved policies in the 2006 Babergh Local Plan or the Mid Suffolk Local Plan 1998. 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 (see chapter 2). 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 adoption 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. This is further explained in Appendix 3 of the Mid Suffolk Core Strategy Focussed Review (2012).

6.3 The majority of these policies continue to be well used, and are being considered for review / replacement in the ongoing Joint Local Plan process.

Nonetheless Babergh District Council recorded a significant difference in frequency of use for some of its Local Plan and Core Strategy policies. This can be put down due to changes on national level; the increasing impact of the NPPF on local level, changes to the General Permitted Development Order [Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015] and/or changes of the open market itself.

- 6.4 Through the AMR, the Councils will continue to monitor planning policy usage as these provide important early indicators of where a policy(s) may no longer be working effectively.

SUMMARY AND CONCLUSIONS

- 'Saved' Local Plan policies continue to deliver new growth in a planned and managed way across Babergh and Mid Suffolk.
- The majority of the monitored policies are being considered for review / replacement in the ongoing Joint Local Plan process.

APPENDIX

Appendix 1 – Housing Trajectory - Babergh

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 Status	Site Name	Parish	Total no. Units to built	Completions at 31 Mar 2016	Still to build	Phase 1 dwellings (2016-2020)	Phase 2 dwellings (2020-2025)	Phase 3 dwellings (2025+)
S106 to Sign	Land East of Artiss Close & Rotherham Road	Bildeston	48	0	48	48	0	0
Outline Permission B/11/00148	Land south of Daking Av, and west of Swan Street (Goodland's Farm)	Boxford	21	0	21	21	0	0
Permission full B/14/01259	Land East of Boxford Court, Sand Hill	Boxford	25	0	25	25	0	0
S106 to Sign	Brantham Regeneration Strategic Site	Brantham	320	0	320	80	240	0
S106 to Sign	Land North of Windyridge, Brantham Hill	Brantham	13	0	13	13	0	0
Permission full B/14/00100	Land W of Pine Dell & Ashcroft, London Road	Capel St Mary	24	0	24	24	0	0
No permission	High Tree Farm, Moores Lane	East Begholt	144	0	144	80	64	0
Permission full B/15/01678	Land South of Gatton House	East Begholt	10	0	10	10	0	0
Outline Permission B/14/00468	Silk Factory, Chequers Lane	Glemsford	10	0	10	10	0	0
Permission full B/13/01238	2-4 Brook Street	Glemsford	29	3	26	26	0	0
Outline Permission B/13/00113	Guilford Europe	Great Cornard	110	0	110	110	0	0
Permission full B/14/00804	Land East of Carson's Drive	Gt Cornard	166	0	166	166	0	0
Allocation	Head Lane	Gt Cornard	30	0	30	0	0	30

Site Status	Site Name	Parish	Total no. Units to build	Completions at 31 Mar 2016	Still to build	Phase 1 dwellings (2016-2020)	Phase 2 dwellings (2020-2025)	Phase 3 dwellings (2025+)
Allocation	Strategic Allocation - Hadleigh East	Hadleigh	250	0	250	80	170	0
Permission full B/06/00330	Former Hadleigh Bldg Supplies (Priory Meadow)?	Hadleigh	11	0	11	11	0	0
Permission full B/14/01288	Land East of Ipswich Road	Holbrook	78	0	78	78	0	0
Allocation	Strategic Allocation - Wolsey Grange	Ipswich Fringe	400	0	400	125	200	75
Permission full B/12/00748	Former Armorex Site, Preston Road	Lavenham	44	28	16	16	0	0
Permission full B/15/00490	Land Sth 81-86 Meadow Close (BDC Scheme)	Lavenham	12	0	12	12	0	0
Outline Permission B/15/00180	Land North of Ropers Lane, Rodbridge Hill	Long Melford	77	0	77	77	0	0
S106 to Sign	Former Fleetwood Caravan Site, Hall Street	Long Melford	44	0	44	42	0	0
Permission full B/12/00500	Former HMS Ganges	Shotley	285	0	285	150	135	0
Outline Permission B/91/00723 & B/06/00606/ROC	Shotley Marina	Shotley	150	0	150	100	50	0
Permission full B/07/01648 and B/15/01672	Former Shotley Lodge	Shotley	12	0	12	12	0	0
Outline Permission B/11/00745	Land off Church Lane	Sproughton	30	0	30	30	0	0
Permission full B/14/00826/OFDW	Geest House, Hadleigh Road	Sproughton	23	0	23	23	0	0
Permission full B/14/00636	Greenway Homes, Sproughton House, High Street	Sproughton	12	0	12	13	0	0

