



ANNUAL MONITORING REPORT

2012 - 2013



MID SUFFOLK
LOCAL DEVELOPMENT
FRAMEWORK

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1. Introduction

1.1 This document forms Mid Suffolk's second Authority Monitoring Report (AMR) and the ninth Annual Report. It covers the period from 1st April 2012 to 31st March 2013 and the information returned is valid at the time of publication.

1.2 The Localism Bill received Royal Assent in November 2011 and came into force in stages with new Regulations coming into force on the 6th April 2012 [*Town and Country Planning (Local Planning) (England) Regulations*]; and further changes in October 2012. Section 113 of the Localism Act makes changes to the requirements of section 35 of the Planning and Compulsory Purchase Act 2004 regarding Annual Monitoring Reports. The Localism Act contains provisions that remove the requirements to consult the Secretary of State on revisions to the Local Development Scheme (LDS) and to submit the AMR to the Secretary of State. Therefore local planning authorities will be able to revise their LDS and produce an annual monitoring report without the formal procedures previously required. However, in the interests of transparency the local planning authority must ensure that these documents are publicly available.

1.3 Consequently it is a matter for each local planning authority to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. The Localism Act removes the reference to Annual Monitoring Reports in the Planning and Compulsory Purchase Act 2004 – replacing it with "*Authorities Monitoring Reports*" (this may be more than one report that covers a period not longer than 12 months, or a shorter period).

It is noted that Mid Suffolk District Council for the last five years has produced reports including Housing Land Availability, Five Years Supply of Housing Land and Retail Monitoring Reports which make up the Government's new 'Authorities Monitoring Reports'.

1.4 Previously, Local Authorities were required to report annually on a set of Core Output Indicators (COIs) (CLG, July 2008). This report continues to report on progress with the LDF and indicators set out in the Core Strategy Focused Review (2012), Stowmarket Area Action Plan (2013), Core Strategy (2008) and Local Plan (1998), together with any other information the Authority considers appropriate. Any Local

Development Documents adopted by the Authority will specify appropriate monitoring indicators for the matters they address and in the future the AMR will largely rely on these indicators.

Integration with Babergh District Council

1.5 Mid Suffolk and Babergh District Councils are currently undertaking a process of integration that will enable the two authorities to make greater changes faster. The integration and transformation plans have been moving swiftly forward since the appointment of a new, joint Chief Executive in May 2011, to oversee a radical transformation in the way in which the councils do things and how the councils deliver them.

1.6 This change was prompted by the need to meet tough savings and efficiency targets, as well as cuts in Government funding to local authorities across the UK. Since then, both councils have continued to plan and deliver ways of bringing the two work forces together as a way of achieving savings and improving support for front line services in an era of public sector cuts. This joint working that will assist the production of development plan preparation within the two districts.

National Planning Policy Framework

1.7 Significant changes to the planning system have been made that affect the responsibilities of all local planning authorities. The Government's intention is to make the planning system one that better supports sustainable economic growth and jobs, underpinned with the principles of localism, with less 'top-down' prescription and more 'bottom up' involvement.

1.8 The National Planning Policy Framework (NPPF) was published on 27th March 2012. It sets out the Government's priorities for planning in England and replaces all the previous Planning Policy Statements and various other planning guidance.

1.9 The East of England regional tier of planning was officially abolished on 3rd January 2013, including the Regional Spatial Strategy and its associated housing targets. This aims to give local authorities more freedom and flexibility to work with their neighbours and

other bodies involved in the strategic planning for their area (as covered by the new ‘duty to co-operate’).

1.10 “Up-to-date” Local Plans (*i.e. Local Plans which are consistent with the NPPF*), should be in place as soon as practical. However, ministers acknowledge that it may take up to two years for this to be accomplished. In the absence of an up-to date and consistent plan, it is proposed that planning applications should be determined in accordance with the NPPF, including its presumption in favour of sustainable development.

The Role of Annual Monitoring Reports

1.11 Annual Monitoring Reports are a requirement of section 35 of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011 (refer to paragraphs 1.2 and 1.3).

1.12 Good monitoring and reporting showcases the work of the authority and its partners. It tells communities what planning is doing and who it is working with. It is central to the council’s overall consideration of how it is performing and where to focus efforts in the future. Mid Suffolk adheres to the following monitoring roles:

- be an effective way to gather evidence for future policy, and support development management decisions;
- show how planning is delivering corporate objectives;
- help communities understand the purpose of planning in their area;
- demonstrate real outcomes such as sites regenerated, houses built and jobs created;
- evaluate the effectiveness of planning policy and decision making;
- help build collaborative policy approaches across the council, with neighbourhoods, partnerships and with the wider community;
- identify areas where objectives aren’t being met and changes to policy or development management are necessary;
- show progress in preparing local plans against the ambitions set out in the council’s local development scheme.
- report progress on the policies and related targets in local development documents.

- Where policies and targets are not being met or on track or are having unintended effects, reasons should be provided along with and appropriate actions to redress the matter.
- include 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.
- reprioritise any previous assumptions made regarding infrastructure delivery.

1.13 It is the intention of the AMR to monitor the implementation of policies developed under the LDF process. In 2012 Mid Suffolk undertook a review of its adopted Core Strategy (2008) to ensure compliance of the Stowmarket Area Action Plan with the Core Strategy. The Core Strategy Focused Review (CSFR) (adopted December 2012) revised two strategic objectives, introduced new sustainable development policies FC1 and FC1.1 in line with new national guidance and replace Core Strategy Policies CS 8 and CS11 with CSFR policies FC2 and FC3. The effect of the Core Strategy Focused Review was to revise the housing targets for Stowmarket and the district for the period to April 2026 and similarly introduce new jobs targets to reflect new employment development proposed in Stowmarket.

The Stowmarket Area Action Plan (SAAP) was adopted in February 2013 and introduced new policies for the designated Stowmarket area, including housing and employment allocations.

Each of these documents has clear arrangements for monitoring and reporting results to the public. For example:

The Core Strategy Focussed Review has set out monitoring requirements for certain policies within the document. Firstly it is important that employment proposals by Mid Suffolk District Council are monitored. The council will also monitor employment provision within the six nominated broad locations and seek to identify opportunities and overcome any barriers to growth within these areas. Appendix 2 of the Core Strategy Focussed Review states that the housing trajectory will be updated in the Annual Monitoring Report.

These figures will indicate if housing delivery in the District needs to be managed and if it is necessary to review housing policies in the Mid Suffolk new style Local Plan.

The Stowmarket Area Action Plan (SAAP) has a broad set of seven strategic monitoring objectives, shown on page 107 of the SAAP. Monitoring progress will be undertaken in two categories: (i) monitoring the application of policies and proposals; and (ii) monitoring implementation on allocated sites and areas (IDP).

These monitoring requirements are set out in Section 7 of this report.

1.14 A draft version the Council's LDS timetable is available in Chapter 2 (Figure 1, page 13). This is in the process of being updated to accommodate joint working with Babergh District Council. Please note that the Core Strategy Focused Review was adopted December 2012 and the Stowmarket AAP in February 2013. The monitoring required for these documents is covered in section 7 but is not assessed in this document.

This AMR will look at existing 'saved policies' from the Mid Suffolk Local Plan (1998) and at Mid Suffolk's Core Strategy (2008) acting as a basis for informing the production of DPD policies. The AMR for the Mid Suffolk Local Development Framework will evolve as the individual DPDs are written, and the system of monitoring created through the Core Strategy DPD is developed further, including utilising the baseline presented in this AMR. Where there are apparent gaps in data collection or on some particular subjects, the AMR will set out how the gaps are intended to be addressed.

1.15 Future DPD production and monitoring will need to be co-ordinated with and probably combined with that of Babergh District Council and this process is currently evolving.

Content

1.16 This report is set out into 8 main sections. The second section reviews progress in the production of the documents set out in the Local Development Scheme. This is followed by a brief overview of the district with recent findings from the Census 2011.

1.17 The fourth, fifth and sixth sections present annual results for a series of local and core indicators. These sections provide an insight into general and local indicators, as well as summarising how Mid Suffolk District Council is performing and how this contributes to relevant local targets, and to sustainable development.

1.18 The seventh section assesses the implementation of existing policies. In particular it identifies any which have not been used during the year, or have not been working as intended, to allow an assessment of whether these need to be deleted or replaced in the future. This monitoring report considers saved policies from the Mid Suffolk Local Plan (1998). The 2012 CSFR and 2013 SAAP will also be considered as they were adopted during the monitoring period.

1.19 Finally, the main findings of the monitoring report are set out in a summary.

Methodology

1.20 This document forms the second Authority Monitoring Report and the ninth Annual Report. Existing monitoring frameworks have been utilised as much as possible to source data and new monitoring methods will be introduced to provide returns for the new and amended indicators.

1.21 Mid Suffolk District Council collects housing data on an annual basis by conducting the Housing Land Availability Assessment. The return provides local and several core indicators for LDF monitoring.

1.22 The retail monitoring report for 2013 has been produced and will be used as an evidence base for this year's AMR.

1.23 Sustainability Appraisals are required for certain LDF documents, to assess the impact of policies and proposals. Any potential for identified significant impacts will be monitored as 'significant' indicators.

2 Local Development Scheme

Introduction

2.1 This section of the AMR will consider the timetable and milestones that Mid Suffolk has set out in its Local Development Scheme (LDS). The LDS (see Figure 1) sets out a Council's programme for preparing each of its proposed Development Plan Documents.

2.2 Each proposed Local Development Document (LDD) identified in the LDS is listed in Table 1. Slippage has been identified and the need for a revision to the timetable is explained below.

2.3 The Core Strategy Focused Review was adopted in December 2012 and the Stowmarket Area Action Plan was adopted in February 2013, which marks the completion of the council's main targets for the last four years.

2.4 Since the previous AMR Mid Suffolk and Babergh District Council's have been in the process of integrating their back office staff and this process will not be completed until Autumn 2013. The council's are intending to produce joint "new style" local plans in the future and are developing a timetable for the different documents, in the period leading up to completion of the integration. This timetable will be published as soon as it is available and where relevant the progress of any neighbourhood plans will be monitored.

2.5 In the meantime the Mid Suffolk 2011 LDS is shown below and will be updated on both of the council's websites when the new joint LDS is available.

Mid Suffolk Local Development Scheme (2011)

2.6 This section of the AMR will consider the timetable and milestones that Mid Suffolk has set out in its Local Development Scheme (LDS). The LDS sets out a Council's programme for preparing each of its proposed Development Plan Documents.

