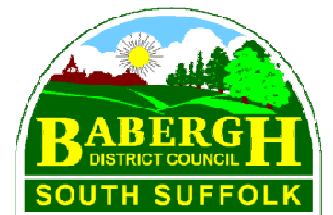


# Babergh Development Framework

## Annual Monitoring Report 2010 - 2011



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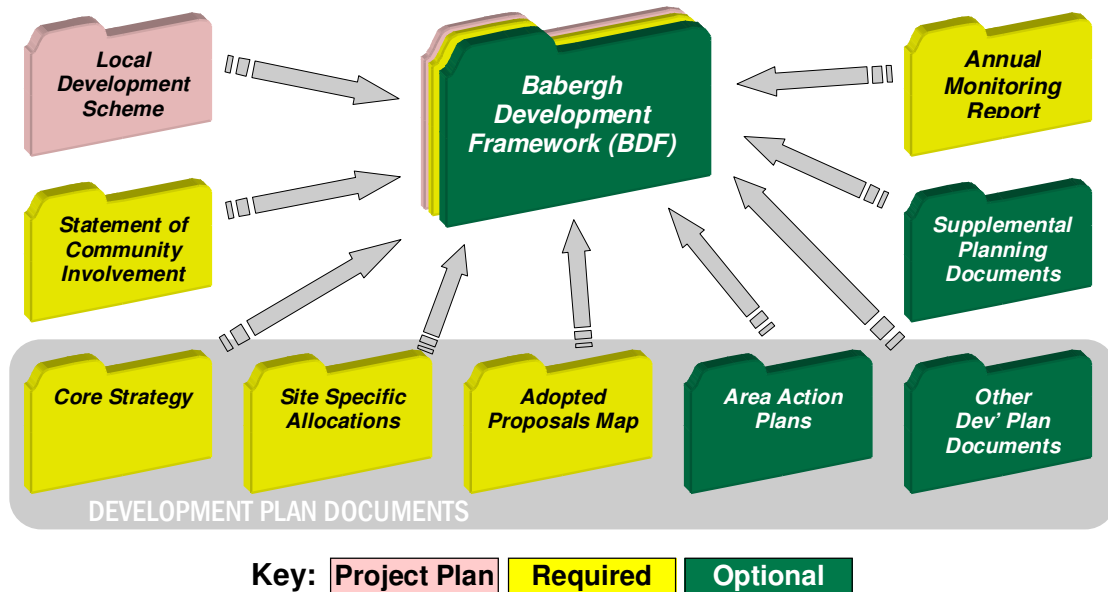
### Acronyms

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
BDF	Babergh Development Framework
DPD	Development Plan Document
EERA	East of England Regional Assembly
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LPA	Local Planning Authority
PCPA	Planning and Compulsory Purchase Act (2004)
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RAMR	Regional Annual Monitoring Report
RSS	Regional Spatial Strategy
SCI	Statement of Community Involvement
SA	Sustainability Appraisal
SDO	Suffolk Data Observatory
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
SSSI	Site(s) of Special Scientific Interest

# **SECTION 1: INTRODUCTION**

## **DEVELOPMENT PLANS: LOCAL DEVELOPMENT FRAMEWORKS**

- 1.1 Following implementation of the Planning and Compulsory Purchase Act (PCPA) 2004, significant changes were seen in Local Authority planning policy practice, including the introduction of Local Development Frameworks (LDFs) to replace Local Plans and Structure Plans, which are intended to make the planning process clearer, simpler and more flexible.
- 1.2 LDFs comprise a suite of documents (Fig 1.1) and for Babergh, this will be known as the Babergh Development Framework (BDF). Each Local Planning Authority (LPA) is required to produce and regularly update these documents. There is an emphasis on community involvement (with a requirement for all authorities to have an up to date Statement of Community Involvement [SCI]) and sustainable development (all Local Development Documents (LDDs) must undergo a Sustainability Appraisal (SA)).



**Figure 1.1:** Composition of the Babergh Development Framework

- 1.3 The current local planning framework specific to Babergh is provided by the saved policies in the Babergh Local Plan Alteration No. 2 (adopted June 2006). Under the arrangements covering the transition phase between Local Plans and Local Development Frameworks, certain policies in this document have been saved (from 2<sup>nd</sup> June 2009) until they are superseded by a replacement policy in an adopted new Development Plan Document (DPD). The Local Development Scheme (LDS) sets out the timetable for the preparation of these documents, and therefore replacement of the Local Plan by the new Babergh Development Framework. Progress against the Local Development Scheme is set out in Section 2. of this report.
- 1.4 In order to maintain consistency at local and national level monitoring, Central Government released a single set of Core Output Indicators (CLG, July 2008) that all Authorities are required to monitor annually. These Core Output

Indicators (COIs) are provided in Section 3 of this report. However, the Government now takes a far less prescriptive approach to what local authorities monitor and how they do it.

## **ROLE OF ANNUAL MONITORING REPORTS**

- 1.5 Section 35 of the Planning and Compulsory Purchase Act states that all LPAs must submit an annual report to the Secretary of State which sets out the implementation of the LDS and the extent to which policies in the Local Development Documents are being implemented or not (PCPA 2004). These are generally known as Annual Monitoring Reports (AMR).
- 1.6 The AMR must be prepared and submitted to the Secretary of State by the 31<sup>st</sup> December each year, and cover the 12 months up to the 31<sup>st</sup> March of the year of submission. This is the seventh Annual Monitoring Report produced by Babergh District Council. It covers the period from 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011. All of the information reported here is valid at the time of submission.
- 1.7 An Annual Monitoring Report should:

- Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
- Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects, reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national policy.
- Include progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)7 of Town and Country (Local Development) Planning Regulations) and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area
- Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the Core Strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery

PPS12 (CLG, 2008), page 18

- 1.8 Having a robust monitoring framework in place will ensure that the Local Development Framework process and policy development is transparent, flexible, simple and easily accessible. Well planned monitoring will enable the Council to collect relevant and consistent data over appropriate timescales in order to assess the effectiveness of policies. This will aid the preparation of future iterations of policies and Development Plan Documents (DPDs). The AMR will evolve as the Development Plan Documents are adopted and then implemented, and by using the “Plan, Monitor, Manage” approach to planning, it will ensure flexible and effective policies.

## CONTENT AND METHODOLOGY

- 1.9 At the time of publishing this AMR no BDF policies have been adopted, so this report monitors the Local Plan with a view to identifying those indicators and policy areas that will be developed during the production of Development Plan Documents. This report aims to fill some gaps in data and analysis identified by previous years' reports, but also identifies other information that should be collected or would be valuable to collect. The development of policies and their subsequent monitoring through the AMR is an iterative process and as such, there may be gaps or required improvements which will be addressed in future years.
- 1.10 As stated above, Section 2 of this report looks at progress being made on each of the BDF documents against the Local Development Scheme. It also considers progress on some of the key evidence base studies and reports and how they are progressing. Section 3 provides commentary on the COIs that have been monitored. It also identifies areas for improvement in terms of data to be collected or changes in methodology and considers the use of current policies and planning decisions. Section 4 of the report contains a brief summary and identifies points to note for future action.

## OVERVIEW OF THE DISTRICT

- 1.11 Babergh District covers an area of 230 square miles (596 square kms). It has around 4000 listed buildings, 29 conservation areas, 34 scheduled ancient monuments and 5 registered historic parks and gardens which, together, form an important part of the District's physical environment. Babergh contains many areas of attractive countryside including parts of the Dedham Vale and the Suffolk Coasts & Heaths Areas of Outstanding Natural Beauty (AONB). There are also a number of Special Landscape Areas centred around the many river valleys, which are characteristic of this part of Suffolk. The value of the natural and built environment in the District, including the internationally renowned areas of 'Constable Country' and the medieval wool villages of Lavenham and Kersey, form the basis for a strong local tourism industry.