Site Status	Site Name	Parish	Total no. Units to build	Completions at 31 Mar 2016	Still to build	Phase 1 dwellings (2016-2020)	Phase 2 dwellings (2020-2025)	Phase 3 dwellings (2025+)
Outline Permission B/15/00029	Russetts, Hadleigh Road	Sproughton	15	0	15	15	0	0
Allocation	Strategic Allocation - Chilton Woods	Sudbury	1050	0	1050	100	250	700
Allocation	Land East of Sudbury	Sudbury	500	0	500	0	250	250
Permission full B/14/00499	Walnut-tree Hospital	Sudbury	49	0	49	49	0	0
Permission full B/14/00585	St Leonard's Hospital	Sudbury	12	0	12	12	0	0
Permission full B/14/01520	Harp Close Meadow [People's Park], Waldingfield Rd	Sudbury	100	0	100	100	0	0
S106 to Sign	Sudbury Hall, Melford Road	Sudbury	12	0	12	12	0	0
S106 to Sign	Land east of Brunton Lane and Bulmer Road	Sudbury	43	0	43	43	0	0
Permission full B/15/00426	Church Farm	Whatfield	15	0	15	30	0	0
Permission full	small sites* <10 dwellings	-	523	0	523	523	0	0
Windfall	Future Windfall estimate	-	-	-	-	-	410	738
TOTAL			4697	31	4666	2266	1769	1793

Note*: Small sites (<10 dwellings) with approved planning permission.

Appendix 2 – Affordable Housing Trajectory - Babergh

Site Name	Parish	Mkt Hsng / Rural Exc' Site / Other	Total No. units built on site	Total No. of AH units to be built	No. of AH units still to be built	5 yr. period 2016 / 17 to 2020 / 21	5 yr. period 2021 / 22 to 2025 / 26	5 yr. period 2026 / 27 to 2030 / 31	4 yr. period 2031 / 32 to 2034 / 35
BDC Scheme - Schoolfields	Glemsford	RES	15	15	15	15			
BDC Scheme - Meadow Close	Lavenham	RES	12	12	12	12			
<i>Strategic Alloc' - Chilton Woods</i>	<i>Sudbury</i>	<i>M</i>	<i>1050</i>	<i>367*</i>	<i>367*</i>	<i>49*</i>	<i>123*</i>	<i>122*</i>	<i>73*</i>
<i>Strategic Alloc' - East of Sudbury</i>	<i>Sudbury</i>	<i>M</i>	<i>500</i>	<i>175*</i>	<i>175*</i>		<i>88*</i>	<i>87*</i>	
<i>Strategic Alloc' - Wolsey Grange</i>	<i>Ipswich Fringe</i>	<i>M</i>	<i>400</i>	<i>140*</i>	<i>140*</i>	<i>42*</i>	<i>88*</i>	<i>10*</i>	
<i>Strategic Alloc' - Hadleigh East</i>	<i>Hadleigh</i>	<i>M</i>	<i>250</i>	<i>88*</i>	<i>88*</i>	<i>28*</i>	<i>60*</i>		
Land East of Carson's Drive	Great Cornard	M	166	58*	58*	42*	16*		
<i>Belstead House</i>	<i>Pinewood</i>	<i>M</i>	<i>155</i>	<i>54</i>	<i>54</i>	<i>54</i>			
Land adj Moores Lane	East Bergholt	M	144	50	50		50		
Guildford Europe	Great Cornard	M	110	18	18	18			
People's Park, (Harp Close Mdw)	Sudbury	M	100	35*	35*	35*			
Land off Ipswich Road	Holbrook	M	78	27	27	27			
Land N of Ropers Lane	Long Melford	M	77	27	27	27			
Land E of Artiss Close	Bildeston	M	48	17	17	17			
Land E Brunton Ln & Bulmer Rd	Sudbury	M	43	6	6	6			
Head Lane	Great Cornard	M	30	10	10	10			
Land off Church Lane	Sproughton	M	30	10	10	10			
2-4 Brook St (Frm EW Downes)	Glemsford	M	29	4	4	4			
Boxford Court, Sand Hill	Boxford	M / RES	25	20	20	20			
Land W of Pine Dell & Ashcroft	Capel St Mary	M	24	8	8	8			
Frm Oil Depot, Middleton Road	Sudbury	M	22	6	6	6			
Goodland's Farm	Boxford	M	21	7	7	7			
Russetts, Hadleigh Road	Sproughton	M	16	4	4	4			
Church Farm	Whatfield	M	15	5	5	5			
Land W of Windyridge	Brantham	M	13	4	4	4			
<i>Rural Exception Site</i>	<i>Cockfield</i>	<i>RES</i>	<i>8</i>	<i>8</i>	<i>8</i>	<i>8</i>			
TOTALS			2304	1175	1175	458	425	219	73