2.7 A draft LDS was produced in December 2011, showing the current progress and this is reproduced below

2.8 In Table 1 (page 11) we summarise current progress on the delivery of our key Development Plan Documents (DPDs) - Stowmarket Area Action Plan (SAAP), Core Strategy Focused Review (CSFR), Development Management Policies DPD and Site Allocations DPD. We will also continue to keep our relevant web pages updated with the latest news on all these DPDs. <http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/>

Table 1: Progress against the new LDS

Document	Purpose	(2011 Draft LDS) Target Date	Comment
Mid Suffolk Core Strategy	To set out the long-term spatial vision for the District, identifying strategic objectives and planning policies to help deliver this vision.	Target date for adoption: April 2008	The Core Strategy Development Plan Document was prepared in accordance with the LDS timetable and adopted in September 2008 . Please refer to Core Strategy Focused Review section below.
Core Strategy Focussed Review (CSFR)	To encompass evidence and issues that had arisen in the past few years.	Target date for adoption: September 2012	The Core Strategy Focussed Review was adopted in December 2012 .
Stowmarket Area Action Plan (SAAP)	To guide future development in Stowmarket and its immediate surrounding villages and to allocate specific sites	Target date for adoption: September 2012	The Stowmarket Area Action plan was adopted in February 2013 .
Development Management Policies DPD	To include policies that will ensure that all development within the District meets certain criteria and contributes to the achievement of	Target date for adoption: tbc	Although progress of the Development Management (DM) Policies document has stopped, integration discussions have indicated that a shared DM Policies document with Babergh District Council may be helpful to both Districts.

	<p>the Vision and Core Strategy Objectives. However, it will not include strategic policies or site specific allocations.</p>		<p>Initial preparation work on the DM Policies has taken place and further progress will be likely after the Core Strategy Focused Review and Stowmarket Area Action Plan and Babergh Core Strategy have been adopted. Saved Local Plan policies remain relevant and up to date.</p>
<p>Site Specific Allocations DPD</p>	<p>To set out the Councils preferred sites for housing and employment growth and, as appropriate, other land uses.</p>	<p>Target dates: tbc</p>	<p>No further progress has been achieved since the last report. As a consequence of the Local Government Review and the subsequent change in Council priorities, the Site Specific Allocations document was split into two separate documents, which have been progressed to different timetables. Stowmarket and its surrounding villages is the subject of the Stowmarket Area Action Plan discussed below. Site Specific Allocations for the remainder of the District are likely to progress, most likely in conjunction with Babergh District Council, after the examinations into the Core Strategy Focused Review and Stowmarket Area Action Plan have taken place.</p>

Evidence Base

2.9 The Planning and Compulsory Purchase Act 2004 requires local authorities to produce an up-to-date and credible evidence base to support the development plan documents. These plans are expected to meet the objectives of sustainable development and as such, local authorities are to collect and maintain up-to-date information on the key aspects of the social, economic and environmental characteristics of their area.

2.10 The National Planning Policy Framework Paragraph 158 states ‘Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

2.11 The progress of the main studies contributing towards the Mid Suffolk Local Development Framework evidence base is set out below.

<u>Document Title</u>	<u>Status</u>	<u>Comments</u>
Mid Suffolk Parish Profiles	Completed Sept 2007, updated July 2011	Evidence base for Settlement Hierarchy in Core Strategy
Housing Land Availability	Completed May 2013	Annually completed. Evidence base for Core Strategy - Housing Chapter.
Housing Needs Assessment	Completed November 2007. Updated	2007 Assessment completed by Fordham Research Group Ltd identifying further information about housing market and the need for affordable housing. This develops upon the 2003 and 2005 Housing Needs Assessments.
Strategic Housing Market Assessment	Completed November 2008.	Ipswich Borough Council, Babergh, Mid Suffolk and Suffolk Coastal District Councils commissioned Fordham Research Group Ltd

	Updated August 2012	to carry out a Strategic Housing Market Assessment (SHMA). The document has been updated in January 2010 by Suffolk County Council. This work will inform our planning and housing policies.
Strategic Housing Land Availability Assessment	Completed August 2009. Updated annually (last updated in January 2013).	Joint preparation with Babergh, Forest Heath and St Edmundsbury - with a panel of stake holders (including house builders, developers and agents.)
Mid Suffolk Retail Monitoring Report	Completed July 2013	Annually completed. Evidence base for Core Strategy - Retail Chapter.
Strategic Flood Risk Assessment	Adopted April 2008.	Stage 1 1/2 hybrid assessment completed and available from www.midsuffolk.gov.uk
Mid Suffolk Regeneration Strategy	Completed annually.	Evidence base for Core Strategy - Employment Chapter.
Mid Suffolk Social Infrastructure Including Open Space, Sport and Recreation Assessment	Completed Sept 2006.	Update due (five year review). Recreation Strategy including spending plans adopted by MSDC executive December 2007.
Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment	Completed June 2007. Revision due late 2013	This is a co-operative project, managed by a steering group of officers from Mid Suffolk District Council, Suffolk Coastal District Council, Ipswich Borough Council, Babergh District Council, Waveney District Council and Suffolk County Council. Evidence base for Core Strategy - Housing Chapter.
Stowmarket Environmental Assessment	Completed (July 2008).	Evidence document for Stowmarket Area Action Plan consultation.
Western Suffolk Employment	Completed May 2009.	Analysis of employment land supply and demand in the three districts of Mid Suffolk District

		Council, Forest Heath District Council and St Edmundsbury Borough Council up to 2026.
Felixstowe Port Logistics Study	Published September 2008.	Examines role of Felixstowe and Harwich ports in the economy of the eastern region including their impact on the A14.
Haven Gateway Land Review	October 2009.	

Local Development Orders

2.12 Regulation 48 (d-f) (Statutory Instrument 2004/2204) requires that LAs state whether any Local Development Orders have been adopted (under section 61A of the Town & Country Planning Act 1990). None were adopted in Mid Suffolk during 2012/13 (or in previous years).

3 Brief overview of the District – Census 2011

3.1 Mid Suffolk is one of the largest districts in England covering 87,107 hectares (335 square miles) with a population estimate of 96,731 (Census, 2011). That's 1.1 persons per hectare (289 persons per square mile), and over 70% of the population live in villages and rural areas.

3.2 The district has a distinctive character with its combination of market towns, villages and attractive countryside including the valleys of the Rivers Waveney and Dove in the North, through the open fields of High Suffolk to the Valleys of the Rivers Ratt and Gipping in the South. All of these areas are distinctive with their own unique characteristics.

3.3 Mid Suffolk has an important Earth heritage, particularly relating to features dating from the last two million years. It has national and local sites designated for their geological significance, including five Sites of Special Scientific Interest (SSSI) and two Regionally Important Geological / Geomorphological Sites (RIGS). The former Hoxne brick pits, for example, are of historic and international importance for research into the evidence of early human life during the Ice Age. The district's

geodiversity also includes active landform features including river, lake and groundwater forms.

3.4 Stowmarket and Needham Market are surrounded by the boulder clays of 'High Suffolk' and the towns themselves are built on alluvial deposits over the underlying strata of chalk and pleistocene crags exposed by the River Gipping's action since the ice ages. Stowmarket has arisen around a junction where the old route from Ipswich to Bury St Edmunds has been crossed by roads from Finborough in the west and Stowupland in the east. Similarly Needham Market evolved around a turnpike on the same Ipswich to Bury St Edmunds route. The topography of Eye has kept the shape of the medieval form of the old town quite distinct. The town's name translates to 'island', all around are water meadows on the River Dove and tributaries. Because of this, the town has not experienced close concentric or radial growth.

Figure 1: Mid Suffolk



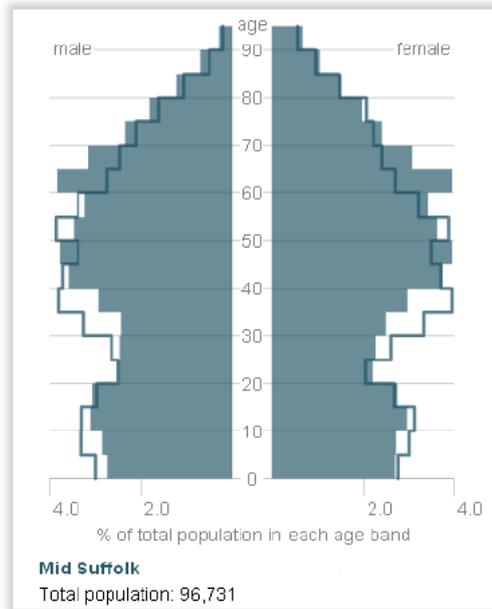
3.5 The A14 trunk road (which runs east to west across the district) and the parallel railway is a key transport corridor in the region. In Mid Suffolk, most of the industrial and commercial development is located in this corridor - along with sites along the A140 including Mendlesham and Eye airfields - and this is where demand for business space and housing development is greatest. The larger towns and villages along the A14 corridor in Mid Suffolk (those with a population of over 2,000) together house about 40% of the District's population. The largest town is Stowmarket (population c.19,000). The district's economy and housing market are influenced by other larger towns along the A14 including Ipswich, Bury St. Edmunds, Felixstowe - with its port-related activity - and Cambridge, where pressures for growth are having a "ripple effect" over a considerable distance.

Demographic Structure

3.6 In July 2012, the Office for National Statistics (ONS) released its first data sets from the 2011 Census. This data, which provides household estimates, and population estimates by age and sex, for England and Wales and local authorities provided some interesting headlines relating to population growth over the last ten years. Since then, the ONS have provided an interactive map / data sources which enable viewers to compare various facts and figures. See <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html> for more details.

3.7 Figure 3 (Page 19) shows the age profile of Mid Suffolk's residents in 2013 in comparison to the data from the 2001 Census. Like many rural districts Mid Suffolk has an ageing population, with 60 - 64 year olds representing the single largest age group at present. Given that the population as a whole are tending to live longer an aging resident profile clearly has future resource implication in terms of health care and social care provision.

Figure 3: 2011 Census: Mid Suffolk population estimates (outline shows 2001)



Source: ONS 2012

3.8 Table 3 shows how Mid Suffolk’s population changed over the past ten years compared to some of our neighbouring authorities.

Table 3: Population Growth 2001-2011

District	2001	2011	Increase in %
Mid Suffolk	87,000	96,700	11.1%
Babergh	83,500	87,700	5%
Ipswich	117,200	133,400	13.8%
St Edmundsbury	98,300	111,000	12.9%
Suffolk Coastal	115,200	124,300	7.9%

Socio-Cultural Issues

3.9 Crime rates

The most recent updates on crime rates in Mid Suffolk from 2012 showed that there were 3,191 recorded crimes in Mid Suffolk (Suffolk Observatory, 2013) continuing the established downward trend that ranks Mid Suffolk lowest of all the districts in the

county in terms of number of crimes. The number of falls in criminal damage rate lowered significantly by roughly 150 crimes. Mid Suffolk has also retained the lowest burglary, crime prevention offences, drug offences, fraud, public disorder, vehicle crime and violent crimes in Suffolk. Mid Suffolk remains one of the safest districts in the country and a pleasant and safe place to live and work (Suffolk Observatory 2011).

