

Babergh and Mid Suffolk Joint Annual Monitoring Report 2016 - 2017

June 2017



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Key Headlines from the 2016 - 2017 Annual Monitoring Report

The latest version of the Joint Local Development Scheme was published in March 2017 for both Babergh and Mid Suffolk Council's Joint Local Plan production.

226 new dwellings were built in Babergh District last year, which represent 70% of the annual target (325 dwellings) set by the BDC Core Strategy.

305 new dwellings were built in Mid Suffolk District last year, which represent 71% of the annual target set (430 dwellings) by the MSDC Core Strategy and Focus Review.

A total of 531 dwellings were built across both districts during the monitoring year 2016/17.

Both Babergh and Mid Suffolk District Councils have currently got less than a 5 year housing land supply:

- Babergh CS based land supply = 4.1 years
- Babergh SHMA based land supply = 3.1 years
- Mid Suffolk CS based land supply = 3.9 years
- Mid Suffolk SHMA based land supply = 3.9 years

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 2016 to 31st March 2017. 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 against the Joint Babergh and Mid Suffolk Local Development Scheme.
 - 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 financial 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 in future	11% between 2001 to 2011 / A similar level of growth is expected in future
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. 2 Area of Outstanding Natural Beauty designations: i) Suffolk Coast & Heaths and ii) Dedham Vale	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)

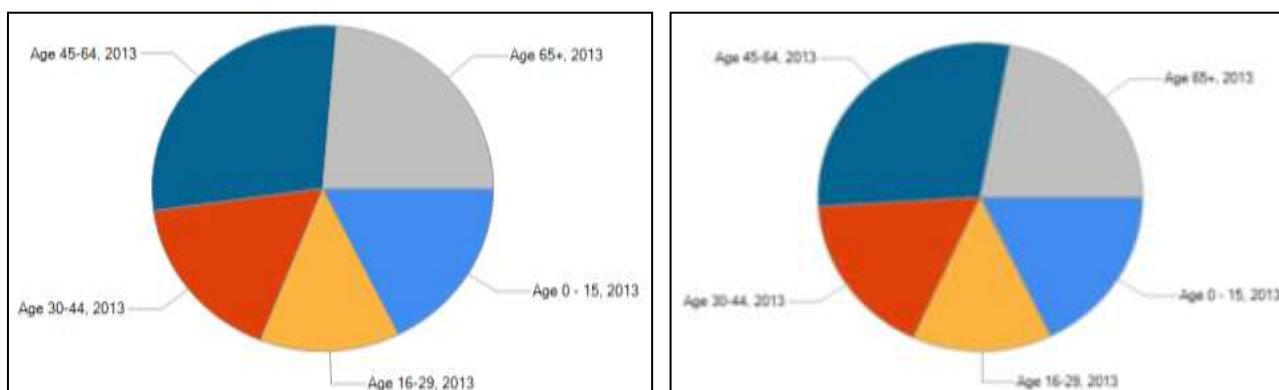


Figure 1: Population of Babergh (right) and Mid Suffolk (left) broken down into broad age groups
(Suffolk Observatory 2012, Census 2011)



Figure 2: District map of Babergh and Mid Suffolk

SECTION 3: DEVELOPMENT PLANS PREPARATION PROGRAMME

JOINT BABERGH AND MID SUFFOLK LOCAL DEVELOPMENT SCHEME

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

The Council have taken the key decision to produce a Joint Local Plan for Babergh and Mid Suffolk districts. A new joint LDS was agreed in March 2017.

3.2 Since 2011 the production of an LDS has been guided by the requirements of s.111 of the Localism Act 2011 which amended previous legislation.

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

The requirements of the LDS are to:

- Provide a brief description of all the Local Plan documents and Neighbourhood Plans to be prepared and the content and geographical area to which they relate.
- Explain how the different documents relate to each other and how they relate to the adopted and forthcoming Local Plan.
- Set out the timetable for producing Local Plan Documents, giving the timings for the achievement of the following milestones: i) publication of the document ii) submission of the document iii) adoption of the document
- Provide information on related planning documents outside the formal Local Plan, including the Statement of Community Involvement, Annual Monitoring Report and other strategies.

3.3 The Joint Local Development Scheme document can be found on the Babergh and Mid Suffolks District Councils website links below:

<http://www.babergh.gov.uk/planning/planning-policy/emerging-documents/local-development-scheme/>

or <http://www.midsuffolk.gov.uk/planning/planning-policy/emerging-documents/local-development-scheme/>

- 3.4 Progress of the Joint Local Plan for both District Councils is monitored and reported annually in the joint Annual Monitoring Report.
- 3.5 Table 1 below shows the current adopted Planning Policy documents produced by Babergh & Mid-Suffolk District Councils. Both districts have strategic planning coverage with adopted Core Strategy documents. Work is now underway to deliver the milestones for the new Joint Local Plan. All documents can be viewed on the Council website.

Council:	Document title:	Date:
BDC / MSDC	Joint Local Plan Programme (Local Development Scheme)	March 2017 (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
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
MSDC	Eye Airfield Development Framework	Feb 2013
MSDC	Eye Airfield Planning Position Statement	Nov 2013

Table 1: Adopted Planning Policy Documents (as at April 2017)

- 3.6 The Councils are undertaking a thorough review of its adopted policies and allocations which will result in a new Joint Local Plan to guide development until 2036 and beyond across in Babergh and Mid Suffolk. The new Joint Local Plan for BMSDC will cover the period up to 2036 (aligned with the timescale for the Suffolk Coastal and Ipswich Local

Plans). The new Plan will have regard to the Plans of the neighbouring authorities, and other relevant emerging planning documents.

- 3.7 As part of the preparation of the new Joint Local Plan, the Councils have developed an extensive evidence base to support the objectives and targets and fulfil the statutory requirements of the Plan.

THE NEW LOCAL PLAN EVIDENCE BASE

- 3.8 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 Joint Local Plan and is available on the Babergh and Mid Suffolk Council's website at:

<http://www.babergh.gov.uk/planning/planning-policy/evidence-base/>

or <http://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/>

- 3.9 In July and August 2016 BMSDC carried out a 'Call for Sites' inviting developers, land owners and other interested parties to submit potential development sites as a key component of the Strategic Housing and Employment Land Availability Assessment (SHELAA). This is a technical 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.

- 3.10 The Councils continue to identify key documents and commission new areas of research to ensure that the evidence base remain up-to-date. In 2016/17 the Councils have initiated and completed work on the following studies:

- Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) (jointly with Suffolk CC, Ipswich BC, Suffolk Coastal DC and Waveney DC) (published March 2017)
- Employment Land Supply Assessment (ELSA)
- Strategic Housing Land and Employment Land Availability Assessment (SHELAA)
- Assessment of needs for playing pitches and built sports facilities through the production of a Playing Pitch Strategy and Built Sports Facilities Strategy
- Open Space Assessment

- Recreational Disturbance, Avoidance and Mitigation Strategy (RAMS)
- Heritage Settlement Sensitivity Assessment
- Gypsy, Traveller & Travelling Showpeople Accommodation Assessment

3.11 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/>

3.12 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

3.13 Neighbourhood Development Plans (NDPs) and Orders (NDOs) provide a means by which local communities can have a say in or manage development within a defined area. During the current AMR period (Apr 16 - Mar 17), three NDPs were ‘made’ (adopted) and a further three NDP Areas were designated (the initial stage):

	Babergh	Mid Suffolk
‘Made’ (Adopted) Plans	East Bergholt (Sept 2016), Lavenham (Sept 2016)	Mendlesham (Mar 2017)
New Areas Designated	Little Waldingfield & Long Melford (Mar 2017)	Woolpit (May 2016)

Table 2: Neighbourhood Plans in Babergh and Mid Suffolk

3.14 Including those areas designated prior to April 2016, there are now some thirteen NDPs in progress across both districts. For more information on each individual plans please visit:

<http://www.babergh.gov.uk/planning/neighbourhood-planning/>
or <http://www.midsuffolk.gov.uk/planning/neighbourhood-planning/>

3.15 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

- 3.16 The Community Infrastructure Levy (CIL) is a prescribed charge for new development 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 items that are not defined as infrastructure, such as affordable housing.
- 3.17 Babergh District Council and Mid Suffolk District Council have been charging CIL since 11th April 2016. Further information on CIL (including statutory reports) can be found on the Council websites.
- <http://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>
or <http://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>
- 3.18 The Infrastructure Team has been appointed with responsibility for the administration of developer contributions for the districts. This includes the issuing of statutory CIL Notices; the collection, monitoring, enforcement, spending and reporting of CIL; as well as the monitoring and reporting of s106 agreements .
- 3.19 The Infrastructure Team have issued 554 CIL Liability Notices in the financial year 2016/17 and have made £89,210.76 Neighbour CIL payments to Parish and Town Councils.