* Assumed 35% affordable housing delivery. Final figure may be different change subject to viability negotiations

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 Status	Site Name	Parish	Total no. Units to built	Completions at 31 Mar 2016	Still to build	Phase 1 dwellings (2016-2020)	Phase 2 dwellings (2020-2025)	Phase 3 dwellings (2025+)
S106 to Sign	Land on the west side of Broad Road, (North-East of Pine View),	Bacton	47	0	47	30	17	0
Full Permission 1681/15 (1008/11)	Land adjacent to Donard, Back Lane	Badwell Ash	17	0	17	17	0	0
Full Permission 1787/15	Barham Care Centre Ltd. Old Rectory Nursing Home, Church Lane	Barham (within Claydon SB)	11	0	11	11	0	0
Full Permission 0110/14	Acorn Business Centre (also known as The Hub), Paper Mill Lane	Bramford	18	0	18	18	0	0
S106 to Sign	Land at the former Scotts/Fisons site, Paper Mill Lane	Bramford	172	0	172	80	92	0
S106 to Sign	Land adjacent to Bramford Playing Field, The Street	Bramford	130	0	130	40	90	0
Full Permission 0150/12	The Old Hall Farm Buildings, Shrubland Park	Coddenham	10	0	10	10	0	0
S106 to Sign	J. Breheny Contractors Ltd. Flordon Road	Creting St. Mary	52	0	52	30	22	0
Outline Permission 0846/13	Former Grampian Harris Factory, St. Edmund Drive (Bacon Factory)	Elmswell	190	0	190	105	85	0
No permission	Castleon Way, Eye Airfield	Eye	250	0	250	85	165	0
Full Permission 3310/14 (3489/09)	Former Masons Cement Works	Great Blakenham	426	177	249	148	101	0
Full Permission 0210/15	Land off Kingfisher Drive	Great Blakenham	23	0	23	23	0	0

Site Status	Site Name	Parish	Total no. Units to built	Completions at 31 Mar 2016	Still to build	Phase 1 dwellings (2016-2020)	Phase 2 dwellings (2020-2025)	Phase 3 dwellings (2025+)
Full Permission 3079/15	Land at Mill Road (south side of 13 Noyes Avenue)	Laxfield	12	0	12	12	0	0
Outline Permission 0254/15	G. R. Warehousing Site, Old Station Road	Mendlesham	56	0	56	56	0	0
Full Permission 3153/14	Needham Chalks Ltd. Chalk Quarry, Ipswich Road	Needham Market	266	0	266	70	175	21
No permission	Barking Road	Needham Market	150	0	150	0	150	0
S106 to Sign	Land at Red Willows Industrial Estate, Finborough Road	Onehouse	11	0	11	11	0	0
Full Permission 2722/13	Chilton Leys - Phase 1 (Bury Road)	Stowmarket	215	18	197	197	0	0
No permission	Chilton Leys	Stowmarket	585	0	585	120	200	265
No permission	Ashes Farm	Stowmarket	400	0	400	35	175	190
S106 to Sign	Farriers Road	Stowmarket	185	0	185	100	85	0
No permission	Union Road	Stowmarket	300	0	300	80	220	0
No permission	Cedars Park (Phase 6c)	Stowmarket	89	0	89	89	0	0
Outline Permission 1170/06	ATCO Bosch	Stowmarket	182	0	182	0	0	182
Full Permission 3756/12	19-21 Violet Hill Road	Stowmarket	13	0	13	13	0	0
Full Permission 1450/12	Land behind Hillcroft House, Finborough Road (Extention to Care Home)	Stowmarket	16	0	16	16	0	0
Full Permission 2742/14	Land at St Mary's Road, Kingsmead Road, Kingsmead Close, Lydgate Close and Silverdalte Avenue	Stowmarket	20	0	20	20	0	0
Full Permission 3668/13	Land at Prentice Road	Stowmarket	33	0	33	33	0	0