3.10 Income and Unemployment

Mid Suffolk's average Gross Weekly Pay is £457 compared with the Suffolk average of £470.6 (Suffolk Observatory 2012). The average household income in Mid Suffolk is £25,736, the third lowest in Suffolk and compares to an average in Suffolk of £25,965 (full time residents based).

Total Unemployment below shows that Mid Suffolk maintains a low level of unemployment with 4.9% of total unemployment, the fourth lowest unemployment rate in Suffolk (April 2012).

4 Monitoring Indicators – Housing

4.1 Note: Please note percentages throughout this document may not add up to 100% due to rounding.

Housing Growth

4.2 The Regional housing targets from the East of England Plan were formally abolished in January 2013 and the targets in Policy CS8 of the Core Strategy 2008, which were based on these regional targets, were replaced by Policy FC2 of the Core Strategy Focused Review (2012).

4.3 The Core Strategy Focused Review (adopted December 2012)(CSFR) will provide the statutory planning framework for the future. These CSFR targets were based on the detailed work for the Stowmarket Area Action Plan and result in a district target for at least 2625 greenfield allocations from April 2012 to 2027.

4.4 Various other sources have been used as evidence for the CSFR. This included the Stowmarket Masterplan, 2008, Strategic Housing Market Assessment (SHMA), Ipswich Housing Market Area, November 2008, and updates, and Strategic Housing Land Availability Assessments (SHLAA) for Mid Suffolk, 2009 and 2010 update.

Table 4: Net completions and housing targets in Mid Suffolk

Year	Completions	Net Additional Dwellings	Cumulative Annual Net Additional Allocations (East of England Plan)	Affordable Completions (% of Total Completions)
<u>2001-2002</u>	<u>314</u>	<u>808</u>	<u>415</u>	<u>15 (5%)</u>
<u>2002-2003</u>	<u>292</u>	<u>1100</u>	<u>830</u>	<u>22 (8%)</u>
<u>2003-2004</u>	<u>347</u>	<u>1447</u>	<u>1245</u>	<u>42 (12%)</u>
<u>2004-2005</u>	<u>380</u>	<u>1827</u>	<u>1660</u>	<u>0 (0%)</u>
<u>2005-2006</u>	<u>553</u>	<u>2380</u>	<u>2075</u>	<u>78 (14%)</u>
<u>2006-2007</u>	<u>806</u>	<u>2692</u>	<u>2490</u>	<u>131 (16%)</u>
<u>2007-2008</u>	<u>489</u>	<u>3181</u>	<u>2905</u>	<u>74 (5%)</u>
<u>2008-2009</u>	<u>398</u>	<u>3579</u>	<u>3320</u>	<u>159 (40%)</u>
<u>2009-2010</u>	<u>292</u>	<u>3871</u>	<u>3735</u>	<u>89 (30%)</u>
<u>2010-2011</u>	<u>330</u>	<u>4201</u>	<u>4150</u>	<u>74 (24%)</u>
<u>2011-2012</u>	<u>396</u>	<u>4597</u>	<u>4565</u>	<u>67 (17%)</u>
<u>2012-2013</u>	<u>313</u>	<u>4910</u>	<u>4878</u>	<u>115 (37%)</u>

Focus on Stowmarket

4.5 The Stowmarket population figure in 2012 was about 19,000.

4.6 Table 5 shows the residential completions in Stowmarket since 2001. The lower number reflects the economic situation.

Table 5: Residential Completions in Stowmarket since 2001

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13
Completions	109	151	124	196	217	323	239	167	119	75	236	80

Affordable Housing

4.7 115 affordable houses were built in 2012/2013. Future affordable housing projections should be treated with caution as there are a variety of complicating factors. These include variation in completion dates, planning and construction problems and uncertainty with what triggers affordable units in S106 schemes. There are also likely to be additional numbers from applications coming through the system that have to make an affordable contribution.

Table 6: Affordable Completions

2001 / 2002	2002 / 2003	2003 / 2004	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013
15	22	42	0	78	131	74	159	89	74	67	115

Residential Development on Previously Developed Land

4.8 NPPF Paragraph 111 states that Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

4.9 Mid Suffolk DC proposed a target of 50% of dwellings being built on brown field (Policy CS7) and will therefore continue to report on housing development on PDL. Although the commitments are continuous and above the target, with new Greenfield land allocations coming forward through the SAAP and the changes in the garden land definition it will become more difficult to meet this target.

Table 7: Residential Completions and commitments on Brownfield Sites

Completions - % of Brownfield Completions											
01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13
46	40	55	40	45	53	52	55	41	49	34	59
Commitments - % of Brownfield Commitments											
38	43	50	35	48	53	58	57	60	61	60	56

Housing and Built Environment

4.10 The housing market in the current climate London is the only region where house prices are not falling, according to the majority of indices, with Halifax showing values down 1% on average. The House Price Index carried out by the Land Registry in April 2013 states that house prices are currently increasing at an annual rate of 0.7%, with London increasing at the greatest rate in England and Wales at 6.2%, while the East of England is consistent with the average annual increase of 0.7%.

4.11 Locally, Suffolk Observatory (April 2013) indicated that the median house price in the District is £170,000, slightly above the County average.

Historic buildings and heritage

4.12 One of the key elements to achieving sustainable development is to reinforce local distinctiveness to give a sense of place. An important part of the character of Suffolk is its heritage and historic buildings. Their preservation adds to the aesthetic appeal and acts as examples of good design, enhancing quality of life for people today and in the future.

4.13 Buildings may become at risk for a number of reasons:

- Lack of maintenance can lead to the rapid decline or decay and structural deterioration of a building;

- Redundancy – many buildings, particularly agricultural buildings have become redundant because they are now too small to accommodate modern farm machinery and farming methods;
- Owners – one of the most common reasons for a building to become at risk. Often owners are oblivious to problems or have neither the will nor the means to rectify problems. However, inclusion on the list should not be regarded as a criticism of all owners as many are actively seeking ways to secure their future;
- Location – this can often be detrimental to buildings; locations in unattractive areas e.g. busy areas or those that fall into industrial areas can become ‘blighted’;
- Economic climate of an area, lack of investment and maintenance regime leading to subsequent deterioration;
- Catastrophic events such as fire damage or vandalism can destroy the fabric of buildings.

4.14 Number of listed buildings and historic buildings at risk

There were 3 new listings between 1 April 2012 and 31 March 2013.*

**[one of the new list entries covers two buildings so the total of buildings increased by 4]*

Total number of listed buildings: 4,065 (Grade I: 85, Grade II*: 191, Grade II: 3789)

19 Listed buildings are on the Local Buildings at Risk Register.

English Heritage’s Heritage at Risk Register has:

7 Buildings

2 Monuments

1 Park and Garden

4.15 Within the monitoring period a new Buildings at Risk Register was published, showing a net increase of 1, with 5 new entries.

4.16 The streets and buildings of our towns and villages are part of the historic character of Suffolk. Each townscape tells the story of its unique development, and gives us a sense of place, continuity and cultural identity. Where these places are of special architectural or historic interest, or deserve to receive careful protection, they are designated as conservation areas.

4.17 The special character of these areas does not come from the quality of their buildings alone. The historic layout of roads, paths and boundaries; characteristic building and paving materials; a particular 'mix' of building uses; public and private spaces, such as gardens, parks and greens; and trees and street furniture, which contribute to particular views - all these and more make up the familiar local scene. Conservation areas give broader protection than listing individual buildings: all the features, listed or otherwise, within the area, are recognised as part of its character.

4.18 Number and area of Conservation Areas and Article 4 Directions

- 31 (625 hectares) Conservation Areas, of which one Conservation Area has an Article 4 Direction (Felsham).
- 4 new Conservation Area appraisals have been completed and adopted during the monitoring period: Badley, Hoxne, Felsham and Woolpit.
- At April 2013, one conservation area review has been adopted at the time of writing, just outside the monitoring period (Drinkstone).

Number of Bedrooms per Dwelling

4.19 Demand for new housing remains comparatively high in all parts of Mid Suffolk, generated by local demand through demographic trends (increase in single person households and ageing population) and partly through in-migration. The level of demand provides a target for delivery of an improved balance of house types within the new stock. A relatively large percentage of the district's homes are now single person households therefore, it is important that the supply of the right types of housing is provided. Within this demand, there has been a trend for housing

schemes focusing on the middle-upper ends of the market leaving a shortage of smaller new-build properties. There is also a trend for relatively low density housing developments.

4.20 Ensuring the supply of the right types of housing is important. A relatively large percentage of the district's homes are now single person households and there is therefore a need for smaller family homes to be provided. Table 8 below shows that 71% of new dwellings have three or more bedrooms, suggesting that this trend is not yet being considered. The introduction of bungalows and other properties relevant to the needs of the elderly will aid the opportunity for 'downsizing' and help to free up some of the larger homes which are currently 'underused'

Gypsy and Travellers

4.21 The Government's new 'Planning policy for Traveller sites' came into effect at the same time as the NPPF and will replace the previous regionally determined targets. Councils still have to identify additional sites, based on robust evidence of need and therefore Mid Suffolk will continue to work with neighbouring authorities, the County Gypsy and Traveller Liaison Officers and other partners to update the evidence of need and deliver sites in the relevant parts of the district.

4.22 Core Strategy Policy CS10 set out to deliver 41-43 pitches between 2006 and 2011 and 14-15 pitches between 2011 and 2016. The net increase in pitches to 2011 has been some 10 pitches below this target.

4.23 However, the evidence of current need for pitches in Mid Suffolk (and other parts of Suffolk) is being updated through new Countywide Gypsy and Traveller Accommodation Assessments (GTAA). This is due for publication in late 2013 and will cover the need for both residential and transit sites in different parts of the District. This will also establish revised and updated targets for the number of pitches to be delivered in the next 5, 10 and 15 year periods. This evidence will underpin the Council's future targets and policies, which will be monitored, kept under review and reported in the relevant Monitoring Reports.

Five-Year Land Supply

4.24 The housing supply situation as at April 2013 was:

Houses completed April 2007 – March 2013:	2,218
Houses required for 12 years 2013 to 2025: (average = 421 / year)	5,052
5 Years supply	<u>2,105</u>
+5% buffer (NPPF Para 47) 105 Total	2,207

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

Outstanding planning permissions 31 March 2013 (not started or u/c)	<u>1,680</u>
Remaining Mid Suffolk Local Plan housing allocation:	<u>145</u>
New allocations in Stowmarket AAP (Feb 2013) - 15 year period	<u>1,525</u>
Policy FC2 in the adopted Core Strategy Focused Review (Dec 2012) indicates an estimated housing supply in the first 5 years in Stowmarket on allocated Greenfield sites, of:	<u>600</u>
Unallocated brown field sites, estimated potential over 5 year period:	<u>500</u>
Total:	2,925

4.25 The total of 2,925 would represent 7 years housing supply, based on the outstanding requirement of 421 per year or 6.6 years based on the NPPF 'plus 5%' requirement at 442 per year.

