

# Babergh and Mid Suffolk Joint Annual Monitoring Report 2019- 2020

October 2020



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## Key Headlines from the 2019 - 2020 Annual Monitoring Report

The latest version of the Joint Local Development Scheme was published in July 2020 for both Babergh and Mid Suffolk District Council's Joint Local Plan production.

293 new dwellings were built in Babergh District last year, which represents 70% of the current annual target (416 dwellings) set by the national standard methodology.

451 new dwellings were built in Mid Suffolk District last year, which represents 84% of the current annual target (535 dwellings) set by the national standard methodology.

A total of 744 dwellings were built across both districts during the monitoring year 2019/20.

Babergh Total Outstanding Planning Permissions (as at 01/04/20) = 4,834 dwellings

Mid Suffolk Total Outstanding Planning Permissions (as at 01/04/20) = 6,592 dwellings

The current 5-year housing land supply for both Babergh and Mid Suffolk has been calculated as:

- Babergh land supply = 6.74 years
- Mid Suffolk land supply = 7.67 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 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020. All 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 Key Indicators e.g. housing completions, demographics etc. (this is what we measure to see how well we are performing) and the progress made towards delivery against the targets set out in Local Plan documents.
  - Report on the progress made in producing the key Joint Local Plan (JLP) documents against the Joint Babergh and Mid Suffolk Local Development Scheme (LDS).
  - Report on the use and implementation of adopted Local Plans and Saved Policies.
  - Report on any financial receipts obtained via implementation of the Community Infrastructure Levy (CIL).
  - Where a Local Planning Authority has co-operated with another such Council or a County Council, or a body or person under section 33A of the Planning and Compulsory Purchase Act 2004, our Monitoring Report must give details of what action they have taken.

## SECTION 2: A BRIEF OVERVIEW OF BOTH DISTRICTS

2.1 Babergh District Council and Mid Suffolk District Council (B&MSDC) 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.

	<b>Babergh (BDC)</b>	<b>Mid Suffolk (MSDC)</b>
Area (approximately)	230 square miles (596 km <sup>2</sup> )	335 square miles (858 km <sup>2</sup> )
Population and households (approximately)	92,036 people / 40,900 households (ONS 2019)	103,895 people / 44,630 households (ONS 2019)
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 District is characterised by ancient rolling farmlands and plateau lands with pockets of unique landscape characteristics, such as an 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 a similar demography with fewer younger people and an increasing ageing population. This trend is expected to continue.



Figure 1: 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 identifies what documents are to be produced and the key milestones, including public consultation, for their production. All Council planning documents can be viewed on the Council websites.

3.2 The new LDS was adopted in July 2020 following the conclusion of the Babergh and Mid Suffolk Joint Local Plan Preferred Options consultation (July to Sept 2019) and can be viewed on the Babergh and Mid Suffolk District Council websites via the links below.

<https://www.babergh.gov.uk/planning/planning-policy/new-joint-local-plan/>  
<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

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

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

<https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

3.5 The Councils are undertaking a thorough review of their adopted policies and allocations which will result in a new Joint Local Plan to guide development across in Babergh and Mid Suffolk. The new Joint Local Plan will cover the period up to 2037 (broadly aligned with other Local Authorities Local Plan production in the Ipswich Housing Market Area).

#### Regulation 18 Joint Local Plan consultation

3.6 In August – November 2017 the Councils consulted on the Babergh and Mid Suffolk Joint Local Plan – Consultation Document, in accordance with Regulation 18 of the Town and



Country Planning (Local Planning) (England) Regulations 2012. Approximately 14,000 representations were received (excluding petitions).

- 3.7 During the same period the Councils carried out a further 'Call for Sites' process inviting developers, landowners and other interested parties to submit any additional potential development sites for consideration in the Strategic Housing and Economic Land Availability Assessment (SHELAA).
- 3.8 The superseded LDS (July 2018) indicated a milestone for Joint Local Plan Preferred Options consultation in December 2018. This stage was deferred due to pending processing of a significant volume of previous round consultation responses and publication of the draft revised National Planning Policy Framework. Consultation on the Joint Local Plan Preferred Options began in July 2019 and ended in September 2019, receiving 4,437 representations (excluding petitions).

#### Regulation 19 Joint Local Plan consultation

- 3.9 The new adopted LDS (July 2020) identifies the next formal consultation stage in Autumn 2020.