DUTY TO CO-OPERATE

- 3.20 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.
- 3.21 The National Planning Policy Framework (NPPF) published in March 2012, provides guidance on planning strategically across local boundaries. This relates to paragraphs 156, 178-181 of the NPPF, which advises that local planning authorities should set out strategic priorities in the Local Plan.
- 3.22 In June 2016, both Babergh and Mid Suffolk Councils, as well as Ipswich Borough Council, Suffolk Coastal District Council and Suffolk County Council, signed a Memorandum of Understanding (MoU) committing each authority to joint working on:

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

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

- 3.23 Babergh and Mid Suffolk Councils are producing a new Joint Local Plan which is aligned with the production timetables of the new Local Plan documents being produced by Ipswich Borough Council and Suffolk Coastal District Council. Much of the key evidence base documents underpinning the respective Local Plans has been commissioned together so that the approach and data is as consistent as possible.
- 3.24 The iterative process of cooperation is manifested through the formal consultation processes and will include all of the prescribed bodies under the legislation; however there are frequent meetings and discussions outside of those consultation periods in order to ensure that the Duty is met. 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.
- 3.25 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 2017 for both Babergh and Mid Suffolk Council's Joint Local Plan production.
- The Councils continue to identify key evidence documents and commission new areas of research to ensure that these remain up-to-date.
- Both Councils have a programme that supports interested parties in delivering Neighbourhood Plans.
- Community Infrastructure Levy (CIL) charging started in Mid Suffolk and Babergh on 11th April 2016.
- Joint working is ongoing across the Suffolk area and beyond in accordance with the Duty to Cooperate requirements.

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.

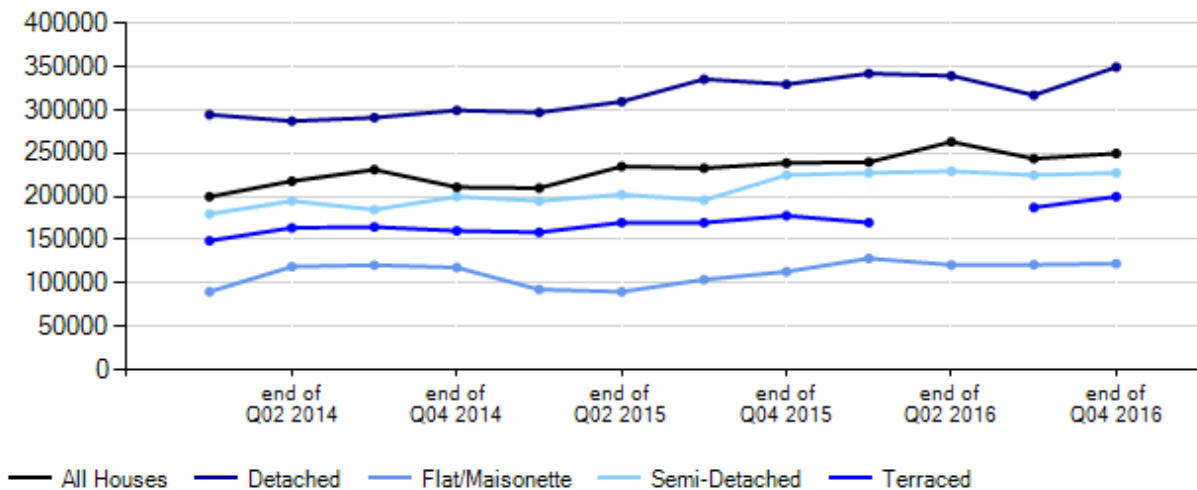


Figure 3: Median (average) house prices of different dwelling types in Babergh from 2014 to 2016 (Suffolk Observatory 2017)

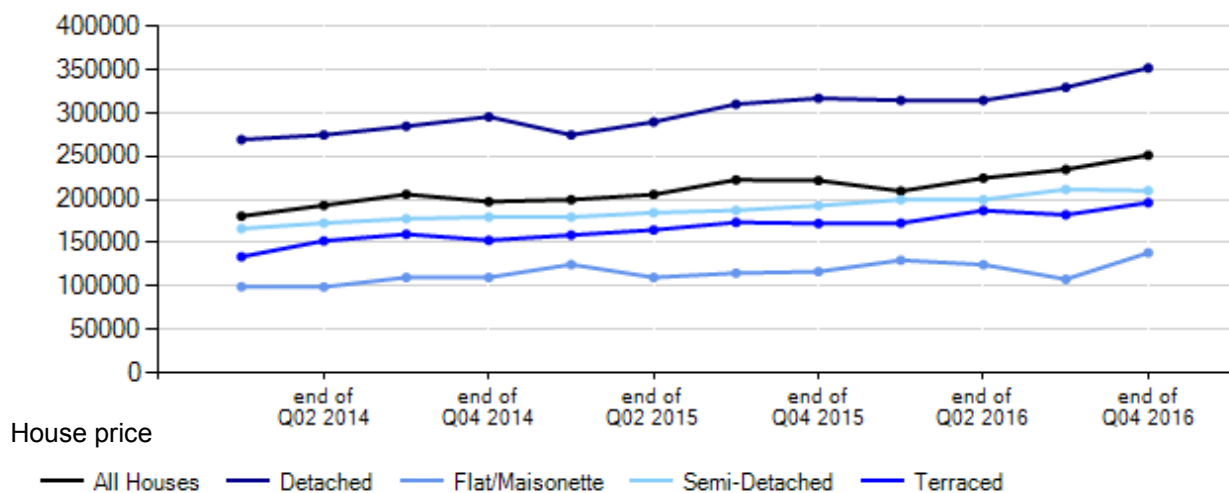


Figure 4: Median (average) house prices of different dwelling types in Mid Suffolk from 2014 to 2016 (Suffolk Observatory 2017)

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 reduced level of affordability.

Names	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Babergh	9.1	9.7	8.9	8.0	8.9	7.2	8.7	9.2	9.5	9.7
Mid Suffolk	7.7	8.8	8.3	7.3	8.1	6.2	8.1	7.2	8.6	9.0
Suffolk County	7.8	8.4	7.8	6.7	7.2	6.2	7.3	6.9	n/a	n/a

Table 3: 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 4: 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 5 to 17 show the housing figures for both Babergh and Mid Suffolk for the current and previous AMR years. Where data is available, they also show the number / percentage of these that were delivered as affordable homes and, the number / percentage that came forward as windfall development.

BABERGH

- 4.6 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)
2016 / 17	226	24	11%	168	74%
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 5: 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	2016 - 2017
Ipswich Fringe*	170	2	0	17	0	6	11
Urban	1,191	35	94	59	61	44	86
Core Villages	443	68	24	91	38	52	87
Hinterland Villages	660	48	71	41	57	47	24
Countryside	664	100	25	81	16	8	18
TOTAL	3,128	253	214	289	172	157	226

Table 6: 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	2016 - 2017
Functional cluster areas*							
Bildeston	232	12	3	15	2	5	10
Boxford	163	10	3	8	11	10	27
Bures	40	1	1	18	27	2	1
Capel St Mary	104	36	5	14	4	10	11
East Bergholt	152	5	6	7	13	8	11
Glemsford	212	2	8	60	6	7	26
Hadleigh	583	15	86	50	72	23	10
Holbrook	129	7	9	4	5	16	1
Ipswich	204	3	3	17	11	9	12
Lavenham	109	34	56	11	16	34	34
Long Melford	256	37	55	22	19	11	5
Nayland	87	1	1	4	7	2	3
Sudbury & Great Cornard	1,269	144	83	102	39	41	98

Table 7: 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	2016 - 2017
Urban / rural areas							
Urban	1,361	37	94	76	61	50	97
Rural	1,767	216	120	213	111	107	129
TOTAL	3,128	253	214	289	172	157	226

Table 8: Babergh completions by location (rural or urban)

Dwellings with planning permission but not started (rounded figure)	2,160
Dwellings with planning permission and under construction (rounded figure)	160
TOTAL (rounded figure)	2,320

Table 9: 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	104
Boxford	96
Bures	25
Capel St Mary	63
East Bergholt	398
Glemsford	66
Hadleigh	117
Holbrook	555
Ipswich	281
Lavenham	67
Long Melford	182
Sudbury/Gt Cornard	515
Nayland	24