Site Status	Site Name	Parish	Total no. Units to built	Completions at 31 Mar 2016	Still to build	Phase 1 dwellings (2016-2020)	Phase 2 dwellings (2020-2025)	Phase 3 dwellings (2025+)
Full Permission 1662/14	Land adjoining roundabout, Bury Road	Stowmarket	27	0	27	27	0	0
Full Permission 0683/15	Joker's Night Club, 111 Ipswich Street	Stowmarket	25	0	25	25	0	0
Full Permission 3208/15	Mulberry House, Milton Road South	Stowmarket	14	0	14	14	0	0
Full Permission 2028/15	Land off Creeting Road West	Stowmarket	14	0	14	14	0	0
Full Permission 4005/14	Land at Grove Farm, Queen Street	Stradbroke	44	0	44	44	0	0
S106 to Sign	Kerrison Conference and Training Centre, Stoke Ash Road	Thorndon	28	0	28	28	0	0
Outline Permission 2613/11	Thurston Granary, Station Road	Thurston	97	0	97	97	0	0
S106 to Sign	Whitton Park, Thurleston Lane	Whitton	19	0	19	19	0	0
Full Permission 2178/14	Land at Steeles Road + agricultural land that lies directly to south of 46-64 Steeles Road	Woolpit	15	0	15	15	0	0
Windfall	small sites* <10 units	-	435	0	435	435	0	0
Windfall	Future Windfall estimate	-	-	-	-	115	550	990
TOTAL			4597	195	4402	2282	2127	1648

Note*: Small sites (<10 dwellings) with approved planning permission.

Appendix 4 – Affordable Housing Trajectory – Mid Suffolk

Site Name	Parish	Mkt Hsng / Rural Exc' Site / Other	Total No. units built on site	Total No. of AH units to be built	No. of AH units still to be built	5 yr. period 2016 / 17 to 2020 / 21	5 yr. period 2021 / 22 to 2025 / 26	5 yr. period 2026 / 27 to 2030 / 31	4 yr. period 2031 / 32 to 2034 / 35
MSDC Scheme - Fox Md / Acton Cl	Barking & Bramford	LA Land	5	5	5	5			
MSDC Scheme - Kingfisher Drive	Great Blakenham	LA Land	23	23	23	23			
MSDC Scheme Mill Rd / Noyes Av	Laxfield	LA Land	9	9	9	9			
<i>Chilton Leys (Phase 2...)</i>	<i>Stowmarket</i>	<i>M</i>	<i>585</i>	<i>204*</i>	<i>204*</i>		<i>70*</i>	<i>87*</i>	<i>47*</i>
<i>Broad Location - Ashes Farm</i>	<i>Stowmarket</i>	<i>M</i>	<i>400</i>	<i>140*</i>	<i>140*</i>		<i>62*</i>	<i>62*</i>	<i>16*</i>
Needham Chalk Quarry	Needham Market	M	266	27	27	27			
<i>Broad Location - Eye Airfield</i>	<i>Eye</i>	<i>M</i>	<i>250</i>	<i>87*</i>	<i>87*</i>	<i>37*</i>	<i>50*</i>		
<i>Broad Location - Union Road</i>	<i>Stowmarket</i>	<i>M</i>	<i>200</i>	<i>70*</i>	<i>70*</i>		<i>70*</i>		
Former Harris Bacon Factory	Elmswell	M	190	19	19	19			
Former Masons Cement Works	Gt Blakenham	M	175	6	6	6			
<i>Broad Location - Barking Road</i>	<i>Needham Market</i>	<i>M</i>	<i>150</i>	<i>50*</i>	<i>50*</i>			<i>50*</i>	
Land adj Playing Field	Bramford	M	130	45	45	14	31		
<i>Broad Location - Farriers Road</i>	<i>Stowmarket</i>	<i>M</i>	<i>125</i>	<i>24</i>	<i>24</i>	<i>24</i>			
Cedars Park (Phase 6c)	Stowmarket	M	89	20	20	20			
GR Warehousing Site	Mendlesham	M	56	6	6	6			
Breheney Site, Flordon Road	Creeting St Mary	M	52	18	18	18			
Land West of Broad Road	Bacton	M	47	16	16	16			
Grove Farm	Stradbroke	M	44	17	17	17			
Land adj Roundabout, Bury Rd	Stowmarket	M	27	4	4	4			
Jokers Nightclub	Stowmarket	Other	25	25	25	25			

Land adj Donard, Back Lane	Badwell Ash	M	17	5	5	5			
Land at Mill Road	Laxfield	RES	12	8	8	8			
Land at Red Willows Ind Est	Onehouse	M	11	3	3	3			
‡ Unity – St Marys Road (T2)	Stowmarket	LA Land	62	62	62	62			
‡ Unity – Bixby Avenue (T2)	Haughley	LA Land	24	24	22	22			
‡ Unity – Steeles Road (T2)	Woolpit	LA Land	31	31	26	26			
TOTALS			3005	948	941	396	283	199	63

* Assumed 35% affordable housing delivery. Final figure may be different subject to viability negotiations.