### **THE NEW JOINT LOCAL PLAN EVIDENCE BASE**

- 3.10 The emerging Joint Local Plan is supported by a significant list of key evidence base documents and is available on the Babergh and Mid Suffolk Council websites at:

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

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

- 3.11 The current and anticipated key evidence base documents underpinning the production of the B&MSDC Joint Local Plan, together with their publication dates (where relevant), can be found in **Appendix 2**. Please check the website addresses above for the most up to date publications when available.
- 3.12 Further key information on data themes such as Census data, demographics, education and skills, the economy, environment and transport can be located on third party data websites such as The Suffolk Observatory or the Neighbourhood Statistics website. For more information visit: <https://www.suffolkobservatory.info/> and <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 Annual Monitoring Report (AMR) period (Apr 2019 - Mar 2020), seven NDPs were 'made' (adopted) and a further five NDP Areas were designated. See Table 1 for more details:

	Babergh	Mid Suffolk
<b>'Made' Plans</b>	<ul style="list-style-type: none"> <li>• Aldham (Jan 2020)</li> <li>• Elmsett (Dec 2019)</li> </ul>	<ul style="list-style-type: none"> <li>• Botesdale &amp; Rickingham (Jan 2020)</li> <li>• Fressingfield (Mar 2020)</li> <li>• Haughley (Oct 2019)</li> <li>• Stowupland (June 2019)</li> <li>• Thurston (Oct 2019)</li> </ul>
<b>New Areas Designated</b>	<ul style="list-style-type: none"> <li>• Hitcham (Jan 2020)</li> <li>• Leavenheath (May 2019)</li> </ul>	<ul style="list-style-type: none"> <li>• Ashbocking (Nov 2019)</li> <li>• Hoxne (Aug 2019)</li> <li>• Old Newton &amp; Dagworth with Gipping (Feb 2020)</li> </ul>

Table 1: Neighbourhood Plans in Babergh and Mid Suffolk in 2019-20

3.14 Including those areas designated prior to April 2019, there are now some fifty-two NDPs either made or in progress across both districts. For more information please visit: <https://www.babergh.gov.uk/planning/neighbourhood-planning/> or <https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/>

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

3.16 At the time of writing, a total of thirteen Neighbourhood Plans have been made (adopted) across the Babergh and Mid Suffolk area. These are as follows:

- Aldham NDP (January 2020)
- Botesdale & Rickingham NDP (January 2020)
- Debenham NDP (March 2019)
- Elmsett NDP (December 2019)
- East Bergholt NDP (September 2016)
- Fressingfield NDP (March 2020)

- Haughley NDP (October 2019)
- Lavenham NDP (September 2016)
- Lawshall NDP (October 2017)
- Mendlesham NDP (March 2017)
- Stowupland (June 2019)
- Stradbroke NDP (March 2019)
- Thurston NDP (October 2019)

## **COMMUNITY INFRASTRUCTURE LEVY**

3.17 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.

3.18 Babergh District Council and Mid Suffolk District Council have been charging CIL since 11<sup>th</sup> 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/>

<http://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

3.19 In the 2019/2020 monitoring year, Babergh District Council has made a total of £326,424.28 CIL payments to town and parish councils. Mid Suffolk District Council has made a total of £847,501.81 CIL payments to town and parish councils.

3.20 The Councils publish further statutory CIL receipts and expenditure information, compliant with Regulation 62 of The Community Infrastructure Levy Regulations 2010 on its website. Please see the links below for specific reports:-

<https://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/cil-reporting/>

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/cil-reporting/>

## DUTY TO CO-OPERATE

3.21 The duty to co-operate was created in the Localism Act 2011 and places a legal duty on Local Planning Authorities and County Councils to engage constructively on strategic cross boundary matters. Paragraphs 20, 24-27 of the latest National Planning Policy Framework (NPPF) (Feb 2019) set out what Councils should do on this. The NPPF proposes that authorities produce a 'statement of common ground', which documents relevant cross-boundary strategic priorities and provides evidence of joint working. The Councils will be working towards the publication of statement(s) of common ground with relevant partners in accordance with the revised NPPF requirements.

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 Strategic Planning Area Board and Suffolk Planning Officers Group.

3.23 Babergh and Mid Suffolk Councils are producing a new Joint Local Plan which is broadly aligned with the production timetables of the new Local Plan documents from the other signatories of the 2016 MoU. 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. A Statement of Common Ground (V6 June 2020) between Babergh District Council, East Suffolk Council (for the Suffolk Coastal Local Plan area), Ipswich Borough Council, Mid Suffolk District Council, Suffolk County Council and Natural England has been agreed and published. This is kept under review as Plans and issues emerge or evolve.

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

## SUMMARY AND CONCLUSIONS

- The latest adopted LDS was published in July 2020 for both Babergh and Mid Suffolk Council's Joint Local Plan production. This is following a review at the end of the Joint Local Plan Preferred Options consultation (July-Sept 2019).
- The Councils continue to identify key evidence documents and commission new areas of research to ensure that these remain up-to-date.
- In the 2019/2020 monitoring year, Babergh District Council has made a total of £326,424.28 CIL payments to town and parish councils. Mid Suffolk District Council has made a total of £847,501.81 CIL payments to town and parish councils.
- Both Councils have a programme that supports interested parties in delivering Neighbourhood Plans. At the time of writing, there are a total of 13 'made' Neighbourhood Plans across Babergh and Mid Suffolk areas.
- Joint working is ongoing across the Ipswich Strategic Planning Area (ISPA) and beyond in accordance with the duty to co-operate and a Statement of Common Ground (V6 June 2020) for the ISPA has been published.