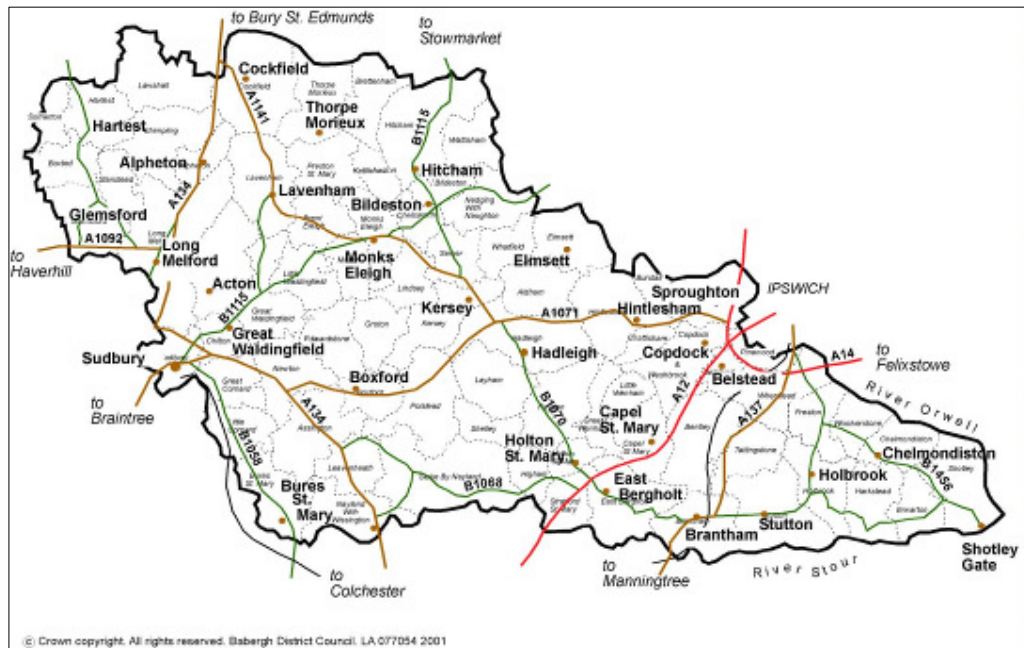





Figure 1.2: Map of the Babergh District

- 1.12 The largest settlement in Babergh is the town of Sudbury which, when counted with the adjoining village of Great Cornard, had a population of 21,040 (at 2008 mid year estimate). Hadleigh, the second largest town, had a population of 8,500 people (at 2008 mid year estimate).
- 1.13 The rural nature of the district, coupled with good access by road or rail to Ipswich, Colchester, Bury St Edmunds and places further afield (including Norwich, Chelmsford, Cambridge and London) makes Babergh an attractive location for both residents and visitors. There are currently two railway lines serving the District - the mainline London to Norwich route and the Sudbury to Marks Tey line. This results in good services to London via Sudbury, Ipswich and Manningtree. Services also operate from Ipswich and Manningtree to the ports at Felixstowe and Harwich. The availability of public transport contributes significantly to the economic and social well-being of the District, although some villages still suffer from poor public transport links. The coordination of numerous services operating in the District, including community transport schemes, will continue to be encouraged as a way of supporting the local towns and their hinterlands.
- 1.14 In the 2009-10 AMR we reported on the potential integration of operational and managerial services across Babergh and Mid Suffolk District Councils. Both Councils had agreed that only if more than 50% of those voting in both districts voted 'yes' would the merger proposals continue to the next, fuller stage. This was not the case so, while the integration of staff structures and services will go ahead as planned, the two Councils will continue to operate as separate legal entities.

## **SECTION 2: MILESTONE PROGRESS**

- 2.1 The Local Development Scheme (LDS) is a document that all Local Planning Authorities (LPAs) are required to produce for their Local Development Framework. The LDS sets out the authority's intentions regarding the preparation of documents within its LDF over a minimum three-year period.
- 2.2 Babergh's first LDS was adopted in February 2005. A revised (and the current LDS) was adopted in July 2007 covering the 5 year period up to mid-2012. It was considered necessary for Babergh to look beyond the minimum 3 year period as the BDF preparation work would not have been completed within that timeframe. The LDS is currently under review to reflect changes regarding the abolition of Regional Spatial Strategies and proposed changes to make efficiency savings. The updated version will be posted on the Babergh website when it is available.
- 2.3 The following section considers each of the documents shown in the LDS and provides an assessment of the progress being made in relation to the timetable. An explanation is given where the predicted progress has not been made together with a new outline timetable, where this is known.
- 2.4 Each of the documents is considered in turn and assessed using a "traffic light" based system where:

	Indicates that the timetable has been reached or that progress is on target
	Indicates progress has been made but timetable slipped by < 6 months
	Indicates that slippage of over 6 months has occurred

### **STATEMENT OF COMMUNITY INVOLVEMENT**

- 2.5 The Statement of Community Involvement was formally adopted by Council in December 2006 (as covered in the 2006-07 AMR). It explains the basis for involving the community in the planning system and covers the community involvement process for production of documents as well as consultation relating to individual applications.

### **ANNUAL MONITORING REPORT**

- 2.6 This has been produced on time annually.

## CORE STRATEGY DPD

Schedule of milestones	Evidence gathering	Mar - Dec 2007
	Issues & Options Consultation, Regulation 25	April - May 2008
	Preferred Options Consultation, Regulation 27	Feb - Mar 2009
	Submission - Regulation 28	Nov - Dec 2009
	Adoption	Feb - March 2011
Targets for monitoring period:	Evidence gathering	
	Issues & Options, Preferred Options and Submission	
Progress	<p>Evidence gathering began on schedule and remains an ongoing process. The collation of a full and robust evidence base is key to allowing Babergh to develop suitable and effective policies for the Core Strategy and other Development Plan Documents. This is now largely in place (see paragraph 2.7 and the LDS for the various studies and reports that will be produced as part of the evidence base for the BDF).</p> <p>There has been a delay in producing the Core Strategy in accordance with the program set out in the LDS. This has mainly been as a result of a lack of staff resources and a period of uncertainty following announcements by the Coalition Government (in 2010) to abolish Regional Spatial Strategies (RSS).</p> <p>Following the abolishment of the RSS the Council re-consulted its public on revised options for housing and employment growth numbers during Oct - Nov 2010. That work is being used to inform the Submission version document.</p>	
Actions	<p>It is anticipated that the Council will now consult the public on the Submission Core Strategy in late 2011. The LDS will have to be amended to reflect these changes to the timetable.</p>	

## DEVELOPMENT MANAGEMENT POLICIES DPD

Schedule of milestones	Evidence gathering	Nov 2007 - Mar 2008
	Issues & Options Consultation Reg' 25	Feb - Mar 2009
	Preferred Options Consultation Reg' 27	Sept - Oct 2009
	Submission - Regulation 28	Dec 2010 - Jan 2011
	Adoption	Dec 2011 - Jan 2012
Targets for monitoring period:	Evidence gathering	
	Issues & Options, Preferred Options and Submission	
Progress	<p>The evidence base production remains an ongoing process. There has been a delay in producing the Development Management DPD in accordance with the LDS program as a result of slippage in the Core Strategy timetable. The first consultation stage is likely to happen following submission of the Core Strategy.</p> <p>Officers at Babergh and Mid Suffolk District Council are working jointly to identify a reduced number of appropriate development management policies.</p>	
Actions	<p>The LDS will have to be amended to reflect these changes to the timetable and the move towards a joint working document.</p>	

## SITE SPECIFIC ALLOCATIONS DPD

Schedule of milestones	Evidence gathering	Jul - Dec 2008
	Issues & Options Consultation Reg' 25	May - June 2009
	Preferred Options Consultation Reg' 27	Jan - Feb 2010
	Submission	Dec 2010 - Jan 2011
	Adoption	Apr - May 2012
Targets for monitoring period:	None	
	Issues and Options, Preferred Options and Submission	
Progress	As with the documents above, evidence gathering has started. The Strategic Housing Land Availability Assessment was completed in June 2009. A 2010 SHLAA Update has also been published. As a result of the slippage on the timetable for the preparation of the Core Strategy document there has been slippage in the timetable for the preparation of the Site Specific Allocations DPD.	
Actions	The LDS will have to be amended to reflect these impacts on the timetable.	

## AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Schedule of milestones	Evidence gathering	Mar - Sep 2007
	Public participation, Regulation 17	Apr - May 2008
	Agree final SPD	Sep - Oct 2008
	Adoption	Oct - Nov 2008
Targets for monitoring period:	Evidence gathering exercise carried out	
	Public consultation to be commenced	
	Agree final SPD	
	Adoption	
Progress	The Affordable Housing SPD was adopted by the Council on 7 <sup>th</sup> April 2009 and is available online.	
Actions	None	

## SAFEGUARDING EMPLOYMENT LAND SPD

Schedule of milestones	Evidence gathering	Mar - Nov 2007
	Public participation, Regulation 17	Jun - Jul 2008
	Agree final SPD	Nov - Dec 2008
	Adoption	Dec 2008 - Jan 2009
Targets for monitoring period:	Evidence gathering	
	Public participation exercise completed	
Progress	The SPD was adopted by Council on the 6 <sup>th</sup> March 2008 and is available on line.	
Actions	None	

## SPD ON DESIGN

Schedule of milestones	Evidence gathering	Mar 07 - Feb 08
	Public participation, Regulation 17	Sep - Oct 2009
	Agree final SPD	Feb - Mar 2009
	Adoption	Mar - Apr 2009
Targets for monitoring period:	Evidence gathering	
	Public participation, agree final SPD, adoption	
Progress	A draft Design SPD was published but required some amendment. In the meantime the Suffolk Wide Design Guide may now be revised, and it was considered more appropriate to work jointly on this rather than continue with the Babergh only work. A county wide working group has been formed, and they are trialling various methods of presenting data and looking at examples of best practice.	
Actions	At the moment it is not intended to progress with this SPD and the LDS will be amended accordingly.	