Mid Suffolk's Housing Trajectory

4.26 Housing trajectories are a forward planning tool, designed to support the plan, monitor and manage approach to housing delivery by monitoring both past and anticipated completions across a period of time. To illustrate, if past completions show a shortfall against requirements they can be used to demonstrate that future completions will make up this shortfall.

Alternatively, as they look forwards as well as backwards, they can help indicate at an early stage whether any steps need to be taken to ensure planned requirements

are met. Trajectories also provide a means of further exploring and understanding the various components of past and future housing supply.

4.27 Housing trajectories are not intended to produce perfect forecasts of the future, but are indicative of the prospects for future delivery and/or the reasons for any under-delivery. With the removal of Regional targets and the advent of the NPPF the 5 year land supply calculation (above) has replaced much of the short-term planning purpose of the housing trajectory.

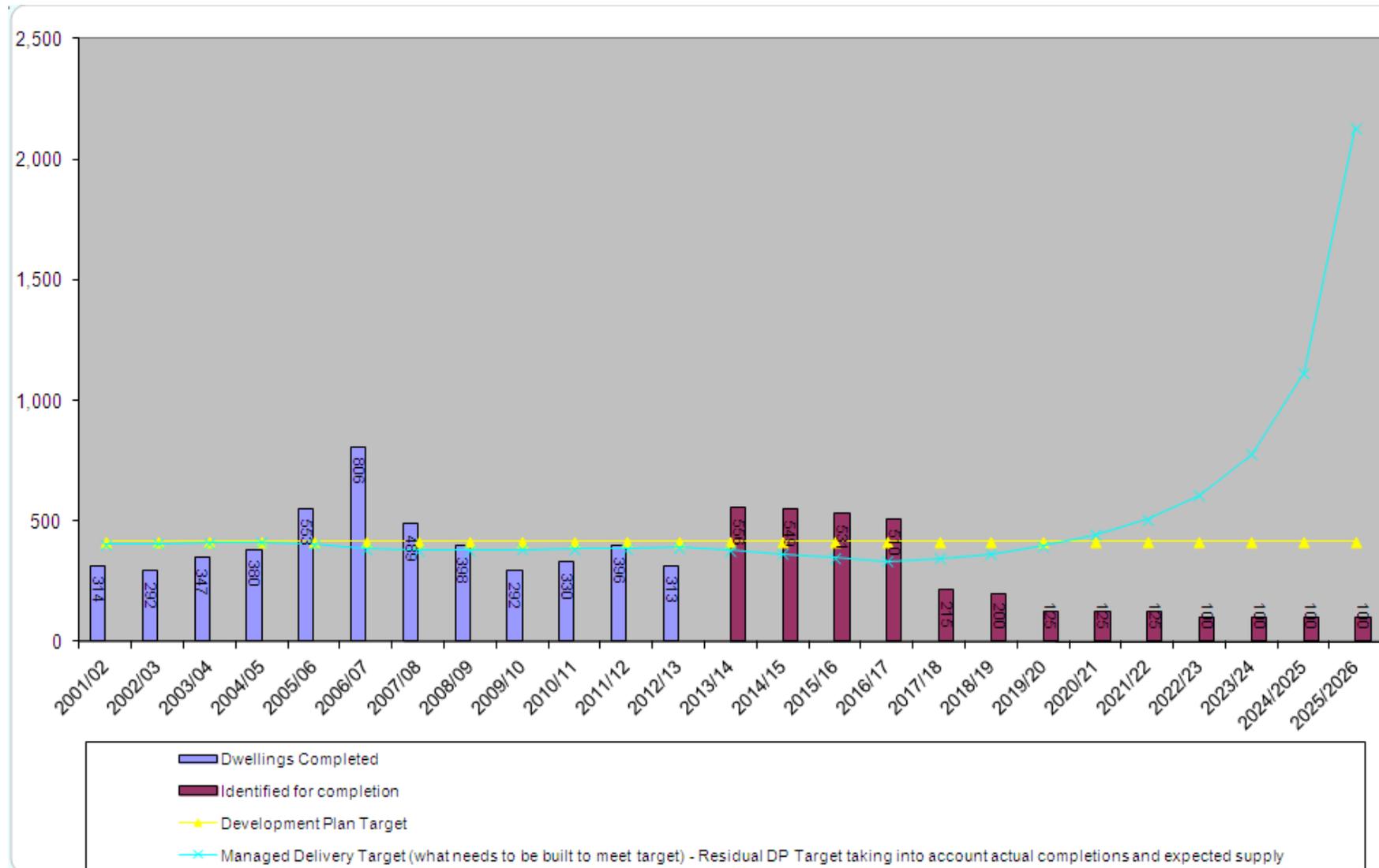
4.28 The Core Strategy (2008) sets a local target of 415 dwellings per annum in the District. The total completions for Mid Suffolk during 2001 - 2013, projected identified completions and the sum of new allocations, windfalls and commitments are shown in Figure 4, (page 29) which updates the trajectory shown in the Core Strategy (2008).

4.29 When compiling the housing trajectory, the Council has made the following assumptions:

- The outstanding planning consents at the end of 2012/13 monitoring year will be completed within 6 years, with the majority completing in the first 3 years. This allows for the statutory 3 year period but also allowing for a planning application to be renewed at least once and the potential for some commenced schemes to not be completed until outside of the 3 year period for whatever reason.
- Strategic Housing Land Availability Assessment (SHLAA).
- Stowmarket Area Action Plan Allocations.
- Projected major sites have been calculated but they are subject to change

4.30 The adopted, 'managed delivery target' for each year, which takes into account the number of dwellings already completed and forecast over a 15 year period, remains the RSS annual target of 415. It is likely that new sites will have to be brought forward to meet the target set by the RSS although it is less easy to estimate housing completion rates towards the end of the plan period.

Figure 4: Housing Trajectory to 31st March 2013



5 Monitoring Indicators - Economic Growth

5.1 The purpose of the employment and retail indicators below are to provide information that can be used to measure how well the policies contained in the Local Plan (1998), Core Strategy (2008), Core Strategy Focussed Review (2012) and SAAP (2013) are performing. Therefore they will still be monitored.

5.2 As part of the current structural reorganisation Babergh and Mid Suffolk are undertaking a review of the existing evidence base and monitoring resources for economic and employment growth objectives. Progress will be updated in next year's AMRs.

Employment Land

5.3 Table 10 below details the recorded amount of land developed for employment by type (1) in total, (2) in employment or regeneration areas and (3) on previously developed land as well as employment land available by type.

Table 10

Indicator	Response	Local Plan/ Core Strategy Policy
BD1a (1a) - Amount of land developed for employment by type. To show the amount and type of completed employment floorspace (gross and net).	B1, B2, B8 including unknown B class completions: Gains: 1961m ² Losses: 2028m ² Net Loss: -67m²	CSFR Policy FC3
BD1b (1b) - Amount of land developed for employment by type, <u>in employment or regeneration areas</u> . To show the amount and type of completed employment floorspace (gross and net).	No land is recorded as being completed <u>on allocated employment sites</u> between 1st April 2012 and 31st March 2013.	CSFR Policy FC3. Core Strategy policies E5, E9, E10, E11
BD2 (1c) - Total Amount of employment floorspace on previously developed land – by type. To show the amount	Gains 1621 m ² Losses 2368 m ² Net Loss: -407 m²	E2, E5, E6, E7

and type of completed employment floorspace gross) coming forward on previously developed land (PDL).		
BD3 (1d) - Employment land available – by type. To show the amount and type of employment land available.	Total amount of land (allocated in broad locations), available for employment use is 65.2ha [63ha in the CSFR plus 2.4ha Needham Market –0.22ha Eye] A further 52.3 ha from extant planning permissions	E2
BD4 - Total amount of floorspace for 'town centre uses'. To show the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.	Retail monitoring i) <u>Stowmarket</u> : 33,442. m ² <u>Needham Market</u> : 15,899 m ² <u>Eye</u> : 7543. m ² <u>Debenham</u> : 6690 m ² ii) 63,574 m ²	Retail Monitoring Report 2013. SAAP Policy 5.2

* Note 1: The amount of employment land available in Table 10: BD3(1d), may seem high and results from

- the new allocation of Mill Lane , Stowmarket (39.5ha)
- recording anomalies such as agricultural businesses with large footprints (e.g. egg packing plants), and outdoor storage of bulky products ancillary to production processes.
- Difficulties in monitoring employment site commencements and completions.

It should also be noted that land on allocated sites may not be fully available to developers because of landownership issues. The CSFR shows that only 14.7 ha of the 63.01 ha of land on allocated sites is fully available to developers.

*Note 2:The amount of land developed for employment in Table 10 BD2(1c) seems significantly low and may be anomalous due to the high amount of changes of use and demolitions that took place during this monitoring period. Some of these will be long term redundant buildings which do not cause high numbers of job losses.

5.4 The tables below detail the commitments, commencements and completions of employment land between 1st April 2012 and 31st March 2013. Please note that for any commitments that had two or more different B type Use Classes the floorspaces for each use are recorded separately.

Table 11: Commitments employment floorspace

Number of relevant new applications = 37.

	B1	B2	B8	B1-B8 UNKNOWN	Total Apps	Brownfield Sites	Greenfield Sites
Number of Permissions*	14	15	6	9	37 (44)	31	6
NET gain in Floorspace sqm	1,002	305	992	281	2,580	-3813	6393
% Floorspace on PDL	-21%	- 0%	100%	100%		-37%	63%

Table 12: Commencements employment floorspace

	B1	B2	B8	B1-B8 UNKNOWN	Total Apps	Brownfield Sites	Greenfield Sites
Number of Permissions*	13	11	5	2	26	22	4
NET gain in Floorspace sqm	1,256	2,716	1,772	3,440	9,184	8,517	667
% Floorspace on PDL	79%	100%	77%	100%		93%	7%

Table 13: Completions employment floorspace 2012 - 2013

	B1	B2	B8	B1-B8 Unknown	Total Apps	Brownfield Sites	Greenfield Sites
Number of Permissions*	6	3	1	0	9	8	1
NET gain in Floorspace sqm	1405	-1685	213	0	-67	-407	340
% Floorspace on PDL	100%	-93%**	0%	-	-	-55%	+45% ¹

** 1,812 square metres of B2 use class was lost on Brownfield sites and 127 square metres gained on Greenfield. So 93% of B2 losses occurred on Brownfield sites.

