



To be read in conjunction with:
Core Strategy Focused Review
Adopted December 2012
(See sheet inside front cover)

CORE STRATEGY Development Plan Document

**Adopted
September 2008**



Update for Mid Suffolk Core Strategy Development Plan Document (Adopted September 2008) -

The following sections of the Core Strategy are amended by the Core Strategy Focused Review (Adopted December 2012)

Core Strategy (2008)			Core Strategy Focused Review (CSFR)	
Chapter	Page No	Action	Action	Page No
2.	16	DELETE Strategic Objective SO3	SUBSTITUTE CSFR - Strategic Objective SO3	5
		DELETE Strategic Objective SO6	SUBSTITUTE CSFR - Strategic Objective SO6	6
3	27	RETAIN Chapters 2 and 3. Insert new chapter between Chapter 2 and Chapter3	INSERT CSFR Chapter 3 – “ <i>Mid Suffolk’s Approach to Sustainable Development</i> ” between Core Strategy (2008) Chapter 2 and Chapter3. CSFR Includes 2 new policies: <ul style="list-style-type: none"> • <i>FC1 Presumption in Favour of Sustainable Development, and</i> • <i>FC1.1 Mid Suffolk’s approach to delivering Sustainable Development</i> 	7 - 11
3	38	Insert new section between paragraphs 3.40 and 3.41	INSERT – CSFR Chapter 4 - Housing – paragraphs 4.1 – 4.16 including Statement Box 1.between paragraphs 3.40 and 3.41 of the Core Strategy (2008).	12 - 14
3	40	DELETE Policy CS8	SUBSTITUTE – CSFR Policy FC2 <ul style="list-style-type: none"> • <i>Policy FC2 Provision and Distribution of Housing</i> 	15 - 16
3	47, 49 & 50	DELETE paragraphs 3.93 – 3.102 including Table5 and information box after para 3.102, but RETAIN Map 3.2 ‘ <i>Distribution of Allocated Employment Sites</i> ’ (p.48).	SUBSTITUTE – CSFR Chapter5 - Employment Paragraphs 5.1 – 5.37	17 - 26
3	52, 53	DELETE Policy CS11	SUBSTITUTE as follows: <ul style="list-style-type: none"> • Paragraph 5.38 and <i>Policy FC3 Employment</i> including the Notes Box at the end. • <i>Appendix 1: Location of Mill Lane Proposal, including Picture 1.1</i> 	27 - 30
4	62 - 65	DELETE Housing Trajectory section, paragraphs 4.52 – 4.56, Picture 4.1, Figure 4.1 including ‘Note’;	SUBSTITUTE – CSFR Appendix 2: paragraphs 2.1 – 2.6, Figure 2.1.	33,34

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1 Introduction and Background Information

The Local Development Framework

1.1 The Planning and Compulsory Purchase Act 2004 established a new system of local development planning in England, replacing Local Plans with Local Development Frameworks (LDF). A number of new terms and abbreviations have been introduced as a result of the new planning system and a glossary is provided at the end of this document for clarification.

1.2 The Mid Suffolk Local Plan (adopted 1998) will be replaced by the LDF. The new LDF will be a folder that will hold a number of documents. It includes a Statement of Community Involvement, setting out how the consultation will take place for each document prepared, a Local Development Scheme, setting out the timetable and plan for the preparation of planning documents, and an Annual Monitoring Report.

1.3 The LDF will also include the Development Plan Documents (DPDs) consisting of the Core Strategy, Site Specific Allocations and Policies, Generic Development Control Policies and Proposals map. These provide the main set of planning policies and proposals replacing those in the Mid Suffolk Local Plan, taking into account the local demands of development and growth, while seeking to protect the environment and well-being of local communities.

Details of these documents and the timescale for their preparation can be found in the Council's Local Development Scheme.

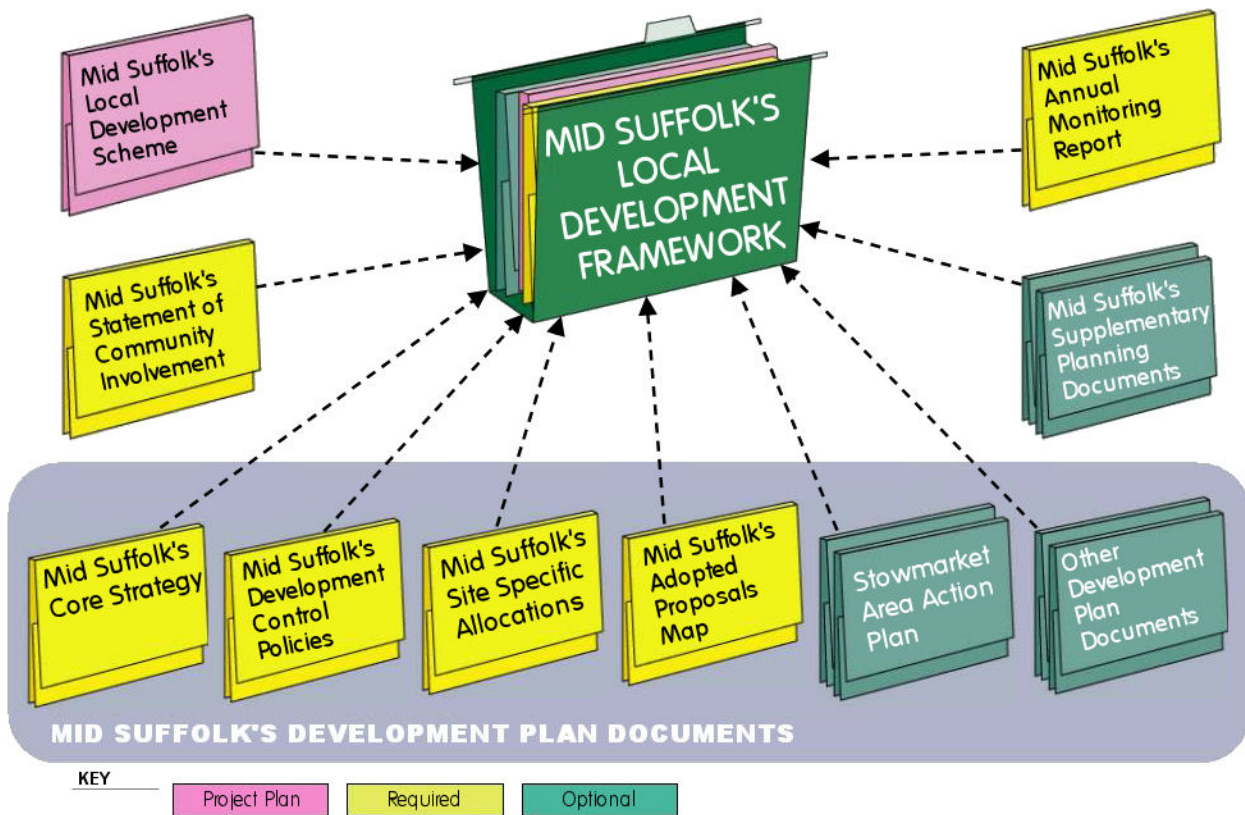


Figure 1.1 Mid Suffolk Local Development Framework

1.4 Until such time as all DPDs are completed and adopted, 'saved' policies from the Mid Suffolk Local Plan (1998) will continue to form part of the policy context for planning decisions. The list of saved policies is outlined on the website and will be updated through the Local Development Scheme and Annual Monitoring Report.

1.5 This document and all other related reports referred to in this document that are produced by Mid Suffolk District Council can be found on the Council's website at www.midsuffolk.gov.uk under the heading 'Local Development Framework'.