Table 10: Dwellings with Planning Permission but not started or under construction (net) in Babergh by Functional Cluster Areas 2016 - 2017

**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)
2016 / 17	305	53	17%	230	75%
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 11: 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	2016 - 2017
Core Strategy Areas							
Town/Urban	2,192	238	85	162	198	175	104
Key Service Centres	1,251	62	25	103	44	34	83
Primary Villages	355	22	11	28	48	56	54
Secondary Villages	599	23	32	77	61	33	37
Countryside	1,301	48	160	179	65	6	27
TOTAL	5,698	393	313	549	416	304	305

Table 12: 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	2016 - 2017
Functional cluster areas*							
Stowmarket	2,362	236	169	166	158	116	109
Needham Market	397	12	22	66	77	5	20
Eye	535	14	13	67	29	66	12
Ipswich Villages	280	4	15	12	34	27	72
Debenham	448	13	18	68	30	13	14
Thurston	137	29	9	13	11	3	11
Bacton & Mendlesham	215	7	6	18	16	23	8
Stradbroke and Fressingfield	161	4	8	21	19	11	8
Elmswell	486	9	8	31	5	10	11
Woolpit	57	15	14	42	14	21	19
Botesdale & Rickingham	252	27	18	8	6	3	5
Diss	114	3	7	9	7	0	9
Framlingham	76	0	0	0	6	0	5
Bildeston	72	20	5	16	1	4	0
Otley / Wickham Market / Woodbridge	34	0	0	8	0	1	0
Harleston	72	0	1	4	3	1	2

Table 13: 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	2016 - 2017
Urban / rural areas							
Urban	2,192	238	85	162	198	175	104
Rural	3,506	155	228	387	218	129	201
TOTAL	5,698	393	313	549	416	304	305

Table 14: Mid Suffolk completions by location (rural or urban)

Dwellings with planning permission but not started (rounded figure)	2040
Dwellings with planning permission and under construction (rounded figure)	440
TOTAL (rounded figure)	2480

Table 15: 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	140
Bildeston	7
Botesdale and Rickinghall	29
Debenham	116
Elmswell	240
Eye	32
Diss	42
Ipswich Villages	589
Needham Market	413
Stowmarket	582
Stradbroke and Fressingfield	89
Thurston	137
Woolpit	13
Framlingham (Brundish, Laxfield Tannington)	40
Harleston (Mendham, Metfield, Syleham and Weybread)	14
Otley, Wickham Mkt, Woodbridge (Ashbocking, Henley)	1

Table 16: Dwellings with Planning Permission but not started or under construction in Mid Suffolk by Functional Cluster Areas 2016 - 2017

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). The adopted PDL annual target rates are 45% in Babergh and 50% in Mid Suffolk.

Year	2006 - 2007	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017
BDC – % PDL	66%	61%	55%	62%	41%	41%	31%	29%	37%	59%	50%
MSDC – % PDL¹	Data unavailable								33%	46%	59%

Table 17: Percentage Residential Development on PDL
Note: Percentage based on gross figures for both Babergh and Mid Suffolk

¹ 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.
Babergh & Mid-Suffolk Joint Annual Monitoring Report 2016 – 2017

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.
- 4.11 Babergh District Council has identified a housing land supply of 4.1 years based on the Core Strategy housing target. The council identified a land supply of 3.1 years based on the SHMA housing target.
- 4.12 Mid Suffolk District Council has identified a housing land supply of 3.9 years based on the Core Strategy and Core Strategy Focus Review housing target. The council identified a land supply of 3.9 years based on the SHMA housing target.
- 4.13 The assumptions and relevant buffers have been identified in Appendix 1 and 2 of this report for both Babergh and Mid Suffolk District Council areas.