¹ - Of all the total changes in the year there was a growth of 45% of Greenfield and a loss of 55% on Brownfield.

Table 14: Number of new commitments - plus total completions

Number of Permissions	B1	B2	B8	B1-B8	Total Commitments	Total Completions
April 2008	5	14	5	5 mix use	18	N/K
April 2009	0	20	5	4	29	9
April 2010	17	9	5	0	19	18
April 2011	10	10	2	0	22	10
April 2012	14	20	9	0	43	8
April 2013*	14	15	6	9	37	9
Running Total	60	88	32	18	168	54

Table 15: New Commitments Floorspace History – plus total completions.

Net Gain in Floorspace m ²	B1	B2	B8	B1-B8	Total Commitments	Total Completions
April 2008	1670	5551	4575	0	11796	2157
April 2009	1197	43186	4325	5313	54023	6033
April 2010	1964	5505	-66	0	7403	11318
April 2011	1217	2828	7670	0	11715	20150
April 2012	1265	2019	1772	3440	8496	8337
April 2013	1002	305	992	281	2580	-67
Running Total	8,315	59394	19268	9034	96,013	47,928

Table 16: PDL History for Commitments – plus total completions

% Floorspace on PDL	B1	B2	B8	B1-B8	Total Commitments	Total Completions
April 2008	54%	44%	74%	0%	60%	100%
April 2009	43%	24%	62%	0%	25%	100%
April 2010	55%	19%	Negative	0%	24%	88%
April 2011	93%	14%**	100%	0%	24%	5%
April 2012***	68%	57%	13%	0%		5%
April 2013	21%	24%	23%	-4%	21%	-55%

** Note 2: The percentage of floorspace on previously developed land has been heavily influenced by significant losses on a very small number of sites. To avoid showing negative percentages and reflect the general trend the number shown relates to gains having excluded atypical sites.

*** Note 3: Permission covers all use class changes not just number of sites, i.e. it could mean losses and gains on the same site.

Employment Land Study (ELS)

5.5 The intention to review the Mid Suffolk ELS in 2012 has been revised because much of the function is been taken up through cross border work relating to the Ipswich Policy Area. **The ELS will not be reported in future AMR**

Retail Monitoring

5.6 Mid Suffolk's Retail study monitors the retail development in Mid Suffolk's main town centres of Stowmarket, Needham Market, Eye and Debenham.

Stowmarket is identified as a "Town" functioning as an important service centre providing a range of facilities and services. Needham Market, Debenham and Eye also offer similar important services as Stowmarket, but for a more local level and are classified as "District Centres" with identified principal shopping areas. The most recent retail study from 2013 recorded 84 A1 shops in Stowmarket, which compared to 87 in 2011.

5.7 There were no significant changes in floorspace in terms of retail uses. All of the changes of use and floorspace alterations are recorded in further detail in the 2013 Retail Monitoring Report.

5.8 The adoption of the Stowmarket Area Action Plan has meant that alterations to the primary and secondary shopping frontage areas in the town centre have been made and are shown in Map 5.1 (p26) of the SAAP. The primary shopping frontage has been extended further North along Bury Street. Secondary shopping frontages have been added in west on Tavern Street and on the eastern corner adjacent to Station Road West. Frontages along the Buttermarket are now recognised as primary shopping frontages. The primary frontage along Ipswich Street has been extended further south on one side beyond the Milton Road South/ Ipswich Street junction, while the other side of Ipswich Street including the cinema and car park has been recognised as a secondary shopping frontage. The frontages within Old Fox Yard have been added to the primary shopping frontage as well.

The land between the Royal Mail Group at 62 Ipswich Street and the United Reformed Church has been highlighted as the Ipswich Street Regeneration Area.

The Station Quarter has been allocated for a variety of uses. There is an existing planning permission for non-food retail warehousing within the allocated area.

The SAAP town centre map defines the Town Centre boundary and the Principal shopping areas.

Local Services and Facilities

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

Losses and Gains in Village Services and Facilities

No losses were identified during the monitoring period.

The SAAP (paragraphs 6.56 and 6.57) refers to village facilities and amenities within the SAAP area

Note: The introduction of the Localism Act heralds a new approach to the assessment of how communities are to be developed and the passing of 'control' from a top down hierarchy to a more local and demand/ rewards-led community approach. The subject will become a matter of review during 2012/13.

6 Environmental and Sustainability Objectives

6.1 The NPPF recognises the environmental and social dimensions of the sustainability concept, stressing the interdependence of the three components. Moreover it recognises the need for biodiversity suggesting that sustainable development “involves moving from net loss of biodiversity to achieving net gains for the future”. NPPF Paragraph 117 requires Local Authorities to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.

6.2 In previous years we reported on a number of environmental indicators covering, amongst other things, Environment Agency (EA) objections to planning applications, the status of Sites of Special Scientific Interest (SSSIs) in Mid Suffolk, and information on applications granted contrary to biodiversity protection advice. As part of our on-going review of monitoring requirements and the integration with Babergh we will not be reporting on these topics in this AMR. In doing so it is worth noting that much of what we reported on used data that was produced by and can still be accessed via external agency websites:

Environment Agency – For monthly / annual reports on objections to planning applications on flood risk and / or water quality grounds see:

<http://www.environment-agency.gov.uk/research/planning/33698.aspx>

Natural England – For information on the latest condition of SSSI units like Redgrave and South Lopham Fens in Mid Suffolk see:

<http://www.english-nature.org.uk/special/sssi/report.cfm?category=C,CF>

7 Policy Observation

7.1 Existing Policies – Background

The following tables list all of the policies in the Mid Suffolk Local Plan, adopted in September 1998. The policies are currently automatically ‘saved’ until they are superseded. Once adopted, new policies will be incorporated into the appropriate Development Plan Document. In some cases it has been identified that some policies will be deleted as they have been recognised as being duplicated under other policies or not necessary. In other cases they will be modified and replaced in a different form by Development Plan Documents. The gradual replacement of these policies will be achieved via a rolling three-year programme of work, as set out in the Local Development Scheme.

7.2 Frequency of use

A number of policies are used much less, if at all, and some of the policies have not been saved by the Secretary of State from the 27th September 2007. In most cases these policies are covered by other policies, national guidance and/ or circulars. For example H4 - Provision for affordable housing in larger schemes and H5 – Affordable Housing in the countryside are covered by Altered Policy H4 and H5 in the adopted Local Plan Alteration July 2006, T3 – Traffic management is now covered by the County Local Transport Plan, and GP3 Taking account of people with disabilities is now covered by Building Regulations. Only planning policies that the Secretary of State has agreed to 'save' and extend beyond the 27th September 2007 deadline, (in accordance with the Planning and Compulsory Purchase Act 2004) will remain applicable as a material consideration when determining planning applications.

Table 15: Local Plan (1998) Policies not saved.

<u>Policy Not Saved</u>	<u>Replaced/ Covered by</u>
GP3 Taking account of people with disabilities	Building regulations
HB11 Relocation of uses to secure environmental benefit	Social Infrastructure Open Space, Sport and Recreation SPD

HB12 Positive Action within Conservation Area	NPPF
HB15 Positive Action to learn from archaeological remains	NPPF
H1 Structure Plan Housing Requirements	Core Strategy/ Core Strategy Focussed Review
H4 Provision for affordable housing in larger schemes	Altered Policy H4 in the adopted Local Plan Alteration July 2006
H5 Affordable housing in the countryside	Altered Policy H5 in the adopted Local Plan Alteration July 2006
H12 Gypsy sites	Circular 01/06
CL7 Green lanes	Not designated
T3 Traffic management	Local transport plan
SB1 Directing New Development	CS1 and CS2
CS 8 Provision and distribution of housing	CSFR FC 2
CS 11 Supply of employment land	CSFR FC 3
GP4 Energy and resource conservation	CS3
HB2 Demolition of listed buildings	NPPF Limited weight?
HB3 Conversions and alterations to historic buildings	NPPF Limited weight, use NPPF first?
HB8 Safeguarding the character of conservation areas	NPPF Limited weight?
H3 Housing development in villages	NPPF CS2; CSFR FC1 and FC1.1/
H6 A regular supply of land	CSFR FC2
CL1 Guiding principle to development in the countryside	CS2
CL4 Protecting the river valleys and	CS4 and CS5

flood plains	
CL10 Wildlife value of rivers and other water areas	CS5
E1 Providing land for industrial and commercial development	CSFR FC3
S1 Supporting the role of existing town centres	CS12
S2 Uses appropriate to principal shopping areas	CS12
Prop. 12 Non food retail warehousing at Prentice Road	SAAP policy 5.6-5.8
Prop. 14 Environmental enhancement works alongside the River Gipping at Stowmarket	SAAP policy 9.2 and 9.4
T2 Minor Highway Improvements	Superseded by LTPs
T3 Traffic management	Not saved
T5 Financial contributions to B1115 Relief road	Need has passed
SC1 Programming of infrastructure	CS6 and Social Infrastructure SPD
SC5 Areas at risk of flooding	CS4
Prop. 25 Sites for new primary schools	Need has passed
SDA1 Programmed B1115 Relief Road	Need has passed
SDA2 Additional sources of funding for B1115 Relief Road	Need has passed
SDA4 Sustainable Development	CSFR 1 and 1.1
SDA5 Affordable housing within the SDA	Policy no longer applicable
SDA6 Employment Land	Replaced by the SAAP and CSFR

Prop. 26 1,000 houses in the SDA	Redundant
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Please note: There are also some Local Plan (1998) proposals that are not saved.

Core Strategy Policies

7.3 Mid Suffolk's Core Strategy (2008) was adopted in September 2008 and its policies have been used for deciding planning applications. This is the fourth Annual Monitoring Report which reports on the frequency of use of the 11 Core Strategy Policies. The consistently frequent policy used for both approving and refusing planning applications has been CS5 - Mid Suffolk's Environment.

Table 16 Core Strategy Policies - Frequency of use

Policy		2010/11		2011/12		2012/13	
		Granted	Refused	Granted	Refused	Granted	Refused
CS1	Settlement Hierarchy	87	16	95	11	108	9
CS2	Development in the Countryside and Countryside Villages	213	20	245	14	236	20
CS3	Reduce Contributions to Climate Change	124	2	128	1	39	1
CS4	Adapting to Climate Change	65	7	85	13	81	6
CS5	Mid Suffolk's Environment	623	97	796	71	725	92
CS6	Services and Infrastructure	76	26	90	18	91	20
CS7	Brownfield Target	6	0	5	0	6	0
CS8	Provision and Distribution	8	0	5	0	5	0
CS9	Density and Mix	13	1	10	0	10	1
CS10	Gypsy and Travellers	1	0			2	0
CS11	Supply of Employment Land	14	5	32	4	20	2
CS12	Retail Provision	29	5	27	1	23	0

Mid Suffolk's Local Plan (1998) Policies

7.4 Table 17 below identifies the frequency that Mid Suffolk's Local Plan (1998) policies have been used. For instance; GP1 'Design and layout of development' and SB2 'Development appropriate to its setting' have been used 1,270 times and 292 times respectively in approving applications. These policies are consistently used year on year and return similar results. They have been used much less in refusing applications, 89 and 30 times respectively. This reflects the total breakdown at

10,912 approvals and 827 refusals and means that 93% of applications have been granted, which is above the national statistics in that the proportion of applications granted was 88 per cent (CLG 2012).

