

Babergh Development Framework

Annual Monitoring Report 2011 – 2012



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Key Headlines from the 2011/12 Annual Monitoring Report

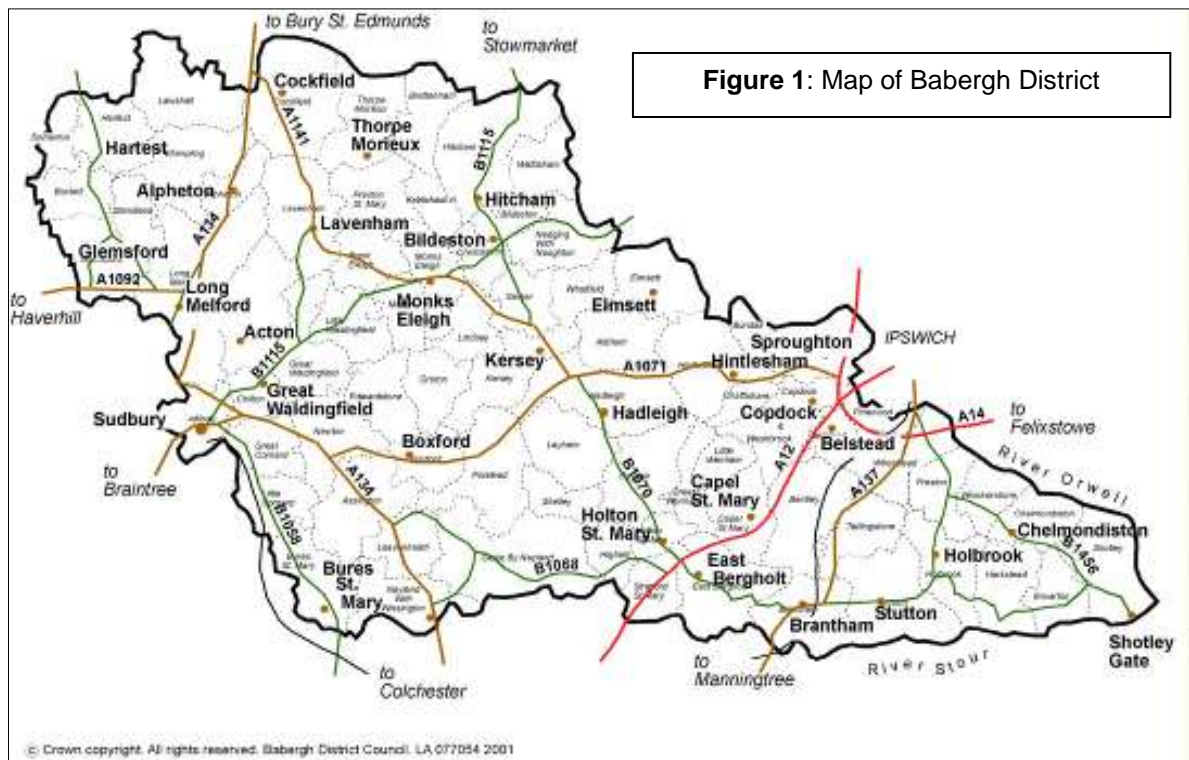
<p>The 2011 Census shows that Babergh's population rose by 5% over the last 10 years – and it now stands at 87,700</p>	<p>Babergh's population is aging. The 2011 Census shows that just less than 30% of all residents are aged 60+. There are also slightly more women than there are men</p>
<p>Work nears completion on delivering the Babergh Core Strategy - Part 1 of the New Local Plan. It is anticipated that the Core Strategy will be adopted in Summer 2013 following Examination in Public</p>	<p>An Interim Update to the Local Development Scheme was published in September 2012. A fully up-to-date LDS remains a priority. This will reflect joint working opportunities with Mid Suffolk DC</p>
<p>259 net new residential dwellings were built across the district during 2011/12. Of these, 132 (51%) came forward as affordable (social) housing</p>	<p>51% of all new homes built during 2011/12 came forward on sites within the three urban areas: Sudbury & Gt Cornard, Hadleigh, and the Babergh Ipswich Fringe</p>
<p>Less than one-fifth of all new homes (17%) came forward in the 10 Core Villages identified in the Core Strategy</p>	<p>Windfall housing delivery accounts for approximately 58% of all new completions in 2011/12</p>
<p>Babergh currently has an estimated 6.1 years supply of deliverable housing sites, based on RSS requirements or 5.9 years supply with the NPPF additional buffer of 5%.</p>	<p>There was a small net increase reported completions for employment floorspace within the B-Use classes</p>
<p>'Saved' 2006 Local Plan policies continue to be well used, although some may now need to be reviewed in the light of changing circumstances. This will be considered as part of the Development Management DPD.</p>	<p>The emerging Core Strategy provides a new opportunity to think again about what we monitor in terms of employment floorspace and job creation opportunities.</p>

SECTION 1: INTRODUCTION

- 1.1 This is the eighth Annual Monitoring Report (AMR) to be produced by Babergh District Council. It covers the period from 1st April 2011 to 31st March 2012 and meets the requirements of Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012. All of the information reported here was valid at the date of publication.
- 1.2 Previously, Local Authorities were required to report annually on a set of Core Output Indicators (COIs) (CLG, July 2008). The Government now takes a less prescriptive approach as to what local authorities monitor and how they do it. This AMR therefore represents a further transition away from the old style of reporting and, instead, builds on the transitional nature of our 2010-11 AMR, where the focus is on reporting on identified local priorities.
- 1.3 Notwithstanding this new approach, the AMR should:
- Report on progress made towards delivery of the documents set out in the Councils Local Development Scheme, including reasons where the timetable has not been met
 - Report on the progress made towards delivery against specific targets set out in Local Development documents
 - Identify any policy specified in a Local Plan that is not being implemented, and set out the reason(s) why
 - Report on any financial receipts obtained via implementation of the Community Infrastructure Levy
 - Where a local planning authority (LPA) have co-operated with another LPA, county council, or a body or person prescribed under section 33A of the Act, the LPAs monitoring report must give details of what action they have taken during the period covered by the report.
- 1.4 At present, local planning policy in Babergh continues to be provided by the 'saved policies' of the **Babergh Local Plan Alteration No. 2** (Adopted in June 2006). The Council are now in the final stages of preparation of the **Babergh Core Strategy: Part 1 of the New Local Plan**. Subject to any outcomes of the Examination in Public, it is currently anticipated that this will be adopted in summer of 2013, at which point it will replace many of the policies set out in the 2006 Local Plan. This AMR therefore not only continues to monitor implementation of the 2006 Plan but also looks to the emerging Core Strategy and to future monitoring requirements.

SECTION 2: A BRIEF OVERVIEW OF THE DISTRICT

- 2.1 Babergh district covers an area of 230 square miles (596 square kms). The largest settled area is Sudbury / Gt Cornard. Hadleigh is the second largest town. The district has a rich heritage with some 4000 Listed Buildings, 29 Conservation Areas, 34 Scheduled Ancient Monuments and 5 registered Historic Parks & Gardens which together, form an important part of the physical environment. Babergh also contains many areas of attractive countryside including parts of the Dedham Vale and the Suffolk Coasts & Heaths Areas of Outstanding Natural Beauty (AONB). There are also a number of Special Landscape Areas centred on and around the many river valleys which are characteristic of this part of Suffolk. The value of the natural and built environment, including the internationally renowned areas of 'Constable Country' and the medieval wool villages of Lavenham and Kersey, form the basis for a strong local tourism industry.
- 2.2 The districts rural nature, coupled with good road and rail access to Ipswich, Colchester, Bury St Edmunds and places further afield (incl. Norwich, Chelmsford, Cambridge and London) makes Babergh an attractive location for residents and visitors. The availability of public transport contributes significantly to the economic and social well-being of the district - although it should also be recognised that some villages still suffer from poor public transport links.