‡ Unity Schemes – Figures quoted include all dwellings being replaced. In previous years net figure only was reported for Woolpit Tranche 2




Appendix 5 – Babergh and Mid Suffolk Employment Land Availability Assessment

MID-SUFFOLK				
Location	Undeveloped/Uncommitted land available at 1.4.15 (hectares)	Uses	Notes	Status
Stowmarket				
Cedars Park	10.9	B1, B2, B8	Originally allocated in 1998 Local Plan, Carried forward into SAAP. Area from CSFR.	
Chilton Leys	1.33	B1, B8	Allocated in Chilton Leys Development Brief 2013 (CSFR refers to 2.14ha). Start on site 2015.	
Mill Lane	39.5	B1 (4ha), Other Business (10.5ha), B8 (25ha)	Allocated in CSFR. Areas from SAAP. Planning permission granted April 2015.	
Needham Market				
Lion Barn	2.42		Remaining land currently being marketed	
Woolpit				
Woolpit Business Park	1.06	B1,B2		
Mendlesham				
Mendlesham Airfield	5.5	B1, B2, B8		
Eye				
Eye Airfield	51.3	B1 (13.2ha), B2 (16.3ha), B8 (8.9ha)	Figures from Eye Airfield Development Framework – carried forward into Local Plan Issues and Options. Final allocations depend on new Local Plan. Some sites currently available	
Gt. Blakenham				
Orion Business Park	Total Area 2.57ha of which 1.4ha available to developers	B1, B2, B8	Allocated in CSFR (Originally a 1998 Plan Allocation)	
Ipswich Fringe				
Land North of Anglia Business Park, Whitton	20ha or 14 ha	B1	Proposed in Local Plan Issues and Options Consultation. Final proposed area subject to outcome of Local Plan Process.	

BABERGH				
Location	Undeveloped/Uncommitted land available at 1.4.15 (hectares)	Uses	Notes	Status
Sudbury				
Chilton Industrial Estate				
North of Churchfield Road	0		Fully occupied	
South of Churchfield Road	0		Fully occupied	
Northern Road	0		Fully occupied	
Addison Road, Byford Road	0		Fully occupied	
Windham Road Area	0		Fully occupied	
Other Sudbury				
Woodhall	0		Fully occupied	
Stour Valley Business Centre (Bulmer Road – Western Part)	0		Fully occupied	
Bulmer Road Industrial Estate East	0		Fully occupied	
Ballingdon Hill Industrial Estate	0		Fully occupied	
Chilton Woods				
North of Woodhall Business Park	15	B1, B2, B8	Area from Chilton Woods Master Plan	
North of Waldingfield Road	5	B2,B8	Area from Chilton Woods Master Plan (includes existing development)	
Other Sudbury				
Broad Location East of Sudbury	Unspecified		Proposed in Local Plan Issues and Options Consultation	
Hadleigh				
Lady Lane Industrial Estate	0		Fully occupied	
Land South-East of Lady Lane	5	B1, B2	2006 Local Plan Allocation	
Strategic Site Allocation East of Hadleigh	5.5	B1, B2, B8	Core Strategy Allocation	
Ipswich Fringe				
London Road Strategic Allocation (now known as Wolsey Grange)	6	B1	Master Plan currently being prepared.	
Sprites Lane/Scrivener Drive	0.77ha remaining	B1	Original allocation 8.9ha (4.8ha Suffolk One, 1.8ha Fred Olsen, 0.81ha Vets, 0.72ha Aldi)	

BABERGH				
Location	Undeveloped/Uncommitted land available at 1.4.15 (hectares)	Uses	Notes	Status
Sproughton				
Former Sugar Beet Factory	35.5	B1, B2, B8 and other employment uses		
Farthing Road Industrial Estate	0		Fully occupied	
Wherstead				
Wherstead Office Park	7.1	B1	Area from Core Strategy. Mostly occupied.	
Brantham				
Brantham Regeneration Area	7.29	B1, B2, B8	Employment area of 7.29ha in total of which 5.4 hectares included in planning application reference B/15/00263	
Bull Lane/Acton Place	2.7	B1, B2	Mostly developed.	
Other Sites in 2006 Local Plan				
Tentree Road, Gt. Waldingfield	2.5		Proposed for deletion in new Local Plan	
East Bank of River Orwell	4.2		Proposed for deletion in new Local Plan	
Notley Enterprise Park	0		Mostly occupied	
Pond Hall	0		Mostly occupied	
Brook Farm, Bildeston	0		Mostly occupied	
London Road, Capel St. Mary	0		In existing nursery use	
Haulage Depot, London Road, Capel St. Mary	0		In existing haulage use	
Crowcroft Road, Nedging	0		Mostly occupied	