7.5 It is apparent that Local Plan policies need revising and moving to new sections under more appropriate groupings in a future Development Control Policies ‘new style’ Local Plan. The Development Management Policies Local Plan will set out the proposed approach for detailed policies for controlling development and delivering the vision, objectives and core policies of the Core Strategy (2008). These policies will play a key role in determining planning applications in the future.

7.6 There are a number of differences in the amount of times a policy has been used in refusing/ approving planning applications compared to last year. Some of these fluctuations could be due to the economic climate. For example H15 has similar objectives that are covered in other policies and tends to only be used in larger schemes so the downturn may contribute to its continuing declining use. These policies will continue to be monitored and eventually replaced by more appropriate

Table 17: Local Plan Policies – Frequency of use

Policy		2011/12		2012/13	
		Granted	Refused	Granted	Refused
CL11	Retaining High quality Agricultural Land	18	1	8	2
CL12	Effect of severance on existing farms	8	1	7	1
CL13	Siting and design of agricultural buildings	29	5	14	3
CL14	Use of materials for agricultural buildings and structures	22	1	15	2
CL15	Livestock buildings and related development	13	3	5	2
CL16	Central Grain stores, feed mills and other bulk storage	3	0	1	0
CL17	Principles for farm diversification	7	0	8	2
CL18	Change of Use for agricultural and other rural buildings to non-residential uses	6	3	7	1
CL19	Farm Shops	1	0		
CL2	Development within special landscape areas	27	3	20	3
CL20	Garden Centres	1	0		
CL21	Facilities for horse riding	19	1	24	1
CL22	Advertisements in a countryside setting	nr	nr		
CL24	Wind Turbines in the countryside	14	3	17	8
CL5	Protecting existing woodland	27	2	30	2
CL6	Tree preservation orders	83	3	87	4
CL 8	Protecting wildlife habitats	284	17	319	17
CL 9	Recognised wildlife areas	8	0		

Policy		2011/12		2012/13	
		Granted	Refused	Granted	Refused
E10	New Industrial and commercial development in the countryside	23	1	15	1
E11	Re-use and adaption of agricultural and other rural buildings	7	2	12	0
E12	General principles for location, design and layout	24	2	24	2
E2	Industrial uses on allocated sites	4	0	5	0
E3	Warehousing, storage, distribution and haulage depots	6	0	3	2
E4	Protecting existing industrial/business areas for employment generating uses	8	1	8	0
E 5	Change of Use within existing industrial/commercial areas	7	1	8	0
E6	Retention of use within existing industrial/commercial areas	10	0	18	1
E7	Non-conforming industrial uses	3	0	6	1
E8	Extensions to industrial and commercial premises	31	0	31	1
E9	Location of new businesses	10	0	10	0
EE E1	Job Growth			1	0
EE E2	Provision of Land for Employment			1	0
EE E6	Tourism			1	0
EE	Carbon Dioxide Emissions and Energy Performance			4	0
ENG1					
EE	Renewable Energy Targets			2	0
ENG2					
EE	Green Infrastructure			2	0
ENV1					
EE	Biodiversity and Earth Heritage			2	0
ENV3					
EE	Woodlands			2	0
ENV5					
EE	The Historic Environment			1	0
ENV6					
EE	Quality in the Built Environment			2	0
ENV7					
GP1	Design And Layout Of Development	1,270	89	1,058	85
GP2	Development briefs	nr	nr		
GP3	Taking account of people with disabilities	nr	nr		
GP4	Energy and Resource Conservation				
H1	Structure Plan housing requirements	3	0		
H10	Dwellings for key agricultural workers	17	4	10	4
H11	Residential caravans and other mobile homes	5	2	4	2
H13	Design and layout of housing development	77	16	78	17
H14	A range of house types to meet different accommodation needs	3	1	9	0
H15	Development to reflect local characteristics	83	10	81	11
H16	Protecting existing residential amenity	524	38	508	40
H17	Keeping residential development away from pollution	233	6	190	5
H18	Extensions To Existing Dwellings	406	22	431	29
H19	Accommodation for special family needs	30	0	15	0
H2	Housing development in towns	9	1	8	0
H3	Housing development in villages	52	5	60	7
H4	Provision for affordable housing in larger schemes	9	5	11	2
H5	Affordable housing in the countryside	1	0	3	0
H7	Restricting housing dev unrelated to needs of countryside	21	6	18	8
H8	Replacement dwellings in the countryside	11	1	11	0
H9	Conversion of rural buildings to dwellings	29	2	31	2

Policy		2011/12		2012/13	
		Granted	Refused	Granted	Refused
HB1	Protection of historic buildings	604	39	508	53
HB10	Advertisements in conservation areas	2	4	8	1
HB12	Positive action within conservation areas	nr	nr		
HB13	Protecting ancient monuments	182	12	145	1
HB14	Ensuring archaeological remains are not destroyed	15	0	7	0
HB15	Positive action to learn from archaeological remains				
HB2	Demolition of listed buildings	11	3	9	5
HB3	Conversions and alterations to historic buildings	235	14	173	31
HB4	Extensions to listed buildings	108	9	88	12
HB5	Preserving historic buildings through alternative uses			25	1
HB6	Securing the repair of listed buildings	1	0		
HB7	Protecting gardens and parkland of historic interest	2	0	1	0
HB8	Safeguarding the character of conservation areas	238	26	186	10
HB9	Controlling demolition in conservation areas	105	13	94	1
LDFPV	LDF Primary Village			1	0
LDFSV	LDF Secondary Village			0	0
LDFVC	LDF Other Areas			1	0
NOPOL	No Policy included on decision/consent	nr	nr	0	1
NOTES	LDF comments / notes	nr	nr	3	0
RT1	Sports and recreation facilities for local communities	nr	nr	5	0
RT10	Golf Courses	3	0		
RT11	Facilities for informal countryside recreation	2	0	1	0
RT12	Footpaths and bridleways	189	10	187	5
RT13	Water based recreation	1	0		
RT14	Art in public places	1	0	1	0
RT15	Safeguarding Arts and Entertainments venues	1	0		
RT16	Tourism facilities and visitor attractions	9	1	9	0
RT17	Serviced tourist accommodation	13	5	15	1
RT18	Touring caravan and camping sites	2	1	1	0
RT19	Static caravans and holiday chalets	8	0	3	0
RT2	Loss of existing sport and recreation facilities	2	0	1	0
RT3	Protecting recreational open space	2	0		
RT4	Amenity open space and play areas within residential develop	1	0	6	0
RT5	Recreational facilities as part of other development	1	0		
RT6	Sport and recreational facilities in the countryside	11	1	8	0
RT7	Noisy sports	nr	nr	1	0
S4	Avoiding the loss of residential accommodation	1	0	1	0
S5	Living accommodation above shops and other commercial premises	2	1	3	0
S6	Provision of office accommodation	1	0	1	0
S7	Provision of local shops	2	0	5	0
S8	Shop front design	4	0	2	2
S9	Retaining traditional shop fronts	4	0	1	0
S10	Convenience goods stores	1	0		
S11	Retail Warehouse	1	0		
S12	Retailing on industrial estates and commercial sites	2	0		
S13	Ancillary retail uses	2	0		
SB1	Directing new development to existing settlements			2	0
SB2	Development appropriate to its setting	292	30	307	37
SB3	Retaining visually important open spaces	25	3	29	1
SC1	Programming of infrastructure	0	0		
SC10	Siting of local community health services	2	0	1	0
SC2	Septic tanks	1	0	1	0

Policy		2011/12		2012/13	
		Granted	Refused	Granted	Refused
SC3	Small sewage treatment plants	3	0	3	0
SC4	Protection of ground water supplies	39	4	23	1
SC5	Areas at risk of flooding	nr	nr		
SC6	Recycling centres	1	0	2	0
SC7	Siting of telecommunications equipment	1	0		
SC8	Siting of new school buildings	3	0	1	0
SC9	Conversion of premises to residential homes	nr	nr		
SDA1	Programmed B1115 Relief Road	5	0	1	0
SDA2	Additional sources of funding for B1115 Relief Road	4	0	2	0
SDA3	Comprehensive development within the SDA	6	1	2	0
SDA4	Sustainable development	6	0	3	0
SDA6	Employment land	5	0	3	0
SDA7	Local shopping facilities	3	0	2	0
SDA8	Principle issues to be included in SDA obligations	5	0	1	0
SPGS	SPGS Village Shops and Post Offices	3	0	1	0
SPG-TOST	Tostock Conservation Area Appraisal			1	0
SPD OSS	Social Infrastructure including Open Space, Sport and Recreation.	5	1	4	1
SPT1	Transport- An integrated Approach			1	0
T1	Environmental impact of major road schemes	nr	nr		
T10	Highway considerations in development	280	18	286	18
T11	Facilities for pedestrians and cyclists	1	0	3	0
T12	Designing for people with disabilities	3	0	3	0
T13	Bus Services	1	0	3	0
T14	Rail Services			3	0
T2	Minor highway improvements	1	0	1	0
T4	Planning obligations and Highway infrastructure	2	0	3	0
T5	Financial contributions to B1115 relief road	1	0	1	0
T6	Petrol filling stations and other road side services	2	0	2	0
T7	Provision of public car parking	0	0	1	0
T8	Lorry parking in towns	nr	nr	2	0
T9	Parking standards	39	3	47	3

Policy	RSS	2012/13	
EE E1	Job Growth	1	0
EE E2	Provision of Land for Employment	1	0
EE E6	Tourism	1	0
EE ENG1	Carbon Dioxide Emissions and Energy Performance	4	0
EE ENG2	Renewable Energy Targets	2	0
EE ENV1	Green Infrastructure	2	0
EE ENV3	Biodiversity and Earth Heritage	2	0
EE ENV5	Woodlands	2	0
EE ENV6	The Historic Environment	1	0
EE ENV7	Quality in the Built Environment	2	0
EE H1	Regional Housing Provision 2001 to 2021	1	0
EE HG1	Strategy for Sub-Region	1	0
EE SS1	Achieving Sustainable Development	3	0
EE SS2	Overall Spatial Strategy	1	0
EE SS5	Priority Areas for Regeneration	1	0
EE T1	Regional Transport Strategy Objectives and Outcomes	1	0
EE T13	Public Transport Accessibility	1	0

EE T14	Parking	1	0
EE T15	Transport Investment Priorities	1	0
EE T2	Changing Travel Behaviour	1	0
	Good Practice Guide on Planning for Tourism (2006)		
GPG1		4	0
	NPPF		
NPPF	National Planning Policy Framework	1,042	127
	Planning Policy Guidance		
PPG7	Annex E	2	0
	Planning Policy Statement		
PPS1	Delivering Sustainable Development	45	1
PPS22	Renewable Energy. Includes the companion guide	1	0
PPS23	Planning and Pollution Control	18	1
PPS25	Flood Risk	1	0
PPS5	Planning for the Historic Environment	33	2
PPS7	Sustainable Development in Rural Areas	1	0

Core Strategy Focussed Review Policies

7.7 The Mid Suffolk Core Strategy Focussed Review was adopted in December 2012 with the purpose of updating the housing targets and employment sections of the Core Strategy (2008) and to reflect changes since its adoption including; the passage of time, further detailed research, analysis, representations, the National Planning Policy Framework (NPPF) and above all, evidence that has come out of the development of other plans including the Stowmarket Area Action Plan

7.8 Table 18 below shows the frequency that the updated policies of the Core Strategy Focussed Review have been used in determining the outcome of planning applications during the monitoring period.