## 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 the current 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, until 2019 where there was a slight reduction, improving affordability. Current house prices are shown below:

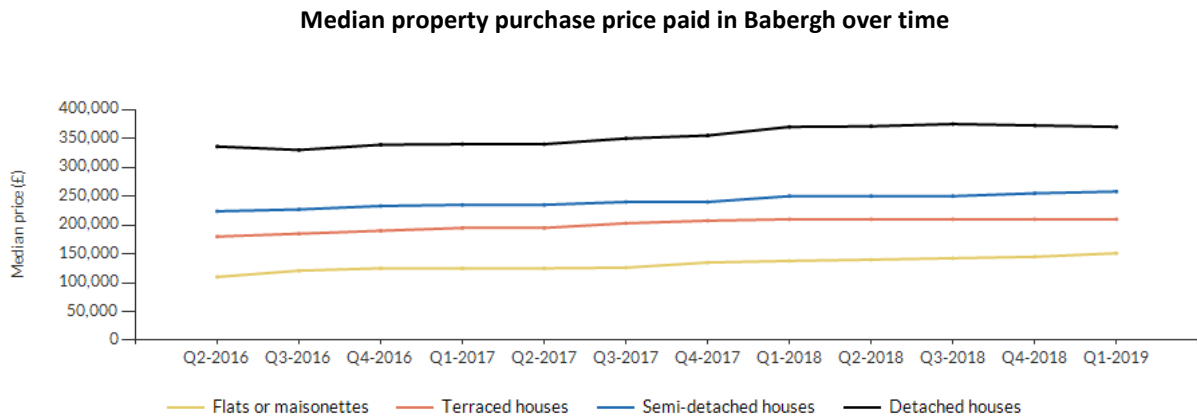


Figure 2: Median (average) house prices of different dwelling types in Babergh from 2016 to 2019 (Suffolk Observatory 2019)

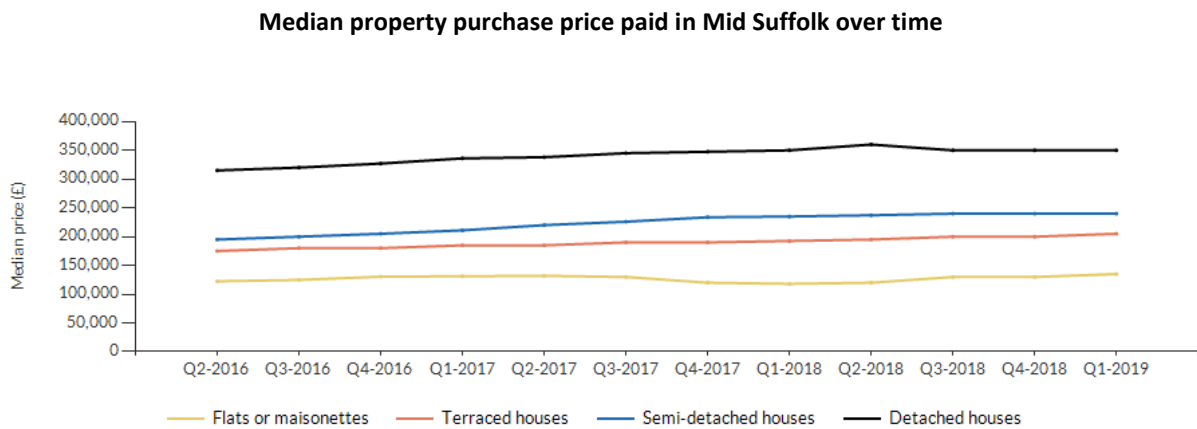


Figure 3: Median (average) house prices of different dwelling types in Mid Suffolk from 2016 to 2019 (Suffolk Observatory 2019)

4.3 Table 2 below indicates the housing affordability ratio across both districts. Generally, the ratio between house prices and earnings had been rising, however this has dropped in both Councils since 2018, whilst still having an affordability ratio above the average of Suffolk.

Area	2014	2015	2016	2017	2018	2019
Babergh	9.22	9.48	11.26	10.74	11.48	10.95
Mid Suffolk	8.02	7.53	8.98	10.20	9.44*	8.99
Suffolk	7.20	7.65	8.04	8.69	8.85	8.55
East of England	7.83	8.42	8.96	9.66	9.78	9.47

Table 2: Babergh and Mid Suffolk: Ratio of Workplace-based Median House Price to Median Earnings Ratio  
(ONS Housing Affordability, 2020)

*NB: Ratio's marked with a \* have been calculated using annualised weekly earnings.*

4.4 The Councils seek to ensure a suitable mix of house types and size are 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	%
<b>Detached houses</b>	16,231	42	19,908	47
<b>Semi-detached houses</b>	11,476	30	13,676	33
<b>Terraced houses</b>	8,458	21	5,753	14
<b>Flats</b>	2,763	7	2,317	6
<b>Total</b>	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 13 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 was anticipated to be phased so that the first five years (2011 - 2016) saw a reduced target level of 220 dwellings built per annum, rising to 325 dwellings per annum in the years that follow. The national standard method for calculating housing need identifies a need in Babergh of 416 dwellings per annum.