SECTION 3: THE 2011 CENSUS – Population and Age Outputs

3.1 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.

3.2 Table 1 below shows how Babergh's population changed over the past ten years compared to some of our neighbouring authorities.

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

Table 1: Population Growth (Size at 2001 & 2011 Census with % change 2001-2011)

3.3 Table 2 below shows the age profile of Babergh residents in 2011. On the following page we present this same information in pictorial form. For comparison purposes, we have also reproduced age data from the 2001 Census.

Age Group	Males	Females	Age Group	Males	Females
0 – 4	2,300	2,200	45 – 49	3,300	3,400
5 – 9	2,400	2,400	50 – 54	2,900	3,000
10 – 14	2,800	2,600	55 – 59	2,800	3,000
15 – 19	2,700	2,400	60 – 64	3,400	3,600
20 – 24	2,100	1,900	65 – 69	2,800	2,900
25 – 29	1,900	1,900	70 – 74	2,200	2,100
30 – 34	2,000	2,100	75 – 79	1,600	1,800
35 – 39	2,600	2,700	80 – 84	1,200	1,500
40 – 44	3,100	3,400	85+	800	1,700

Table 2: Age Profile of Babergh Residents in 2011

3.4 Like many rural districts Babergh has an aging 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.

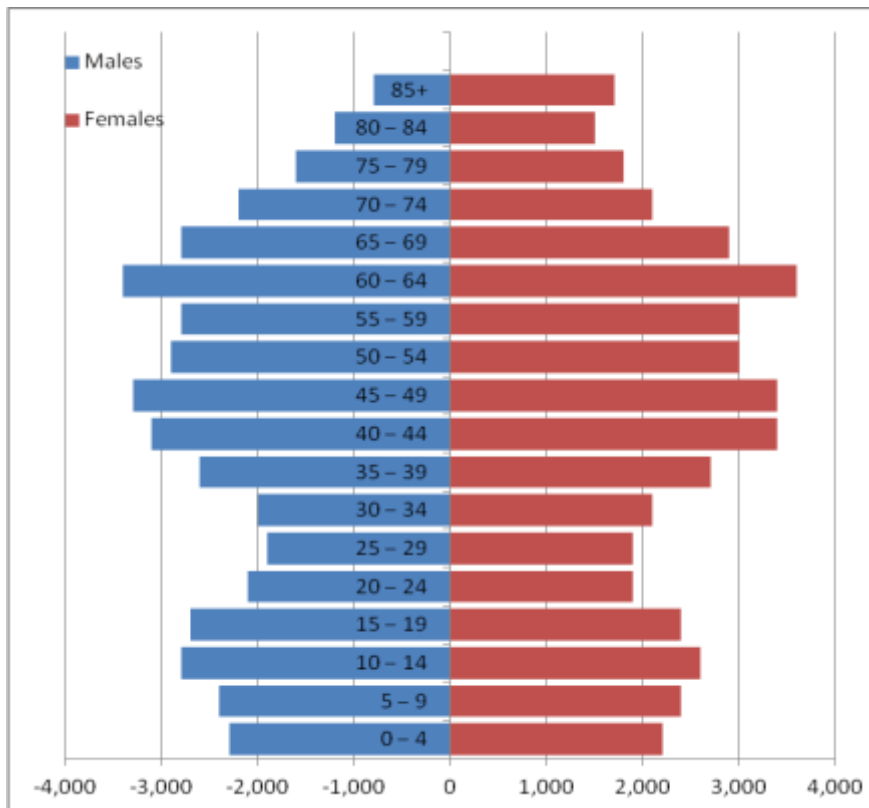


Figure 2: Age Profile of Babergh Residents – 2011 census

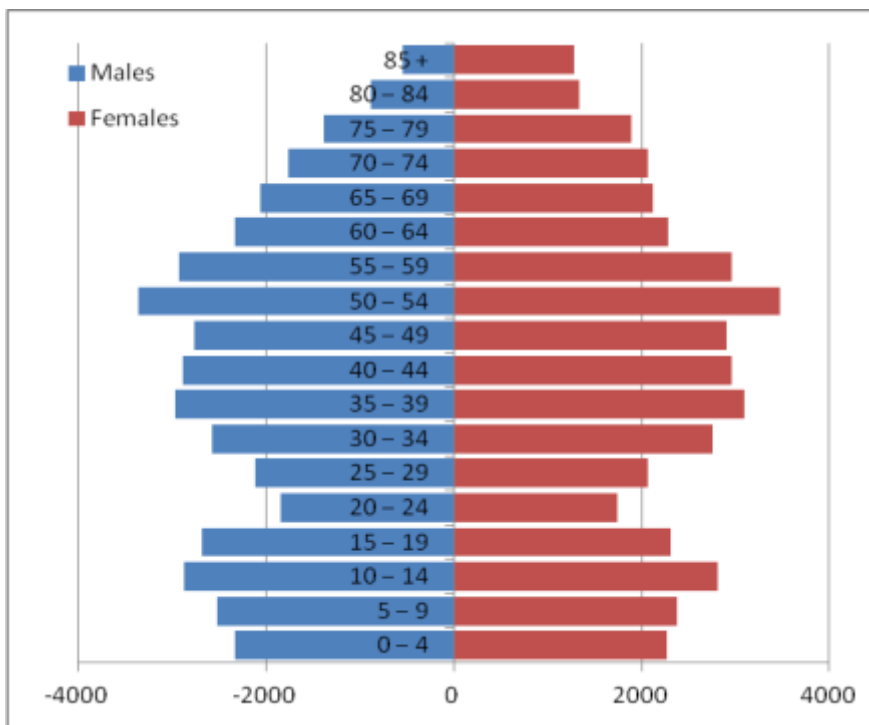


Figure 3: Age Profile of Babergh Residents – 2001 Census

SECTION 4: BABERGH LOCAL DEVELOPMENT SCHEME

- 4.1 All Local Planning Authorities are required to prepare a Local Development Scheme (LDS). This sets out the timetable for the production of the rest of the Local (Babergh) Development Framework documents, and should be updated periodically in line with recent progress.
- 4.2 Babergh's first LDS was adopted in 2005. A revised LDS was adopted in July 2007, covering the five year period up to mid-2012. At that time it was considered necessary for Babergh to look beyond the minimum 3 year period as the BDF preparation work would not have been completed within that timeframe.
- 4.3 A draft version of our 'Interim LDS Update' was published on the Council's website in August 2012. This sets out a revised timetable for the delivery of the Core Strategy. Notwithstanding this, a fully updated LDS; to reflect amongst other things the closer co-operation that now exists between Babergh and Mid Suffolk District Councils (including proposals to work collaboratively on joint Development Plan Documents), remains a priority. However, this is now unlikely to come forward until both Babergh and Mid Suffolk have their respective Core Strategies fully adopted and in place.
- 4.4 No planning policy document (as set out in the LDS) was adopted by the Council during the current AMR year. In Table 3 (page 8) we summarise current progress on the delivery of our key Development Plan Documents (DPDs) - the Core Strategy, Development Management Policies document and Site Allocations document. We will also continue to keep our relevant web pages updated with the latest news on all these DPDs.

www.babergh.gov.uk/babergh/CoreStrategy www.babergh.gov.uk/babergh/DevMan
www.babergh.gov.uk/babergh/SiteAlloc

- 4.5 In addition to the above, the following Supplementary Planning Documents (SPDs) have already been adopted by the Council:
- **Affordable Housing SPD:** Adopted 7th April 2009 and available on line. (*Note: A new draft SPD is in preparation to support relevant policies in the emerging Core Strategy.*)
 - **Safeguarding Employment Land SPD:** Adopted 6th March 2008 and available on line
 - **Hamilton Road Quarter, Sudbury Dev. Brief, SPD:** Adopted 11th February 2010 and available online

- 4.6 The 2007 LDS also set out a proposal to produce a (Babergh) SPD on Design. A draft document was prepared / published but required further amendment. It was subsequently established that the Suffolk Wide Design Guide may be revisited and, therefore, it was considered more appropriate to work jointly on this rather than continue with a Babergh only document. There are now no further plans to progress with this SPD.