Table 18: Core Strategy Focussed Review Policies – Frequency of Use

Policy		2012/13	
		Granted	Refused
FC1	Presumption in Favour of Sustainable Development	19	4
FC1.1	Mid Suffolk approach to delivering sustainable development	13	4
FC2	Provision and distribution of housing		
FC3	Supply of Employment Land	1	0

Stowmarket Area Action Plan Policies

7.9 The Stowmarket Area Action Plan was adopted in February 2013 and is responsible for allocating specific sites to ensure that there is sufficient land for future growth in employment, housing, retail and recreation within Stowmarket and the nine settlements that abut the town's existing Plan boundary for 15 years from April 2012.

7.10 Table 19 below shows the frequency that the policies of the Stowmarket Area Action Plan have been used in determining the outcome of planning applications during the monitoring period. Please note that the number of applications determined by the policies in the Stowmarket Area Action Plan will be significantly less during 2012/13 than future monitoring periods due to the lack of time between its adoption and the end of the monitoring period (31 March 2013).

Table 19: Stowmarket Area Action Plan Policies – Frequency of use

NOTE: Adoption confirmed 9 days before end of monitoring period – no records for 2012/13.

Policy		2012/13	
		Granted	Refused
4.1	Presumption in favour of sustainable development		
4.2	Providing a landscape setting for Stowmarket		
5.1	General retail policies for all of the Stowmarket Area Action Plan		
5.2	Principal Shopping Area (Primary and Secondary Shopping Frontages)		
5.3	Ipswich Street		
5.4	Complementary uses		
5.5	Retail in the surrounding villages and local shopping centres		
5.6	Allocation		
5.7	Guidelines and Principles		
5.8	Wider Setting		

6.1	Housing and Waste Storage		
6.2	Land adjoining Paupers Grave, Union Road and Stowmarket		
6.3	Land adjoining Church Meadows, Stowmarket		
6.4	Development in the villages		
6.5	Allocation		
6.6	Development Briefs		
6.7	Paupers Graves		
6.8	Link to the A14		
6.9	Transport – buses/ cycle / walking		
6.10	Stowmarket High School/ relocation of leisure centre		
6.11	Other Site Issues		
6.12	Infrastructure Delivery Programme (IDP)		
6.13	Allocation		
6.14	Development Briefs		
6.15	Landscape, setting and views		
6.16	Transport – buses/ cycle/ walking		
6.17	Allotments		
6.18	Other Site Issues		
6.19	Infrastructure Delivery Programme (IDP)		
6.20	Allocation		
6.21	Development Briefs		
6.22	Landscape, setting and views		
6.23	Transport – buses/ cycle/ walking		
6.24	Other Site Issues		
6.25	Infrastructure Delivery Programme (IDP)		
7.1	Sustainable Employment Sites		
7.2	Employment on Mixed Use Sites		
7.3	Tourism		
7.4	Museum of East Anglian Life (MEAL)		
7.5	Established Employers and Industrial Estates		
7.6	Narrow Mixed Use Corridor		
7.7	Local Plan Employment Allocations		

7.8	Cedars Park Employment Site		
7.9	Allocation		
7.10	Development Briefs		
7.11	Landscape and Setting		
7.12	Transport – buses/ cycle/ walking		
7.13	Other Site Issues		
7.14	Infrastructure Delivery Programme (IDP)		
8.1	Developer Contributions to a Sustainable Transport Network		
8.2	A14 Trunk Road		
9.1	Biodiversity Measures		
9.2	River Valleys		
9.3	River Rattlesden		
9.4	River Gipping		
9.5	Historic Environment		
10.1	Protection and Enhancement of Cultural Facilities		
10.2	Provision of Accessible Natural Green Space		
10.3	Improving the quality of open space		
11.1	Developer Contributions to Infrastructure Delivery		

8 Monitoring of Infrastructure

8.1 During the monitoring period the Core Strategy Focussed Review was formally adopted on the 20th of December 2012 and the Stowmarket Area Action Plan was also adopted on the 21st of February 2013. These two documents are considered in this year's AMR and the monitoring requirements of these two documents are listed below.

The Sustainability Appraisals for both the CSFR and SAAP were completed during the monitoring period it is important to identify any significant indicators that need to be monitored, the means of monitoring and the results.

The Council will monitor progress against the targets set for delivery in the Stowmarket AAP IDP to establish whether its aims for climate change, social and community improvements and sustainable development are being achieved. A review of the progress of the IDP will be made annually as described in the monitoring section of this chapter.

8.2 The Core Strategy Focussed Review sets the following monitoring requirements:

- Monitoring of employment proposals (CSFR, page 18)
- Monitoring of employment provision within the 6 nominated broad locations (CSFR 5.18, page 21)
- Updating of the housing trajectory in future AMR's (CSFR 2.4, page 33)

8.3 The Stowmarket Area Action Plan sets the following monitoring requirements:

SAAP Chapter 11 Implementation and Monitoring: Sets out the general monitoring requirements and 'Strategic Monitoring Objectives'.

In addition the following commitments are noted from the text:

- It is required that changes to retail floorspace continue to be monitored through Mid Suffolk's annual retail survey (SAAP 5.2, page 20)

- Monitor progress with the programme of development to ensure that the council's commitment to brown field sites is maintained and that the impact on the A14 is to be minimised (SAAP 6.37, page 39)
- Monitor progress being made with the remaining brown field sites in the town (SAAP 6.40, page 39)
- The implications of the Schools Organisation Review and Brownfield schemes should be monitored in order to ensure that the opportunities they represent are fully realised in relation to the objectives of the SAAP (6.65, page 47)
- The council should continue to monitor the allocation of employment land in order to determine the districts growth capacity, in relation to the growth scenarios set out in the Western Suffolk Employment Land Review (page 65)
- Once the employment market has returned the future use of the Cedars Park employment allocations will be reviewed (SAAP Policy 7.7, page 75)
- Monitor the effectiveness of short to medium term investment on sustainable transport, before deciding whether there is a case for investment in a new link road to the A14 in the longer-term (SAAP 8.18, page 90)
- The need and demand for Leisure, Recreation, Community Infrastructure and Green Open Space facilities will continue to be identified through the Council's monitoring systems, Parish Profiles, and other evidence gathering exercises (SAAP 10.4, page 99)
- The council will monitor the provision of cultural facilities throughout the area covered by the Stowmarket Area Action Plan and seek to achieve a zero net loss of the quantity, quality and range of cultural facilities by a variety of means (SAAP Policy 10.1, page 101)

The Stowmarket Area Action Plan Sustainability Appraisal sets out a outline monitoring programme that includes factors which need to be monitored in future AMR's. However, due to the lack of time between the adoption of the SAAP and the end of the AMR (31 March 2013), the monitoring of these various factors will be carried out in the 2013/14 years report, as oppose to this years. The proposed monitoring requirements of the SAAP Sustainability Appraisal are listed below and where possible requirements have been highlighted that are actively monitored and available to view in this document.

Effect to be monitored	Indicator(s) to be used	Suggested frequency of review/analysis of monitoring data	Responsibility for undertaking monitoring	Monitored in 2012/13 (Yes/No)
1. To improve the health of the population overall	Proportion of population with access to hospital or GP or dentist surgery	Periodically	MSDC (DfT accessibility indicators)	N
	Proportion of journey to work on foot or by cycle	Annual	(Census/ SSAG)	Y – 2011 census
	How do children travel to school? (QOL/BVPI)	Annual	MSDC	N
	Obesity in the population (PCT)	Periodically	MSDC	N
	Change in existing provision of outdoor playing space (youth and adult space)	Periodically	MSDC (SSAG 5-year review)	Y –IDP
	Change in existing provision of children’s play space	Periodically	MSDC (SSAG 5-year review)	Y – IDP
	Change in provision of open space	Periodically	MSDC (District open space assessments)	Y – IDP

	Change in amount of accessible natural green space (English Nature Standards)	Periodically	MSDC	N
2. To maintain and improve levels of education and skills in the population overall	Proportion of year 11 pupils gaining 5 + A-C grades at GCSE (District wide SDA/BVPI)	Annual	MSDC	N
	Proportion of the population with no qualifications (Census)	Annual	MSDC	Y – 2011 Census
4. To reduce poverty and social exclusion	Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country (SCC)	Annual	MSDC (ODPM Indices of Deprivation)	Y – Suffolk Observatory Index of Deprivation 2010
5. To improve access to key services for all sectors of the population	Proportion of population with access to key local services (e.g. GP, post office, food shops)	Annual	MSDC (DfT accessibility indicators)	N
	New retail floorspace in Town centres (AMR)	Annual	MSDC	Y – Retail Monitoring Report
	Transport infrastructure developments consistent with 'manual for streets'	Periodically	MSDC	N

	Improved network of paths and cycleways	Periodically	MSDC	N
	Developer contributions to the transport infrastructure	Periodically	MSDC	N
6. To offer everybody the opportunity for rewarding and satisfying employment	Unemployment rate (SSAG/AMR)	Annual	MSDC (SSAG/AMR)	Y – 2011 Census
	Long-term unemployment	Periodically	MSDC (Nomis)	Y – 2011 Census (People who haven't worked before 2009)
	Development of allocated employment sites	Annual	MSDC	Y – Employment Monitoring
7. To meet the housing requirements of the whole community	Housing Stock (SSAG)	Annual	MSDC	Y
	Housing Land Availability (SSAG)	Annual	MSDC	Y – HLA 2013
	Development of Allocated Housing Sites	Annual	MSDC	Y
	Affordable Housing (SSAG)	Annual	MSDC	Y
	Housing Types and Sizes (SSAG)	Annual	MSDC	Y
	Residential Development Meeting 'Very Good' rating against 'Building for Life' criteria	Annual	MSDC	N