<b>Babergh</b>					
<b>AMR Year</b>	<b>Net Completions (A)</b>	<b>of which Affordable (B)</b>	<b>% Affordable (B as % of A)</b>	<b>No. of Windfall (C)</b>	<b>% Windfall (C as % of A)</b>
2019 / 20	293	114	39%	218	74%
2018 / 19	579	52	9%	456	79%
2017 / 18	331	71	21%	221	67%
2016 / 17	226	83	37%	168	74%
2015 / 16	157	27	18%	124	79%
<b>Totals</b>	<b>1,586</b>	<b>347</b>	<b>-</b>	<b>1,187</b>	<b>-</b>

Table 4: Babergh Net Residential Completions by AMR Year

*Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.) Affordable housing completions from B&MSDC and Registered Providers.*

<b>YEAR ON YEAR COMPLETIONS</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
<b>Ipswich Fringe</b>	6	11	0	14	33
<b>Towns / Urban Areas</b>	44	86	91	133	67
<b>Core Villages</b>	52	87	101	218	130
<b>Hinterland Villages</b>	47	24	46	127	40
<b>Countryside</b>	8	18	93	87	18
<b>TOTAL</b>	<b>157</b>	<b>226</b>	<b>331</b>	<b>579</b>	<b>289</b>

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).*



<b>YEAR ON YEAR COMPLETIONS 1st April - 31st March</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
<b>Functional cluster areas*</b>					
Bildeston	5	10	2	23	5
Boxford	10	27	30	32	25
Bures	2	1	1	3	17
Capel St Mary	10	11	4	57	8
East Bergholt	8	11	9	48	10
Glemsford	7	26	35	11	17
Hadleigh	23	10	29	22	56
Holbrook	16	1	32	81	7
Ipswich	9	12	4	21	43
Lavenham	34	34	13	18	17
Long Melford	11	5	3	130	43
Nayland	2	3	6	5	20
Sudbury & Great Cornard	41	98	175	214	99

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.*

<b>YEAR ON YEAR COMPLETIONS 1st April - 31st March</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>	<b>2019 - 2020</b>
Urban	50	97	91	147	101
Rural	107	129	240	432	192
<b>TOTAL</b>	<b>157</b>	<b>226</b>	<b>331</b>	<b>579</b>	<b>293</b>

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

Dwellings with planning permission but not started	4,417
Dwellings with planning permission and under construction	417
<b>TOTAL</b>	<b>4,834</b>

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

## MID SUFFOLK

- 4.7 In Mid Suffolk, the Core Strategy Focused Review set out future targets for housing on Greenfield allocations and previous developed sites. Policy FC2 makes provision for 3,845 new dwellings (beyond existing commitments) over the 15-year period from 2012 to 2027. The national standard method for calculating housing need identifies a need in Mid Suffolk of 535 dwellings per annum.

Mid Suffolk					
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2019 / 20	451	128	28%	442	98%
2018 / 19	690	118	17%	583	84%
2017 / 18	426	108	25%	292	69%
2016 / 17	305	111	36%	230	75%
2015 / 16	304	71	23%	240	79%
<b>Totals</b>	<b>2,176</b>	<b>536</b>	<b>-</b>	<b>1,787</b>	<b>-</b>

Table 9: 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*  
*Affordable housing completions from B&MSDC and Registered Providers.*

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
<b>Core Strategy Areas</b>					
<b>Town/Urban</b>	175	104	189	198	30
<b>Key Service Centres</b>	34	83	60	172	251
<b>Primary Villages</b>	56	54	120	151	33
<b>Secondday Villages</b>	33	37	41	106	83
<b>Countryside</b>	6	27	16	63	54
<b>TOTAL</b>	<b>304</b>	<b>305</b>	<b>426</b>	<b>690</b>	<b>451</b>

Table 10: Mid Suffolk net Residential Completions by AMR year and Core Strategy settlement classifications.

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

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
<b>Urban</b>	175	104	189	198	30
<b>Rural</b>	129	201	237	492	421
<b>TOTAL</b>	<b>304</b>	<b>305</b>	<b>426</b>	<b>690</b>	<b>451</b>

Table 11: Mid Suffolk completions by location (rural or urban)

Dwellings with planning permission but not started	6,063
Dwellings with planning permission and under construction	529
<b>TOTAL</b>	6,592

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

## 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	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
BDC – % PDL	59%	50%	49%	50%	53%
MSDC – % PDL	46%	59%	50%	49%	30%

Table 13: Percentage Residential Development on PDL

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

## HOUSING TRAJECTORY & FIVE-YEAR LAND SUPPLY

4.9 Babergh District Council has identified a housing land supply of 6.74 years based on an annual requirement of 416 dwellings as set out in the Government's standard method for calculating housing need.

4.10 Mid Suffolk District Council has identified a housing land supply of 7.67 years based on an annual requirement of 535 dwellings as set out in the Government's standard method for calculating housing need.