Key

	Existing Employment Area/Immediately Available (as at April 2015)
	Land allocated but requires infrastructure etc
	Identified in 2015 Issues and Options Consultation but not formally allocated

Schedule includes sites identified in Babergh Local Plan Alteration No. 2 (2006), Babergh Core Strategy (2014), Suffolk Haven Gateway Employment Land Review (2009), Mid-Suffolk Local Plan (1998), Mid-Suffolk Core Strategy (2008), Mid-Suffolk Core Strategy Focused Review (2012), Stowmarket Area Action Plan (2013), Western Suffolk Employment Land Review (2009) and the new Babergh and Mid-Suffolk Joint Local Plan Consultation Document 2015.

Appendix 6: Saved 2006 Babergh Local Plan and Babergh Core Strategy (2014) and policies used in determining Planning Applications

Between 1-Apr-2014 and 31-Mar-2015			
	Granted	Refused	Total
CN01	242	53	295
CN03	0	2	2
CN04	6	0	6
CN06	243	29	272
CN08	50	14	64
CN14	0	0	0
CN15	0	0	0
CR01	10	0	10
CR02	33	5	38
CR04	39	6	45
CR07	22	2	24
CR08	1	1	2
CR09	0	0	0
CR10	0	1	1
CR13	0	1	1
CR18	2	0	2
CR19	2	2	4
CR20	0	0	0
CR24	0	0	0
CS01	-	-	2
CS02	-	-	3
CS03	-	-	0
CS04	-	-	0
CS05	-	-	0
CS06	-	-	1
CS07	-	-	0
CS08	-	-	0
CS09	-	-	0
CS10	-	-	0
CS11	-	-	8
CS12	-	-	1
CS13	-	-	2
CS14	-	-	0
CS15	-	-	46
CS16	-	-	3
CS17	-	-	3
CS18	-	-	1
CS19	-	-	0
CS20	-	-	2
CS21	-	-	0
CS22	-	-	0
EM01	4	0	4
EM02	0	0	0

Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
CN01	252	65	317
CN03	0	0	0
CN04	3	0	3
CN06	161	8	169
CN08	54	10	64
CN14	0	0	0
CN15	0	0	0
CR01	1	0	1
CR02	39	0	39
CR04	32	1	33
CR07	26	0	26
CR08	2	1	3
CR09	0	0	0
CR10	0	0	0
CR13	0	0	0
CR18	6	0	6
CR19	6	1	7
CR20	0	0	0
CR24	0	0	0
CS01	0	1	1
CS02	0	1	1
CS03	0	0	0
CS04	0	0	0
CS05	0	0	0
CS06	0	0	0
CS07	0	0	0
CS08	0	0	0
CS09	0	0	0
CS10	15	0	15
CS11	61	9	70
CS12	1	0	1
CS13	10	0	10
CS14	0	0	0
CS15	272	31	303
CS16	0	1	1
CS17	6	2	8
CS18	3	2	5
CS19	1	4	5
CS20	1	0	1
CS21	2	2	4
CS22	0	0	0
EM01	1	0	1
EM02	0	0	0

Between 1-Apr-2014 and 31-Mar-2015			
	Granted	Refused	Total
EM08	0	0	0
EM09	0	0	0
EM20	6	0	6
EM24	1	2	3
EN02	0	0	0
EN04	0	0	0
EN06	0	0	0
EN09	0	0	0
EN10	0	0	0
EN13	0	0	0
EN21	0	0	0
EN22	6	0	6
EN26	0	0	0
HS01	7	0	7
HS02	5	0	5
HS03	0	0	0
HS04	1	0	1
HS05	13	2	15
HS06	0	0	0
HS07	0	0	0
HS08	0	0	0
HS09	0	0	0
HS27	0	0	0
HS28	47	25	72
HS30	0	0	0
HS31	1	0	1
HS32	2	10	12
HS33	54	20	74
HS34	0	0	0
HS35	7	1	8
HS39	0	0	0
LP01	0	0	0
RE01	0	0	0
RE02	0	0	0
RE06	9	0	9
RE07	0	0	0
RE14	2	0	2
SP03	1	0	1
SP04	0	0	0
SP05	0	0	0
TP01	0	0	0
TP02	0	0	0
TP03	0	0	0
TP15	20	0	20
TP16	0	0	0