The Core Strategy

1.6 This document will be the LDF's key strategic planning document guided by sustainable development principles. It will perform the following functions:

- define a spatial vision for Mid Suffolk District to 2025
- set out a number of objectives to achieve the vision
- set out a spatial development strategy to meet these objectives
- set out strategic policies to guide and control the overall scale, type and location of new development
- set out the broad location of new housing and employment land necessary to meet the requirements of the regional spatial strategy; and
- set out a monitoring and implementation framework

1.7 The Core Strategy does not include details of site allocations or development control policies for development, these will be set out in separate DPDs to be prepared later in the LDF process. The Core Strategy also sets the context for the preparation of all other Development Plan Documents, which have to be in conformity with the Core Strategy.

1.8 A number of supporting documents have been prepared to support the Core Strategy including: a Sustainability Appraisal Report, an Appropriate Assessment, a Statement of Consultation and Background Papers on the Settlement Hierarchy, Housing, Retail and Employment. These are all available to download from our website.

Core Strategy Stages

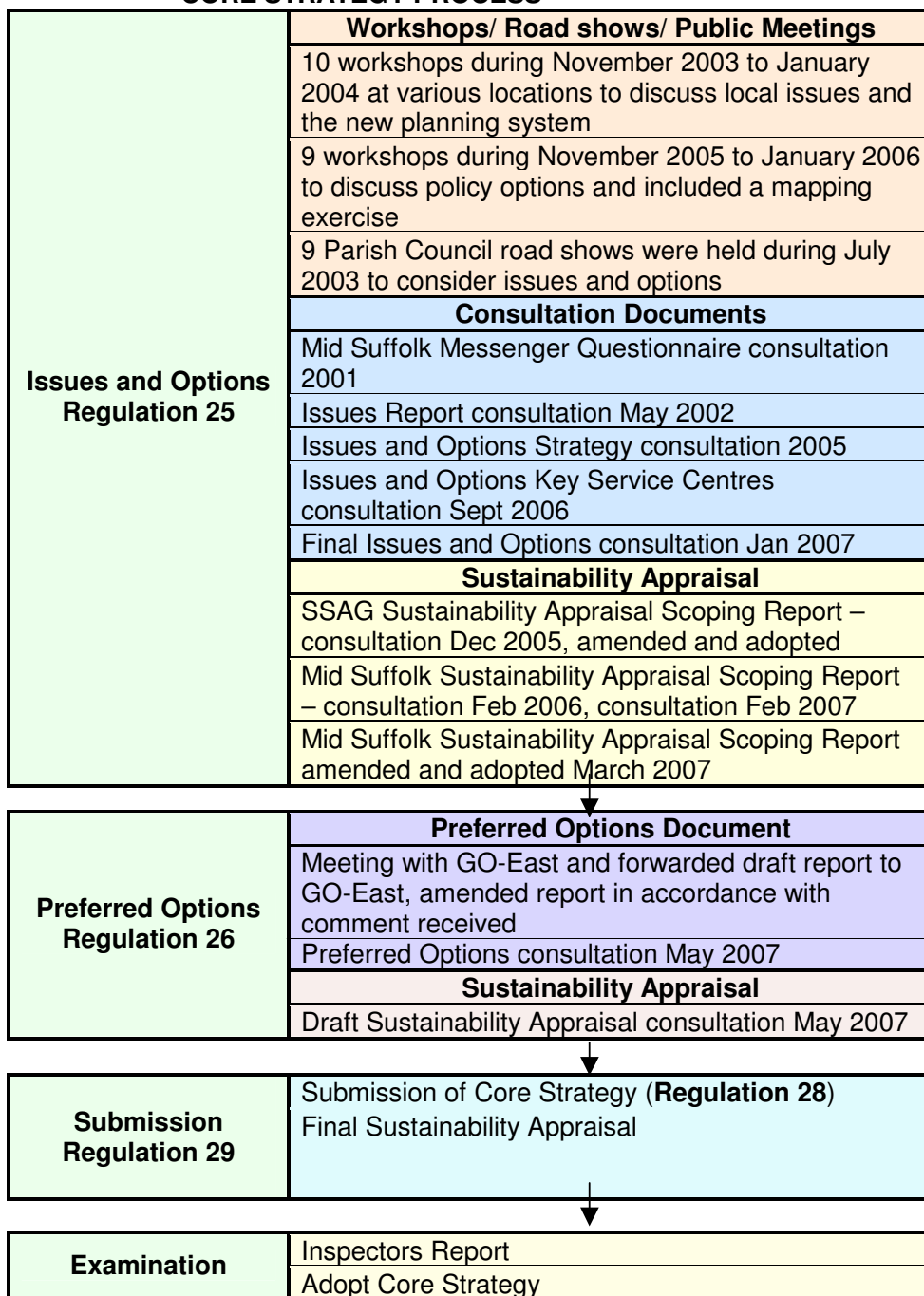
1.9 The significant stages in the Council's preparation of the Core Strategy can be summarised as follows:

- evidence gathering, development and appraisal of options in consultation with a variety of stakeholders Regulation 25 (May 2002 - February 2007)
- public participation on preferred options. Regulation 26 (21st May 2007 - 2nd July 2007)
- submission of draft Core Strategy to the Secretary of State and public participation on its contents Regulation 28 and 29 and 32 (October/ November 2007)
- independent examination of the draft Core Strategy by the Planning Inspectorate (May 2008);
- receipt of the Inspectors Report, which will be binding upon the Council (August 2008); and
- adoption of the Core Strategy by the Council (September/October 2008).

1.10 As part of the preparation of the Core Strategy several formal and informal consultation exercises were undertaken from 2001 up to 2007, to discuss local issues and options for the future development of the district. In addition, consultations were forwarded to and several meetings were held with service providers, statutory bodies and key organisations to obtain additional information for inclusion in the Core Strategy or to consider options proposed.

1.11 Figure 1.2 'Core Strategy preparation Process' shows the stages involved in the preparation of the Core Strategy and the outputs to each of the statutory processes required. Further details of the outputs are provided in the evidence bases supporting the Core Strategy.

CORE STRATEGY PROCESS



Picture 1.1 Core Strategy Preparation Process

Sustainability Appraisal (SA)

1.12 All development plan documents must contribute to the delivery of sustainable development. The sustainability appraisal is a process carried out during the preparation of the plan to assess the economic, social and environmental impact of emerging policies. The preferred options report published in May 2007 was subject to this process and the draft report assessed the strategic options and identified how the preferred options could be made more sustainable by introducing mitigation measures to improve the options and reduce any adverse effects. The social, economic and environmental effects have been assessed during the preferred options and policy writing processes. The Sustainability Appraisal Report for this document is available separately and can be viewed / downloaded from the Council's LDF website.

Strategic Environmental Assessment

1.13 The Sustainability Appraisal also meets the requirements of the Strategic Environmental Assessments (SEA) required by the European Directive EC/2001/42. The SEA is an environmental assessment of plans and programmes prepared by public authorities that are likely to have significant effects upon the environment.

Appropriate Assessment

1.14 The Appropriate Assessment report is an assessment of the potential effects of a plan on European Sites (Special Areas of Conservation) and a plan should only be approved after determining that it will not adversely affect the integrity of such sites. The Appropriate Assessment report is available as a background document to the Core Strategy and can be viewed / downloaded from the Council's LDF website.