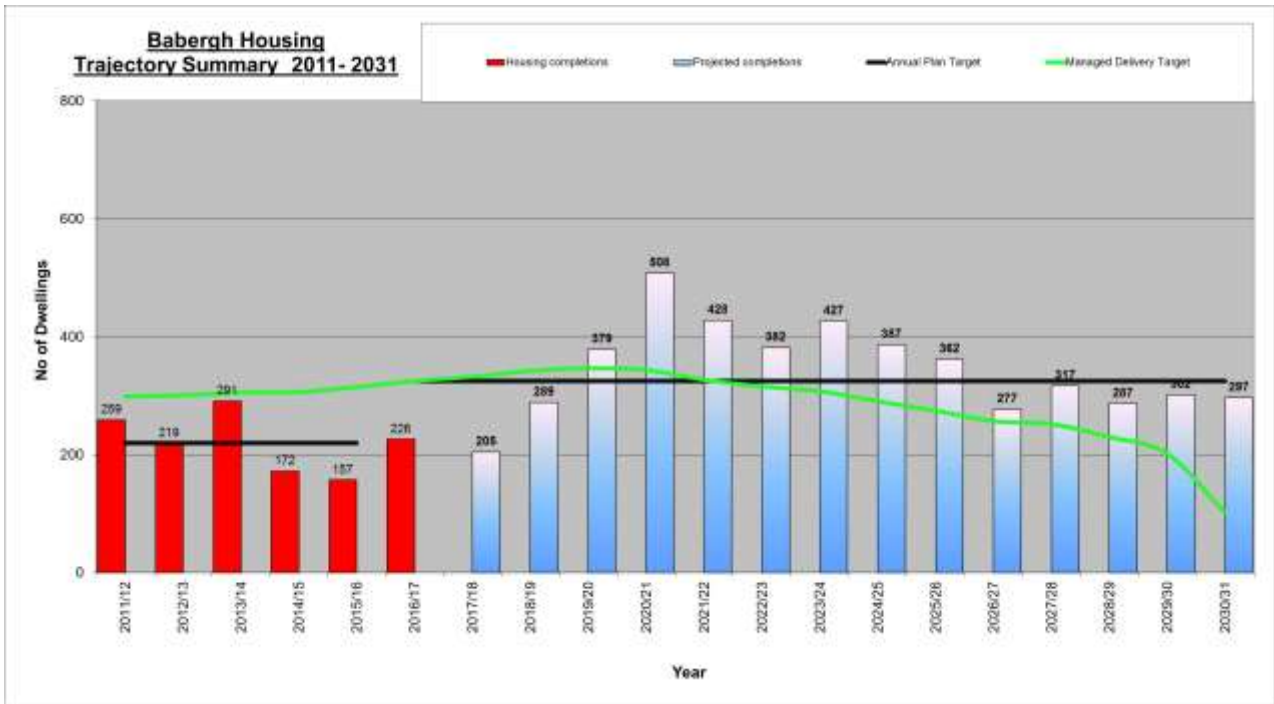


Figure 5: Babergh Housing Trajectory Summary 2011-2031

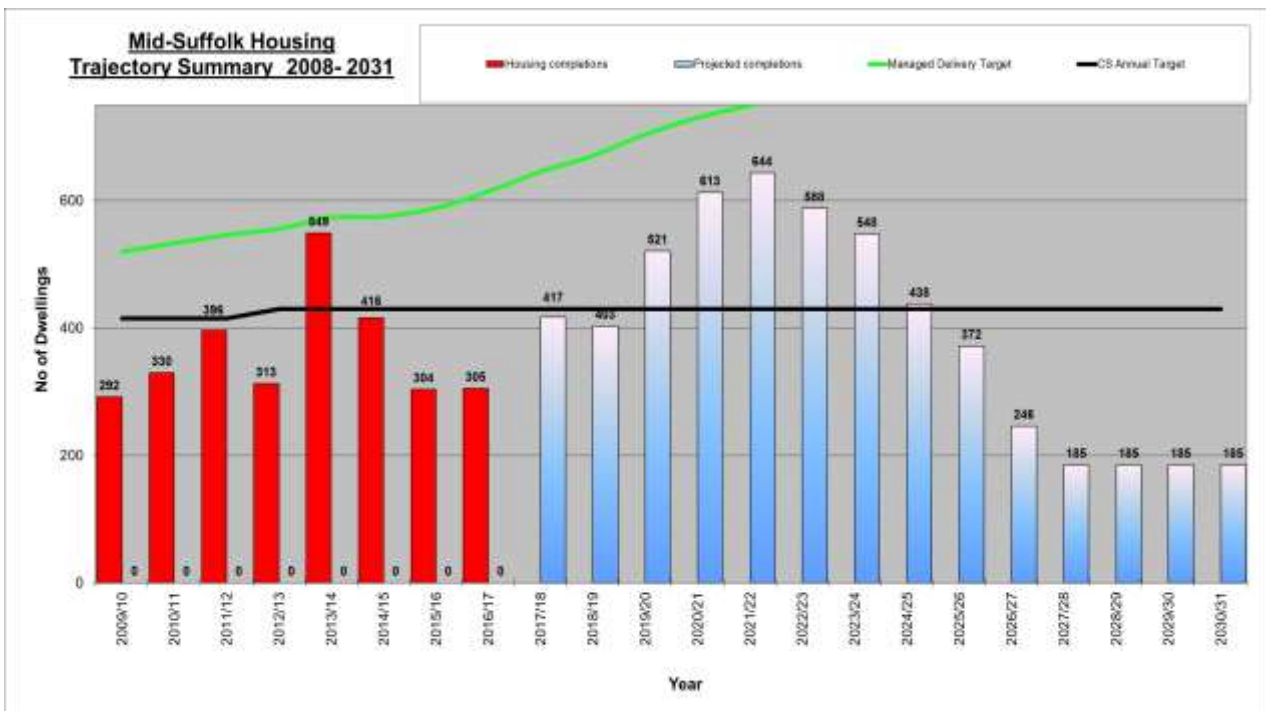


Figure 6: Mid Suffolk Housing Trajectory Summary 2011-2031

SELF-BUILD REGISTER

- 4.14 Since April 2016, Local Authorities (LA's) in England have been required to maintain a register of households who are interested in obtaining a plot of land to build a home of their own ... the 'Self-build Register'. Further legislation came into effect at the end of October 2016 which, amongst other things, requires LA's to have regard to their register when carrying its functions and to grant sufficient 'development permissions' to meet the demand for self-build and custom housebuilding in their area. Babergh & Mid Suffolk are continuing to explore ways in which it can deliver on this.
- 4.15 By the end of March 2017, some 69 households had been entered onto the register. These were split roughly equally between those currently residing in Babergh or Mid Suffolk, and those currently residing elsewhere but who wish to relocate here. No applications have been received to date from any 'Group' or 'Association'. The reasons given for wanting to 'self-build' vary but, typically, most households indicated that they are looking to move closer to family or friends and/or have use of a property designed to meet their specific or longer term needs. Having a property with higher 'eco-performance' levels also features highly on many people's wish list.
- 4.16 With few exceptions, the majority of households indicated that their main interest lies in a 'one-off' self-build project (either a detached house or bungalow) with 3-beds (32%) or 4-beds+ (47%) being most popular. Some 56% of all applicants stated that their total build budget was between £250k and £500k.

GYPSY & TRAVELLER SITE PROVISION

4.17 Babergh and Mid Suffolk District Councils; working in conjunction with Ipswich Borough, Suffolk Coastal and Waveney District Councils, commissioned an assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople in those parts of Suffolk during the period 2012 - 2027. The final report can be accessed via the link below.

<http://www.babergh.gov.uk/housing/gypsies-and-travellers/assessing-the-needs-of-gypsies-travellers-and-showpeople/>

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

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

- There had 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.

4.17 Following the publication of revised Government guidance, and to extend the timescale covered by the assessment, as part of the production of the new Joint Local Plan the Councils commissioned a new assessment in 2016. However the 2013 assessment remains relevant to the 2016/17 monitoring period.

4.18 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 (226) is 70% of the adopted targets.
- Affordable housing accounted for 11% of all net completions in 2016/17. This is lower than the typical affordable housing average within the past 5 years.
- 50% of all residential completions (gross) (in 2016/17) were delivered on previously developed land (PDL) which is above the target (45%) set out in the adopted Babergh Core Strategy.
- In Babergh there are 2,320 dwellings (rounded) with outstanding planning permission which are either not started or under construction
- Babergh District Council identified land supply of 4.1 years based on the Core Strategy housing target. The council identified a land supply of 3.1 years based on the SHMA housing target.

Mid Suffolk

- Net completions of housing (305) is 71% of the adopted targets.
- Affordable housing accounted for 17% of all net new completions in 2016/17.
- 59% of all residential completions (gross) were delivered on previously developed land (PDL) which is above the target (50%) set out in the adopted Core Strategy and Core Strategy Focus Review.
- In Mid Suffolk there are 2,480 dwellings (rounded) with outstanding planning permission which are either not started or under construction.
- Mid Suffolk District Council identified a land supply of 3.9 years based on the Core Strategy and Core Strategy Focus Review housing target. The council identified a land supply of 3.9 years based on the SHMA housing target.

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 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%

5.2 The 2011 Census shows that although both districts are mostly rural, but only 3.4% of Mid Suffolk's and 2% of Babergh's workforce is employed in agriculture. 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).

5.3 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).

5.4 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. Over the past 5 years the total employment rate² in Babergh remained constant whereas Mid Suffolk recorded a small decline of the total employment rate (Suffolk Observatory 2017).

5.5 The unemployment rate in the districts increased markedly during 2009, linked to the wider economic recession, but both districts have shown signs of improvement. At the end of the fourth Quarter of 2014 the unemployment rate for the Babergh District was 6.2% and for the Mid Suffolk District 2.7%, which is below the regional (5.3%) and the national (6.4%) averages. (Suffolk Observatory 2017)

² The total Employment rate is relating to the population between 16 and 64 years (working age).
Babergh & Mid-Suffolk Joint Annual Monitoring Report 2016 – 2017

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 districts. 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 of the district 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:

<http://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/>
or <http://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/>
- 5.9 In autumn 2016 Babergh and Mid Suffolk jointly commissioned an Employment Land Supply Assessment to identify in particular sites that are best placed to meet these needs. Once finalised, the document will be published on the council's website.
- 5.10 Babergh and Mid Suffolk District Councils recorded the current availability of employment land in both districts. Appendix 3 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

- 5.11 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). 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.
- 5.12 Temporary permitted development rights currently apply in respect of the change of use of premises from a B1(a) office use to C3 residential use. This is subject to Prior Approval being sought in respect of flooding, contamination, highways and transport issues and impacts of noise from commercial premises on the intended occupiers of the development. For a property to benefit from C3 use, the use must begin by 30th May 2016 (GPDO Schedule 2, Part 3, Class O) or for developments assessed against the post-6th April 2016 amendments (SI 332 amendments in relation to change of use of offices to dwellinghouses), development must be completed within three years starting with the prior approval date.
- 5.13 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 2016/17.

Change of use from agriculture to residential

- 5.14 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.
- 5.15 Both Districts Councils recorded continuous demand for the change of use from agriculture unites to Class C3 during the year 2016/17.
- 5.16 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

5.17 Babergh and Mid Suffolk District Councils have been collecting data on shop occupancy and vacancy rates in our key towns and service centres for some years. These surveys give a useful indicator of the ‘retail health’ of our towns, and for some, the data collected is fed into the national Springboard Retail Vacancy Rate Survey.

5.18 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.

Town Centre	No. of Shops			Floorspace (m ²)		
	Total	Vacant	% vacant	Total	Vacant	% vacant
Sudbury (Nov 2016)	260	16	6%	42,900	1,300	3%
Hadleigh (Jan 2017)	113	6	5%	14,530	522	4%
Stowmarket (April 2016)	46	2	4%	7,560	112	1.5%
Needham Market (3rd Q 2016)	79	8	10%	8,430	1,280	15%

Table 18: Town Centre Vacancy Rates

5.19 The current Town Centre and Retail Study for Babergh and Mid Suffolk was published in September 2015. 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:

<http://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

or <http://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

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.
- 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.

SECTION 6: POLICY MONITORING

6.1 Monitoring planning policy usage remains a function of the AMR. The tables at Appendix 4 and 5 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 2006 Babergh Local Plan Saved Policies and Babergh Core Strategy (2014) policies as well as the 1998 Mid Suffolk Local Plan Saved Policies, Mid Suffolk Core Strategy (2008), Mid Suffolk Core Strategy Focused Review (2012) and Stowmarket Area Action Plan (2013) policies.

6.2 The policies in the Appendix are currently 'saved' until they are superseded. Once adopted, the new Joint Local Plan or Neighbourhood Plan policies will be incorporated into the appropriate Development Plan. 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.

APPENDICES

Babergh District Council

5 year housing land supply assessment

June 2017



INTRODUCTION

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 provision against identified requirements (paragraph 47). For sites to be considered deliverable they have to be available, suitable, achievable and viable.

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 (as stated in paragraph 49 of the NPPF). Where policies cannot be considered up-to-date, the NPPF (paragraph 14) cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted. The presumption in paragraph 14 also applies where a proposal is in accordance with the development plan, where it should be granted permission without delay (unless material considerations indicate otherwise).