THE NEW LOCAL PLAN EVIDENCE BASE

- 4.7 The Local Plan framework is supported by a strong evidence base. The Council will continue to identify key documents and commission new areas of research to ensure that this evidence base remains up-to-date. To see what is currently available go to www.babergh.gov.uk/babergh/ldf and follow the Evidence Base / Background Studies link.

LOCAL DEVELOPMENT ORDERS and NEIGHBOURHOOD DEVELOPMENT ORDERS / PLANS

- 4.8 Regulation 48 (d-f) (Statutory Instrument 2004/2204) requires that local planning authorities state in their AMR whether any Local Development Orders have been adopted (under section 61A of the Town & Country Planning Act 1990). None were adopted in Babergh during 2011/12 (or in previous years).
- 4.9 Neighbourhood Development Orders and Neighbourhood (Development) Plans provide means by which local communities can have a say in or manage development within a defined area. They can be drawn up by Town or Parish Councils or by other local community groups. The Council, working with Mid Suffolk, are still in the early stages of preparing a support programme to help interested parties across both districts. To date, no Neighbourhood Orders / Plans have been adopted.

COMMUNITY INFRASTRUCTURE LEVY

- 4.10 The Community Infrastructure Levy (CIL) is a new charge which will allow the Councils' to raise funds from developers undertaking new building projects. Babergh and Mid Suffolk are currently in the process of preparing a joint (CIL) to help support the delivery of their respective LDFs and to ensure that the impact of new development on infrastructure is minimised. This work is still at an early stage and, consequently, no charging schedule has been consulted upon or adopted. See: www.babergh.gov.uk/babergh/CIL for more information.

SUMMARY AND CONCLUSIONS

- Good progress continues to be made in preparing the 'new' Local Plan evidence base.
- 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.
- A draft 'Interim Update to the Local Development Scheme' was published in August 2012 - focussing on the timetable for the delivery of the Core Strategy. Notwithstanding this, there is still a need for a more thorough update, not just to revisit the DPD timetable but also to reflect the new joint working opportunities that exist with Mid Suffolk District Council.
- The deletion of the SPD on Design and the inclusion of an SPD for the Hamilton Road Quarter, Sudbury Town Centre Redevelopment should also be addressed. However, given that the requirement to list SPDs in a LDS no longer applies, it can be assumed that any new LDS will reflect this simplification.
- Babergh and Mid Suffolk District Councils are currently working together on projects relating to the delivery of a CIL charging programme, Development Management document and a programme to support interested parties in the delivery of Neighbourhood Plans. It is likely that the Councils will also work together on a Site Specific Allocations Development Plan document.

Table 3: Summary of progress towards delivery of key Development Plan Documents

Document	Purpose	(2007 LDS) Target Date	Comment
<p>Babergh Core Strategy</p> <p>Part 1 of the New Local Plan</p>	<p>To set out a strategic vision & planning policy framework for Babergh district. The Core Strategy will include targets for the delivery of new homes and new jobs over the plan period 2011 – 2031 and beyond.</p>	<p>Target date for adoption:</p> <p>Feb - March 2011</p>	<p>Delays in delivering the Core Strategy are principally due to the prolonged period of uncertainty following the Coalition Governments announcement (in 2010) that it intended to abolish Regional Spatial Strategies (RSS), the need to consult the public on local targets and subsequent wait for publication of the final National Planning Policy Framework (NPPF) document which took place in March 2012.</p> <p>Our Submission Draft Core Strategy was published for consultation in October 2011. Following consideration of the representations, and to ensure conformity with the NPPF, further Proposed Main Modifications were published for consultation during July - Aug 2012.</p> <p>It is now expected that the Core Strategy will be submitted to the Secretary of State in late 2012 (subject to Full Council approval) with Examination in Public to follow in Spring 2013.</p>
<p>Development Management Policies DPD</p>	<p>To set out the proposed approach & detailed policies for controlling development and delivering the vision, objectives and core policies in the Core Strategy. As such, it will play a key role in determining future planning applications.</p>	<p>Target date for adoption:</p> <p>Dec 2011 - Jan 2012</p>	<p>There has been a delay in producing this DPD as a result of slippage in the Core Strategy timetable. A first consultation document is not now likely to be published until after the Core Strategy has been adopted.</p> <p>Planning Officers at Babergh and Mid Suffolk DC are currently working together on development management policies.</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 date for adoption:</p> <p>Apr - May 2012</p>	<p>There has been a delay in producing this DPD as a result of slippage in the Core Strategy timetable. It is now highly likely that the Site Allocations DPD will be produced jointly with Mid Suffolk DC.</p>

SECTION 5: MONITORING INDICATORS

HOUSING GROWTH

- 5.1 Housing, and in particular affordable housing, remains a key priority for many Babergh residents. In this section we set out monitoring outputs relating to the delivery of new (net) housing across the district during this (the 2011-12) and previous monitoring years.
- 5.2 Although revoked in July 2010 (and now likely to be formally abolished) the housing targets set out in the 2008 East of England Plan (the RSS) remain a useful benchmark for monitoring purposes. The RSS set Babergh a target of delivering a minimum of 5,600 net additional dwellings during the April 2001 – March 2021 plan period, which equates to 280 dwellings per annum over the 20 year period.
- 5.3 Babergh’s emerging Core Strategy sets a target for delivering 5,975 new dwellings over the period 2011 – 2031. The target equates to some 300 dwellings per annum over the 20 year period.
- 5.4 Table 4 (below) sets out in one place information relating to net housing completions across the district for both the current and ten previous AMR years. It also shows the number / percentage of these that were delivered as affordable homes and the number / percentage of these that came forward as windfall development.

AMR Year	Net Completions	<i>of which Affordable</i>	<i>% as Affordable</i>	<i>of which Windfall</i>	<i>% as Windfall</i>
2011 / 12	259	132	51%	156	60%
2010 / 11	216	31	25%	98	45%
2009 / 10	185	34	18%	97	52%
2008 / 09	289	111	38%	115	40%
2007 / 08	304	88	29%	140	46%
2006 / 07	275	73	27%	146	53%
2005 / 06	189	56	29%	150	79%
2004 / 05	187	43	23%	164	88%
2003 / 04	212	-	-	132	62%
2002 / 03	510	-	-	364	71%
2001 / 02	242	-	-	136	56%
Totals	2868	(568)	(29.8%)	1698	59.2%

Table 4: Net Residential Completions by AMR Year

NOTE: The net figure for 2011/12 includes an additional 45 dwellings which have all been given a nominal completion date of 1st April 2011. Although not yet 'signed off' by the Council's Building Control team, strong circumstantial evidence proves that they have all been completed / have been lived in for a year or more.

5.5 Net residential completions for the year 2011/12 were slightly higher than the previous monitoring year. Circumstantial evidence (including provisional data covering the first quarter of 2012/13) would seem to suggest that housing completions will continue at a moderate / low level for the immediate future. Even after the wider UK economy starts to show significant signs of recovery it is thought that there will still be a delay in new housing development coming forward.