Policy Context

1.15 National, regional and local policies, plans and strategies informed the preparation of the Core Strategy for Mid Suffolk. It is a statutory requirement to take account of national planning acts, circulars, guidance (PPGs) and statements (PPSs) as well as regional guidance.

1.16 The Regional Spatial Strategy, also known as The East of England Plan, published May 2008 forms part of the development plan for Mid Suffolk and sets out the following vision for 2021:

Overall Spatial Vision

"By 2021 the East of England will be realising its economic potential and providing a high quality of life for its people, including by meeting their housing needs in sustainable inclusive communities. At the same time it will reduce its impact on climate change and the environment, including through savings in energy and water use and by strengthening its stock of environmental assets."

1.17 The East of England Plan also provides guidance in terms of economic development, retail, regeneration, housing, the environment, transport, waste management, culture, sport and recreation, mineral extraction and implementation. The East of England Plan indicates that 8,300 houses should be supplied in Mid Suffolk up to 2021 (although this is considered as the minimum figures rather than the maximum in accordance with PPS3) and that 18,000 jobs for Mid Suffolk, St Edmundsbury and Forest Heath should be provided up to 2021. The East of England Plan also provides targets for 60% of development to be on previously developed land (brownfield land) (supporting paragraphs to Policy SS2 however acknowledge that this may vary across the region) and a contribution of 35% affordable housing.

1.18 The Core Strategy, and other Local Development Documents are key components in the delivery of the Community Strategy (2004) for the District, particularly those elements of the community strategy that relate to the development and use of land. The purpose of the Community Strategy is to make measurable improvements to the economic, social and environmental conditions in Mid Suffolk and to improve the quality of life for everyone. The vision for the Community Strategy of Mid Suffolk is:

"a safe, healthy and prosperous community, living within thriving towns and villages with access to first class services, actively involved in providing a fairer society and a better social, economic and environmental heritage for future generations."

1.19 The Community Strategy sets out the following aims and objectives:**A safe community**

Protect the environment from pollution, flooding and other natural and man-made disasters; reduce the level of crime; discourage re-offending; overcome the fear of crime; and provide a safe and secure environment.

A healthy community

Provide appropriate healthcare for an ageing population; secure independence at home; promote healthy living; deal with the causes and effects of social exclusion; and decrease the number of accidents in the community.

Prosperous thriving towns and villages

Regenerate town centres and revitalise villages; improve the range and quality of job opportunities; and encourage strong, self-sufficient communities.

Active community involvement

Engage the community in planning and decision making; strengthen the infrastructure of the voluntary sector; and encourage good citizenship.

Access to first class services

Address the needs of young people; address the access needs for an ageing population; improve access for disadvantaged and minority groups; and exploit e-government to improve the delivery of services.

A just and equal society

Tackle harassment and discrimination; tackle the causes and effects of social exclusion; support the work of the Community Legal Services Partnerships; and support the work of the voluntary sector.

A better heritage for future generations

Improve and protect the natural environment; sustainable use of natural resources; develop environmental awareness; and safeguard the cultural and historical heritage of the District.

1.20 In order to sufficiently plan for the future of Mid Suffolk regard was paid to other authorities, organisations and activities that would impact upon the district. Therefore the Core Strategy was widely consulted upon and a number of organisations will assist with the implementation and monitoring of the Core Strategy.

Spatial Portrait

1.21 Mid Suffolk is one of the largest districts in England covering 87,107 hectares (335 square miles) with a population of 86,837 people. That's 0.9 persons per hectare (259 persons per square mile) and over 70% of the population live in villages and rural areas. Mid Suffolk remains one of the safest places to live, with a low overall crime rate compared to the rest of the country. The district has a distinctive character with its combination of market towns, idyllic villages and attractive countryside including the valleys of the River Waveney and Dove in the North, through the open fields of High Suffolk to the Valleys of the River Ratt and Gipping in the South. All of these areas have distinctive and attractive areas that have their own unique characteristics.



Picture 1.2 Eye

1.22 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 for early human life during the Ice Age. The district's geodiversity also includes active landform features including river, lake and groundwater forms.

1.23 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.



Picture 1.3 Eye castle

1.24 31 of Mid Suffolk's settlements contain Conservation Areas and there are in excess of 4,000 listed buildings, more than any other district in the County. The 'High Suffolk' traditional building materials include black glazed and red pantiles for domestic buildings, timber and plaster, red and white brick, and thatched roofs. The presence of abundant suitable clays and general absence of local stone meant that very often bricks were fired on site. Common soft reds are made from a sandy iron-rich clay, and whites from a less common chalky clay best known from Woolpit. Red bricks are generally found in buildings from Tudor times onwards, whilst whites became very fashionable in the early nineteenth century when many timber framed buildings were refronted in brickwork.



Picture 1.4 Hawks Mill

1.25 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 airfield - 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 2000) together house about 40% of the District's population. The largest town

is Stowmarket (population 15,248). The district's economy and housing market are influenced by other larger towns along the A14 including Ipswich and Bury St. Edmunds, Felixstowe - with its port-related activity - and Cambridge, where pressures for growth are having a "ripple effect" over a considerable distance.

1.26 Current Census estimates suggest that the population of Mid Suffolk will grow to around 98,700 people around the year 2021. These figures show that the population for Mid Suffolk is growing faster than Suffolk as a whole and this reflects a net influx of people into the district. As the population of Mid Suffolk grows, it is anticipated that the diversity of the district will increase. At present around 0.9% of Mid Suffolk's population is made up of black and ethnic minority communities. Like many other rural districts, Mid Suffolk has an ageing population. Currently the largest age group is in the 20 - 54 range with 47%. The largest group within this group is the 50 - 54 year range which presents certain issues in the future for the district.

1.27 Christianity accounts for 76.8% of the population of the district, higher than the national percentage 71.74%. Other faiths in the district are Hindu's (0.04%), Muslims (0.11%) and Sikhs (0.008%), lower than the national percentage (Hindu (1.11%), Muslim (3.1%) and Sikh (0.67%), respectively). No religion is reported at 22.5%, higher than the national percentage (15%).

1.28 The overall indication is that the health of the population in Mid Suffolk is very good with Mid Suffolk ranking 37th out of the 48 regional local authorities for poor health. The percentage of people classified as in good health from the 2001 census is 77.3%, with 6.6% in poor health. This compares to 68.8% and 9% for England.

1.29 The proportion of working age people with no qualifications (10.6%) is the lowest in the county and lower than the England and Wales average (15.6%). In terms of higher educational achievement, 17% of Mid Suffolk residents have a degree qualification below the national average of 24.2%. This is likely to improve with the advent of University Campus Suffolk which welcomed its first students in September 2007 boasting a vast range of courses from Health to History from Early Childhood Studies to Event Management, from Software Engineering to Social Work.

1.30 According to the Census 2001, the district ranks well in terms of issues such as employment and general good health. On the down side, however, it ranks poorly in terms of the number of students living within the District, which reflects the lack of any major facility for further education within the district and the proximity of Cambridge and Norwich.

1.31 The majority of dwellings in Mid Suffolk are houses and bungalows (80.8%) , well above the national average of 54.1%. The most common house type in Mid Suffolk is detached (47.9%) followed by semi-detached (33.5%).

1.32 The Mid Suffolk economy remains narrowly focused, with approximately 17.5% of Mid Suffolk industry in manufacturing, and 4.9% in agriculture (Suffolk Observatory, 2005). However, there is the potential for developing tourism as the district has many attractive villages and large areas of unspoilt and tranquil countryside.