4.11 Please note that the 2019/2020 Five-year Housing Land Supply Statements for Babergh and Mid Suffolk Councils respectively are now published as separate documents. For further information please see the Council websites at:

<https://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>

## SELF-BUILD REGISTER

4.12 Since April 2016, Local Authorities (LAs) 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 LAs 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.

4.13 By the end of March 2020, some 285 households had been entered onto the register. 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.

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

Year	2017 - 2018	2018 - 2019	2019 - 2020
BABERGH	46	62	54
MID SUFFOLK	52	70	93

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

## **GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE**

- 4.15 Babergh and Mid Suffolk District Councils, working in conjunction with Ipswich Borough Council and the former Suffolk Coastal and Waveney District Councils (now East Suffolk Council), commissioned an assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople in those parts of Suffolk during the period 2012 - 2027. The report published dated October 2013, can be accessed via the link below.

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

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

- 4.16 Following the publication of revised Government guidance, to extend the timescale covered by the assessment, and as part of the production of the new Joint Local Plan, the Councils commissioned a new assessment in 2016 with Ipswich Borough Council and the former Suffolk Coastal and Waveney District Councils. A Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) was published dated May 2017.
- 4.17 There have been nine enforcement cases recorded against unauthorised encampments this year in Mid-Suffolk and no cases recorded in Babergh District Councils.
- 4.18 Since the latest ANA (May 2017) was produced by RRR Consultancy Ltd the Strategic Housing Department has regularly monitored the pitches of Gypsy and Travellers. Site visit monitoring of caravan counts takes place on a six-monthly basis (January and July). This site visit monitoring data feeds into the bi-annual caravan count (MHCLG return data Gypsy & Traveller caravan count). A reasonable interpretation of proportionate evidence and information on site has derived by assessing and analysing pitches on the planning permissions; cross referencing with the consultants ANA evidence; known duration of time; site awareness of caravan count and satellite mapping system; knowing planning permission numbers and known sites to be authorised. All of which is to ensure an informed and reasonable outcome based on proportionate evidence base.

4.19 Note: Due to the Coronavirus pandemic there were no Gypsy & Traveller site visit counts in July 2020, so the latest data is January 2020.

The latest monitoring data of January 2020 shows the following:

- 1 pitch in Babergh.
- 88 pitches in Mid Suffolk.

4.20 These figures show permanent and transit site accommodation provision of Gypsy and Travellers. The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) evidence shows there is a need for 1 permanent pitch in Babergh and a need for 9 permanent pitches in Mid Suffolk up to 2036.

4.21 This results in a total provision required (including existing pitches) of 2 for Babergh and 74 for Mid Suffolk.

4.22 There is a need for 1 additional pitch in Babergh and the Council has a criteria-based approach to determine any future planning applications to meet this need.

4.23 There are currently 88 pitches in Mid Suffolk, therefore the required provision has been met.

#### Short Stay Provision

4.24 Each year numerous unauthorised encampments are reported throughout Suffolk. In 2018 there were 44 reports with a duration of between 1 and 44 days each and an average stay of 12 days; there were between 1 and 20 caravans recorded at each site.

4.25 There has been an ongoing project supported by all the local authorities in Suffolk, to identify three sites throughout Suffolk to accommodate Gypsies and Travellers on a short-term basis.

4.26 The sites being sought are referred to as Short Term Transit Sites (STTS) and are designed to be used as temporary accommodation for 2-3 weeks, with a maximum permitted stay of 3 months.

4.27 As identified in the Councils' Homes and Housing Strategy, the Councils are working with partners across Suffolk to deliver suitable pitches for Gypsy and Travellers in order to meet identified needs.

## SUMMARY AND CONCLUSIONS

### **Babergh**

- Net completions of housing (293) is 70% of the Government's standard method figure.
- Affordable housing accounted for 39% of all net completions.
- 53% of all residential completions (gross) 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 4,834 dwellings with outstanding planning permission which are either not started or under construction.
- Babergh District Council identified land supply of 6.74 years.

### **Mid Suffolk**

- Net completions of housing (451) is 84% of the Government's standard method figure.
- Affordable housing accounted for 28% of all net new completions.
- 30% of all residential completions (gross) were delivered on previously developed land (PDL) which is on the target (50%) set out in the adopted Core Strategy and Core Strategy Focused Review.
- In Mid Suffolk there are 6,592 dwellings with outstanding planning permission which are either not started or under construction.
- Mid Suffolk District Council identified land supply of 7.67 years.

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 2011 Census shows that although both districts are mostly rural, 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).
- 5.2 In both Districts a high proportion of all employment enterprises are micro-businesses, employing less than 9 employees (89.7% for Babergh and 89.7% for Mid Suffolk) (Suffolk Observatory 2019).
- 5.3 ONS data (Census 2011) shows that there are 40,700 (Babergh) and 45,300 (Mid Suffolk) economically active people in both districts which, at 74% and 86% of the population, is in line with the regional (78%) average and slightly higher than the national (76%) average. Babergh recorded a small decrease in the total employment rate<sup>1</sup> with Mid Suffolk increasing compared to the previous year. (Suffolk Observatory 2019).