5.6 The emerging Core Strategy introduces the principle of Settlement Clusters - groupings of towns and villages that look towards each other and/or which share a range of key services. In future AMRs we will look at ways to report in more detail on net housing completions by Settlement Cluster. As an interim measure, Table 5 (below) shows net completions within for the three main town / urban areas and in the ten identified Core Villages over the last five AMR years (2007/08 to 2011/12).

Area	2007 / 08	2008 / 09	2009 / 10	2010 / 11	2011 / 12
Sudbury & Gt Cornard	187	196	122	131	116
Hadleigh	16	12	4	4	13
Ipswich Fringe*	3	5	2	2	3
Bildeston	15	1	1	2	5
Boxford	0	-1	1	0	8
Bures St Mary	7	3	0	1	1
Capel St Mary	3	3	2	0	36
East Bergholt	0	0	3	6	4
Glemsford	10	1	5	5	2
Holbrook	0	0	15	5	4
Lavenham	0	0	0	8	0
Long Melford	7	5	5	2	8
Nayland	1	7	1	5	0

Table 5: Net Residential Completions by Town / Urban Area and Core Village

*Note: the Ipswich Fringe (Ipswich Policy Area) covers the parishes of Belstead, Copdock & Washbrook, Pinewood, Sproughton and Wherstead.

AFFORDABLE HOUSING

5.7 Compared to previous AMR years, 2011/12 was a very productive year in terms of the number of affordable homes that were delivered across the district. Records also show that, during the last quarter (from Jan - Mar 2012), the majority of all new homes that were completed fell into this category.

5.8 Policies CS15 and CS16 of the emerging Core Strategy sets out new guidelines for the delivery of affordable housing in Babergh. We are also preparing a new Affordable Housing SPD to provide further guidance. Once adopted, Policy CS15 will require all new housing development proposals (where a net gain is involved) to provide an element of or contribute towards the delivery of new affordable homes. Through the AMR process we will continue to monitor the number of affordable homes being built across the district as a means of testing the effectiveness of this policy approach.

WINDFALL HOUSING DEVELOPMENT

5.9 There is strong evidence to show that windfall development continues to make up a significant proportion of all new housing coming forward across the district each year (see Table 3 above), averaging at just less than 60% of all net completions to date.

GYPSY AND TRAVELLER SITE PROVISION

5.10 No planning applications for Gypsy & Traveller pitches were received during 2011/12, and no permissions were granted within the district during the same period (see Table 6 below).

	Permanent	Transit	Total
2011 - 12	0	0	0
2010 - 11	0	0	0
2009 - 10	0	0	0
2008 - 09	1 (3 year pp only)	0	1 (3 year pp only)
2007 - 08	0	0	0
2006 - 07	0	0	0

Table 6: Applications for Gypsy & Traveller sites granted planning permission

Enforcement Notices were served on two unauthorised encampments - in June 2011 (at Friars Meadow, Sudbury) and in February 2012 (at Station Road Car Park, Sudbury). The Council will continue to work proactively with relevant working groups to ensure that an appropriate level of pitch provision is made available - where there is a clear and identified need. During 2012, the Council will contribute towards the production of a County wide Gypsy & Traveller Accommodation Assessment Update (the last GTAA having been published in 2007). This will include an assessment of Travelling Showpeople accommodation needs. See:

<http://www.babergh.gov.uk/housing-and-homelessness/gypsies-and-travellers-2/assessing-the-needs-of-gypsies-travellers-and-travelling-showpeople/>

RESIDENTIAL DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

- 5.11 In previous AMRs we reported on all new / converted dwellings (gross figures) and monitored the proportion of these that had come forward on previously developed land (PDL). As part of our on-going monitoring programme we will continue to report on housing development on PDL in line with the overall land re-use target of 45% set out in the emerging Core Strategy (see Table 7 below).

Year	2004 - 05	2005 - 06	2006 - 07	2007 - 08	2008 - 09	2009 - 10	2010 - 11	2011 - 12
Gross % PDL	43%	68%	66%	61%	55%	62%	41%	41%

Table 7: Percentage (Gross) Residential Development on PDL

HOUSING TRAJECTORY AND FIVE-YEAR LAND SUPPLY (2012 – 2017)

- 5.12 Councils are required to identify and update annually a supply of specific deliverable sites sufficient to provide for five years worth of housing against their requirements as specified in the National Planning Policy Framework (NPPF). For sites to be considered deliverable they have to be available, suitable, achievable and viable.
- 5.13 The NPPF has introduced a new buffer requirement of 5% or 20% for the five-year land supply (moved forward from later in the plan period) depending upon past performance. Provision is made for a 5% buffer in the Babergh five-year land supply.

Housing requirement over 5 years April 2012 – March 2017

- 5.14 The RSS set Babergh a target of delivering a minimum 5,600 net additional dwellings during the April 2001 – March 2021 plan period, which equates to 280 dwellings per annum over the 20 year period. The housing supply situation in Babergh as at April 2012 was:

Houses completed between April 2001 and March 2012:	2,868
Houses required between April 2001 and March 2021	5,600
Still to provide between April 2012 and March 2021	2,732
Average annual target from April 2012 to March 2021 (divide 2,732 by 9 yrs):	304
5 Years supply =	1,520
+5% buffer as per NPPF =76	1520 + 76 = Total
	1,596

Land supply April 2012 – March 2017 (sites that have potential to deliver housing in the 5 year period)

Outstanding planning permissions 31 March 2012 and remaining Local Plan housing allocations (according to trajectory can deliver by March 2017):	1,626
Windfalls:	240
Total 5-year land supply	1,866

- 5.15 The total of 1,866 represents 6.1 years of housing supply, based on the outstanding requirement of 304 per year or 5.9 years based on the plus 5% requirement at 319 per year.
- 5.16 A further 520 dwellings (outstanding planning permissions at 31 March 2012 and remaining Babergh Local Plan Allocations) scheduled for later years in the trajectory could potentially come forward earlier than predicted (this equates to a further 1.7 years of land supply). For more information about the outstanding planning permissions and remaining Local Plan housing allocations please refer to Appendix 1.
- 5.17 New strategic allocations will also come forward when the Babergh Core Strategy is adopted (anticipated to be adopted by mid 2013) (if these figures are included in the calculations it would provide for 3.1 years of land supply).

Windfall Housing Development

- 5.18 We have already briefly commented on windfall development (see para 5.9 above). More information is provided below. In Babergh, the predominance of small developments of dwellings in single number size groups and even developments of one or two dwellings (both those receiving consent and those reaching completion) illustrates the fact that windfall developments are a significant source of actual delivery in the district.
- 5.19 The contribution to housing supply made through windfall developments has long been significant, with available monitoring data over 15 years showing this to range from a minimum of over one third of annual delivery (in 1997-8) to a maximum of nearly 90% of annual delivery (in 2004-5) (see Table 8 below). The mean average level of windfall contribution (over the 10-year period from 2001/2 to 2010/11) has been just under 60%. The previous 5-year mean average was very similar at over 56%. Although this trend may be seen as working counter to the Plan-led system and the certainty that is sought as to where / when / how development is to take place, it may also serve to reflect the prevailing

pattern of development in Babergh, which is dominated by the approval and delivery of small sites (often at a scale below 10 units that is too small to allocate). This is considered to demonstrate that suitable housing sites have a reliable track record of coming forward consistently in Babergh over recent times at a level sufficient to make up a substantial element of annual housing delivery and it could therefore be included in the 5-year land supply and trajectory in accordance with the National Planning Policy Framework (NPPF).