1.33 The district is also influenced by its near neighbours. Diss and Harleston are located in the north of the district and Framlingham to the east. To the south east, Ipswich, the county town of Suffolk, offers a full range of facilities and employment opportunities gathered around core businesses of insurance and related information technology development. To the west the historic town of Bury St Edmunds celebrates its inheritance with the recently completed cathedral tower and a range of shopping and commercial activities.

Key Issues

1.34 For the Core Strategy's proposals and policies to be effective there needs to be a clear understanding of the issues facing the district in terms of needs, constraints and opportunities. The context for this is set out in the spatial vision. Overall there are a number of issues highlighted within Mid Suffolk's Corporate Plan and Community Strategy which the Core Strategy will address to improve the overall quality of life in the district.

1.35 The following sections provide a more detailed analysis of the key issues facing the district which provides the underlying context for the spatial vision, objectives and policy options set out in the chapters preceding this section.

Housing

1.36 Between 2001 to 2006 the average number of new dwellings built per year in Mid Suffolk was 377. Demand for new housing remains 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. Migration statistics for Suffolk show an increasing number of people moving into the county from the London area. The level of demand as identified above provides a target for delivery of an improved balance of house types within the new stock.

1.37 The average price for a house in Mid Suffolk is now £216,832 (Land Registry of England and Wales, for the period April to June 2007). The average household income is around £32,228, which means that an average house costs over six times average household income. 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.

1.38 The idyllic surroundings and good accessibility has attracted house buyers to the district. The influence of large centres of population across Mid Suffolk's borders has increased the districts attraction and accommodating high levels of housing demand has become a key issue as the resultant house prices rise and the supply of affordable properties to those on low incomes is recognised as part of the overall affordable housing requirement.

1.39 The Council needs to ensure future developments make efficient use of land whilst reflecting local characteristics and that there is an appropriate mix of unit sizes to be provided in residential developments to counter housing schemes focusing on the middle-upper ends of the market. House types should be targeted to meet the need in identified parts of the district.

Land

1.40 There is a limited supply of previously-developed land due to the rural nature of the district. It is essential that development makes most efficient use of land (especially previously developed land) in sustainable locations to help minimise losses of Greenfield sites. Development will be refused on high quality agricultural land and flood risk areas.

Health

1.41 Providing for the healthcare needs of the community is essential. None of the wards in Mid Suffolk falls within the 20% most deprived in the country for income, employment, health, education, housing and child poverty. However, due to the rural nature of the district, several wards are in the 20% most deprived with regard to geographical access. Mid Suffolk has a high overall death rate per 100,000 population which is above the Suffolk average and has annually increased. Significant causes to this include heart disease, cancer deaths and an ageing population. Mid Suffolk consults with the Primary Care Trusts to ensure that future provision is made in accordance with the communities needs.

1.42 A key issue is to assist residents in leading active and healthy life styles derived through creating a safe environment for walking and cycling and enabling opportunities for exercising through sport and recreation. There is growing demand for healthcare services and a local need for health care facilities. Improving health and tackling health inequalities involves addressing a number of issues, many of which have been identified in the 2004 Government white paper 'Choosing Health: Making healthy choices easier'. These include access to and information on health services, tackling obesity, reducing smoking, reducing the harm caused by alcohol, meeting the needs of the elderly, young and midlife age groups etc.

Population

1.43 Nationally we will see an increasingly ageing population over the next coming years. For Mid Suffolk the growth in the ageing population is growing faster than Suffolk as a whole. This means that we need to find ways of supporting and helping people maintain independent lives in their own homes, whilst encouraging younger people to stay in the district. The most significant feature is the growth of the population in the over 65 age group, 9,000 more individuals over the forecast period growth of 69%. The largest increase is projected to occur between 2011 and 2016 (+ 3,600; 20.1%).

Transport

1.44 Mid Suffolk has a higher than average number of cars per household due to its rural nature. Mid Suffolk recognises the effect of car ownership in rural areas on the design, layout and density of development. Successful car sharing schemes along with incentives, safer cycling and walking environments are just some of the ways in which the number of cars on our roads can be reduced. The impact on the environment, our health and safety due to increased congestion means that alternatives to the car must be promoted and made more attractive and accessible. Reducing the need to travel must be met with accessibility to services and facilities by a range of alternatives to the car and freight transportation. The number of older people and the percentage of the population living in isolated rural areas mean that Mid Suffolk must improve community and public transport options and actively encourage less reliance on private car usage.

Involving everyone

1.45 So much of the support provided for people in our communities is done through the work of volunteers and community groups. Active Community Involvement means communities getting involved in planning, deciding, shaping and possibly delivering the services they need. It is neighbourliness, volunteering, and community self-help. Mid Suffolk needs to make sure that we support our voluntary and community groups to ensure that this vital work can continue. Volunteers are also important to the cultural activities of the district, which helps to make communities more sustainable. The importance of community centres, village halls and playing fields as hubs for the local community are also reaffirmed by the Suffolk Acre report (2006) from analysis of Parish Plans completed in Mid Suffolk District.

Environmental issues

1.46 We are fortunate to have a rich variety of wildlife and biodiversity in our district including the international RAMSAR designation at Redgrave and Lopham Fens and numerous national, regional and local designations. Mid Suffolk includes important geological sites and Local Biodiversity Action Plan species; ancient species-rich hedgerows, ponds and ancient woodlands.

1.47 Nationally we produce more than 30 million tonnes of waste each year. Three quarters of household waste could be recycled or composted. The district has low air pollution and no Air Quality Management Area (AQMA) are required.

Climate change

1.48 Climate change is a challenge facing everyone. This will have an impact on our local businesses and communities. Climate change will lead to increased storm intensity, with significant implications for flood events. Action must be taken locally to adapt to climate change and to reduce the district's contribution to the problem. Reducing the need for unnecessary travel will reduce pollution and the impact of climate change. There are high risks of flooding in some areas where any development proposals will be avoided and the impact of climate change is likely to broaden this risk. An increase in water abstraction puts pressure on water resources and this will increase due to climate change. Partnership working is required to reduce the effects of development beyond the district boundary. Energy efficiency and resilience to climate change in the design, construction and use of buildings is therefore vital to aid in reducing the affects of climate change.

Community safety

1.49 Mid Suffolk has some of the lowest levels of crime in the country but people's perception of crime and anti-social behaviour is still considerable. Reducing this fear and improving public confidence, as well as reducing actual crime levels, is a real challenge for the district. There is a low % of crime per 1000 population in Suffolk but the Council must ensure developments are designed to limit the fear of crime, as well as addressing the actual risk of crime.

Local economy

1.50 Mid Suffolk has 1.1% unemployment (Suffolk Observatory, 2007) and slightly above average householder income. Whilst we want the local economy to be strong and diverse we also need to ensure that it is appropriate to the nature of the district and that any harmful environmental impacts are limited. There is an opportunity to improve the employment base and well being of the rural population by facilitating a positive approach to development that offers employment opportunities. Areas within Stowmarket are some of the most deprived within the district. It is essential that Mid Suffolk seek regeneration and enhancement of employment opportunities to broaden the employment base and the quality of work available. Development of additional employment sites in sustainable locations close to existing transport infrastructure will be preferred. The military establishment at Wattisham Airfield also makes a significant contribution to the local economy.



Picture 1.5 Lion Barn industrial estate, Needham Market

Education

1.51 61% of year 11 pupils gain 5+ A*-C grade in Mid Suffolk, just below the Suffolk average of 62.8%. The average point score per student at A and AS level in Mid Suffolk is 674 compared to the County average of 730 (Suffolk Observatory, 2006). Mid Suffolk seeks to raise achievement and address inequalities in educational performance, particularly for boys. The sustainability of communities is linked to the retention of schools, but population shifts and low birth rates have an impact on the viability of village schools. The Council will ensure that development opportunities are taken to support the existing network of schools by seeking contributions from developers. This will include enhancement of accommodation and facilities where new development is likely to generate demand that is harmful to an identified schools well being.