## HAMILTON RD QUARTER, SUDBURY DEVELOPMENT BRIEF, SPD

Schedule of milestones	Evidence gathering	
	Public participation, Regulation 17	Nov - Dec 2009
	Agree final SPD	Jan 2010
	Adoption	Feb 2010
Targets for monitoring period:	Evidence gathering; published draft SPD; Adopted SPD.	
Progress	The SPD was adopted on the 11 <sup>th</sup> February 2010 and is available online.	
Actions	None	

## EVIDENCE BASE

2.7 The table below identifies some of the key documents which will make up the evidence base for the BDF and highlights progress made.

Study / Research	Comments
SHMA (Strategic Housing Market Assessment)	Completed and updated annually (last update published Jan 2011). Available on website.
Housing Needs Survey	Updated Housing Needs Survey completed in 2008 (DCA). Available on website.
SHLAA (Strategic Housing Land Availability Assessment)	SHLAA completed in June 2009. A 2010 Update has also been published. Both available via the website. Work has commenced on a 2011 update.
Gypsy & Traveller Accommodation Needs	This was carried out with surrounding districts. Work completed as of 2007. Available on website.

<b>Study / Research</b>	<b>Comments</b>
Employment Land Review	Completed in January 2010. Available on website.
Strategic Flood Risk Assessment	Completed in March 2009. Available on website.
Retail Study & Town Centre Health Check Reports	Completed reports available on website. The Town Centre Health Check is currently being updated.
PPG17 Open Space Audit	Work completed in September 2010
Green Infrastructure	Haven Gateway Strategy endorsed by Council July 2008. Available on website. Work on the 'Rest of the District' is scheduled to take place during 2011/12
Water Cycle Study	Haven Gateway Study completed. Available on website. Anticipate that 'Rest of Babergh Study' will be now be completed during 2011/12
Sudbury & Great Cornard Transport Research Study	Scheduled for completion during August 2011
Felixstowe Port Logistics Study	Completed September 2008

## **LOCAL DEVELOPMENT ORDERS**

2.8 Regulation 48 (d-f) (Statutory Instrument 2004/2204) requires the Council to state whether any Local Development Orders have been adopted in the District (under section 61A of the Town and Country Planning Act 1990). None were adopted during the year 2010-11 (or in previous years).

## **SUMMARY AND NEXT STEPS**

2.9 Babergh District Council adopted the Local Plan relatively recently (in June 2006) and therefore its policies are considered robust and up to date. Consequently, there has not been the same level of urgency to adopt new policies as has been the case in some other Local Planning Authorities. This has allowed the Council to ensure full and robust evidence is in place for the BDF, much of which has been produced in-house.

2.10 In order to ensure continuing planning policy coverage during transition from the Local Plan to the Babergh Development Framework, the Council applied to the Secretary of State (via GO-East) to 'save' the majority of policies contained in the Babergh Local Plan in 2009.

2.11 Good progress has been made with the evidence base and, although the production of some documents has slipped, by the time formal consultation begins, the evidence base should be almost complete which will benefit policy development. Staff resources and more recently the announcements and planning reforms by the new Coalition Government have impacted on the timetable for producing LDDs.

2.12 A revised Local Development Scheme is required to reflect all the necessary amendments highlighted above. This will have to revisit the timetable for the production of the Core Strategy, the Development Management Policies and Site Allocations DPDs', the deletion of the SPD on Design and the inclusion of an

SPD for the Hamilton Road Quarter, Sudbury Town Centre Redevelopment. However, the requirement to list SPDs in a LDS no longer applies as a result of simplifying excessive bureaucracy in the planning system. It can accordingly be envisaged that Babergh's new LDS will reflect that simplification.

## **SECTION 3: MONITORING**

### **CONTEXTUAL INDICATORS**

- 3.1 In previous years we used this part of the AMR to set out a broad range of contextual indicators covering demographic, social and economic trends. These have acted as a prelude to us reporting on the required Core Output Indicators. Starting with this AMR, we will no longer publish contextual indicators on a yearly basis. Instead, we will reconsider what background information needs to be provided, if at all, and over what time period this should be reported. As appropriate, the 2011 Census data (when available) will make a sensible starting point for any future contextual reporting.
- 3.2 Contextual data from previous years can still be accessed via earlier AMRs which can still be accessed via the Council's website. The Office for National Statistics website and the Suffolk Observatory website also offer access to a wide range of contextual data.

### **CORE OUTPUT INDICATORS (COI)**

#### **BUSINESS DEVELOPMENT**

- 3.3 Core Output Indicator BD1 monitors the total amount of additional employment floorspace developed by type (B1, B2 and B8). Table 3.1 shows the amounts completed for the most recent monitoring year.

	<b>B1</b>		<b>B2</b>		<b>B8</b>	
	Gain	Loss	Gain	Loss	Gain	Loss
<b>2010-11</b>	367	358	0	113	0	0

**Table 3.1:** COI BD1 - Gains and losses in employment land (floorspace - sq m)

- 3.4 Table 3.2 and Table 3.3 (below) shows completions in employment use classes B1, B2 & B8. For the first time since 2004-05, the total shows a small net loss in employment floorspace. This is seen to be further evidence of the effects of the recession. Table 3.3 provides the breakdown of where these completions took place.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>2010-11</b>	9			-113	0	-104
<b>2009-10</b>	556			405	447	1408
<b>2008-09</b>	4146			3368	1581	9095
<b>2007-08</b>	3098	943	2053	2607	1944	10645
<b>2006-07</b>	1086	412	412	1975	387	4272
<b>2005-06</b>	2200	296	420	1088	2143	6147
<b>2004-05</b>	473	0	1509	128	0	2110

**Table 3.2:** COI BD1 history (net gains in employment land) (floorspace - sq m)

DC ref	Parish	Description	PDL	Floorspace
B/08/01570/FUL	Holbrook	Conversion of former Printworks to Residential	Yes	Loss 358 sqm B1
B/07/00359/FUL	Lavenham	Conversion Sui Generis use to Office	Yes	Gain 367 sqm B1
B/10/01196/FUL	Sudbury	Change of Use from Office to Retail	Yes	Loss 113 sqm B2

**Table 3.3:** B1, B2 and B8 completions 2010-11

3.5 Core Output Indicator BD2 monitors the total amount of the employment floorspace that has been developed on Previously Developed Land of that shown in Indicator BD1. Gross figures are used and shown in Tables 3.4 and Table 3.5 below.

	B1		B2		B8	
	PDL	%	PDL	%	PDL	%
<b>2010-11</b>	367	100	0	-	0	-
<b>2009-10</b>	556	100	405	100	447	100
<b>2008-09</b>	1775.7	37.6	3050	68	2066	54
<b>2007-08</b>	2427*	72.0	2247	65.1	2416	100

**Table 3.4:** COI BD2: Floorspace (sq m) development by use class on PDL.  
(\* This figure is for B1a uses only)

	B1a	B1b	B1c	B2	B8
<b>2010-11</b>	100%			-	-
<b>2009-10</b>	100%			100%	100%
<b>2008-09</b>	37.6%			68%	54%
<b>2007-08</b>	72%	0%	7.7%	65.1%	100%
<b>2006-07</b>	5.5%	0%	0%	56.8%	0%
<b>2005-06</b>	36.9%	0%	0%	0%	0%
<b>2004-05</b>	0%	0%	0%	53.1%	n/a

**Table 3.5:** COI BD2: COI BD2: % of floorspace development by use class on PDL.

3.6 Core Output Indicator BD3 monitors employment land available by type (in hectares). This land is made up of allocated sites that have not yet been developed and also plots within other sites or windfall sites that have been granted planning permission or are under construction but have not yet been developed through to completion. Table 3.6 below shows how much land is available for each of the uses.

	B1a	B1b	B1c	B2	B8	Total
<b>2010-11</b>	16.6	9.0	5.7	11.8	10.9	54.0
<b>2009-10</b>	14.5	9.0	5.6	9.5	9.4	48.0
<b>2008-09</b>	14.1	8.3	4.7	4.7	9.5	41.3
<b>2007-08</b>	13.6	7.9	4.3	5.0	9.7	40.6
<b>2006-07</b>	23.8	5.5	5.5	31.9	2.4	69.1
<b>2005-06</b>	23.9	5.0	5.6	32.2	2.4	69.1

**Table 3.6:** COI BD3: Available land by use class in ha. (Note: There are several large sites which are not included because they are not readily available at present, but they may be in future years).

- 3.7 There are several large, brownfield, employment allocations in Babergh that have not been developed. One of these is the former British Sugar Factory at Sproughton, on the edge of the Ipswich urban area. An application for a residential led development was refused and dismissed at appeal. Following this the developers made a High Court Challenge but this subsequently failed. The owners have since gone into receivership and the site is currently being marketed. The Industrial Area at Brantham (ICI and formerly Wardle Storeys) is also allocated for employment uses. The current owners are keen to make progress with redeveloping the site and are working with the Council to develop a masterplan for the site.
- 3.8 Core Output Indicator BD4 relates to the amount of floorspace completed for 'town centre uses', which include retail (A1), offices (A2 and B1a) and leisure (D2). Table 3.7 shows the district wide developments, while Table 3.9 and Table 3.10 (on the next page) show developments within town centres.