The precise meaning of 'relevant policies for the supply of housing' has been the subject of much case law, with inconsistent results. However, in May 2017 the Supreme Court gave judgment in a case involving Suffolk Coastal District Council which has clarified the position. The Supreme Court overruled earlier decisions of the High Court and the Court of appeal in this and other cases, ruling that a "narrow" interpretation of this expression is correct; i.e. it means policies identifying the numbers and location of housing, rather than the "wider" definition which adds policies which have the indirect effect of inhibiting the supply of housing, for example, countryside protection policies. However, the Supreme Court made it clear that the argument over the meaning of this expression is not the real issue. The absence of a five year housing land supply triggers the application of paragraph 14 of the NPPF. In applying the 'tilted balance' required by this paragraph, the Council must decide what weight to attach to all of the relevant development plan policies, whether they are policies for the supply of housing or restrictive 'counterpart' policies such as countryside protection policies.

In accordance with [National Planning Policy Guidance paragraph 030 \(Reference ID: 3-030-20140306\)](#) the starting point for calculating the 5 year land supply should be the housing requirement figures in up-to-date adopted Local Plans. It goes on to state that *'...considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light....Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints...'*

The Council adopted its Core Strategy in Feb 2014 having been tested and examined as a post-NPPF development plan. The Council published the [Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment \(SHMA\)](#) in May 2017 which is

important new evidence for the emerging Babergh and Mid Suffolk Joint Local Plan. Therefore, the 5 year land supply has been calculated for both the adopted Core Strategy based figures and the new SHMA based figures. For determining relevant planning applications, it will be for the decision taker to consider appropriate weight to be given to these assessments and the relevant policies of the development plan.

A summary of the Babergh 5 year land supply position is:

- i. Core Strategy based supply for 2017 to 2022 = 4.1 years**
- ii. SHMA based supply for 2017 to 2022 = 3.1 years**

Babergh Core Strategy based assessment 2017 - 2022

KEY ASSUMPTIONS

- The base date for figures is as at 31/03/2017. The period of 5 year supply review is 2017/18 to 2021/22.
- CS annual dwellings target is 220 dwellings for years 2011 to 2016 and 325 dwellings for years 2016 to 2031.
- The CS based 5 year period baseline target is = 1,625 (325 x 5).
- Total new housing completions since the CS plan start year (2011) = 1,324
- Undersupply has been calculated against housing delivery performance since the CS plan start year (2011). Total cumulative shortfall to date is -101 dwellings (1,324 completions delivery – 1,425 housing target).
- A 20% buffer is considered appropriate based on past delivery record.
- Total net outstanding planning permissions stands at 2,320 dwellings (rounded), of which 480 dwellings (rounded) are small sites of less than 10 dwellings.
- For the housing trajectory, a windfall rate of 82 dwellings/yr (taken from the adopted Core Strategy) has been applied outside of the 5 year period.

SUMMARY OF CS BASED 5 YEAR LAND SUPPLY CALCULATION

Babergh Land supply targets and buffers 2017/18 - 2021/22			
a	Land supply 2017-2022	1,699	
b	CS Baseline Target 2017 – 2022	1,625	
c	CS Based Undersupply (as at 2016/17)	-101	
d	Adjusted 5 year target	1,726	(b + c)
e	5% Buffer	86	(d x 0.05)
f	Total adjusted target + 5% buffer	1,812	(d+e)
g	Adjusted target + 5% annual figure	362	(f / 5)
h	5 year supply +5% (years)	4.7	(a / g)
i	20% Buffer	345	(d x 0.20)
j	Total adjusted target + 20% buffer	2,071	(d + i)
k	Adjusted target + 20% annual figure	414	(j / 5)
l	5 year supply +20% (years)	4.1	(a / k)

SUMMARY BREAKDOWN OF LAND SUPPLY

Babergh Land supply 2017/2018 - 2021/22	Dwellings	
No permission / Allocated sites	110	A
S106 to Sign	120	B
Application	0	C
Permission outline	142	D
Permission full	700	E
In construction	257	F
Windfall and small sites	480	G
Permitted sites (c-f) minus 10% for lapse rate	989	H
Total Supply (a+b+c+g+h)	1,699	I

WHAT ARE THE COUNCIL ACTIONS?

The [Housing White Paper \(Feb 2017\)](#) makes reference, through the proposed 'deliverability test', that Council's unable to meet the delivery targets, will in the future be required to produce and publish an 'action plan'. The action plan should set out the Council's understanding of the key reasons for the situation and the actions that it and other parties need to take to get home-building back on track.

The Council is already undertaking positive measures to improve the 5 year land supply position which includes significant progress on the emerging Joint Local Plan and evidence base, working positively with communities producing Neighbourhood Plans, undertaking Council-led housing schemes, seeking to resolve issues which may be 'blocking' sites from being implemented, and reviewing relevant planning applications where circumstances have changed.

Babergh SHMA based assessment 2017 – 2022

KEY ASSUMPTIONS

- The base date for figures is as at 31/03/2017. The period of 5 year supply review is 2017/18 to 2021/22.
- SHMA annual dwellings target is 355 dwellings for period between 2014 to 2036.
- The SHMA based 5 year period baseline target is = 1,775 (355 x 5).
- Total new housing completions since the SHMA plan start year (2014) = 555
- Undersupply has been calculated against housing delivery performance since the SHMA plan start year (2014). Total cumulative shortfall to date is -510 dwellings (555 completions delivery – 1,065 housing target).
- A 20% buffer is considered appropriate based on past delivery record.
- Total net outstanding planning permissions stands at 2,320 dwellings (rounded), of which 480 dwellings (rounded) are small sites of less than 10 dwellings.
- For the housing trajectory, a windfall rate of 82 dwellings/yr (taken from the adopted Core Strategy) has been applied outside of the 5 year period.

SUMMARY OF SHMA BASED 5 YEAR LAND SUPPLY CALCULATION

Babergh Land supply targets and buffers 2017/18 - 2021/22			
a	Land supply 2017-2022	1,699	
b	SHMA Baseline Target 2017 – 2022	1,775	
c	SHMA Based Undersupply (as at 2016/17)	-510	
d	Adjusted 5 year target	2,285	(b + c)
e	5% Buffer	114	(d x 0.05)
f	Total adjusted target + 5% buffer	2,399	(d+e)
g	Adjusted target + 5% annual figure	480	(f / 5)
h	5 year supply +5% (years)	3.5	(a / g)
i	20% Buffer	457	(d x 0.20)
j	Total adjusted target + 20% buffer	2,742	(d + i)
k	Adjusted target + 20% annual figure	548	(j / 5)
l	5 year supply +20% (years)	3.1	(a / k)

SUMMARY BREAKDOWN OF LAND SUPPLY

Babergh Land supply 2017/2018 - 2021/22	dwellings	
No permission / Allocated sites	110	A
S106 to Sign	120	B
Application	0	C
Permission outline	142	D
Permission full	700	E
In construction	257	F
Windfall and small sites	480	G
Permitted sites (c-f) minus 10% for lapse rate	989	H
Total Supply (a+b+c+g+h)	1,699	I

BABERGH HOUSING LAND SUPPLY TRAJECTORY TABLE

Site Status / Ref	Site Name	Parish	A = allocation W = windfall	Total no. units to be built	Still to build	Phase 1 dwellings (2017 – 2022)	Phase 2 dwellings (2022 – 2027)	Phase 3 dwellings (2027+)
S106 to Sign, B/15/01433/OUT	Land East of Artiss Close & Rotherham Road	Bildeston		48	48	0	0	0
In construction, B/14/01259/FUL	Land East of Boxford Court, Sand Hill	Boxford	W	25	25	25	0	0
Permission full, B/15/00263/FUL	Brantham Regeneration Strategic Site	Brantham		320	320	140	180	0
Permission full, B/15/01737/FUL	Land North of Windyridge, Brantham Hill	Brantham	W	13	13	13	0	0
Permission full, B/16/01493/OFDW	Britannia House, Factory Lane	Brantham	W	21	21	0	0	0
Permission outline, B/14/00100/OUT	Land W of Pine Dell & Ashcroft, London Road	Capel St Mary	W	24	24	24	0	0
S106 to Sign, B/15/00673	High Tree Farm, Moores Lane	East Begholt		144	144	0	0	0
Permission full, B/15/01678/FUL	Land South of Gatton House	East Begholt		10	10	0	0	0
Permission outline, B/14/00468/OUT	Silk Factory, Chequers Lane	Glemsford	W	10	10	10	0	0
In construction, B/13/01238/FUL	2-4 Brook Street	Glemsford	W	29	11	11	0	0
Permission full, B/14/01600/FUL	Land rear of 49-55 Schoolfield	Glemsford	W	15	15	15	0	0