Service provision

1.52 Provision of key services needs to keep pace as the district's population grows. This includes schools, healthcare, water supply, drainage and flood alleviation, leisure and community centre. Currently there is a poor provision of key basic services and facilities in the rural area and only 50.8% of villages have access to a food shop, general store, post office, public house, primary school and meeting place. There is also a low percentage of rural households within 13 minutes' walk of an hourly bus service.

1.53 Lack of facilities for young people is one of the issues which will be addressed through the recent adopted Supplementary Planning Document (SPD) for social infrastructure including open space, sport and recreation which is a local standard charge, providing the mechanisms to obtain commuted sums of money from developers to provide and manage social infrastructure.

An enriched and active community

1.54 The provision of opportunities, activities and facilities for people to enjoy in their leisure time is vital for Mid Suffolk's community well-being. Keeping active is key to promoting good health and well-being. Engaging people through sports, arts, leisure and cultural activities strengthens communities and helps to reduce antisocial behaviour. The Council also need to ensure that tourism is promoted in the district and ensure that our facilities and attractions are enhanced.

1.55 All parts of the district need to share in improvements to the quality of life within Mid Suffolk. Some parts of the district are more deprived than others and there may be a need to direct investment in new infrastructure, housing, employment provision and environmental improvements to such areas.

2 Spatial Strategy for Mid Suffolk

Spatial vision

2.1 Central to the Core Strategy DPD is the identification of an overarching spatial vision which sets out the context for specific objectives and policies. Mid Suffolk's spatial strategy is the vision for sustainable development for the district until 2025. Derived from the spatial portrait and key issues the vision and aims are translated into the Strategic and Development Control Policies.

2.2 The spatial vision has regard to the local context in terms of the district's local characteristics and key issues facing Mid Suffolk, complimenting the aims and priorities of the Community Strategy and the Corporate Plan.

Mid Suffolk Vision

By 2025 the Mid Suffolk district will become a more prosperous, healthy, safer, attractive and greener place to live with fewer inequalities, improved access to and provision of housing, employment and services for all.

The regeneration of this rural District will continue through maintaining and promoting existing employment provision in sustainable and appropriate locations and concentrating employment opportunities where they are most accessible to the majority of the population, which include the Towns and Key Service Centres with strategic growth of high quality employment within towns and key services centres located along the A14 and A140 (road and rail) corridor(s) with a particular focus on Stowmarket.

The parishes of Bramford, Great Blakenham, Barham, Claydon, Whitton and Akenham lie within the Ipswich Policy Area (IPA) of the Haven Gateway Partnership. This partnership and designated area will deliver additional housing and create additional focus for growth in hi-tech, knowledge base employment, while protecting and enhancing its high quality natural assets by establishing a network of open spaces and green corridors across the sub-region. The Council will maintain the rural character of the individual villages.

The main residential growth will be focused at Stowmarket, Needham Market and Eye, with the Key Service Centres also accommodating appropriate levels of residential growth. Limited growth for the primary and secondary villages, linked to local need, will ensure that the housing needs of smaller villages are met. The approach will help reduce the need to travel, reduce the length of journeys and make it easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling.

This will be achieved in ways that reduce the impact of society on the environment, improve the quality of design of the built environment and protect and enhance Mid Suffolk's settlement character, environmental assets such as its biodiversity, geodiversity and historic environment.

The District Council will be a leader in tackling climate change across the district. Any development that occurs will need to address the issues of energy and resource conservation (to support the Council's climate change initiatives); good design in new development (which can help prevent crime), the incorporation of sustainable drainage systems to mitigate flooding and the enhancement of the District's natural and built environment and heritage.

Core Strategy objectives

2.3 The following objectives (in no particular order) have been identified as central to achieving the delivery of the spatial vision for Mid Suffolk. These objectives provide provide a more specific direction taking on board the key issues that face the district.

Core Strategy Objectives SO 1

To protect, manage, enhance and restore the landscape, biodiversity and geodiversity of the District.

Core Strategy Objectives SO 2

To seek to improve water quality and reduce pollution to the wider environment

Core Strategy Objectives SO 3

To provide for sustainable development and respond to the implications of climate change reducing Mid Suffolk's carbon footprint

Core Strategy Objectives SO 4

To protect, manage, enhance and restore the historic heritage / environment and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character

Core Strategy Objectives SO 5

Reinforce the vitality and viability of local shops, schools, services, recreation and community facilities in towns and key service centres and primary villages.

Core Strategy Objectives SO 6

Provision of housing, employment, retail, infrastructure and access to services will be coordinated to enable communities to be balanced, inclusive and prosperous.

Core Strategy Objectives SO 7

To support sustainable communities by locating development where it will enable people to access jobs and key services, such as education, health, recreation and other facilities recognising and respecting the diversity in the function and character of Mid Suffolk's towns, key service centres and primary and secondary villages and countryside.

Core Strategy Objectives SO 8

To meet the requirement set by the Regional Spatial Strategy for new housing while maintaining the special character of Mid Suffolk's towns, villages and countryside. New development will be of a high standard of design and layout and will address the need for energy and resource conservation.

Core Strategy Objectives SO 9

Planning and housing policies will maximise the provision of affordable housing to meet local needs.

Core Strategy Objectives SO 10

To prepare for an ageing population, including the provision and retention of community facilities and suitable housing, including sheltered and assisted accommodation.

Core Strategy Objectives SO 11

To support the growth of the local economy and rural regeneration in ways which are compatible with environmental objectives, and which deliver increased prosperity for the whole community.

Core Strategy Objectives SO 12

Promote high quality, sustainable tourism.

Core Strategy Objectives SO 13

Support and enable public and community transport services and encourage walking and cycling initiatives to provide access to jobs, shops and services and consider new methods of delivering and protecting existing services for smaller communities.

Core Strategy Objectives SO 14

To provide accessible and varied opportunities for leisure, cultural and recreational activities in order to promote healthy lifestyles.