	<b>A1</b>	<b>A2</b>	<b>B1a*</b>	<b>D2</b>	<b>Total</b>
<b>Gross</b>	113	0	367	598	1078
<b>Loss</b>	98	0	358	0	456
<b>Net</b>	15	0	9	598	622
<b>Gross PDL</b>	113	0	367	0	480
<b>PDL %</b>	100%	-	100%	0%	44.5%

**Table 3.7:** COI BD4: Floorspace completions (sq m) 2010-11 for town centre uses (Babergh) (\* Note: For the purposes of this table B1a = all B1 uses)

- 3.9 Table 3.8 (below) shows that there has been a small amount of net completions for retail, offices and leisure uses during the 2010-11 monitoring year. There was one new completion within the designated Sudbury town centre area and there has been a loss in A1 and B1 uses to residential development in both Assington and Holbrook respectively.

	<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Total</b>
<b>2010-11</b>	15	0	9	598	622
<b>2009-10</b>	-286	0	556	0	270
<b>2008-09</b>	1532	269	994.7	0	2795.7
<b>2007-08</b>	406	0	3098	0	3504
<b>2006-07</b>	189	0	1086	0	1275
<b>2005-06</b>	486	0	1199*	591	2276

**Table 3.8:** COI BD4: Net floorspace (sq m) developed in Babergh

<b>DC ref</b>	<b>Parish</b>	<b>Description</b>	<b>PDL</b>	<b>New Floorspace</b>
B/02/00079/FUL	Assington	Change of Use from A1 to C3	Yes	0
B/08/01570/FUL	Holbrook	Change of Use from B1 to C3	Yes	0
B/07/00359/FUL	Lavenham	Conversion from SG to B1	Yes	367
B/10/01222/FUL	Long Melford	Change of Use from A1 to SG	Yes	55
B/10/01196/FUL	Sudbury	Change of Use from B2 to A1	Yes	113
B/08/00881/FUL	Sudbury	Extension – New Clubhouse	No	598

	A1	A2	B1a	D2	Total
<b>Gross</b>	113	0	0	0	113
<b>Loss</b>	0	0	0	0	0
<b>Net</b>	113	0	0	0	113
<b>PDL %</b>	100%	-	-	-	100%

**Table 3.9:** COI BD4 Development (sq m) within town centres in Babergh

	A1	A2	B1a	D2	Total
<b>2010-11</b>	113	0	0	0	113
<b>2009-10</b>	0	0	0	0	0
<b>2008-09</b>	0	0	0	0	0
<b>2007-08</b>	0	0	0	0	0

**Table 3.10:** COI BD4 Net floorspace (sq m) developed in town centres

## HOUSING

3.10 Core Output Indicator H1 covers the current RSS plan period and respective housing delivery targets. These targets (shown in Table 3.11 below) are from the East of England Plan (Adopted May 2008). The East of England Plan was revoked on 6<sup>th</sup> July 2010 but subsequently reinstated through a successful legal challenge so for the purposes of this report they will continue to apply and be used to provide an indication of housing land availability.

Plan Period (Start)	Plan Period (End)	Total Hsng Req'd	Source of plan target
01/04/2001	31/03/2021	5600	Regional Spatial Strategy

**Table 3.11:** COI H1 Housing targets (from the RSS for the East of England)

Year	2001 / 02	2002 / 03	2003 / 04	2004 / 05	2005 / 06	2006 / 07	2007 / 08	2008 / 09	2009 / 10	2010 / 11
<b>Completions</b>	242	510	212	187	189	275	304	289	185	216

**Table 3.12:** COI H2a and H2b: net residential completions since 2001 in Babergh

3.11 Table 3.12 sets out the completions in line with COI H2a and H2b which monitors net additional dwellings for previous and the current reporting year respectively. A slightly higher level of net completions was evident for this monitoring year but the overall trend remains below the annual regional target. This is likely to be a continued reflection of the economic downturn in the housing market and associated current problems.

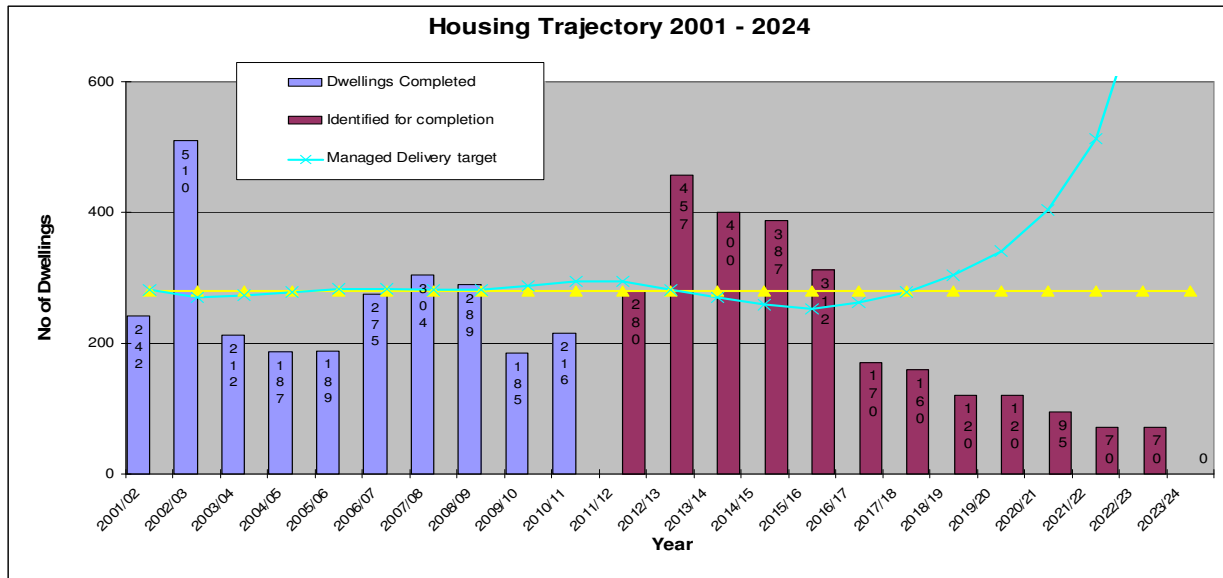
3.12 Table 3.11 shows that the RSS set a target of 5600 additional dwellings to be built in the district between 2001 and 2021. Total net completions over the period 2001 - 2011 come to 2609, which leaves 2991 dwellings to be built over the period 2011/12 - 2020/21. This means an average annual rate of 299 dwellings per annum up to 2021, and a total of 1495 houses are required over the next 5 years (i.e. 299 x 5). From the trajectory (Figure 3.1) it can be seen that some 1836 dwellings are potentially deliverable over the next 5 years (01/04/11 to 31/03/16), i.e. 122% of the target. Looking further ahead, a good level of housing supply is available for approximately 8.8 years. Most of the sites included in the trajectory are deliverable in the short - to medium term. The sites are considered to be deliverable and have been tested through the SHLAA process.

- 3.13 From a target led point of view, it would be expected to see the completions increase over the short term with a relatively recently adopted Local Plan. However, this appears not to be the case and given the current economic climate, it is much harder to make such a prediction. Even after the economy recovers there may still be a delay in sites coming forward for development, although developers are generally expected to complete sites that have already started, albeit at a much slower rate.
- 3.14 Core Output Indicator H2c and H2d consider the future provision of housing in the district by looking at how many dwellings are required to be built to meet the RSS target and also how to manage the delivery of the requirements. Theoretically, the projections and trajectory should be looking to the end of the planning period and beyond, but because Babergh is at an early stage within the new BDF process we are not able to look with any certainty beyond 10 years and identify such sites in a trajectory as yet. More information regarding future housing supply is provided in the SHLAA.
- 3.15 Table 3.12 shows Core Output Indicators H2b, c, & d. The AMR indicator set out by government relating to the housing trajectory requests information up to 2024. The figures for H2c are derived from the trajectory and may 'top-up' after 2017/18 by potential SHLAA identified capacity - although it must be recognised that the SHLAA has no formal status at all as a planning document and cannot in itself establish the principle of development for any site identified in it (unless that site is already allocated in an adopted Plan or has planning permission). To support the BDF, the table and graph below shows currently identified future district wide supply in accordance with the target of 299 dwellings per annum after 2017/18.
- 3.16 Core Output Indicator H2c (a) shows the predicted supply over the years to 2023/24. H2c (b) gives the area, in hectares, that these sites occupy. H2c (c) gives the annualised dwellings led target from the RSS (in forthcoming AMR's it is anticipated that the RSS target may be replaced by local targets, depending upon timing of Core Strategy adoption). H2d shows the managed forecast for each year, which takes into account the number of dwellings already completed and forecast and the number of years remaining in the plan. It can be seen that, from 2017/18, new sites will have to be brought forward to cater for the levels of development required by the RSS target and projecting this forward beyond 2021.