### **EMPLOYMENT LAND AND GROWTH**

- 5.4 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.
- 5.5 In Babergh three main strategic sites have been allocated - at Sudbury, in Hadleigh, and at the Ipswich Fringe. In Mid Suffolk the focus is on locations close to the district's towns (Eye, Needham Market and Stowmarket), at Great Blakenham in the Ipswich Fringe, and at Woolpit Business Park.
- 5.6 The Councils commissioned a significant amount of evidence to underpin the production of the Joint Local Plan, including the Economic Area Sector Needs Assessment (Sept 2017),

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<sup>1</sup> The total Employment rate is relating to the population between 16 and 64 years (working age)  
Babergh & Mid Suffolk Joint Annual Monitoring Report 2019 – 2020



and the Employment Land Needs Assessment – Ipswich and Waveney Economic Areas (March 2016). For more information please visit the following websites:

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

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

## TOWN CENTRES

5.7 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.

Town Centre	No. of Shops			Floorspace (m <sup>2</sup> )		
	Total	Vacant	% vacant	Total	Vacant	% vacant
<b>Sudbury (2019)</b>	260	19	7.31%	42,899	2,996	6.98%
<b>Hadleigh (2019)</b>	114	5	4.39%	23,129.5	438	1.89%
<b>Stowmarket (2019)</b>	47	0	0%	8,117.7	112	0%
<b>Needham Market (2019)</b>	79	8	10.13%	8,426	1,170	13.88%

Table 15: Town Centre Vacancy Rates

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

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

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

## SECTION 6: POLICY MONITORING

- 6.1 The full suite of adopted planning policy documents (including a live list of remaining Saved Policies) is published by Babergh and Mid Suffolk Councils on the respective website links below:

<https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

- 6.2 Monitoring planning policy usage remains a function of the AMR. The tables at **Appendix 3** and **4** 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. Neighbourhood Plan policies will formally become part of the development plan when they are 'made' ie. adopted by the Council.
- 6.3 The two Councils are in the process of producing a new Joint Local Plan which will include a review process of all currently adopted planning policies for the Babergh and Mid Suffolk areas. Upon adoption, the Joint Local Plan will entirely supersede and replace all current Babergh and Mid Suffolk planning policies. The new Joint Local Plan is anticipated to be kept under review at least every 5 years.

# APPENDICES

## APPENDIX 1: Current Adopted Planning Policy documents produced by Babergh & Mid Suffolk District Councils

Document Title	LDS target milestone	actual / expected milestone	Comments
<b>CORE PLANNING POLICY DOCUMENTS</b>			
B&MSDC Joint Local Development Scheme – July 2020	n/a	July 2020	Adopted document.
B&MSDC Joint Local Plan – Preferred Options document (Regulation 18 Consultation)	December 2018	July 2019	Consultation undertaken between 22 <sup>nd</sup> July 2019 and 30 <sup>th</sup> September 2019. Consultation delayed pending processing of significant volume of previous round consultation responses + publication of draft revised National Planning Policy Framework.
B&MSDC Joint Statement of Community Involvement (SCI): Planning Matters	n/a	February 2019	Adopted.
B&MSDC Joint Local Development Scheme – July 2018	n/a	July 2018	Superseded by LDS published in July 2020.
B&MSDC Joint Local Plan (Regulation 18 consultation)	Summer 2017	August 2017	Consultation undertaken between 21 <sup>st</sup> August 2017 and 10 <sup>th</sup> November 2017.
BDC Core Strategy & Policies Development Plan Document (DPD)	n/a	February 2014	Adopted.
MSDC Stowmarket Area Action Plan (SAAP)	n/a	February 2013	Adopted.
MSDC Core Strategy Focused Review (DPD)	n/a	December 2012	Adopted. Reviewed 2008 Core Strategy.
MSDC Core Strategy DPD	n/a	September 2008	Adopted.
BDC Local Plan (2006) Saved Policies	n/a	2006	<u>See current live list of BDC Saved Policies on website.</u>
MSDC Local Plan (1998) Saved Policies	n/a	1998	<u>See current live list of MSDC Saved Policies on website.</u>
<b>FORMALLY ADOPTED SUPPLEMENTARY PLANNING DOCUMENTS AND GUIDANCE</b>			
MSDC Edgecomb Park, Stowmarket Development Brief SPD	n/a	October 2014	Adopted.
BDC Rural Development & Core Strategy Policy CS11 SPD	n/a	August 2014	Adopted.
MSDC Mill Lane, Stowmarket (The Proposed Stowmarket Business and Enterprise Park) Development Brief SPD	n/a	March 2014	Adopted.
MSDC Chilton Leys [Stowmarket] Development Brief SPD	n/a	December 2013	Adopted.