	Total net completions	of which X windfall	% windfall
1996 – 1997	268	125	47
1997 – 1998	337	121	36
1998 – 1999	240	132	55
1999 – 2000	387	239	62
2000 – 2001	232	192	83
2001 – 2002	242	136	56
2002 – 2003	510	364	71
2003 – 2004	212	132	62
2004 – 2005	187	164	88
2005 – 2006	189	150	79
2006 – 2007	275	146	53
2007 – 2008	304	140	46
2008 – 2009	289	115	40
2009 – 2010	185	97	52
2010 – 2011	216	98	45
Average	272	157	58

Table 8 Windfall figures as a percentage of net completions 1996 – 2011

5.20 The NPPF indicates that regard should also be given to the SHLAA, expected future trends and development on residential gardens. In the SHLAA a large number of small sites have been submitted as being available and were considered as potentially suitable, achievable and viable. There is no reason why the significant contribution that small sites make to land supply in the District are not expected to continue.

5.21 With regards to residential gardens it has to be emphasised that in Babergh's case there is currently a saved Local Plan policy that was adopted in 2006 (LP HS28 - Infilling) which is aimed at restricting inappropriate garden land development and that this policy has been used very successfully to refuse inappropriate garden land development. Notwithstanding this, information was gathered using the Council's monitoring database about how much of the windfall figures for the last four years included garden land. This showed that although some of the windfall completions were on garden land a significant proportion of windfall completions were not on garden land (see Table 4).

	windfalls	of which X garden land	% garden land
2008-09	113	41	36
2009-10	97	29	30
2010-11	98	51	52
2011-12	124	27	22
Average	108	37	35

Table 9: Garden land as a percentage of windfall figures 2008 – 2012

5.22 Given the information above, a conservative figure was allowed for windfalls in the Council's trajectory up to March 2031. This figure was derived from average past windfall delivery rates minus average windfall delivery on garden land minus a 10% figure for non-delivery of windfalls. The annual rate of delivery of windfall sites was predicted and fewer windfall numbers included in the first part of the trajectory to reflect the small sites already included in the trajectory.

Past Rates of Development

5.23 Over the past eleven years, for the period of 2001 to 2012 a net total of 2,868 (refer to Table 4 for more information) additional new dwellings were completed in Babergh. This equates to an average annual build rate of approximately 261 new dwellings per annum. It has to be mentioned that build rates have dropped significantly over the past three years and the average annual build rate between 2001 and 2009 in the district was approximately 280 new dwellings per annum, and at the rate required by the RSS.

5.24 Performance in housing delivery against the levels sought (albeit that this is an output that local planning authorities only have some influence over) shows under-delivery of some 212 dwellings (6.9%) over the 11-year period against the 3,080 level required. At around the half-way mark of the current regional plan period, at well below 10%, this is considered a relatively inconsequential level of under-delivery and although delivery has fluctuated, there has not been a record of persistent under delivery in Babergh.

Deliverability of Potential Sites

5.25 The Babergh Strategic Land Availability Assessment (SHLAA) considered the availability, suitability and viability of sites for housing over a 15 year period. The SHLAA overall estimated capacity for Babergh is 9,523 dwellings, more than the actual 15 year requirement of the RSS (or emerging Core Strategy). A SHLAA stakeholder's panel, with representatives of house builders and agents has been involved in preparing the SHLAA (joint assessment with St Edmundsbury, Forest Heath and Mid Suffolk Districts).

SUMMARY AND CONCLUSIONS

- While net completions for 2011/12 were slightly higher than the previous year, the general trend continues to point towards a slow recovery in the number of homes being built.
- Affordable housing accounted for approximately half of all net residential completions recorded in 2011/12. It also made up a larger proportion of housing completions than previous monitoring years.
- 41% of all residential completions were delivered on previously developed land (PDL). This is just under the overall land re-use target of 45% which is set out in the emerging Core Strategy and would seem to support the Council's justification for setting this as a realistic and appropriate brownfield target.
- Babergh currently has an estimated 6.2 years of supply of deliverable housing sites, based on RSS requirements, or 5.9 years supply with the NPPF additional buffer of 5%. There is no evidence to suggest that planning applications should be permitted solely as a result of a lack of five-year land supply of deliverable housing sites. The Council will monitor the five year supply of deliverable sites on annual basis and report on the findings in the Annual Monitoring Reports.
- Windfall development continues to make up a significant proportion of all new housing coming forward across the district.
- We will continue to monitor the delivery of all new homes across the district against the targets set out in the emerging Core Strategy. We will also look again at what other data we should be gathering / reporting on, including information on the type of new homes (i.e. no. of bedrooms) that are being delivered.

SECTION 6: MONITORING INDICATORS

ECONOMIC GROWTH

- 6.1 There is often pressure on land within the district that is allocated for employment uses to be redeveloped for alternate uses, i.e. residential. Similarly, creating the right conditions for existing businesses to flourish and opportunities for new businesses to invest in the district remain high priorities. As part of the current structural reorganisation, officers from various teams are working together to pool knowledge and resources on economic and employment growth objectives. One potential output of this exercise could be an 'Employment Floorspace / Jobs Trajectory' which can be updated on an annual basis. We hope to be able to report in more detail on this project in next year's AMR.
- 6.2 Until the above exercise has been completed, and we have fully assessed how best to monitor and report on delivery against the jobs growth target set out in emerging Core Strategy policy CS2 we will continue to provide background data on recorded gains and losses across various Use Class categories.
- 6.3 Tables 10, 11a & 11b below detail recorded gains and losses in floorspace for B1, B2 and B8 Use Classes. Looking at Table 9a, it is encouraging that this year has seen a return to a net gain in floorspace, although it should be noted that the majority of this came from just the one Use Class sector.

	B1		B2		B8	
	Gain	Loss	Gain	Loss	Gain	Loss
2011 - 12	39	253	0	123	742	0

Table 10: B1, B2 and B8 Gains / Losses recorded during 2010-11 (m²)

	B1a	B1b	B1c	B2	B8	TOTAL
2011 - 12	-214			-123	742	405
2010 - 11	9			-113	0	-104
2009 - 10	556			405	447	1408
2008 - 09	4,146			3,368	1,581	9,095
2007 - 08	3,098	943	412	1,975	1,944	10,645
2006 - 07	1,086	412	412	1,975	387	4,272
2005 - 06	2,200	296	420	1,088	2,143	6,147
2004 - 05	473	0	1,509	128	0	2,110

Table 11a: Overall net gains / losses in employment floorspace (m²)

DC ref	Parish	Description	PDL	Floorspace
B/09/00768/FUL	Hadleigh	Demolition B2 unit (for new homes)	Yes	B2 Loss: 123m ²
B/11/01590/FUL	Glemsford	Erection (retention) B8 storage area	Part	B8 Gain: 525m ²
B/12/00686/FUL	Acton	Change of Use - B1 to Mixed A1 / B8	Yes	B1 Loss: 253m ² B8 Gain: 217m ²
B/08/01661/FUL	Lavenham	Single storey (B1) extension	Yes	B1 Gain: 39m ²

Table 11b: B1, B2 & B8 completions recorded during 2010-11

6.4 Although still subject to final agreement, the Council's Development Control Committee (in May 2012) agreed in principle to a major new development proposal at the north edge of Sudbury (for Prolog) that is expected to provide some 19,000m² of B8 floorspace, 200m² of B2 floorspace and 2,960m² of B1 floorspace.

6.5 Tables 12a and 12b below detail recorded gains and losses in floorspace for A1, A2 & D2 Use Classes across the whole district.