	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24
H2b	216													
H2c (a) Net Additions		280*	457*	400*	387*	312*	170*	299 (160*)	299 (120*)	299 (120*)	299 (95*)	299 (70*)	299 (70*)	299
H2c (b) Hectares		16.7	14.0	12.5	12.9	10.3	6	5.7	4.3	4.3	3.13	1.9	1.9	
H2c (c) Target		299	299	299	299	299	299	299	299	299	299	299	299	299
H2d		295	281	270	259	253	263	278	304	341	403	513	735	1470

**Table 3.12a:** COI H2b, H2c & H2d - Future Housing Supply.

(\*Sites identified in trajectory) Note: H2c (b) Hectares is based on density of 30dph



**Figure 3.1:** Housing Trajectory 2001 – 2024

### Demonstrating a 5 Year Supply of Deliverable Sites

3.17 The RSS states that Babergh’s housing requirement over the plan period 2001-2021 is 5,600 net additional dwellings. Last year’s 5 year supply statement showed the following data:

	Completions	RSS Target	Requirement to 2021	Req’d annual build rate	5 year provision
2001/02 - 2009/10	2393	5600	3207	292	1460

**Table 3.12b:** Land supply for 2009/10

3.18 Completions from 2001/02 to 2010/11 are shown below:

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	Total
Completions	242	510	212	187	189	275	304	289	185	216	<b>2609</b>

**Table 3.12c:** Completions in Babergh 2001/02 – 2010/11

3.19 Summary of progress so far in terms of housing provision in Babergh District measured against the RSS target:

	Completions	RSS Target	Requirement to 2021	Req’d annual build rate	5 year provision
2001/02 - 2010/11	2609	5600	2991	299	1495

**Table 3.12d:** Land supply requirement for 2010/11

3.20 The projected supply of housing over the 5 year period from 2011/12 to 2015/16 has been assessed, based on housing sites that are readily available, suitable and achievable for development. The projections of housing supply in the district are based on the following information:

- ❖ Allocations in Babergh Local Plan Alteration No. 2 (Adopted June 2006)
- ❖ Non-allocated sites with planning permission using a threshold for sites of 3 dwellings or more (both full and outline permissions that have not been fully implemented)
- ❖ Any other unallocated sites that have the potential to make a significant contribution to housing delivery during the 5 year period where the principle of development has been established.
- ❖ Future supply has been tested in consultation with stakeholders, including landowners, developers and agents through the SHLAA process.

	2011/12	2012/13	2013/14	2014/15	2015/16	Sum yrs 1 - 5
Projected Completions	280	457	400	387	312	1836
Annual minimum target	299	299	299	299	299	

**Table 3.12e:** Forecast supply over 5 year supply period 2011/12 - 2015/16

3.21 From the table below it can be seen that the projected housing supply over the period 2011/12 - 2015/16 exceeds the RSS annual average minimum rate required.

5 year provision required	1495
Amount of housing developable over 5 year period	1836
Supply of ready to develop housing sites	$(1836 / 1495) * 100 = 122\%$

**Table 3.12f:** 5 year land supply for the period 2011/12 - 2015/16 in Babergh

### Previously Developed Land (PDL)

3.22 Core Output Indicator H3 looks at all new / converted dwellings and monitors the proportion that has been built on previously developed land (PDL). During the 2010-11 monitoring year, 225 dwellings were built (gross) of which 92 were constructed on PDL (see Table 3.13 below).

Year	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Gross % PDL	43%	68%	66%	61%	55%	62%	41%

**Table 3.13:** COI H3 % PDL residential development.

3.23 It is important to remember that changes in garden land definition were introduced into PPS3 in June 2010 (i.e. private domestic garden land is no longer classified as brownfield land / PDL). The apparent fall-off in the percentage of residential development coming forward on PDL over the last two monitoring years is potentially indicative not just of this change in garden land status but perhaps also demonstrates that, as a mainly rural district, Babergh has a limited / diminishing supply of PDL sites that it can bring forward for development. These considerations also serve as an indicator to suggest that the district's future PDL re-use target in the BDF should not be set at an unachievable high level.

### Gypsy & Traveller Site Provision

3.24 Core Output Indicator H4 monitors the number of permanent and transit Gypsy & Traveller sites that have been permitted over the monitoring year. No planning applications for Gypsy & Traveller pitches were submitted and no permissions

were granted within the district during this period (see Table 3.14 below). There were no unauthorised encampments during the monitoring year. This could imply that despite the efforts of the Babergh Gypsy & Traveller Accommodation Working Group to raise awareness about the provision of pitches in the district that, in line with the results of the local Gypsy & Traveller Accommodation Needs Assessment (GTAA), there is a very low demand for pitches or sites in Babergh.

	Permanent	Transit	Total
2010 - 11	0	0	0
2009 - 10	0	0	0
2008 - 09	1 (3 year pp only)	0	1 (3 year pp only)
2007 - 08	0	0	0
2006 - 07	0	0	0

**Table 3.14:** COI H4 - applications for Gypsy & Traveller sites granted planning permission

### Affordable Housing

3.25 Affordable housing remains a key issue. During the 2010-11 monitoring year a slightly lower level of affordable housing was provided than in the previous years (see Table 3.15 below). This figure equates to just over 14% of all residential completions for 2010-11, which is well below the 35% target that has been set out in the adopted RSS and Local Plan. (*Note:* A scheme comprising 32 affordable dwellings was at completion at the end of March 2011 but was not eligible for inclusion in this year's figure).

Year	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Total (net)	43	56	73	88	111	34	31

**Table 3.15** COI H5: Affordable housing provision

### Building for Life

3.26 Core Output Indicator H6 was introduced to measures the number of applications assessed as part of the 'Building for Life Assessment'. This assessment is aimed at improving quality in new housing developments. At present, no schemes in Babergh have been assessed against the 'Building for Life' criteria. However, a Babergh Planning Officer has acquired 'Building for Life' accreditation and a programme is being set up which will see a benchmarking exercise carried out on a selection of completed schemes – to be used as a basis against which to monitor future proposals. It is intended that this indicator will be reported on in future years once these mechanisms are in place.

### Environmental Quality

3.27 The Environment Agency (EA) publishes a regular list of applications against which it has raised objections on grounds of either flooding or water quality. The vast majority of the objections are later removed following the imposition of conditions on the applicant or re-submission of the application. Core Output Indicator E1 monitors the number of applications granted contrary to EA advice. During the 2010-11 monitoring year it appears that there were no applications that were granted contrary to EA advice on the above matters.

Reason for objection	Number granted	Details
Flooding	0	n/a
Water quality	0	n/a

**Table 3.16:** COI E1: Permission granted contrary to EA advice

- 3.28 Core Output Indicator E2 relates to changes in areas of biodiversity importance. There have been no changes to the biodiversity site designations in Babergh over the 2010-11 monitoring year.
- 3.29 A number of completions took place during 2010-11 which had the potential to impact upon areas featuring in Suffolk's Biodiversity Action Plan (BAP). These are displayed in Table 3.17

Species	No. of applications	Species	No. of applications
Bats	1	Birds	0
Stag Beetle	1	Lizards	2
Otter	0	Hares	0
Dormouse	0	Water Vole	0
Hedgehog	1		

**Table 3.17:** Completions in an area affected by a BAP species

- 3.30 Core Output Indicator E3 relates to renewable energy generation. Table 3.18 below lists all permissions for small-scale renewable energy schemes that were granted in the 2010-11 monitoring year. Not all schemes are seen through to implementation by the Council's Building Control team, nor are they reported back to the Council as having been implemented by third parties. Furthermore, as a result of changes in permitted development rights concerning renewable energy, some smaller scale developments may not be picked up through planning permission monitoring. For more information see:

<http://www.publications.parliament.uk/pa/cm200405/cmbills/067/2005067.htm>

Application	Description	(Est.) Capacity	Implemented
B/10/00837/FUL	Hydro-power System	46,000 kWh / annum	No (late 2011)
B/10/01056/FHA	8 panel PV System	1.8 kw / day	Yes
B/10/01121/FHA	Wind turbine	5 kw / day	Yes
B/10/01453/FUL	17 panel PV System	2831kWh / annum	No (post April 2011)
B/10/01645/FHA	21 panel PV System	3425 kWh / annum	No (post April 2011)

**Table 3.18:** CO1 E3 - Applications for renewable energy schemes granted and status of the application (where known)

- 3.31 Babergh has one air quality management area (AQMA) in the district - for Cross Street in Sudbury. The Council is currently carrying out a further assessment of the air quality in this area and is preparing an Action Plan in conjunction with Suffolk County Council Highways section to pursue a reduction in pollution levels.

## MINERALS & WASTE

- 3.32 Minerals and waste planning are the responsibility of and are monitored by Suffolk County Council. For more details please refer to their website.