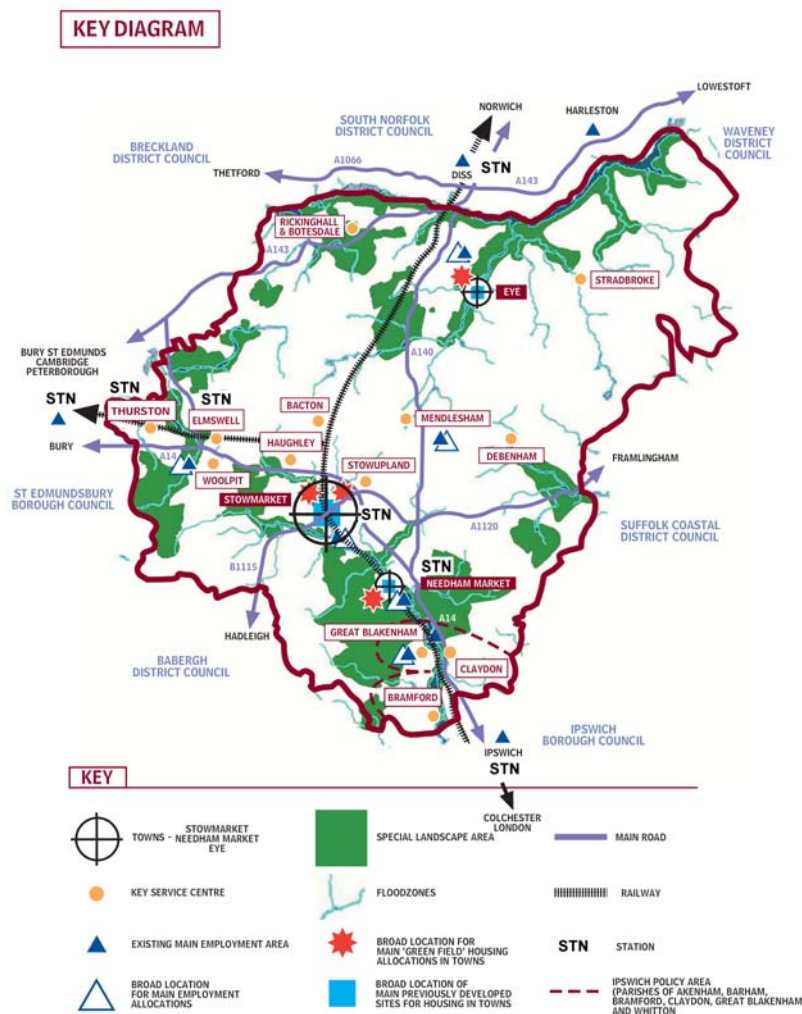
Core Strategy Objectives SO 15

To develop vibrant and prosperous towns and service centres by encouraging development that supports their function with a range of good quality jobs, businesses, shops and services that meet the needs of local people.

Development Strategy

Key Diagram

2.4 The key diagram shows the major transport links, landscape features, together with the location of towns and areas of search for future growth in the district. It is an indicative diagram showing the broad locations for housing and employment locations and is not intended to indicate all areas with development potential. The selection of the most appropriate development sites is a matter for the Site Specific Allocation DPD and the Stowmarket AAP.



Map 2.1 Key Diagram

2.5 Stowmarket is the main town in Mid Suffolk, with a population of about 16,000. It is situated in the "A14 corridor", which is one of the main road and rail communication routes through Suffolk. Stowmarket has a range of employment, services and shops and good public transport links, including rail. The catchment area for shopping and other services in Stowmarket is constrained by its location midway between the much larger centres of Ipswich and Bury St Edmunds.

2.6 Although the Mid Suffolk Urban Housing Capacity Study has identified the potential for 400 dwellings on brownfield sites there will be a need to allocate further green field sites for housing, as extensions to the urban area, if previous rates of housing growth are to be maintained or increased. There are constraints to development on parts of the eastern and northern sides of the town with the railway, the River Gipping and the A14 trunk road as barriers to development. To the south, much of the countryside has been designated in the Mid Suffolk Local Plan as a Special Landscape Area and Combs Wood is a SSSI. The flood plain of the Rattlesden River is also designated as a Special Landscape Area.

2.7 There have also been policy constraints to maintain strategic gaps between towns and villages to protect their separate identity and prevent coalescence of settlements (former County Structure Plan policy CS5). This would be a consideration for any outward expansion of Stowmarket towards Needham Market, Combs, Onehouse or Stowupland.

2.8 Of the potential sites put forward by landowners and developers as housing "land bids" to extend the urban area, those on the western and southern edges of Stowmarket are farthest from the town centre and those on the northern edge are closest to the centre. Distance from the centre is relevant in terms of accessibility to town centre shops and amenities by walking, cycling and public transport.

2.9 Taking account of these considerations, the main areas of opportunity for large extensions to Stowmarket on green field land, as indicated on the Key Diagram, are likely to be on the northern and north western side of the town.

2.10 The District Council's Regeneration Strategy intends to improve the range of employment, retail, leisure and tourism facilities to ensure that continued housing growth is matched by upgraded employment opportunities, services and infrastructure, including sustainable transport links to adjacent villages in Stowmarket's catchment area.

2.11 The town has been the subject of a number of studies, so that:

- appropriate sites can be brought forward for inclusion in the Site Specific Allocation DPD, and
- a long term strategy for future action will be formulated in the Local Development Framework as the Stowmarket Area Action Plan, bringing together an integrated programme for future development and the enhancement of the town.

2.12 Stowmarket will continue to be the main centre and growth area in Mid Suffolk.

2.13 Needham Market is a small market town with a population of about 5,000. It has a small range of shops and services, local employment, including a business park, and bus and rail links to Ipswich, Stowmarket etc. During the period 1991 to 2006 an average of about 8 houses per year were built in Needham Market.

2.14 The railway has been a barrier to eastward expansion of Needham Market, while to the north and west, landscape constraints have been recognised by designation of countryside as Special Landscape Area in the Mid Suffolk Local Plan. At the previous Local Plan inquiry, the prevention of development over the ridge line into the Gipping Valley towards Stowmarket was a key consideration for the Inspector.

2.15 The main “brown field” site identified in the Urban Housing Capacity Study is on the southern edge of Needham Market. If the previously developed sites identified by the study (for 360 houses) can be delivered, there may not be a need to allocate further green field land at Needham Market, at least for the early years of the plan period.

2.16 Eye is classified as a town and has a Town Council but its population of about 2,000 is less than that of some of the larger villages in Mid Suffolk. Eye is only about three miles from the larger town of Diss, in South Norfolk District, which has a greater range of shops and services and a mainline railway station. There are a limited range of local services and shops in Eye and a large employment area at the adjacent Mid Suffolk Business Park, which the District Council has promoted as a means of improving employment opportunities for the northern part of the District (previously designated as a Rural Development Area). The scale of housing development in Eye (14p.a.) has been closely related to the growth of local employment.

2.17 The town of Eye has historically been constrained from expanding to the east, south and west by low lying land liable to flooding from the River Dove and its tributaries. These areas of countryside have been designated as Special Landscape Areas in the Mid Suffolk Local Plan. Most development has taken place on higher ground to the north of the attractive historic core of the town. This is close to the employment area at Mid Suffolk Business Park on the former Eye Airfield. There is likely to be scope for some further housing development in this direction, without damaging the special character of the central area of Eye or locating housing too close to industrial uses.

2.18 Larger Villages: In Mid Suffolk the settlement pattern is of one dominant market town in the south with the next largest town close-by, while elsewhere there is a pattern of a large number of closely spaced small to medium sized villages. With so many villages offering similar levels of facilities there is a need to focus on the largest, best served villages in an area. Therefore the Key Service centres have a high population in excess of 1,000.

2.19 In some cases facilities such as health care and secondary schools may be shared by a group of villages and unless additional locational criteria are taken into account, large areas of Mid Suffolk would be left without a key service centre. This is particularly important in Mid Suffolk because it has only one major town (Stowmarket) on the A14 in the south of the district. This pattern of a single dominant settlement in a district of 336 square miles is different from other districts in Suffolk which have subsidiary towns (much larger than Needham Market) located across their districts.

2.20 The lack of major settlements in the district requires that the sustainable development in most areas must be provided primarily in key service centre villages and that these must be identified in locations that give access to key facilities to all areas of the district. This need to identify key service centres in all areas may be mitigated where villages are located near to towns or service centres in adjoining districts. The impact of neighbouring towns upon different areas in the district is considered below together with the implications for named villages.