<b>Document Title</b>	<b>LDS target milestone</b>	<b>actual / expected milestone</b>	<b>Comments</b>
BDC Affordable Housing SPD	n/a	February 2013	Adopted.
BDC Babergh Open Space, Sport & Recreation Strategy SPD	n/a	September 2010	Adopted.
BDC Hamilton Road Quarter, Sudbury SPD	n/a	February 2010	Adopted.
BDC Safeguarding Employment Land SPD	n/a	March 2008	Adopted.
MSDC Social Infrastructure Including Open Space, Sport & Recreation SPD	n/a	October 2006	
<b>ENDORSED OTHER SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS</b>			
MSDC Ashes Farm Statement Development Brief & Delivery Framework	n/a	November 2016	
MSDC Land South of Union Road Development Brief	n/a	April 2016	
Suffolk County Council Parking Standards SPG	n/a	May 2019	Third edition, revised from original November 2014 document and second edition November 2015.
MSDC Eye Airfield Planning Position Statement	n/a	November 2013	
MSDC Eye Airfield Development Framework	n/a	February 2013	
MSDC Retention of Shops, Post Offices and Public Houses in Villages SPG	n/a	February 2004	
MSDC A cycling strategy for Mid Suffolk SPG	n/a	July 1999	

## APPENDIX 2: Key Evidence Base Documents Underpinning the Production of the B&MSDC Joint Local Plan

Document Title	Date
ISPA Local Plan Modelling Methodology Report	January 2020
ISPA Local Plan Modelling Forecasting Report	January 2020
Babergh & Mid Suffolk Joint Annual Monitoring Report 2018 – 2019	September 2019
Topic Paper – B&MSDC Settlement Hierarchy Review	July 2019
B&MSDC Revised Infrastructure Delivery Plan	July 2019
B&MSDC Strategic Housing & Economic Land Availability Assessment (SHELAA)	July 2019
B&MSDC Plan Viability and CIL review study	June 2019
B&MSDC JLP Habitats Regulations Assessment including Appropriate Assessment	June 2019
B&MSDC JLP 2016 – 2036 Regulation 18 (Preferred Options) – Sustainability Appraisal Environmental Report	June 2019
Babergh & Mid Suffolk Open Space Assessment	May 2019
Habitats Regulations Assessment Recreational Disturbance Avoidance and Mitigation Strategy - Technical Report	May 2019
Babergh and Mid Suffolk Joint Local Plan Sustainability Appraisal (SA): Scoping Report	April 2019
Sudbury and Great Cornard Surface Water Management Plan	Feb 2019
Ipswich and Waveney Housing Market Area Strategic Housing Market Assessment (SHMA) Part 2 Partial Update	January 2019
Babergh & Mid Suffolk Joint Annual Monitoring Report 2017 – 2018	July 2018
Ipswich Fringe Settlement Sensitivity Assessment	July 2018
B&MSDC Heritage & Settlement Sensitivity Assessment	March 2018
Babergh & Mid Suffolk Brownfield Land Register	December 2017
Ipswich Economic Area Sector Needs Assessment	September 2017
B&MSDC JLP Sustainability Appraisal	August 2017
Babergh & Mid Suffolk Joint Annual Monitoring Report 2016 – 2017	June 2017
Ipswich & Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) – Part 1	May 2017
Ipswich & Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) – Part 2	May 2017
Ipswich & Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) – Part 2 Partial Update	Jan 2019
Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA)	May 2017
Babergh & Mid Suffolk Sustainability Appraisal Scoping Report	January 2017
Economic Land Needs Assessment – Ipswich & Waveney Economic Areas	March 2016

Babergh & Mid Suffolk Town Centres & Retail Study	September 2015
Joint Babergh & Mid Suffolk Landscape Character Assessment	August 2015
Babergh & Mid Suffolk Community Infrastructure Levy Viability Study – Report Addendum: Viability Update on Revised Affordable Housing Thresholds	January 2015
Babergh & Mid Suffolk Community Infrastructure Levy Viability Study	April 2014
Mid Suffolk Infrastructure Delivery Plan	April 2014
Babergh Infrastructure Delivery Plan	February 2013

**APPENDIX 3: Saved Babergh Local Plan (2006) and Babergh Core Strategy (2014) policies and other policies used in determining Planning Applications**

<b>Policy Code</b>	<b>Total Granted</b>	<b>Total Refused</b>	<b>Total</b>
NPPF	1,033	141	1,174
NPPG	159	15	174
CN01	992	140	1,132
CN03	6	0	6
CN04	3	0	3
CN06	381	61	442
CN08	276	34	310
CN14	4	0	4
CN15	4	0	4
CR02	57	8	65
CR04	102	25	127
CR07	47	24	71
CR08	21	11	32
CR09	1	0	1
CR10	15	1	16
CR13	2	0	2
CR15	1	0	1
CR18	7	1	8
CR19	23	7	30
CR22	1	0	1
CS1	510	114	624
CS2	195	94	289
CS3	88	29	117
CS4	10	0	10
CS5	0	1	1
CS6	9	6	15
CS7	3	0	3
CS9	1	0	1
CS10	2	0	2
CS11	102	71	173
CS12	12	10	22
CS13	11	4	15
CS14	2	1	3
CS15	225	103	328
CS16	8	2	10
CS17	40	6	46
CS18	40	20	60
CS19	10	13	23
CS20	2	1	3
CS21	5	5	10
EM01	22	2	24
EM02	1	0	1
EM12	1	0	1
EM20	20	0	20
EM23	1	0	1
EM24	14	8	22
EN22	6	0	6
HD03	1	0	1
HS05	10	0	10
HS28	70	24	94
HS31	1	0	1
HS32	3	1	4
HS33	364	21	385