## SUMMARY & CONCLUSIONS

- 3.33 For the first time since 2004-05, commercial development completions (B-class uses) in the district have shown a small net loss in employment floorspace. Conversely, there was a small but significant gain in D2 (Assembly & Leisure) floorspace. There is still a problem of pressure on many allocated sites for redevelopment to alternative uses (invariably residential) and the adopted Supplementary Planning Document on the Retention of Employment Land is aimed at providing detailed guidance on safeguarding of employment land.
- 3.34 With regards to some of the larger sites allocated for employment uses, the Council has delivered (and adopted) a non-statutory planning position statement for the employment site at Wherstead Park and for the Brantham Industrial Area. The Wherstead site is occupied by the Co-op as their regional HQ and has potential to provide space for other business occupiers. Positive discussions are continuing with representatives of the landowners of the old Wardle Storeys area at Brantham to develop a masterplan for the site. The future of the former British Sugar site at Sproughton remains uncertain as a result of its ownership still being unresolved. The site is currently being marketed and the Council awaits further developments. The Council remains committed to proactive work to bring this important site forward for redevelopment for employment related uses and will be willing to engage in positive discussions when a new landowner is identified.
- 3.35 A slightly higher level of net residential completions was achieved during the 2010-11 monitoring year (216) compared to the previous year (185), although the overall trend remains low when compared to some earlier years. The expectation remains that both residential and business development will continue at a much lower rate - possibly for some years to come. It may also be the case that those sites which have fewer infrastructure requirements are more likely to be developed in the first instance.
- 3.36 During the monitoring year 41% of residential completions were delivered on previously developed land (PDL). Changes in garden land definition and the rural nature of the district mean that Babergh has a limited supply of PDL that could be developed in future years. In light of this, the setting of an appropriate target will be considered in the Core Strategy.
- 3.37 Babergh has a good level of housing land supply. Although it is difficult to forecast with certainty the rate at which sites may come forward, a number of larger sites remain under construction and it is anticipated that some of the other larger sites will start to deliver new homes over the next few years. The situation with regards two NHS owned sites in Sudbury remains uncertain and, therefore, these figures have not been included in the trajectory at this stage.
- 3.38 A lower level of affordable housing was delivered during the 2010-11 monitoring year than in the previous year (14% of all net completions). This has partly been put down to the collapse of open market development and hence far fewer new planning obligations properties during 2009 - which has still not recovered this year, although there has been an increase in developers progressing with development. Of the total affordable housing completions, most were built on the Council's own land and / or were delivered as rural exceptions sites. It is important that a mix of affordable and market housing is provided and retained. Developers are also seeking funding for more social rented properties, as the demand for intermediate housing is not as strong due to the fact that people are unable to raise mortgages.

## LOCAL OUTPUT INDICATORS

### Significant Effects Indicators

#### Carbon Emissions

3.39 One area that should be monitored and will become increasingly important is that of CO<sub>2</sub> emissions, given their impact on climate change. Table 3.19 below shows the emissions from various sectors over the period 2005 - 2008 in tonnes per annum.

Emissions (tonnes / annum)	2005	2006	2007	2008
Industry & Commercial	217	218	199	220
Domestic	222	225	219	217
Road Transport	247	244	246	237
Total	686	687	663	674

**Table 3.19:** Carbon emissions in Babergh (tonnes per annum). Data taken from DECC indicator NI186. (No more up to date info available other than 2008).

Note: This table shows revised data published for the period 2005 – 07 to allow for a more direct comparison to be made with the new 2008 statistics. For more information on this please refer to: <http://www.decc.gov.uk/en/content/cms/statistics/indicators/ni186/ni186.aspx>

#### Waste & Recycling

3.40 Babergh recycles approximately 30% of dry household waste. This percentage was slightly higher than the previous year, reflecting the recycling of street sweepings which started part way through the year. The percentage of household waste going to landfill is lower than last year (both for Babergh and for Suffolk). With most of Babergh being rural in nature it is possible that the composting figure is low as many people have their own compost heaps, although the customer base for the garden waste scheme continues to grow (now 9000). No household waste from Babergh is recycled for energy recovery.

%	Household dry recycling	Household compost	Household for energy recovery	Household landfill
2010-11	29.84	11.50	0	58.66
2009-10	28.03	10.08	0	61.9
2008-09	29.3	10.47	0	-(51.7)
2007-08	30.6 (25.6)	8.6 (20.2)	-( <0.01)	-(54.1)
2006-07	28.6 (23.9)	7.8 (19.0)	-(0.04)	-(57.1)
2005-06	26.9 (22.6)	6.5 (18.1)	-(0)	-(59.3)

**Table 3.20:** Recycling in Babergh: % of total waste (figures in brackets are for Suffolk)

3.41 All households in Babergh are served by at least 2 roadside waste and recycling collections. They also all exceed the target of 21% of waste to be sent for recycling. Table 3.21 shows that the total amount of collected waste has increased slightly, mainly due to the increased garden waste collected, all of which is recycled.

	Collected household waste per person (kg)	Cost of waste collection per household
2010-11	376.1	£36.02
2009-10	370.7	£37.18
2008-09	378.3	£30.46
2007-08	387.2	£30.19
2006-07	404.4	£34.61
2005-06	403.1	£32.50

**Table 3.21:** Waste collection statistics

3.42 Table 3.22 below summarises the condition of designated Sites of Special Scientific Interest (SSSI) in Babergh (as at 1<sup>st</sup> April 2011). Appendix 2 shows this same information in more detail. Compared to previous years, there has been a noticeable increase in the number of sites described as 'Favourable' or 'Unfavourable Recovering'. This is principally due to a change in the status of parts of the Stour Estuary SSSI which were re-assessed during late 2010 and found to be in a favourable condition. There has also been a noticeable decrease in the number of sites described as 'Unfavourable No Change', although this change is not always for the better.

Condition	Number of sites	Total area (ha)
Favourable	23	1373.35
Unfavourable no change	4	50.62
Unfavourable recovering	31	436.20
Unfavourable declining	20	98.99

**Table 3.22:** Change of condition of SSSI sites in Babergh (as at 1<sup>st</sup> April 2011)

## SUMMARY & CONCLUSIONS

- 3.43 Local indicators and targets will be developed through the Babergh Development Framework production process.
- 3.44 Relevant strategies (if any are in place) to support recycling and biodiversity should also be identified as part of the Babergh Development Framework.

## POLICY MONITORING

- 3.45 The Babergh Local Plan Alteration No 2 was adopted in 2006. In order to ensure continuing planning policy coverage during transition to the Babergh Development Framework, the Council applied to the Secretary of State (GO-East) to 'save' the majority of policies in the Babergh Local Plan in 2009. Confirmation was received from the Secretary of State that most of the policies contained in the current adopted Babergh Local Plan are 'saved' (and thereby remain in place) whilst others expired on the 2<sup>nd</sup> June 2009. This confirmation is in the form of a 'Direction' under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004. Further details can be found on our website.
- 3.46 Decision notices of all applications have been studied to provide quantitative data regarding the use and implementation of the saved Local Plan Policies. The outcomes of this analysis are shown in Table 3.23 below.

<b>Policy</b>	<b>APPROVAL</b>	<b>REFUSAL</b>
LP01 - Planning Obligations	9	0
EN02 - CWSs, RIGGS, LNRs	5	0
EN04 - Semi Natural Habitats	18	2
EN06 - Habitat Creation	8	0
EN09 - Conservation of Energy	5	0
EN10 - Renewable Energy	6	2
EN13 - Water Conservation	0	0
EN21 - Recycling Facilities – Refuse/Compost	7	1
EN22 - Light Pollution – Outdoor Lighting	14	0
EN26 - Telecommunications	10	0
HS01 - Towns	18	3
HS02 - Villages	136	13
HS03 - Non-sustainable and Sustainable villages	25	0
HS04 - Protecting the Countryside	7	14
HS05 - Replacement Dwellings	30	2
HS06 - Rural Exception - Local Needs Housing (location / need)	3	0
HS07 - Rural Exception - Local Needs Hsng (management / occupation)	4	0
HS08 - Affordable Housing - Allocated Sites	2	1
HS09 - Affordable Housing - Small Settlements	6	3
HS11 - Head Lane, Great Cornard	0	0
HS12 - Housing Allocation - William Armes site, Sudbury	0	0
HS13 - High Bank, Melford Road, Sudbury	0	0
HS14 - People's Park, Sudbury	0	0
HS15 - Gray's Close, Hadleigh	0	0
HS16 - Gallows Hill, Hadleigh	0	0
HS17 - Carsons Drive, Gt Cornard	0	0
HS18 - Bures Road, Gt Cornard	0	0
HS19 - Rotherham Road, Bildeston	0	0
HS20 - Friends Field / Tawney Rise, Bures	0	0
HS21 - Goodlands Farm, Boxford	0	0
HS22 - Housing Allocation - Folly Road, Great Waldingfield	3	0
HS23 - Church Farm, Whatfield	0	0
HS24 - Church Lane, Sproughton	0	0
HS25 - Land at Crownfield Road, Glemsford	0	0
HS26 - Residential Development - Ipswich	0	0
HS27 - Density & House Type	12	1
HS28 - Infilling	277	22
HS29 - Residential Caravans	1	0
HS31 - Public Open Space (Sites of >1.5ha)	1	0