2.21 Ipswich is situated close to the Eastern boundary of the District and its influence is formally recognised in the inclusion of 6 parishes in the "Ipswich Policy Area" which participates in the Haven Gateway Partnership as an identified growth point. The Regional Spatial Strategy identifies a specific housing growth target from the villages in the policy area. The RSS requires around 4,600 dwellings to be provided on the fringes of Ipswich, of which 800 are within Mid Suffolk. Policy HG2 seeks to provide 50,000 new jobs in the Haven Gateway by 'providing appropriate site, premises and infrastructure to attract a diverse range of employment to strategic locations'. In accordance with this regional strategy Mid Suffolk will identify as key service centres the settlements within the policy area that are capable of sustaining the required housing development, largely on brownfield sites - **Claydon (with part Barham), Great Blakenham and Bramford.**

2.22 There is similar but lesser influence from Bury St Edmunds in the west but no formal recognition in the regional strategy. The large villages closest to Bury are **Thurston and Elmswell**, which are the two largest villages in the District with multiple services. Both have railway stations, good bus links and are therefore well

served by public transport to higher order settlements. They have good access to primary health care facilities in either Bury or in the nearby village of **Woolpit**, which is the third largest village in Mid Suffolk. It also has a high level of facilities including an industrial estate. All three are therefore key service centres.

2.23 In the north of the district both Diss and Harleston influence parishes in Mid Suffolk. The villages closest to these towns do not have the full range of services and cannot be self sufficient; individually. The reality for many residents is that the two towns in neighbouring districts act as service centres to villages on this border. It is not proposed to duplicate the services offered by these towns by nominating any nearby village in Mid Suffolk as a key service centre.

2.24 As noted above, Mid Suffolk does not have a spread of significantly sized towns across the District and therefore, where there is no adjacent town outside the district, local sustainable services must be provided within villages. Given the pattern of scattered settlements essential services can only be sustainably delivered in all areas if key service centres are identified across the district. This is particularly important in the North East of the District and in the centre away from the A14 and A140 main trunk roads where the villages of **Stradbroke and Debenham** are put forward as key service centres while **Bacton, Mendlesham** and **Botesdale / Rickinghalls** fill gaps elsewhere.

2.25 The other proposed key service centre is **Stowupland**. This is the fourth largest village in Mid Suffolk and situated very close to the new Stowmarket Development Area but is protected from encroachment from Stowmarket by the barrier of the A14.

2.26 Stowupland is extremely well served by shops, schools and other facilities with easy access to employment sites through frequent public transport links to Stowmarket and other centres inside and outside the district.

Settlement Hierarchy

2.27 The Core Strategy sets out the distribution and scale of development amongst the towns and villages and the strategic location of housing and other development. The Council's Development Strategy aims to be the best practicable, sustainable option to meet the Government's objectives for urban and rural planning. It will ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

2.28 The Regional Spatial Strategy for the East of England seeks to locate the majority of new development in cities and towns. It also recognises the role of market towns and larger villages in providing employment and services to their rural hinterlands and meeting housing needs. Regional policy SS4 requires local development documents to define the approach to development in towns and rural settlements. It proposes that some larger villages should be classified as "Key Service Centres", with potential to accommodate development which is sympathetic to local character and of an appropriate scale and nature in relation to local housing and employment needs.

2.29 Below the level of Key Service Centres national and regional guidance acknowledges that local needs may be met best by development in smaller villages rather than concentrating everything into towns and key service centres. Care must be taken to ensure that development is directed to locations where it will have the greatest benefits for rural sustainability (for housing opportunities in the settlement hierarchy see Appendix A).

2.30 Mid Suffolk's Settlement Hierarchy includes:

Towns: the main focus for development in the district.

Key Service Centres: the main focus for development outside of the towns.

Primary Villages: villages capable of limited growth where local need has been established.

2.31 Those villages which have basic local services including a primary school and food shop, will be classified as "**Primary Villages**", where small scale housing growth to meet local needs, particularly affordable housing, will be appropriate. Development will be limited to sites within settlement boundaries or, by allocation in the Site Specific Allocation document, to sites adjacent to settlement boundaries.

2.32 Other local needs may include employment, amenity and community facilities. The need for housing may be identified through annual monitoring or in locally generated documents such as parish plans or local needs surveys. Sites for these facilities will usually be sought within settlement boundaries, but the Council will also consider alternative sites to meet operational needs and/or mitigation of impacts on residential amenity, environment and landscape.

2.33 The Development Control Policies DPD will identify criteria for determining the size and scale of development appropriate in these primary settlements, and also sources of evidence of local need that may include Parish Plans, Village Appraisals and local housing needs surveys.

Secondary Villages: villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only.

2.34 These villages will benefit from small-scale development to meet local needs but not the level of growth envisaged for primary settlements. Local needs include employment, amenity and community facilities as well as small-scale infill housing and "rural exception" sites for affordable housing. Local needs may be identified through annual monitoring or in locally generated documents such as parish plans or local needs surveys.

2.35 Development proposals should be accompanied by supporting evidence of the need that is being met.

2.36 Settlement boundaries will be retained around these settlements to facilitate appropriate development, while directing it to appropriate locations and restricting the scope and scale of development. The position of settlement boundaries for these villages will be reviewed in the Site Specific Allocation document to ensure that there is no over provision through inappropriate infill.

The Countryside: open countryside and villages located in the countryside only specified types of development will be permitted in accordance with Policy CS2 (See Appendix B for Local Plan Policies superseded by adopted Core Strategy Policies).

Policy CS 1

Settlement Hierarchy

The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres, but also with some provision for meeting local housing needs in primary and secondary villages, in particular affordable housing.

Towns	
Stowmarket	Needham Market
Eye	

Key Service Centres	
Bacton (excluding Station Road)	Haughley (excluding Haughley Green)
Botesdale / Rickinghall	Mendlesham (excluding Mendlesham Green)
Bramford	Stowupland
Claydon (with part Barham) and Great Blakenham	Stradbroke
Debenham	Thurston
Elmswell	Woolpit (excluding Woolpit Green, Heath and Borley Green)

Primary Villages	
Badwell Ash (excluding Long Thurlow)	Norton (excluding Little Green, Ashfield Road)
Fressingfield	Old Newton
Gislingham	Rattlesden
Great Finborough (includes part of Buxhall parish)	Somersham
Hoxne (excluding low Street)	Walsham-le-Willows
Laxfield	

Secondary Villages

Bedfield	Palgrave
Beyton	Redgrave
Coddenham	Ringshall
Combs	Stoke Ash
Creeting St. Mary	Stonham Aspal
Felsham	Thorndon
Henley	Tostock
Horham	Wattisfield
Mellis	Wetheringsett
Mendham	Wilby
Metfield	Wortham
Occold	Worlingworth
Onehouse	Yaxley

The rest of Mid Suffolk, including settlements not listed above, will be designated as countryside and countryside villages and development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy.

The Rest of Mid Suffolk -The Countryside and Countryside Villages

2.37 The Countryside that surrounds Mid Suffolk settlements is attractive and will be protected for its own sake. Villages other than those listed as key service centres, primary and secondary villages will lose their settlement boundaries preventing infill so that development will only be permitted in exceptional circumstances. Such exceptions might be for affordable housing where a local need is identified or small scale employment that can be operationally justified and where these developments cannot be met in a more sustainable location. Criteria to be applied to planning applications for such developments will be set out in future Development Plan Documents.