<b>HS35</b>	25	3	28
<b>HS39</b>	1	0	1
<b>RE06</b>	2	1	3
<b>RE14</b>	1	0	1
<b>SD01</b>	3	0	3
<b>SD02</b>	1	0	1
<b>SD03</b>	3	0	3
<b>SD04</b>	1	0	1
<b>SD06</b>	1	0	1
<b>SD07</b>	1	0	1
<b>SD11</b>	1	0	1
<b>SP04</b>	2	0	2
<b>TP15</b>	304	95	399
<b>TP16</b>	2	0	2
<b>NDPEBE</b>	34	3	37
<b>NDPELS</b>	0	2	2
<b>NDPHAD</b>	3	0	3
<b>NDPHAR</b>	0	2	2
<b>NDPLAV</b>	34	4	38
<b>NDPLAW</b>	8	2	10
<b>NDPLME</b>	4	1	5



**APPENDIX 4: Saved Mid Suffolk Local Plan (1998), Core Strategy (2008), Core Strategy Focused Review (2012) and Stowmarket Area Action Plan (2013) policies and other policies used in determining Planning Applications**

<b>Policy Code</b>	<b>Total Granted</b>	<b>Total Refused</b>	<b>Total</b>
CL2	59	21	80
CL3	3	0	3
CL6	42	6	48
CL8	162	71	233
CL9	14	11	25
CL11	14	8	22
CL12	1	10	11
CL13	16	1	17
CL14	14	1	15
CL15	6	0	6
CL16	2	0	2
CL17	7	1	8
CL18	5	4	9
CL21	12	3	15
CL22	2	0	2
CS1	359	156	515
CS2	289	133	422
CS3	49	23	72
CS4	49	25	74
CS5	694	170	864
CS6	36	14	50
CS7	6	1	7
CS9	43	13	56
CS10	1	10	11
CS12	4	3	7
E2	6	0	6
E3	6	3	9
E4	11	4	15
E5	4	2	6
E6	10	4	14
E7	1	0	1
E8	28	0	28
E9	15	2	17
E10	12	4	16
E11	7	0	7
E12	36	3	39
FC1	793	175	968
FC1.1	791	179	970
FC2	24	15	39
FC3	22	4	26
GP1	876	184	1,060
H2	8	5	13
H3	106	47	153
H4	14	9	23
H5	3	2	5
H7	81	94	175
H8	13	1	14
H9	36	14	50
H10	7	4	11
H11	4	10	14
H13	190	108	298
H14	59	28	87
H15	506	130	636

H16	906	187	1,093
H17	389	110	499
H18	420	34	454
H19	22	2	24
HB1	390	103	493
HB2	4	1	5
HB3	137	24	161
HB4	62	14	76
HB5	24	7	31
HB6	34	6	40
HB7	1	6	5
HB8	124	22	146
HB9	3	2	5
HB10	13	0	13
HB13	8	0	8
HB14	37	16	53
NDPBOT	1	1	0
NDPDEB	3	1	4
NDPELM	3	2	5
NDPHAU	2	0	2
NDPMEN	4	10	14
NDPSTO	3	0	3
NDPSTR	2	0	2
NDPTHU	9	4	13
NDPWOO	3	0	3
NPPF	1,109	218	1,327
NPPG	71	25	96
Prop.20	1	0	1
RT1	11	0	11
RT2	0	1	1
RT3	3	0	3
RT4	17	4	21
RT5	1	1	2
RT6	15	2	17
RT7	2	0	2
RT8	1	0	1
RT11	1	1	2
RT12	36	14	50
RT13	1	0	1
RT14	1	0	1
RT15	1	0	1
RT16	16	3	19
RT17	5	1	6
RT18	3	1	4
RT19	6	2	8
S4	1	0	1
S6	1	0	1
S7	6	2	8
S8	6	0	6
S9	2	0	2
S10	4	1	5
S12	1	0	1
S13	2	2	4
SB2	66	23	89
SB3	8	2	10
SC4	4	0	4
SC8	2	1	3
SC11	2	0	2
SAAP 4.1	2	0	2
SAAP6.4	1	0	1

<b>SAAP6.20</b>	1	0	1
<b>SAAP7.3</b>	1	0	1
<b>SAAP9.5</b>	1	0	1
<b>T2</b>	3	0	3
<b>T4</b>	2	1	3
<b>T6</b>	1	2	3
<b>T9</b>	513	142	655
<b>T10</b>	534	164	698
<b>T11</b>	7	2	9
<b>T12</b>	2	0	2
<b>T13</b>	1	0	1
<b>T14</b>	2	0	2

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