	Residential development meeting standards under the 'Code for Sustainable Homes' (gradually raising the level:3 to 6)	Annual	MSDC	Y
	Development of permanent Gypsy and Traveller Sites	Periodically	MSDC	Y
8. To improve the quality of where people live and to encourage community participation	% of residents who are happy with their neighbourhood as a place to live	Periodically	MSDC (Suffolk Speaks/ODPM QOL Surveys)	N
	Number of visits to/uses of Council funded or part-funded museums per 1,000 population	Annual	MSDC (BVPI 170a)	N
	Public realm improvements as part of new development	Annual	MSDC	N
9. To maintain and where possible improve water and air quality	Water quality in rivers (EA)	Annually	Environment Agency/MSDC	Y
	Annual mean concentrations of air pollutants	Periodically	MSDC (Environmental health Department)	Y
10. To conserve soil resources and quality	Number and percentage of new dwellings completed on Greenfield land	Annual	MSDC	Y – HLA 2013

	Density of new development	Annual	MSDC	N
11. To use water and mineral resources efficiently, conserve and re-use and recycle where possible	Residential developments meeting Level 3-6 of the code for sustainable homes	Annual	MSDC	N
	Non-residential developments meeting BREEAM 'Very Good' and 'Excellent' standards	Annual	MSDC	N
13. To reduce the effects of traffic on the environment	Traffic volumes in key locations	Annual	MSDC	N
	Percentage of journeys to work undertaken by sustainable modes	Annual	MSDC	Y – 2011 Census
	Percentage of schoolchildren travelling to school by sustainable modes (BVPI)	Annual	MSDC	N
	New development incorporating transport assessments and travel plans	Annual	MSDC	N
	New and improved networks of paths and cycleways	Annual	MSDC	N
	Developer contributions to the transport infrastructure	Annual	MSDC	N

14. To reduce contributions to climate change	Residential developments meeting Levels 3-6 of the code for sustainable homes	Annual	MSDC	N
	Non-residential developments meeting BREEAM 'Very Good' and 'Excellent' standards	Annual	MSDC	N
	Extended and replacement properties, meeting the AAP criteria for energy reduction	Annual	MSDC	N
	Percentage of journeys to work undertaken by sustainable modes	Annual	MSDC	Y – 2011 Census
15. To reduce vulnerability to climatic events	Flood risk – Planning applications approved against Environmental Agency advice	Annual	MSDC	N
	Properties at risk of flooding from rivers	Annual	MSDC	N
16. To conserve and enhance biodiversity and geodiversity	Change in number and area of designated ecological and geological sites	Annual	MSDC (SSAG and SBRC)	N
	Reported condition of ecological SSSIs	Periodically	MSDC (EN/ Wildlife Trust)	N

	Achievement of Habitat Action Plan targets	Periodically	MSDC (SBRC/ SBP)	N
	Achievement of Species Action Plan targets	Periodically	MSDC (SBRC/SBP)	N
17. To conserve and where appropriate enhance areas of historical and archaeological importance	Number of listed buildings and buildings at risk	Periodically	MSDC (SSAG)	Y - CONSERVATION TEAM
	Number and area of Conservation Areas and Article 4 directions	Periodically	MSDC (SSAG)	Y - CONSERVATION TEAM
	Number of up to date Conservation Area Character Appraisals completed and enhancement schemes implemented	Periodically	MSDC (SSAG)	Y – ASK CONSERVATION TEAM
	Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development	Periodically	MSDC (SSAG)	N
	Planning permissions affecting known or potential archaeological sites	Annual	MSDC (SSAG)	N

	Change in number and area of designated geological RIGS	Annual	MSDC (EN)	N
	Reported condition of geological RIGS	Annual	MSDC (EN)	N
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Number and percentage of new dwellings completed on previously developed land (SSAG)	Annual	MSDC	Y – HLA
	Number of vacant dwellings	Annual	MSDC	N
	Changes in the landscape	Periodically	MSDC (WI landscape survey) (SSAG)	N
	Area of designated Special Landscape Area	Annual	MSDC	N
	Area of Visually Important Open Space	Annual	MSDC	N
	Public realm improvements as part of new development	Annual	MSDC	N
	Number of planning applications refused for reasons due to poor design	Annual	MSDC	N Policy as reason for refusal

19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	Take-up of employment floorspace	Annual	MSDC	Y –Employment Monitoring
	Employment permissions and allocations	Annual	MSDC	Y – Commitments
	Net percentage change in the total number of VAT registered businesses in the area	Annual	MSDC	N
	Tourism spend and visitor numbers	Annual	MSDC	N SCC do
20. To revitalise town centres	Proportion of town centre units with A1 uses	Annual	MSDC	Y – Retail Monitoring Report
	Vacant units in town centres (SSAG)	Annual	MSDC	Y – Retail Monitoring report
21. To encourage efficient patterns of movement in support of economic growth	Number of enquiries to business advice services from within area	Annual	MSDC (business link)	N
	Number of enquiries to business advice services from outside of area	Annual	MSDC (business link)	N
	Employment land availability	Annual	MSDC	Y – Employment Monitoring
	Employment permissions and allocations	Annual	MSDC	Y – Completions

To improve the overall health of the population overall

Proportion of journeys to work on foot or by cycle

According to the 2011 census, 1,800 commuters commuted to work by foot or by cycle, approximately 18% of the working population.

To maintain and improve levels of education and skills in the population overall

Proportion of the population with no qualifications

According to the 2011 census, of the 15,245 people aged 16 or over, 3,613 (24%) had no qualifications.

To reduce poverty and social exclusion

Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country

To improve access to key services for all sectors of the population

New Retail Floor Space in Town Centres

Retail Commitments: Gains and Losses

To offer everybody the opportunity for rewarding and satisfying employment

Unemployment rate

According to the 2011 census, 455 (3%) of the 13,665 economically active people in Stowmarket were unemployed.

Long term unemployment

According to the 2011 census, 3,243 (24%) of the 13,665 economically active people in Stowmarket were considered long term unemployed, as they either have never worked or have not worked since 2009. This means that 85% of the 3,814 unemployed economically active people in Stowmarket were considered long term unemployed.

Development of allocated employment sites

To meet the housing requirements of the whole community

Housing Land Availability

To conserve soil resources and quality

Number and percentage of new dwellings completed on Greenfield land

74 (93%) of the 80 homes completed in Stowmarket in 2012/13 were on Greenfield land.

9 Duty to Co-operate

9.1 As per the Town and Country Planning (Local Planning) (England) Regulations 2012 - Part 8 Section paragraph (6) where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

9.2 The duty to cooperate applies to plans submitted after 15 November 2011 and so applied to the Mid Suffolk Core Strategy Focussed Review, adopted in December 2012. It did not apply to the Stowmarket Area Action Plan, submitted April 2010, which was adopted in February 2013. However, Mid Suffolk has always worked with its partners and consulted, and therefore can demonstrate co-operation.

9.3 In June 2012 Mid Suffolk has updated its detailed Record of Cooperation (FR-B14b), which was submitted as part of the evidence base document list for the Core Strategy Focused Review. See:

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Economy/Strategic-Planning-Policy/LDF/Core-Strategy-FR/FR-B14b-RECORD-OF-COOPERATION-JUNE-2012.pdf>

9.4 Suffolk Growth Strategy – this is an ongoing project to identify the key development sites across Suffolk, involving the Public Leaders Board, as well as Local Authorities in Suffolk. It therefore requires the ongoing cooperation of a large number of those organisations included in the Regulations

9.5 It is anticipated to introduce a more organised process to record the cooperation with other local planning authorities, county council, or bodies or persons prescribed under section 33A of the Act. In the future this report will include the documents for which discussions have taken place and a summary on outcomes including levels of agreements and where co-operation is not forthcoming.

10 Summary and conclusion

LDS

10.1 The production of some DPDs has slipped. Reductions in staff resources and changes to the planning system introduced by the Coalition Government have all impacted on the timetable for producing these documents.

10.2 A draft 'Interim Update to the Local Development Scheme' was published in December 2011 - focussing on the timetable for the delivery of the Core Strategy Focused Review and Stowmarket Area Action Plan. A further update will be made when the new joint working is agreed with Babergh District Council.

Housing

10.3 Net Completions for the year 2012/13 remain consistent with previous years, while house prices in the district have gradually decreased throughout the first quarter of 2013. It should be noted however that monthly figures are notoriously volatile.

10.4 Mid Suffolk has an adequate level of housing land supply. However, it is currently difficult to forecast with certainty the rate at which new homes will come forward and the Mid Suffolk Core Strategy identified the broad locations for the main greenfield allocations at Stowmarket, as north-west and north-east Stowmarket. The adopted Stowmarket Area Action Plan proposes 1,525 houses to be allocated on greenfield sites with 400 to be provided on previously developed or "brownfield" sites.

10.5 Affordable housing accounted for 37% in 2012/13, over twice as much as the previous year and reversing the declining trend that was experienced since 2008/09.

10.6 Between 2006 and 2011 the number of pitches increased by 31/32. A new Gypsy and Traveller Accommodation Assessment (GTAA) is due for publication in early 2013. This will cover the need for both residential and transit sites in different parts of the District.

Economic Growth

10.7 There were no significant changes to retail floorspace in this year's monitoring period, although noteworthy changes to Stowmarket's principal shopping area and shopping frontages occurred as a result of the adoption of the Stowmarket Area Action Plan (2013). A retail monitoring report was published in July 2013 which updates the town centre retail surveys for Mid Suffolk's main service centres Stowmarket, Needham Market, Eye and Debenham.

10.8 There was a loss of approximately 0.3 Hectares of employment land during the monitoring period. A further 9.5 hectares of employment land are under construction and 7.7 hectares are newly committed for future development.

[As explained in Note 1 in section 5.3 (page 31), these low results are in part explained by significant demolitions and changes of use to large storage and low employment industries, plus difficulties in monitoring site completions.]

10.9 Following the allocation of land at Mill Lane Stowmarket there is approximately 63 hectares of undeveloped employment land on allocated sites, of which about 14 ha is potentially available to developers and of this 10.9ha is land at Cedars Park in Stowmarket. The Council is seeking to help bring this land forward through a development brief process involving all interested parties as described in the submission Stowmarket Area Action Plan (AAP).

10.10 The Council is actively engaged in seeking to facilitate integrated employment growth at Mill Lane Stowmarket through the processes identified in the adopted Stowmarket AAP (February 2013). We are also engaged in an ongoing process to help realise the potential at Eye airfield through a masterplan/ development brief process.

END