	A1		A2		D2	
	Gain	Loss	Gain	Loss	Gain	Loss
2011 - 12	516	2034	0	0	320	0

Table 12a: A1, A2 and D2 Gains / Losses recorded during 2010-11 (m²)

DC ref	Parish	Description	PDL	Floorspace
B/12/00686/FUL	Acton	Change of Use - B1 to Mixed A1 / B8	Yes	A1 Gain: 36m ²
B/11/00456/FUL	Glemsford	Conversion A1 retail to SG use	Yes	A1 Loss: 316m ²
B/04/01624/FUL	Gt Cornard	Re-development of Shopping Precinct, Poplar Road	Yes	A1 Loss: 1437m ² A1 Gain: 460m ²
B/09/00600/FUL	Hadleigh	New Hadleigh Bowls Club facility	No	D2 Gain: 320m ²
B/11/01606/FUL	L. Melford	Conversion A1 retail to SG use	Yes	A1 Loss: 30m ²
B/09/00479/FUL	Sudbury	Change of Use: A1 retail to A5	Yes	A1 Loss: 108m ²
B/09/00813/FUL	Sudbury	Conversion of A1 offices to C3 flats	Yes	A1 Loss: 143m ²
B/11/01297/FUL	Sudbury	Ground floor from SG to A1 use	Yes	A1 Gain: 20m ²

Table 12b: A1, A2 and D2 Completions recorded during 2010-11

- 6.6 With the exceptions of the last three applications in Table 10b above, all of these recorded changes have taken place outside of the defined town centre areas at Hadleigh and Sudbury. One application stands out - the mixed-use re-development of the Poplar Road Shopping Precinct in Great Cornard. Although granted permission some years ago, and having since undergone re-development in phases, it was only when completion details came through for the new shop units that the previous loss was recorded, i.e. there is no system currently in place to record demolition (losses) at the time they take place. This is potentially an aspect of monitoring that may need further consideration. As a further example of this, a former employment site in Lavenham (which has been vacant for a while) was demolished about one year ago resulting in the loss of some 5,000m² of employment floorspace. No new development proposal has been granted permission / implemented so, under current monitoring arrangements, this loss could stay unrecorded for a few years yet.

OTHER (FUTURE) OPPORTUNITIES

- 6.7 Within the district, there are three large employment sites that have the potential for full / partial redevelopment or expansion. These are at Sproughton (on the site of the former British Sugar factory), at Wherstead Park, and at Brantham (as part of the ICI / Wardle Storeys site). All three sites were re-allocated and now have their own specific policy in the emerging Core Strategy. While there is still some way to go before any agreement is reached and work starts on the ground, the intervening months will provide a good opportunity to identify what monitoring criteria are appropriate to ensure that all the relevant policy objectives are being met.

TOWN CENTRES

- 6.8 Babergh District Council has been undertaking Town Centre Health Checks (TCHC's) since 1995. These provide a useful indicator of the relative health of the districts two main towns - Sudbury and Hadleigh. The last update was published at the end of 2011 using data collected in October of that year (see: <http://www.babergh.gov.uk/planning-and-building/planning-policy/local-development-framework/background-studies-evidence-base/town-centres-and-retailing/>)

Although it refers to data collected in April 2012 (i.e. just after the end of the current AMR period), this document provides a useful opportunity to include a brief update on the latest available vacancy rates (see Table 13 on the following page).

		Shops			Floorspace (m ²)		
		Total #	# vacant	% vacant	Total	Vacant	% vacant
SUDBURY	Prime	44	1	2.27%	8741	41	0.47%
	Secondary	244	16	6.56%	34653	1663	4.80%
	Total	304	17	5.59%	43394	1704	3.93%
HADLEIGH	Prime	41	1	2.44%	6332	355	5.61%
	Secondary	61	7	11.48%	7088	464	6.55%
	Total	102	8	7.84%	13420	819	6.10%

Table 13: Town Centre Vacancy Rates in Sudbury and Hadleigh (as at April 2012)

6.9 These latest figures show that vacancy rates in both centres fall within or below the 5% to 8% range that is generally considered to be indicative of a healthy town centre. Perhaps, more importantly, there does not appear to have been any significant increase in vacancy rates. While this does not mean that each centre has not avoided difficulties or setbacks it does suggest that they remain attractive places in which to invest.

6.10 In Hadleigh, we have yet to see if there will be any impact following the recent decision by Morrison's foodstore to take over the Buyright store at the edge of the town (and outside the TCHC area). A revised planning application from Tesco's for the former Brett Works site, to the rear of the main High Street, are currently under consideration.

SUMMARY AND CONCLUSIONS

- Reported completions within the B-use classes show a small net increase in employment floorspace, thus reversing the previous year's negative trend. There has also been no or very little change within the two designated town centres.
- There is still pressure on many employment sites; particularly smaller sites, for redevelopment for alternative uses, i.e. residential.
- With regards to the larger sites allocated for employment uses the Council remains committed to working proactively with the landowners and other relevant parties to bring these important site forward for redevelopment.
- The emerging Core Strategy provides a new opportunity to think again about what we monitor in terms of employment floorspace and job creation opportunities.

SECTION 7: MONITORING INDICATORS

ENVIRONMENTAL and SUSTAINABILITY OBJECTIVES

7.1 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 Babergh, and information on local (Babergh) waste collection and recycling figures. As part of our on-going review of monitoring requirements which will ensure that we properly focus attention on areas that are of relevance to the emerging Core Strategy 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 in Babergh see:

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

Air Quality

7.2 Babergh has one Air Quality Management Area (AQMA) in the district - Cross Street in Sudbury. Officers based within the Environment Team at Babergh have been working with colleagues across the county as part of the Suffolk Air Quality Management Group to produce Supplementary Guidance on Air Quality Management and New Development. This guidance has already been adopted at the county level (in Dec 2011) it is expected that Babergh Councillors will follow suit in the near future.

SUMMARY AND CONCLUSIONS

- While not detailed here, many of the environmental indicators previously reported on through our AMRs can still be accessed via the relevant external agency websites.
- The emerging Core Strategy contains a number of policies that relate to environmental and sustainable objectives. We will look at these to identify relevant and measurable outcomes with a view to reporting on these in future AMRs.

SECTION 8: POLICY MONITORING

THE 2006 BABERGH LOCAL PLAN

- 8.1 The Babergh Local Plan (Alteration No.2) was adopted in 2006. In order to ensure continuing planning policy coverage during the transition to the Babergh Development Framework [i.e. the 'new' Local Plan], the Council applied to and received confirmation from the Secretary of State (GO-East) (in May 2009) that the majority of its local plan policies had been saved. See: <http://www.babergh.gov.uk/babergh/localplan> for more details.
- 8.2 Monitoring planning policy usage remains an important role and function of the AMR. In previous years we published a single table that showed the number of occasions when a policy had been specifically referred to in the granting or refusal of planning permission. This year, we present that same data in a new format (see Appendix 2) – showing usage figures for a reduced number of policies (i.e. we have excluded from the table all unused site-specific and un-saved policies) for both the current and last AMR year.
- 8.3 It remains clear that the majority of 2006 Local Plan policies continue to be well used. This continues to result in development coming forward in a more organised manner than would have otherwise been the case. Year on year, there was little change in the total number of times policies were specifically referred to in the granting or refusal of planning permission. However, there are some cases where policies are used less than expected which may suggest that they need review. This will have to be considered as part of the development of the District's new Local Plan. These policies are:
- Policies LP01 (Planning Obligations), EN09 (Energy Conservation), EN13 (Water Conservation) and HS30 (Design Standards) all appear to be underused. While we can find no obvious explanation for this, one possibility is that the wording and / or lack of specific target(s) make them difficult to implement, or because the policy repeats national guidance in, for example, the NPPF. All four policies are due to be replaced by Core Strategy Policy CS10 (Implementing Sustainable Development) and CS17 (Infrastructure Provision). We will continue to monitor the usage of these policies (and Policy CS10) and, if appropriate, use the Development Management Policies DPD to set out more specific guidance.
 - Policy HS08 and HS09 (Affordable Housing in Rural Areas) were only used on a few occasions whereas it would be expected that they would be used much more frequently. To determine whether these policies are achieving their aims it was necessary to do more research on how affordable housing were delivered (through which types of sites), where it was delivered and the housing site size thresholds of