Site Status / Ref	Site Name	Parish	A = allocation W = windfall	Total no. units to be built	Still to build	Phase 1 dwellings (2017 – 2022)	Phase 2 dwellings (2022 – 2027)	Phase 3 dwellings (2027+)
Permission full, B/13/00113/OUT	Guilford Europe	Great Cornard	W	110	97	97	0	0
In construction, Policy HS17 B/14/00804	Land East of Carson's Drive	Gt Cornard	A	166	166	166	0	0
No permission, Policy HS11	Head Lane	Gt Cornard	A	30	30	0	0	30
No permission, Strategic Core Strategy Allocation	Strategic Allocation - Hadleigh East	Hadleigh	A	250	250	80	170	0
Permission full, B/06/00330/RES	Former Hadleigh Bldng Supplies (Priory Meadow)?	Hadleigh	W	11	11	11	0	0
S106 to Sign, B/16/00760	Former Brett Works and 109 High Street	Hadleigh		65	65	0	65	0
Permission full, B/16/00903/FUL	Land north of Castle Road	Hadleigh		14	14	14	0	0
Permission full, B/14/01288/FUL	Land East of Ipswich Road	Holbrook	W	78	78	78	0	0
S106 to Sign, B/15/00993	Strategic Allocation - Wolsey Grange	Ipswich Fringe	A	475	475	120	200	155
Permission full, B/16/01559/FUL	Former Highways Depot, Melford Road	Lavenham	W	18	18	18	0	0
Permission full, B/15/00180/OUT - B/B/16/01581/FUL	Land North of Ropers Lane, Rodbridge Hill	Long Melford	W	77	77	77	0	0
Permission full, B/15/01043/FUL	Former Fleetwood Caravan Site, Hall Street	Long Melford	W	44	44	44	0	0
Permission outline, B/14/01377/OUT	Belstead House, Sprites Lane	Pinewood	W	155	155	50	105	0

Site Status / Ref	Site Name	Parish	A = allocation W = windfall	Total no. units to be built	Still to build	Phase 1 dwellings (2017 – 2022)	Phase 2 dwellings (2022 – 2027)	Phase 3 dwellings (2027+)
Permission full, B/12/00500/FUL	Former HMS Ganges	Shotley	W	285	285	60	225	0
Permission full, B/91/00723/OUT - B/06/00606/ROC	Shotley Marina	Shotley	W	150	150	0	0	150
In construction, B/07/01648 and B/15/01672/FUL	Former Shotley Lodge	Shotley	W	12	12	12	0	0
Permission full, Policy HS24 B/11/00745/OUT - B/16/01216/FUL	Land off Church Lane	Sproughton	A	30	30	30	0	0
Permission full, B/14/00826/OFDW - B/16/01469/OFD	Geest House, Hadleigh Road	Sproughton	W	15	15	15	0	0
In construction, B/14/00636/FUL	Greenway Homes, Sproughton House, High Street	Sproughton	W	12	5	5	0	0
Permission outline, B/15/00029/OUT	Russetts, Hadleigh Road	Sproughton	W	15	15	15	0	0
No permission, Strategic Core Strategy Allocation	Strategic Allocation - Chilton Woods	Sudbury	A	1050	1050	30	230	790
No permission, Strategic Core Strategy Allocation	Land East of Sudbury	Sudbury	A	500	500	0	250	250
Permission full, Policy SD13 B/14/00499	Walnut-tree Hospital	Sudbury	A	49	49	49	0	0
Permission full, B/14/00585/FUL	St Leonard's Hospital	Sudbury	W	12	12	12	0	0

Site Status / Ref	Site Name	Parish	A = allocation W = windfall	Total no. units to be built	Still to build	Phase 1 dwellings (2017 – 2022)	Phase 2 dwellings (2022 – 2027)	Phase 3 dwellings (2027+)
In construction, Policy HS14 (B/14/01520)	Harp Close Meadow [People's Park], Waldingfield Rd	Sudbury	A	100	38	38	0	0
Permission full, B/15/00625/FUL	Sudbury Hall, Melford Road	Sudbury	W	12	12	12	0	0
Permission outline, B/13/00917/OUT	Land east of Brundon Lane and Bulmer Road	Sudbury	W	43	43	43	0	0
Permission full, Policy HS23 B/15/00426/FUL	Church Farm	Whatfield	A	15	15	15	0	0
Windfall,	small sites (<10 dwellings, rounded)	-	W	480	480	480	0	0
Windfall, n/a	Future Windfall estimate	-	W	0	0	0	410	738
TOTALS				4932	4832	1809	1835	2113

APPENDIX 2

Mid Suffolk District Council

5 year housing land supply assessment

June 2017



INTRODUCTION

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 provision against identified requirements (paragraph 47). For sites to be considered deliverable they have to be available, suitable, achievable and viable.

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 (as stated in paragraph 49 of the NPPF). Where policies cannot be considered up-to-date, the NPPF (paragraph 14) cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted. The presumption in paragraph 14 also applies where a proposal is in accordance with the development plan, where it should be granted permission without delay (unless material considerations indicate otherwise).

The precise meaning of 'relevant policies for the supply of housing' has been the subject of much case law, with inconsistent results. However, in May 2017 the Supreme Court gave judgment in a case involving Suffolk Coastal District Council which has clarified the position. The Supreme Court overruled earlier decisions of the High Court and the Court of appeal in this and other cases, ruling that a "narrow" interpretation of this expression is correct; i.e. it means policies identifying the numbers and location of housing, rather than the "wider" definition which adds policies which have the indirect effect of inhibiting the supply of housing, for example, countryside protection policies. However, the Supreme Court made it clear that the argument over the meaning of this expression is not the real issue. The absence of a five year housing land supply triggers the application of paragraph 14 of the NPPF. In applying the 'tilted balance' required by this paragraph, the Council must decide what weight to attach to all of the relevant development plan policies, whether they are policies for the supply of housing or restrictive 'counterpart' policies such as countryside protection policies.

In accordance with [National Planning Policy Guidance paragraph 030 \(Reference ID: 3-030-20140306\)](#) the starting point for calculating the 5 year land supply should be the housing requirement figures in up-to-date adopted Local Plans. It goes on to state that *'...considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light....Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints...'*

The Council adopted its Core Strategy Focussed Review in Dec 2012 having been tested and examined as a post-NPPF development plan. The Council published the [Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment \(SHMA\)](#) in May

2017 which is important new evidence for the emerging Babergh and Mid Suffolk Joint Local Plan. Therefore, the 5 year land supply has been calculated for both the adopted Core Strategy based figures and the new SHMA based figures. For determining relevant planning applications, it will be for the decision taker to consider appropriate weight to be given to these assessments and the relevant policies of the development plan.

A summary of the Council's 5 year land supply position is:

- i. Core Strategy based supply for 2017 to 2022 = 3.9 years**
- ii. SHMA based supply for 2017 to 2022 = 3.9 years**

Mid Suffolk Core Strategy based assessment 2017 - 2022

KEY ASSUMPTIONS

- The base date for figures is as at 31/03/2017. The period of 5 year supply review is 2017/18 to 2021/22.
- CS annual dwellings target is 415 dwellings for years 2007 to 2012 and 430 dwellings for years 2012 to 2027.
- The CS based 5 year period baseline target is = 2,150 (430 x 5).
- Total new housing completions since the CS plan start year (2007) = 3,792
- Undersupply has been calculated against housing delivery performance since the CS plan start year (2007). Total cumulative shortfall to date is -433 dwellings (3,792 completions delivery – 4,225 housing target).
- A 20% buffer is considered appropriate based on past delivery record.
- Total net outstanding planning permissions stands at 2,480 dwellings (rounded), of which 570 dwellings (rounded) are small sites of less than 10 dwellings.
- For the housing trajectory, a windfall rate of 110 dwellings/yr (taken from the adopted Core Strategy) has been applied outside of the 5 year period.