TOTALS	836	176	1084
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Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
EM08	1	0	1
EM09	0	0	0
EM20	17	0	17
EM24	2	3	5
EN02	0	0	0
EN04	0	0	0
EN06	0	0	0
EN09	2	0	2
EN10	0	0	0
EN13	0	0	0
EN21	0	0	0
EN22	11	0	11
EN26	1	0	1
HS01	0	0	0
HS02	3	0	3
HS03	0	0	0
HS04	0	0	0
HS05	10	1	11
HS06	0	0	0
HS07	0	0	0
HS08	0	0	0
HS09	0	0	0
HS27	0	0	0
HS28	69	19	88
HS30	0	0	0
HS31	1	0	1
HS32	3	1	4
HS33	38	33	71
HS34	0	0	0
HS35	10	0	10
HS39	3	0	3
LP01	3	0	3
RE01	0	0	0
RE02	0	0	0
RE06	6	0	6
RE07	0	0	0
RE14	0	0	0
SP03	0	0	0
SP04	0	0	0
SP05	0	0	0
TP01	0	0	0
TP02	0	0	0
TP03	0	0	0
TP15	13	4	17
TP16	0	0	0

TOTALS	1148	200	1348
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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-2014 and 31-Mar-2015			
	Granted	Refused	Total
CS1	121	25	146
CS2	360	49	409
CS3	37	1	38
CS4	63	7	70
CS5	841	98	939
CS6	55	20	75
CS7	10	0	10
CS8	5	0	5
CS9	15	2	17
CS10	1	0	1
CS11	15	0	15
CS12	11	0	11
CS SAAP	16	5	21
FC1	761	79	840
FC1.1	762	89	851
FC2	8	1	9
FC3	12	2	14
CL11	8	0	8
CL12	2	0	2
CL13	16	1	17
CL14	14	0	14
CL15	9	0	9
CL16	3	0	3
CL17	6	1	7
CL18	6	0	6
CL19	1	0	1
CL2	68	9	77
CL20	n/a	n/a	n/a
CL21	18	4	22
CL22	n/a	n/a	n/a
CL24	2	1	3
CL3	n/a	n/a	n/a
CL5	21	0	21
CL6	87	4	91
CL 8	317	16	333
CL 9	3	1	4
E10	9	2	11
E11	4	1	5
E12	14	2	16
E2	5	0	5
E3	3	0	3
E4	12	1	13
E 5	7	0	7

Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
CS1	157	27	184
CS2	343	38	381
CS3	32	5	37
CS4	65	9	74
CS5	916	81	997
CS6	46	12	58
CS7	7	0	7
CS8	8	0	8
CS9	17	1	18
CS10	0	1	1
CS11	15	0	15
CS12	13	3	16
CS SAAP	18	5	23
FC1	886	74	960
FC1.1	892	78	970
FC2	8	2	10
FC3	7	0	7
CL11	8	1	9
CL12	1	0	1
CL13	18	0	18
CL14	19	0	19
CL15	8	0	8
CL16	1	0	1
CL17	10	0	10
CL18	6	0	6
CL19	1	0	1
CL2	86	7	93
CL20	n/a	n/a	n/a
CL21	14	0	14
CL22	2	0	2
CL24	1	0	1
CL3	1	0	1
CL5	20	0	20
CL6	99	3	102
CL 8	299	20	319
CL 9	6	3	9
E10	10	1	11
E11	5	1	6
E12	18	2	20
E2	3	0	3
E3	7	1	8
E4	7	2	9
E 5	7	0	7

Between 1-Apr-2014 and 31-Mar-2015			
	Granted	Refused	Total
E6	10	1	11
E7	6	2	8
E8	20	4	24
E9	5	1	6
GP1	1051	90	1141
GP2	n/a	n/a	n/a
GPG1	n/a	n/a	n/a
H10	13	8	21
H11	3	1	4
H13	59	25	84
H14	6	1	7
H15	151	17	168
H16	437	43	480
H17	145	10	155
H18	412	22	434
H19	17	1	18
H2	6	1	7
H3	43	8	51
H4	3	4	7
H5	3	1	4
H7	25	22	47
H8	21	1	22
H9	30	6	36
HB1	584	49	633
HB10	4	2	6
HB13	144	8	152
HB14	14	0	14
HB2	37	2	39
HB3	237	15	252
HB4	88	8	96
HB5	32	0	32
HB6	4	0	4
HB7	1	0	1
HB8	172	9	181
HB9	78	3	81
LDFPV	0	0	0
LDFSV	n/a	n/a	n/a
LDFVC	0	0	0
NOPOL	0	1	1
LDF NOTES	1	0	1
NPPF	1,091	126	1217
PPG7	n/a	n/a	n/a
PPS1	4	1	5
PPS23	1	0	1
PPS5	3	1	4
PPS7	2	0	2

Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
E6	9	4	13
E7	2	0	2
E8	22	0	22
E9	4	0	4
GP1	1057	75	1132
GP2	n/a	n/a	n/a
GPG1	n/a	n/a	n/a
H10	18	16	34
H11	3	3	6
H13	81	25	106
H14	14	5	19
H15	164	22	186
H16	521	41	562
H17	192	19	211
H18	426	17	443
H19	12	1	13
H2	13	1	14
H3	62	7	69
H4	15	5	20
H5	3	2	5
H7	36	21	57
H8	15	2	17
H9	36	5	41
HB1	598	37	635
HB10	4	2	6
HB13	179	8	187
HB14	6	1	7
HB2	20	1	21
HB3	202	12	214
HB4	66	4	70
HB5	28	4	32
HB6	2	0	2
HB7	0	1	1
HB8	227	13	240
HB9	104	3	107
LDFPV	0	0	0
LDFSV	n/a	n/a	n/a
LDFVC	0	0	0
NOPOL	0	0	0
LDF NOTES	0	0	0
NPPF	1,100	123	1223
PPG7	n/a	n/a	n/a
PPS1	2	0	2
PPS23	2	0	2
PPS5	1	0	1
PPS7	0	0	0

Between 1-Apr-2014 and 31-Mar-2015			
	Granted	Refused	Total
RT1	9	0	9
RT10	n/a	n/a	n/a
RT11	1	0	1
RT12	102	12	114
RT13	n/a	n/a	n/a
RT14	0	0	0
RT15	n/a	n/a	n/a
RT16	7	0	7
RT17	11	2	13
RT18	1	1	2
RT19	2	1	3
RT2	1	0	1
RT3	2	0	2
RT4	3	0	3
RT5	2	0	2
RT6	9	0	9
RT7	2	0	2
S4	1	0	1
S5	1	0	1
S6	n/a	n/a	n/a
S7	4	0	4
S8	9	2	11
S9	n/a	n/a	n/a
S10	0	0	0
S11	n/a	n/a	n/a
S12	n/a	n/a	n/a
S13	1	0	1
SB2	168	21	189
SB3	16	4	20
SC10	1	0	1
SC2	n/a	n/a	n/a
SC3	1	0	1
SC4	22	2	24
SC6	1	0	1
SC7	n/a	n/a	n/a
SC8	0	0	0
SC9	1	0	1
SDA3	9	0	9
SDA7	7	0	7
SDA8	6	0	6
SPGS	1	0	1
SPG-TOST	n/a	n/a	n/a
SPD OSSI	5	0	5
SPT1	n/a	n/a	n/a
T1	n/a	n/a	n/a
T10	232	27	259

Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
RT1	10	2	12
RT10	n/a	n/a	n/a
RT11	2	0	2
RT12	141	10	151
RT13	n/a	n/a	n/a
RT14	2	0	2
RT15	n/a	n/a	n/a
RT16	4	0	4
RT17	14	1	15
RT18	1	0	1
RT19	5	1	6
RT2	0	0	0
RT3	1	1	2
RT4	1	1	2
RT5	2	0	2
RT6	11	0	11
RT7	0	0	0
S4	0	0	0
S5	1	0	1
S6	1	0	1
S7	2	0	2
S8	4	1	5
S9	3	1	4
S10	1	0	1
S11	n/a	n/a	n/a
S12	n/a	n/a	n/a
S13	0	0	0
SB2	150	24	174
SB3	14	6	20
SC10	1	1	2
SC2	n/a	n/a	n/a
SC3	0	0	0
SC4	33	5	38
SC6	1	0	1
SC7	2	0	2
SC8	0	0	0
SC9	1	0	1
SDA3	2	0	2
SDA7	1	0	1
SDA8	1	0	1
SPGS	0	0	0
SPG-TOST	n/a	n/a	n/a
SPD OSSI	2	0	2
SPT1	n/a	n/a	n/a
T1	n/a	n/a	n/a
T10	252	35	287

Between 1-Apr-2014 and 31-Mar-2015			
	Granted	Refused	Total
T11	3	0	3
T12	3	0	3
T13	2	0	2
T14	n/a	n/a	n/a
T4	1	0	1
T6	n/a	n/a	n/a
T7	n/a	n/a	n/a
T8	n/a	n/a	n/a
T9	42	7	49

Total	9380	994	10374
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Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
T11	4	0	4
T12	1	0	1
T13	0	0	0
T14	n/a	n/a	n/a
T4	2	0	2
T6	n/a	n/a	n/a
T7	n/a	n/a	n/a
T8	n/a	n/a	n/a
T9	87	12	99

Total	10093	958	11051
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For further information please contact:

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