<b>Policy</b>	<b>APPROVAL</b>	<b>REFUSAL</b>
HS32 - Public Open Space (New Dwellings and Sites <1.5ha)	25	9
HS33 - Extensions to Existing Dwellings	806	44
HS34 - Smaller Swellings	1	0
HS35 - Residential Annexes	23	2
HS39 - Special Needs Housing	18	0
HS40 - Special Needs Housing: Conversions / Change of Use	0	0
EM01 - General Employment	97	2
EM02 - General Employment Areas - Existing and New Allocations	4	0
EM03 - Land to South-East of Lady Lane, Hadleigh	0	0
EM04 - Former British Sugar, Sproughton	0	0
EM05 - Wherstead Office Park, Wherstead	0	0
EM06 - Land at Brantham Industrial Area	0	0
EM07 - Land at Bures Road, Gt Cornard	0	0
EM08 - Warehousing & Distribution	1	0
EM09 - Leisure & Sport at Employment Areas	1	0
EM11 - Notley Enterprise Park	0	0
EM12 - Bull Lane / Acton Place, Acton	0	0
EM13 - Pond Hall Industrial Estate	0	0
EM14 - Tentree Road, Gt Waldingfield	0	0
EM15 - Off Brook Street, Glemsford	0	0
EM16 - London Road, Capel St Mary	0	0
EM17 - Sprites Lane, Ipswich Fringe	0	0
EM18 - Land on the eastern bank of the River Orwell (Ipswich)	0	0
EM19 - High Technology Employment Provision	0	0
EM20 - Expansion / Extension of Existing Employment Uses	32	1
EM21 - Redundant Airfields	1	0
EM23 - Workshop Scale Employment Sites	0	0
EM24 - Retention of Existing Employment Sites	4	4
SP03 - Retail Development Outside Town Centres	5	0
SP04 - Shopping in Local Centres and Villages	1	0
SP05 - Farm Shops	7	0
CR01 - Landscaping Quality	309	40
CR02 - AONB Landscape	110	3
CR04 - Special Landscape Areas	130	10
CR07 - Landscaping Schemes	86	4
CR08 - Hedgerows	9	2
CR09 - Agricultural Reservoirs	0	0
CR10 - Change of Use from Agricultural Land	43	0
CR13 - Removal of Agricultural Occupancy Restrictions	0	1
CR14 - Houseboats - estuarial or inland waters	1	0

<b>Policy</b>	<b>APPROVAL</b>	<b>REFUSAL</b>
CR15 - Houseboats at Pin Mill	0	0
CR16 - Jetties at Pin Mill	0	0
CR18 - Buildings in the Countryside – Non-residential	35	3
CR19 - Buildings in the Countryside - Residential	6	9
CR20 - Protecting Existing Village Facilities	2	3
CR22 - Proposed LNR Belstead	1	0
CR24 - Village Schools	0	0
CN01 - Design Standards	1455	85
CN03 - Open Space within settlements	3	0
CN04 - Design & Crime Prevention	5	0
CN06 - Listed Buildings – Alteration / Extension / Change of Use	596	24
CN08 - Development in or near Conservation Areas	271	14
CN14 - Historic Parks and Gardens - National	0	0
CN15 - Historic Parks and Gardens - Local	0	0
RE01 - Sports Facilities	5	0
RE02 - New Playing Fields	0	0
RE04 - Quay Lane, Sudbury Open Space	0	0
RE05 - Shawlands Avenue, Great Cornard	0	0
RE06 - Small and Medium Scale Recreation	14	4
RE07 - Large Scale Recreation	0	0
RE11 - Land between A137, A14 and the Strand	0	0
RE13 - Great Cornard Country Park	0	0
RE14 - Stour & Orwell Estuaries	0	0
RE15 - Moorings and Marinas	0	0
RE16 - Land Based Sailing Facilities on Estuaries	1	0
RE17 - Land based facilities at Alton Water	0	0
RE18 - Rivers Stour and Gipping	1	0
TP01 - Pedestrians	3	0
TP02 - Public Right of Way	2	0
TP03 - Provision of Cycle Routes	5	0
TP04 - New Cycle Links	0	0
TP05 - New Cycle Link Sproughton	0	0
TP07 - Expansion of Copdock Park and Ride Facility	0	0
TP08 - Proposed Park & Ride, Wherstead	0	0
TP10 - Sudbury Western Bypass Route Protection	0	0
TP13 - Lorry Parking in Hadleigh	0	0
TP15 - Parking standards - New Development	18	2
TP16 - Green Travel Plans	1	0
TP18 - Airports	0	0
TP19 - Boxford Community Car Park	0	0

<b>Policy</b>	<b>APPROVAL</b>	<b>REFUSAL</b>
SD01 - Principal Shopping Area	1	0
SD02 - Sudbury - Mixed Use Areas - Business & Service	1	0
SD03 - Sudbury - Mixed Use Areas - Shopping and Commercial	1	0
SD04 - Sudbury - Mixed Use Areas - Residential Development	0	0
SD05 - Bus / Rail Interchange	0	0
SD06 - Land around Bus Station & Borehamgate Precinct	6	0
SD07 - Land to Rear of Market Hill	1	0
SD08 - North St / Gainsborough Rd Junction	0	0
SD10 - Bus Station	0	0
SD11 - Industrial Areas	0	0
SD13 - Walnuttree Hospital	0	0
SD14 - Market Hill, New Service Road	0	0
SD15 - Alternative Hospital Site	0	0
HD01 - Shopping - Foodstore between Pound Lane & Bridge Street	0	0
HD03 – Prime Shopping Area	0	0
HD05 – Hadleigh Health Centre	0	0
CP01 – Chilton Mixed Use Development Package	0	0
CP02 – Chilton Cemetery	0	0

**Table 3.23:** Policies used for deciding planning applications

3.47 From this analysis it is clear that the saved policies are well used and continue to result in development coming forward in a better planned manner than would have been the case otherwise. The implementation of key policies such as housing and employment provision and the safeguarding of employment land etc. continue to be effective. It seems that the most frequently used policies are those relating to general development principles, e.g. design standards and landscaping qualities, as well as policies relating to areas such as new development in towns and villages. Generally, those that have not been used are specialised policies for particular development types that did not feature during the monitoring period. The use of these policies would have to be monitored over a longer period and the appropriateness and effectiveness of policies will be considered in detail as part of the preparation process for the Core Strategy, Site Specific Allocations, and the Development Management Policies DPDs. No saved policies have been identified as not being implemented (for the purposes of the current regulations set out at reg. 48, (4) & (5)).

# **SECTION 4: CONCLUSIONS**

## **KEY POINTS & CONCLUSIONS**

- 4.1 Progress continues to be made towards achieving the LDS milestones. The Council re-consulted its public on alternative scenarios for employment numbers, housing numbers, and broad locations for growth in late 2010 (Growth Options Consultation), the outcomes of which have helped shape the draft Submission Core Strategy. It is anticipated that the latter will be published for public consultation towards the end of 2011. The LDS will need to be updated in order to reflect this and other changes.
- 4.2 Housing and employment completions in this monitoring year continue to show signs of having been affected by the economic downturn. It is also likely that the effect of the severe economic recession will continue to show over the forthcoming years and that the rate of completions will probably continue to be lower than has been the case in the past. Housing completions and starts in the first quarter of 2010/11 were slightly higher than the same period in 2009/10 (suggesting some promising signs) but this will have to be monitored over a longer period to assess useful trend information. It will be important to monitor future trends in the district and it is vital that the Council supports economic strategies and develops spatial policies that promote economic growth in order to maintain a healthy and vibrant local economy in the district.
- 4.3 There is still pressure on many allocated employment sites for redevelopment to alternative uses, invariably residential. The adopted Supplementary Planning Document on the Retention of Employment Land provides detailed guidance on safeguarding of employment land. The latest Employment Land Review provides a key evidence source and will also inform the new Babergh Development Framework documents.
- 4.4 We will review jobs and housing targets through the BDF process, although the need remains for general conformity with the adopted RSS. The evidence used to develop the RSS growth targets for the district also remains valid and is still considered to be reliable. In the meantime, and for the purposes of this report, the RSS targets were used to analyse housing supply. The 5 year housing land supply in Babergh exceeds the RSS housing delivery target for the district. It is difficult to forecast with certainty the rate at which future sites may come forward for residential development; however a number of larger sites are currently under construction and several others have consent for residential development or are currently being considered through planning applications. It is anticipated that these larger sites will come forward for development in the next few years. Over the longer term, more allocations for residential/mixed-use development will need to be identified to provide for sufficient land over the next 15 to 20 years based on the RSS (or any locally derived) targets.
- 4.5 Affordable housing completions for 2010-11 were at a similar level to last year and were, once again, lower than in previous years. The outlook for affordable housing delivery also continues to look highly challenging in future. It will be necessary to develop effective responses to promote continued new delivery and this will need concerted action across a number of areas. The Council will need in particular to ensure effective policies are developed through the Development Plan Documents that reflect the findings of the evidence such as Housing Needs Surveys carried out both at District level and at more local levels.