SUMMARY OF CS BASED 5 YEAR LAND SUPPLY CALCULATION

Mid Suffolk Land supply targets and buffers 2017/18 - 2021/22			
a	Land supply 2017-2022	2,443	
b	CS Baseline Target 2017 – 2022	2,150	
c	CS Based Undersupply (as at 2016/17)	-433	
d	Adjusted 5 year target	2,583	(b + c)
e	5% Buffer	129	(d x 0.05)
f	Total adjusted target + 5% buffer	2,712	(d+e)
g	Adjusted target + 5% annual figure	542	(f / 5)
h	5 year supply +5% (years)	4.5	(a / g)
i	20% Buffer	517	(d x 0.20)
j	Total adjusted target + 20% buffer	3100	(d + i)
k	Adjusted target + 20% annual figure	620	(j / 5)
l	5 year supply +20% (years)	3.9	(a / k)

SUMMARY BREAKDOWN OF LAND SUPPLY

Mid Suffolk Land supply 2017/2018 - 2021/22	Dwellings	
No permission / Allocated sites	235	A
S106 to Sign	248	B
Application	0	C
Permission outline	252	D
Permission full	510	E
In construction	784	F
Windfall and small sites	569	G
Permitted sites (c-f) minus 10% for lapse rate	1,391	H
Total Supply (a+b+c+g+h)	2,443	I

WHAT ARE THE COUNCIL ACTIONS?

The [Housing White Paper \(Feb 2017\)](#) makes reference, through the proposed 'deliverability test', that Council's unable to meet the delivery targets, will in the future be required to produce and publish an 'action plan'. The action plan should set out the Council's understanding of the key reasons for the situation and the actions that it and other parties need to take to get home-building back on track.

The Council is already undertaking positive measures to improve the 5 year land supply position which includes significant progress on the emerging Joint Local Plan and evidence base, working positively with communities producing Neighbourhood Plans, undertaking Council-led housing schemes, seeking to resolve issues which may be 'blocking' sites from being implemented, and reviewing relevant planning applications where circumstances have changed.

Mid Suffolk SHMA based assessment 2017 – 2022

KEY ASSUMPTIONS

- The base date for figures is as at 31/03/2017. The period of 5 year supply review is 2017/18 to 2021/22.
- SHMA annual dwellings target is 452 dwellings for period between 2014 to 2036.
- The SHMA based 5 year period baseline target is = 2,260 (452 x 5).
- Total new housing completions since the SHMA plan start year (2014) = 1,025
- Undersupply has been calculated against housing delivery performance since the SHMA plan start year (2014). Total cumulative shortfall to date is -331 dwellings (1,025 completions delivery – 1,356 housing target).
- A 20% buffer is considered appropriate based on past delivery record.
- Total net outstanding planning permissions stands at 2,480 dwellings (rounded), of which 570 dwellings (rounded) are small sites of less than 10 dwellings.
- For the housing trajectory, a windfall rate of 110 dwellings/yr (taken from the adopted Core Strategy) has been applied outside of the 5 year period.

SUMMARY OF SHMA BASED 5 YEAR LAND SUPPLY CALCULATION

Mid Suffolk Land supply targets and buffers 2017/18 - 2021/22		
a	Land supply 2017-2022	2,443
b	SHMA Baseline Target 2017 – 2022	2,260
c	SHMA Based Undersupply (as at 2016/17)	-331
d	Adjusted 5 year target	2,591
e	5% Buffer	130
f	Total adjusted target + 5% buffer	2,721
g	Adjusted target + 5% annual figure	544
h	5 year supply +5% (years)	4.5
i	20% Buffer	518
j	Total adjusted target + 20% buffer	3109
k	Adjusted target + 20% annual figure	622
l	5 year supply +20% (years)	3.9

(b + c)
(d x 0.05)
(d+e)
(f / 5)
(a / g)
(d x 0.20)
(d + i)
(j / 5)
(a / k)

SUMMARY BREAKDOWN OF LAND SUPPLY

Mid Suffolk Land supply 2017/2018 - 2021/22	dwellings	
No permission / Allocated sites	235	A
S106 to Sign	248	B
Application	0	C
Permission outline	252	D
Permission full	510	E
In construction	784	F
Windfall and small sites	569	G
Permitted sites (c-f) minus 10% for lapse rate	1,391	H
Total Supply (a+b+c+g+h)	2,443	I

MID SUFFOLK HOUSING LAND SUPPLY TRAJECTORY TABLE

Site Status / Ref	Site Name	Parish	A = allocation W = windfall	Total no. units to be built	Still to build	Phase 1 dwellings (2017 – 2022)	Phase 2 dwellings (2022 – 2027)	Phase 3 dwellings (2027+)
Permission outline, 0764/15	Land on the west side of Broad Road, (North-East of Pine View),	Bacton		47	47	30	17	0
S106 to Sign, 3270/16	Land adjacent Wyverstone Road	Bacton		64	64	20	44	0
Permission full, 4070/16 (1681/15 / 1008/11)	Land adjacent to Donard, Back Lane	Badwell Ash	W	17	17	17	0	0
Permission full, 2700/12 OL/Full	Land at the former Scotts/Fisons site, Paper Mill Lane	Bramford		172	172	20	152	0
Permission outline, 2986/15	Land adjacent to Bramford Playing Field, The Street	Bramford		130	130	40	90	0
Permission full, 0150/12	The Old Hall Farm Buildings, Shrubland Park	Coddenham		10	10	0	10	0
Permission outline, 4188/15	J. Breheny Contractors Ltd. Flordon Road	Creeting St. Mary		52	52	20	32	0
In construction, RM 3918/15 (OL 846/13)	Former Grampian Harris site, St. Edmunds Drive	Elmswell		190	190	190	0	0
S106 to Sign, 3469/16	Land to the east of Barley Crescent	Elmswell		60	60	20	40	0
S106 to Sign, 3563/15	Castleon Way, Eye Airfield	Eye		250	250	125	125	0
S106 to Sign, 3872/16	Land south west of School Lane	Fressingfield		18	18	9	9	0
S106 to Sign, 4410/16	Land and Buildings at Red House Farm	Fressingfield		28	28	10	18	0

Site Status / Ref	Site Name	Parish	A = allocation W = windfall	Total no. units to be built	Still to build	Phase 1 dwellings (2017 – 2022)	Phase 2 dwellings (2022 – 2027)	Phase 3 dwellings (2027+)
Permission outline, 0294/15	Land to rear of West View Gardens (Thornham Road)	Gislingham		40	40	40	0	0
In construction, 3310/14 (3489/09)	Former Masons Cement Works	Great Blakenham		426	217	217	0	0
In construction, 0210/15	Land off Kingfisher Drive	Great Blakenham		23	15	15	0	0
Permission full, 3079/15	Land at Mill Road (south side of 13 Noyes Avenue)	Laxfield		12	12	12	0	0
Permission full, 2211/16 RM (OL 254/15)	G. R. Warehousing Site, Old Station Road	Mendlesham		56	56	56	0	0
S106 to Sign, 4242/16	Land north west of Mason Court	Mendlesham		28	28	10	18	0
Permission full, 3153/14	Needham Chalks Ltd. Chalk Quarry, Ipswich Road	Needham Market		266	266	175	91	0
No permission	Barking Road	Needham Market		150	150	0	150	0
Permission outline, 3679/13	Land west of Anderson Close, Hill House Lane	Needham Market		37	37	37	0	0
Permission full, 2452/14	Land at Red Willows Industrial Estate, Finborough Road	Onehouse		11	11	11	0	0
Permission full, 4195/15	Land at Lion Road	Palgrave		21	21	21	0	0
Permission outline, OL 4847/16	Green Farm, Crowfield Road	Stonham Aspal		10	10	10	0	0

Site Status / Ref	Site Name	Parish	A = allocation W = windfall	Total no. units to be built	Still to build	Phase 1 dwellings (2017 – 2022)	Phase 2 dwellings (2022 – 2027)	Phase 3 dwellings (2027+)
In construction, Allocation, 2722/13	Chilton Leys - Phase 1 (Bury Road)	Stowmarket	A	215	134	134	0	0
No permission, Allocation	Chilton Leys	Stowmarket	A	585	585	120	200	265
No permission, Allocation	Ashes Farm	Stowmarket	A	400	400	50	175	175
In construction, Allocation, 1492/15	Farriers Road	Stowmarket	A	185	178	92	86	0
No permission, Allocation	Union Road	Stowmarket	A	300	300	65	235	0
In construction, , Allocation, 1709/16	Phase 6C Cedars Park (Final Phase), North of Wagtail Drive and South of Stowupland Road	Stowmarket	A	89	89	89	0	0
Permission full, 3756/12	19-21 Violet Hill Road	Stowmarket		13	13	0	13	0
In construction, 2742/14	Land at St Mary's Road, Kingsmead Road, Kingsmead Close, Lydgate Close and Silverdalte Avenue	Stowmarket		20	20	20	0	0
Permission full, Allocation, 3668/13	Land at Prentice Road	Stowmarket	A	33	33	33	0	0
In construction, 1662/14	Land adjoining roundabout, Bury Road	Stowmarket		27	27	27	0	0
Permission full, 0683/15	Joker's Night Club, 111 Ipswich Street	Stowmarket		25	25	25	0	0