housing developments coming forward in the district. Appendix 3 shows the valuable contribution that small sites of site size thresholds of less than three dwellings make in Babergh. It shows that 85% of the total number of permissions and 20% of the total number of completions between 2006 and 2012 were from sites of site size thresholds of less than three dwellings. More importantly a large proportion of the completions in rural areas are from sites with a size threshold of less than three dwellings (almost 50% between 2006 and 2011 and over 40% between 2006 and 2011). This is particularly significant in a context of diminishing national funding for rural exception sites. The evidence shows that the Local Plan policies are not as effective as it could be and would benefit from reviewing to consider whether sites with site size thresholds of less than three dwellings should contribute to the provision of affordable housing in the district. Core Strategy Policy CS15 will replace the mentioned saved Local Plan policies and once adopted it will be introducing this approach. The Core Strategy policies will have to be monitored once adopted to consider their effectiveness.

- Policy HS34 (Smaller Dwellings) is rarely used and may no longer be effective. One possibility is that the threshold ('at least 5 dwellings') no longer reflects what is currently being proposed across the district. A quick count up of all residential permission added to the monitoring database in 2010/11 shows that only 4 out of 44 were for proposals for 5 or more net new dwellings. More up-to-date information on local need may also be required. (Note: Policy HS34 is due to be replaced by Core Strategy).

APPEALS MONITORING

- 8.4 Decision notices were issued against 38 appeals made against the Council's decision to refuse planning permission during the 2011/12 monitoring period. Of these, 3 appeals were withdrawn, 1 was partly allowed, 20 were dismissed and 13 were allowed. This means that only 34% of appeals were granted contrary to the Council's original decision and that some 60% of appeals were either dismissed or were withdrawn.
- 8.5 For policy monitoring purposes we looked at those appeals that were allowed and the Inspectors reasoning's behind their decision to see if this provides an indication that certain Local Plan policies are or are maybe no longer effective. In carrying out this exercise, no saved Local Plan policies were identified as being in need of urgent review.

SUMMARY AND CONCLUSIONS

- 'Saved' 2006 Local Plan policies continue to be well used resulting in development coming forward in a better planned manner than would otherwise have been the case.

- We will continue to monitor planning policy usage and appeal decision notices as these provide important early indicators of where a policy(s) may no longer be working effectively.

Appendix 1 – Housing Trajectory (at 31st March 2012)

The table below sets out all known planning permissions and existing / proposed allocations (for 3 dwellings or more) where new homes are still awaiting construction or completion.

Site Name	Parish	A = Allocation W = Windfall	Total no. units to build	Completed at 31 st Mar 2012	Still to built	5-yr period 2012 / 13 to 2016 / 17	5-yr period 2017 / 18 to 2021 / 22	5-yr period 2022 / 23 to 2026 / 27	5-yr period 2027 / 28 to 2031 +
Chilton	Sudbury	A	700	0	700	270	290	140	
Strategic Allocation - Chilton	Sudbury	A (to be)	350	0	350			150	200
Strategic Alloc' - Ipswich Fringe	Pinewood	A (to be)	350	0	350	45	225	80	
Strategic Alloc' - Hadleigh East	Hadleigh	A (to be)	250	0	250	50	200		
Former HMS Ganges	Shotley	W	225	0	225	135	90		
Rugby Ground	Gt Cornard	A	306	258	48	48			
Lady Lane / A1071	Hadleigh	A	170	0	170	170			
Land East of Carson's Drive	Gt Cornard	A	170	0	170	170			
Shotley Marina	Shotley	W	150	0	150	150			
People's Park, Waldingfield Rd	Sudbury	A	100	0	100	100			
Folly Road	Gt Waldingfield	A	93	27	66	66			
Crownfield Road	Glemsford	A	56	0	56	56			
Friends Fields / Tawney's Ride	Bures St Mary	A	44	9	35	35			
Shopping Precinct, Poplar Road	Gt Cornard	W	44	21	23	23			
Land adj. Maldon Grey, Cat's Lane	Gt Cornard	W	42	28	14	14			
Walnut-tree Hospital	Sudbury	A	35	0	35	35			

Site Name	Parish	A = Allocation W = Windfall	Total no. units to build	Completed at 31 st Mar 2012	Still to built	5-yr period 2012 / 13 to 2016 / 17	5-yr period 2017 / 18 to 2021 / 22	5-yr period 2022 / 23 to 2026 / 27	5-yr period 2027 / 28 to 2031 +
Head Lane	Gt Cornard	A	30	0	30	30			
Land off Church Lane	Sproughton	A	30	0	30	30			
Guilford Europe 4 (Area 2)	Gt Cornard	W	30	28	2	2			
Highbank	Sudbury	A	25	0	25	25			
St Leonard's Hospital	Sudbury	W	23	0	23	23			
Former Oil Depot, Middleton Rd	Sudbury	W	22	0	22	22			
Goodland's Farm	Boxford	A	20	0	20	20			
Church Farm	Whatfield	A	15	0	15	15			
Land to rear of Patticroft	Glemsford	W	13	6	7	7			
List House Works	Long Melford	W	12	5	7	7			
West of Crowcroft Road	Nedging	W	12	7	5	5			
Former Hadleigh Bldng Supplies	Hadleigh	W	11	0	11	11			
Paul Double Nurseries Ltd	Woolverstone	W	11	7	4	4			
45-51 Wattisham Road	Bildeston	W	8	4	4	4			
Land South of Fullers Close	Hadleigh	A	8	4	4	4			
Land E of 98-108 Waldingfield Rd	Sudbury	W	8	0	8	8			
Shotley Lodge	Shotley	W	8	0	8	8			
30 & 32 Brookfield	Bildeston	W	8	0	8	8			
Land off Grays Close	Hadleigh	A	8	0	8	8			
St Clares Church Ctr, Belmont Rd	Pinewood	W	7	0	7	7			

Site Name	Parish	A = Allocation W = Windfall	Total no. units to build	Completed at 31 st Mar 2012	Still to built	5-yr period 2012 / 13 to 2016 / 17	5-yr period 2017 / 18 to 2021 / 22	5-yr period 2022 / 23 to 2026 / 27	5-yr period 2027 / 28 to 2031 +
Heath Filling Station, The Heath	Tattingstone	W	6	3	3	3			
Tankard Farm, Wattisham Rd	Bildeston	W	6	0	6	6			
Land behind Town Hall, Goal Lane	Sudbury	W	6	0	6	6			
Rear of 5-8 North St, Goal Lane	Sudbury	W	6	0	6	6			
Mill Poultry Farm, Grove Hill	Belstead	A	5	0	5	5			
36 Station Road	Sudbury	W	5	0	5	5			
Land off Stevenson Approach	Gt Cornard	W	5	4	1	1			
Orchard House, Holbrook Rd	Stutton	W	5	4	1	1			
Former Banham Coach Site	Hartest	W	4	2	2	2			
Land rear High Trees Farm	East Bergholt	W	4	1	3	3			
7 & 8 Mill Green	Edwardstone	W	4	0	4	4			
Farm Buildings, Brook Farm	Gt Cornard	W	4	0	4	4			
Queens Arms, 28 Broom Street	Gt Cornard	W	4	0	4	4			
Land east of White Gates	Lavenham	W	4	0	4	4			
Village Hall, Church Hill	Monks Eleigh	W	4	0	4	4			
Semer Gate Farm, Hadleigh Rd	Semer	W	4	0	4	4			
Westway, Edgworth Road	Sudbury	W	4	0	4	4			
10-12 Cornard Road	Sudbury	W	4	0	4	4			
67-70 North Street	Sudbury	W	4	0	4	4			
Car Park, Girling Street	Sudbury	W	4	0	4	4			