- 4.6 Climate change remains an issue, as does the need for an effective response and adaptation to it. Flood risk could increase as a result of climate change. While carbon emissions appear to have reached a certain level (data valid as of 2008) the amount of waste being recycled continues to grow meaning that less and less waste is being sent to landfill. Babergh needs to maintain this trend and should consider the need to develop spatial policies within the Development Plan Documents, which relate to climate change.

## **ACTIONS TO BE TAKEN**

- 4.7 Amend Local Development Scheme (2011-12).
- 4.8 Continue with the production of the Core Strategy and other BDF documents.
- 4.9 Continue to monitor the economy, housing completions and related factors in order to assess the impacts of the economic downturn and identify any signs of a recovery.
- 4.10 Continue to develop and review local monitoring indicators / targets and to keep improving policy monitoring system. As part of this, the Council needs to ensure that monitoring work is targeted properly at meaningful indicators and measures that provide real benefit to it and others.
- 4.11 Ensure clear links between the monitoring work for the future versions of the AMR and the requirements of DPDs, Sustainability Appraisals / Strategic Environmental Assessments and the Habitats Directive.
- 4.12 Include an Infrastructure Delivery Plan once a Core Strategy and / or other Development Plan Documents are adopted. An important new means of delivering this would need to be a new Community Infrastructure Levy (CIL) system. It is envisaged that as far as possible this will be done jointly with Mid Suffolk District (and other Suffolk local authorities).
- 4.13 Implement changes to the Local Housing Needs criteria.
- 4.14 The above actions will be driven increasingly by joint work and co-ordinated approaches with Mid Suffolk district, with the integration of the two staff structures to take place ready for the 2012-13 year.

## Appendices:

### Appendix 1: Parishes in the Haven Gateway and the Ipswich Policy Area:

Parish	Ipswich Policy Area	Haven Gateway
Assington		✓
Belstead	✓	✓
Bentley		✓
Brantham		✓
Burstall		✓
Capel St Mary		✓
Chattisham		✓
Chelmondiston		✓
Copdock/Washbrook	✓	✓
East Bergholt		✓
Erwarton		✓
Freston		✓
Great Wenham		✓
Hadleigh		✓
Harkstead		✓
Higham		✓
Hintlesham		✓
Holbrook		✓
Holton St Mary		✓
Layham		✓
Leavenheath		✓
Little Wenham		✓
Nayland		✓
Pinewood	✓	✓
Polstead		✓
Raydon		✓
Shelley		✓
Shotley		✓
Sproughton	✓	✓
Stoke by Nayland		✓
Stratford St Mary		✓
Stutton		✓
Tattingstone		✓
Wherstead	✓	✓
Woolverstone		✓

Not all parishes are listed above. Only those in the IPA / Haven Gateway are shown.

## Appendix 2: Details of SSSI condition

[Source: <http://www.english-nature.org.uk/special/sssi/report.cfm?category=C,CF> – Report date 01 April 2011]

SSSI name	Main habitat	Unit No.	Unit Area (ha)	Condition
Arger Fen	Broadleaved, mixed and yew woodland - lowland	1	6.44	Unfavourable recovering
Arger Fen	Acid grassland - lowland	2	2.64	Favourable
Arger Fen	Acid grassland - lowland	3	2.38	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	4	17.59	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	5	0.38	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	6	2.00	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	7	4.53	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	8	3.75	Unfavourable declining
Arger Fen	Fen, marsh and swamp - lowland	9	4.57	Unfavourable declining
Arger Fen	Broadleaved, mixed and yew woodland - lowland	10	0.36	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	11	0.76	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	12	1.54	Unfavourable recovering
Arger Fen	Fen, marsh and swamp - lowland	13	1.50	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	14	0.50	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	15	0.78	Favourable
Bobbitshole, Belstead	Earth heritage	1	1.72	Favourable
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	1	20.75	Unfavourable recovering
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	2	5.35	Unfavourable recovering

<b>SSSI name</b>	<b>Main habitat</b>	<b>Unit No.</b>	<b>Unit Area (ha)</b>	<b>Condition</b>
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	3	5.57	Favourable
Cornard Mere, Little Cornard	Fen, marsh and swamp - lowland	1	5.69	Unfavourable declining
Cornard Mere, Little Cornard	Fen, marsh and swamp - lowland	2	0.82	Unfavourable declining
Cornard Mere, Little Cornard	Fen, marsh and swamp - lowland	3	2.02	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	1	7.69	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	2	4.68	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	3	4.85	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	4	7.79	Unfavourable recovering
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	5	2.00	Unfavourable recovering
Elmsett Park Wood	Broadleaved, mixed and yew woodland - lowland	1	8.62	Unfavourable declining
Freston & Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	1	86.95	Unfavourable recovering
Freston & Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	2	42.74	Unfavourable no change
Freston & Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	3	12.31	Unfavourable declining
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	1	15.12	Unfavourable declining
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	2	6.78	Unfavourable recovering
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	3	6.78	Unfavourable recovering
Glemsford Pits	Standing open water and canals	2	10.60	Unfavourable recovering
Groton Wood	Broadleaved, mixed and yew woodland - lowland	1	20.14	Favourable
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	1	38.42	Favourable
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	2	1.90	Unfavourable declining
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	3	34.30	Unfavourable recovering

<b>SSSI name</b>	<b>Main habitat</b>	<b>Unit No.</b>	<b>Unit Area (ha)</b>	<b>Condition</b>
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	4	2.54	Unfavourable recovering
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	5	40.95	Unfavourable recovering
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	1	5.10	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	2	12.02	Unfavourable recovering
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	3	8.03	Favourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	4	4.48	Unfavourable no change
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	5	3.69	Unfavourable recovering
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	6	11.41	Unfavourable recovering
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	7	11.49	Unfavourable recovering
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	8	2.41	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	9	4.07	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	10	4.68	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	11	5.37	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	12	1.88	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	13	1.20	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	14	1.78	Unfavourable no change
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	1	62.07	Unfavourable recovering
Lineage Wood & Railway Track, Long Melford	Calcareous grassland - lowland	2	2.26	Unfavourable declining
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	3	0.75	Favourable
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	4	4.95	Unfavourable recovering
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	5	2.78	Favourable

<b>SSSI name</b>	<b>Main habitat</b>	<b>Unit No.</b>	<b>Unit Area (ha)</b>	<b>Condition</b>
Lineage Wood & Railway Track, Long Melford	Neutral grassland - lowland	6	1.62	Unfavourable no change
Lineage Wood & Railway Track, Long Melford	Neutral grassland - lowland	7	4.27	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	1	5.30	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	2	4.39	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	3	4.50	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	4	2.98	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	5	21.10	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	6	2.89	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	7	0.06	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	8	1.01	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	9	0.09	Favourable
Stour Estuary	Littoral sediment	2	388.45	Favourable
Stour Estuary	Littoral sediment	4	713.77	Favourable
Stour Estuary	Littoral sediment	6	162.83	Favourable
Stour Estuary	Earth heritage	8	3.45	Favourable
Thorpe Morieux Woods	Broadleaved, mixed and yew woodland - lowland	1	12.22	Favourable
Thorpe Morieux Woods	Broadleaved, mixed and yew woodland - lowland	2	28.37	Unfavourable recovering
Thorpe Morieux Woods	Broadleaved, mixed and yew woodland - lowland	3	4.64	Unfavourable recovering

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Planning Officers Society (2005), *Policies for Spatial Plans: A guide to writing the policy content of Local Development Documents*. [Online]. Now available from: <http://www.idea.gov.uk/idk/aio/942241>

## Acts & Statutory Instruments (SI) referred to:

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Town and Country Planning (Local Development) (England) Regulations (2004) SI 2004/2204

## Sources for data used:

DECC (Department of Energy and Climate Change) - energy use statistics available from: <http://www.decc.gov.uk/en/content/cms/statistics/indicators/ni186/ni186.aspx>

Environment Agency - information on planning permissions available from: <http://www.environment-agency.gov.uk/research/planning/33698.aspx>

Natural England - Condition of SSSI - available from: <http://www.english-nature.org.uk/special/sssi/report.cfm?category=C,CF>

## Other sources:

Suffolk Data Observatory available from: <http://www.suffolkobservatory.info/>

Neighbourhood Statistics (ONS) available from: [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)

Statistics collected from NOMIS, available from: <https://www.nomisweb.co.uk>

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## Addendum

The table below shows net residential completions by housing area within Babergh district over the last four monitoring years (2007/08 to 2010/11).

<b>Area</b>	<b>2007 / 08</b>	<b>2008 / 09</b>	<b>2009 / 10</b>	<b>2010 / 11</b>
Sudbury & Gt Cornard	131	172	122	56
Hadleigh	1	5	4	3
Ipswich Fringe	0	0	2	3
Rest of District	172	112	57	154
<i>TOTAL</i>	<i>304</i>	<i>289</i>	<i>185</i>	<i>216</i>

Where the Ipswich Fringe (Ipswich Policy Area) covers the parishes of Belstead, Copdock & Washbrook, Pinewood, Sproughton and Wherstead)

For further information on housing completions etc. please also refer to page14