Site Status / Ref	Site Name	Parish	A = allocation W = windfall	Total no. units to be built	Still to build	Phase 1 dwellings (2017 – 2022)	Phase 2 dwellings (2022 – 2027)	Phase 3 dwellings (2027+)
Permission full, 3208/15	Mulberry House, Milton Road South	Stowmarket		14	14	14	0	0
Permission full, 2028/15	Land off Creeting Road West	Stowmarket		14	14	14	0	0
Permission full, 0958/16	9 Finborough Road (off Iliffe Way)	Stowmarket		21	21	21	0	0
Permission full, 4005/14	Land at Grove Farm, Queen Street	Stradbroke		44	44	44	0	0
Permission full, 3701/15	Kerrison Conference and Training Centre, Stoke Ash Road	Thorndon		28	28	28	0	0
Permission outline, 2613/11	Thurston Granary, Station Road	Thurston		97	97	75	22	0
Permission full, 2982/15	Whitton Park, Thurleston Lane	Whitton		19	19	19	0	0
S106 to Sign, 1636/16	Land south of old Stowmarket Road	Woolpit		120	120	30	90	0
S106 to Sign, 2112/16	Land on east side of Green Road	Woolpit		49	49	24	25	0
Windfall,	small sites <10 units	-		569	569	569	0	0
Windfall, n/a	Future Windfall estimate	-	W	0	0	0	550	990
TOTALS				4985	4680	2598	2192	1430




APPENDIX 3: MID SUFFOLK AND BABERGH EMPLOYMENT LAND AVAILABILITY ASSESSMENT (2015)

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 4: SAVED 2006 BABERGH LOCAL PLAN AND BABERGH CORE STRATEGY (2014) AND POLICIES USED IN DETERMINING PLANNING APPLICATIONS

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
EM08	1	0	1

Between 1-Apr-2016 and 31-Mar-2017			
	Granted	Refused	Total
CN01	74	45	119
CN03	0	0	0
CN04	1	0	1
CN06	45	18	63
CN08	14	11	25
CN14	0	0	0
CN15	0	2	2
CR01	0	0	0
CR02	11	2	13
CR04	22	3	25
CR07	17	1	18
CR08	0	0	0
CR09	0	0	0
CR10	6	0	6
CR13	0	0	0
CR18	0	0	0
CR19	1	3	4
CR20	0	0	0
CR24	0	0	0
CS01	0	0	0
CS02	0	0	0
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	14	0	14
CS11	10	8	18
CS12	7	0	7
CS13	3	0	3
CS14	3	0	3
CS15	89	41	130
CS16	0	1	1
CS17	2	4	6
CS18	2	2	4
CS19	1	1	2
CS20	1	0	1
CS21	3	0	3
CS22	0	0	0
EM01	0	0	0
EM02	0	0	0
EM08	0	0	0

Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
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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Between 1-Apr-2016 and 31-Mar-2017			
	Granted	Refused	Total
EM09	0	1	1
EM20	3	1	4
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	2	0	2
HS01	0	0	0
HS02	0	1	1
HS03	0	0	0
HS04	0	1	1
HS05	6	0	6
HS06	0	0	0
HS07	0	0	0
HS08	0	0	0
HS09	0	0	0
HS27	0	0	0
HS28	27	23	50
HS30	0	0	0
HS31	0	0	0
HS32	0	0	0
HS33	8	11	19
HS34	0	0	0
HS35	2	2	4
HS39	0	0	0
LP01	1	0	1
RE01	0	0	0
RE02	0	0	0
RE06	0	0	0
RE07	0	0	0
RE14	0	1	1
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	16	6	22
TP16	1	0	1

TOTALS	399	191	590
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APPENDIX 5: 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-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

Between 1-Apr-2016 and 31-Mar-2017			
	Granted	Refused	Total
CS1	138	27	165
CS2	324	37	361
CS3	17	0	17
CS4	64	5	69
CS5	904	69	973
CS6	35	2	37
CS7	8	0	8
CS8	11	0	11
CS9	32	1	33
CS10	2	0	2
CS11	15	1	16
CS12	24	2	26
CS SAAP	15	3	18
FC1	964	76	1040
FC1.1	983	79	1062
FC2	12	0	12
FC3	6	0	6
CL11	9	0	9
CL12	0	0	0
CL13	19	0	19
CL14	12	0	12
CL15	9	0	9
CL16	9	0	9
CL17	3	0	3
CL18	5	0	5
CL19	1	0	1
CL2	110	6	116
CL20	n/a	n/a	n/a
CL21	14	1	15
CL22	0	0	0
CL24	0	0	0
CL3	n/a	n/a	n/a
CL5	22	0	22
CL6	113	3	116
CL 8	376	11	387
CL 9	10	0	10
E10	9	0	9
E11	6	0	6

Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
E12	18	2	20
E2	3	0	3
E3	7	1	8
E4	7	2	9
E 5	7	0	7
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

Between 1-Apr-2016 and 31-Mar-2017			
	Granted	Refused	Total
E12	14	0	14
E2	2	0	2
E3	1	0	1
E4	11	1	12
E 5	8	1	9
E6	8	0	8
E7	4	0	4
E8	19	1	20
E9	13	0	13
GP1	1231	75	1306
GP2	n/a	n/a	n/a
GPG1	n/a	n/a	n/a
H10	25	22	47
H11	6	1	7
H13	71	13	84
H14	22	2	24
H15	98	13	111
H16	666	32	698
H17	300	11	311
H18	437	18	455
H19	10	0	10
H2	7	3	10
H3	43	8	51
H4	10	1	11
H5	4	0	4
H7	48	27	75
H8	8	0	8
H9	30	4	34
HB1	630	38	668
HB10	5	1	6
HB13	197	7	204
HB14	7	1	8
HB2	27	4	31
HB3	156	12	168
HB4	38	4	42
HB5	16	3	19
HB6	9	0	9
HB7	1	0	1
HB8	218	13	231
HB9	122	0	122
LDFPV			
LDFSV	n/a	n/a	n/a
LDFSV	n/a	n/a	n/a

Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
LDFVC	0	0	0
NOPOL	0	0	0
LDFNOTES	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
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

Between 1-Apr-2016 and 31-Mar-2017			
	Granted	Refused	Total
LDFVC	n/a	n/a	n/a
NOPOL	n/a	n/a	n/a
LDFNOTES	n/a	n/a	n/a
NPPF	1247	123	1370
PPG7	n/a	n/a	n/a
PPS1	1	0	
PPS23	n/a	n/a	n/a
PPS5	n/a	n/a	n/a
PPS7	n/a	n/a	n/a
RT1	7	0	7
RT10	1	0	1
RT11	3	0	3
RT12	222	3	225
RT13	n/a	n/a	n/a
RT14	1	0	1
RT15	n/a	n/a	n/a
RT16	6	0	6
RT17	12	1	13
RT18	1	1	2
RT19	9	1	10
RT2	n/a	n/a	n/a
RT3	n/a	n/a	n/a
RT4	3	0	3
RT5	5	0	5
RT6	4	0	4
RT7	1	0	1
S4	n/a	n/a	n/a
S5	6	0	6
S6	n/a	n/a	n/a
S7	4	1	5
S8	4	0	4
S9	2	0	2
S10	4	0	4
S11	n/a	n/a	n/a
S12	3	0	3
S13	n/a	n/a	n/a
SB2	186	25	211
SB3	21	2	23
SC10	3	0	3

Between 1-Apr-2015 and 31-Mar-2016			
	Granted	Refused	Total
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
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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Between 1-Apr-2016 and 31-Mar-2017			
	Granted	Refused	Total
SC2	n/a	n/a	n/a
SC3	1	0	1
SC4	40	3	43
SC6	1	0	1
SC7	2	0	2
SC8	n/a	n/a	n/a
SC9	n/a	n/a	n/a
SDA3	1	0	1
SDA7	0	0	0
SDA8	0	0	0
SPGS	n/a	n/a	n/a
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	308	21	329
T11	6	0	6
T12	3	0	3
T13	4	0	4
T14	0	0	0
T4	4	0	4
T6	n/a	n/a	n/a
T7	1	0	1
T8	4	0	4
T9	90	5	95

Total	11026	825	11850
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