Site Name	Parish	A = Allocation W = Windfall	Total no. units to build	Completed at 31 st Mar 2012	Still to built	5-yr period 2012 / 13 to 2016 / 17	5-yr period 2017 / 18 to 2021 / 22	5-yr period 2022 / 23 to 2026 / 27	5-yr period 2027 / 28 to 2031 +
Rose Villa, Priory Walk	Sudbury	W	4	0	4	4			
Stratford Hills Farm, Billy's Lane	Stratford St Mary	W	3	1	2	2			
The Cedars, Cedar Lane	Capel St Mary	W	3	2	1	1			
Barns at Amor Hall	Copdock & W/bk	W	3	0	3	3			
Former Builders Yd, Drapery Cmn	Glemsford	W	3	0	3	3			
Whisper Wood, Colchester Rd	Newton	W	3	0	3	3			
1 st & 2 nd Floor, 10 Market Hill	Sudbury	W	3	0	3	3			
Dunedin, Queens Close	Sudbury	W	3	0	3	3			
Flats above Borehamgate Precinct	Sudbury	W	3	0	3	3			
Land S of 8 Bartholomew's Lane	Sudbury	W	3	0	3	3			
TOTALS			3517	421	3096	1721	805	370	200

Appendix 2 – (Saved) 2006 Local Plan policies used to determine Planning App's

Between 1-Apr-2010 and 31-Mar-2011			
	Granted	Refused	Total
LP01	9	0	9
EN02	5	0	5
EN04	18	2	20
EN06	8	0	8
EN09	5	0	5
EN10	6	2	8
EN13	0	0	0
EN21	7	1	8
EN22	14	0	14
EN26	10	0	10
HS01	18	3	21
HS02	136	13	149
HS03	25	0	25
HS04	7	14	21
HS05	30	2	32
HS06	3	0	3
HS07	4	0	4
HS08	2	1	3
HS09	6	3	9
HS27	12	1	13
HS28	277	22	299
HS30	12	0	12
HS31	1	0	1
HS32	25	9	34
HS33	806	44	850
HS34	1	0	1
HS35	23	2	25
HS39	18	0	18
EM01	97	2	99
EM02	4	0	4
EM08	1	0	1
EM09	1	0	1
EM20	32	1	33
EM24	4	4	8

Between 1-Apr-2011 and 31-Mar-2012			
	Granted	Refused	Total
LP01	3	0	3
EN02	7	0	7
EN04	30	1	31
EN06	12	0	12
EN09	5	0	5
EN10	32	12	44
EN13	3	0	3
EN21	7	0	7
EN22	15	2	17
EN26	3	0	3
HS01	70	4	74
HS02	130	20	150
HS03	13	1	14
HS04	12	14	26
HS05	44	5	49
HS06	1	0	1
HS07	1	0	1
HS08	3	0	3
HS09	3	1	4
HS27	13	0	13
HS28	232	21	253
HS30	10	0	10
HS31	2	0	2
HS32	34	13	47
HS33	627	49	676
HS34	2	0	2
HS35	16	2	18
HS39	10	0	10
EM01	112	4	116
EM02	13	0	13
EM08	8	0	8
EM09	1	0	1
EM20	66	2	68
EM24	4	3	7

Between 1-Apr-2010 and 31-Mar-2011			
	Granted	Refused	Total
SP03	5	0	5
SP04	1	0	1
SP05	7	0	7
CR01	309	40	349
CR02	110	3	113
CR04	130	10	140
CR07	86	4	90
CR08	9	2	11
CR09	0	0	0
CR10	43	0	43
CR13	0	1	1
CR18	35	3	38
CR19	6	9	15
CR20	2	3	5
CR24	0	0	0
CN01	1455	85	1540
CN03	3	0	3
CN04	5	0	5
CN06	596	24	620
CN08	271	14	285
CN14	0	0	0
CN15	0	0	0
RE01	5	0	5
RE02	0	0	0
RE06	14	4	18
RE07	0	0	0
RE14	0	0	0
TP01	3	0	3
TP02	2	0	2
TP03	5	0	5
TP15	18	2	20
TP16	1	0	1
TOTALS	4748	330	5078

Between 1-Apr-2011 and 31-Mar-2012			
	Granted	Refused	Total
SP03	7	0	7
SP04	4	0	4
SP05	0	0	0
CR01	399	37	436
CR02	162	3	165
CR04	163	5	168
CR07	54	1	55
CR08	4	1	5
CR09	0	0	0
CR10	19	2	21
CR13	1	1	2
CR18	29	2	31
CR19	29	0	29
CR20	3	2	5
CR24	0	0	0
CN01	1371	81	1452
CN03	1	1	2
CN04	6	0	6
CN06	546	47	593
CN08	232	21	253
CN14	7	0	7
CN15	0	0	0
RE01	5	0	5
RE02	0	0	0
RE06	36	1	37
RE07	0	0	0
RE14	0	0	0
TP01	6	0	6
TP02	4	0	4
TP03	7	0	7
TP15	27	1	28
TP16	7	0	7
TOTALS	4673	360	5033

Appendix 3: Affordable Housing Evidence

Site size profile for housing permissions from 2007/08 – 2011/12

AMR year	No permissions for 1 - 2 dwlgs	No permissions for 3-10 dwlgs	No permissions for 11-14 dwlgs	No permissions for 15+ dwlgs
2007 / 08	80	10	2	2
2008 / 09	91	9	1	2
2009 / 10	69	12	0	1
2010 / 11	55	6	2	2
2011 / 12	63	9	2	1
Total 2007-2012	358	46	7	8
% of total	85%	11%	2%	2%

Site size profile for housing completions from 2006/07 – 2011/12

AMR year	Completions from sites with 'x' dwelling site size threshold			
	1 - 2 dwlgs	3 - 10 dwlgs	11 - 14 dwlgs	15 + dwlgs
2006/07	47	42	25	156
2007 / 08	61	65	12	157
2008 / 09	60	29	20	183
2009 / 10	39	22	16	111
2010 / 11	54	34	7	121
2011 / 12	38	37	15	168
Total 2007-2012	299	201	95	896
% of total	20%	15%	6%	59%

The table below provides more information about where site completions are coming forward. The analysis was done by dividing the district into urban and rural areas. The urban areas include Sudbury / Great Cornard, Hadleigh and the Ipswich Fringe.

Location of housing completions during April 2007 - March 2012 as per the specified site size thresholds.

Completions from sites with 'x' dwellings site size threshold	Urban completions 2006 - 2012		Rural completions 2006 - 2012	
	No	%	No	%
1 - 2 dwellings	89	9%	210	41%
3-10 dwellings	79	8%	150	29%
11-14 dwellings	23	2%	72	14%
15+ dwellings	816	81%	80	16%
Total 2007-2012	1007	100%	512	100%

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