Policy CS 2

Development in the Countryside and Countryside Villages

In the countryside development will be restricted to defined categories in accordance with other Core Strategy policies. These will include:

- agriculture and forestry;
- the preservation of Listed Buildings;
- rural exception housing to include: -
 - agricultural workers dwellings
 - possible conversion of rural buildings
 - replacement dwellings
 - affordable housing on exception sites
 - sites for Gypsies and Travellers and travelling showpeople
- the extension of dwellings
- the reuse and adaptation of buildings for appropriate purposes, as defined elsewhere in this document
- new-build employment generating proposals where there is a strategic, environmental or operational justification
- recreation and tourism
- community services and facilities meeting a proven local need
- development by statutory undertakers or public utility providers
- flood protection
- renewable energy projects
- mineral extraction
- waste management facilities.

3 Strategic Policies

Climate Change

3.1 Climate change is one of the biggest challenges facing the District. It is a global problem requiring local action. Major changes in attitude and practices are required if we are to make changes to the earth's climate and reverse the effects of global warming.

3.2 Mid Suffolk has signed the Nottingham Declaration on climate change which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. This includes cutting greenhouse gas emissions such as carbon dioxide and preparing for the changes climate change will bring.

3.3 The LDF needs to ensure the use and development of land will help slow down the rate of, (but also be resilient to the effects of) climate change. In this respect the LDF's task will be to:

- Reduce consumption of natural and non-renewable resources
- Reduce pollution to levels that do not damage natural systems
- Help improve air quality
- Reduce dependence on non-renewable energy sources and promote renewable energy use and development
- Effectively manage and reduce the impacts of flood risk across the District

Renewable Energy and Sustainable Construction

3.4 For the District Council to achieve its vision, the Core Strategy aims to reduce energy use, reduce emissions and promote the development of renewable energy resources.

3.5 The Council supports initiatives to improve sustainability in the built environment through its role as the local planning authority and in accordance with spatial objective SO2 (to support an improved domestic and commercial energy efficiency), and the adoption of sustainable ways of living and working.

3.6 The Council recognises the need to encourage appropriate renewable energy production to reduce reliance on fossil fuels and reduce carbon dioxide emissions while protecting the distinctive environment of Mid Suffolk. In the interests of combating climate change, alternative generation methods need to be incorporated where appropriate:

- Existing developments such as micro renewable energy
- New development ; and
- where appropriate and 'stand alone' energy schemes for example energy from biomass, solar panels, photovoltaic cells, combined heat and power schemes (CHP) and wind turbines.

3.7 The Council is seeking to ensure that all new development contributes towards sustainable development, reduces or minimises carbon emissions, is resilient to future implications of climate change and protects residents from fuel poverty. New dwellings are likely to comprise the majority of new development in Mid Suffolk and the Code for Sustainable Homes is a national standard used to assess the sustainability rating of new dwellings. Particular ratings set out in the Code for Sustainable Homes should be met to ensure that the housing requirement is provided in a sustainable manner. The Code looks at the construction methods and deals with energy efficiency, water consumption and surface water management, environmental impact of material used and waste management.

3.8 Energy efficiency of new and existing dwellings is important and the Council provides advice on sources of grant to improve energy efficiency of existing dwellings as well as advice on implementing the requirements of this policy through the Building Control process.

Policy CS 3

Reduce contributions to Climate Change

The Council will promote and encourage the appropriate development of stand alone **Renewable Energy** schemes to assist in achieving the Regional Spatial Strategy's target of 10% total electricity consumption in the East of England by 2010 and 17% by 2020.

Sustainable Construction techniques will be encouraged in all new dwellings to achieve at least a three star rating under the Code for Sustainable Homes. This requirement will rise over the plan period and by 2013 new dwellings will achieve at least a four star rating and by 2016 new dwellings will achieve a six star (carbon zero) rating.

These standards require initiatives such as:

- use of low water volume fittings and grey water systems
- orientation to maximise solar gain
- high levels of insulation
- adequate provision for separation and storage of waste for recycling; and
- use of materials from a sustainable source in new development

All non-residential development proposals over 1,000 square metres will be required to integrate renewable energy technology in order to provide at least 10% of their predicted energy requirements and additional sustainable construction measures.

Flooding

3.9 The area of Mid Suffolk includes 43km of ordinary watercourses, the main rivers are the Rivers Gipping, Dove, Deben and Waveney. The primary source of flood risk in the District is from fluvial flooding. The vulnerability of this area to flooding from this and other sources such as urban storm water and groundwater is likely to increase with climate change.

3.10 Mid Suffolk has an obligation to ensure that development is located in sustainable locations. Through spatial objective SO2, the council will adopt a precautionary principle approach to protect life and property from current flood risk and future flood risk.

3.11 The Strategic Flood Risk Assessment will identify in more detail areas at varying risk within flood risk zones and identify areas where sustainable drainage principles can be employed in order to reduce the flood risk posed from surface water sources associated with new developments.

3.12 The use of Sustainable Urban Drainage Systems (SuDS) will be an important tool in minimising flood risk posed by surface water generation from new development. The Mid Suffolk SFRA will show the SuD techniques that will be appropriate in different areas.

Pollution

3.13 Pollution is a strategic issue for Mid Suffolk. Noise pollution (from domestic and commercial sources) is the most frequent cause of complaint by residents. Light pollution is also a concern to residents.

3.14 The management of pollution levels generated by road traffic is a particularly important issue for Stowmarket and those villages located near to the A14 corridor. As a key contributor to climate change, the emission of pollutants needs to be avoided, reduced or omitted wherever possible and, if they must occur, the negative impacts should be reduced, in order to protect and enhance the built and natural environment and human health.

Policy CS 4

Adapting to Climate Change

All development proposals will contribute to the delivery of sustainable development and reflect the need to plan for climate change, through addressing its causes and potential impacts:

Flood Risk: The council will support development proposals that avoid areas of current and future flood risk, and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals.

This will involve a risk based sequential approach to determining the suitability of land for development. All new development, wherever possible must be located in Flood Zone 1. Developments proposed on 'dry islands'* which are situated in the middle of flood risk zones 2 and 3 will be treated in the same way as developments in flood zone 2 or 3 for the purposes of the sequential test.

New development in Flood Zone 3a will be restricted to the following categories:

- water compatible uses as defined in PPS25;
- minor development as defined in PPS25; and
- changes of Use to an equal or lower risk category in the flood risk vulnerability classification, where there is no operational development.

Allocations will not be made in Flood Zones 2 and 3 with the exception of allocations for water compatible use and Stowmarket where if no reasonable site within flood zone 1 is available, allocations in flood zones 2 and 3 will be considered in accordance with PPS25 and the Strategic Flood Risk Assessment.

The Council will seek the implementation of Sustainable Urban Drainage Systems into all new developments where technically feasible.

Where protected species are threatened by flooding, replacement habitats which are on a like for like basis in terms of size and quality will need to be provided to ensure there is no net loss of important habitats. There may be opportunities for creation of new habitats in areas at risk of flooding, and for river restoration programmes that allow rivers to reconnect to their floodplains through natural processes, to the benefit of wildlife.

Pollution: To protect people and the environment from unsafe or unhealthy pollutants. Development that harms the quality of soil or air and/or causes noise, dust, odour or light pollution will be avoided wherever possible. Development proposals will have no adverse effect on water quality.

Development must also seek to adapt for the anticipated negative impacts from climate change upon **Biodiversity** by protecting the districts natural capital and applying an ecological network approach - re-enforcing and creating links between core areas of biodiversity.

* = The town of Eye in Mid Suffolk is entirely surrounded by flood zone 2 but in discussions with the Environment Agency it is agreed that it should not be classified as a 'dry island'. The SFRA maps show that access/egress from Eye could be possible along Lambseth Street in a flood event. In addition, in the event of a 1000yr flood, Eye town centre is large enough to sustain the population within the dry centre for a short period, if access/egress is not possible.

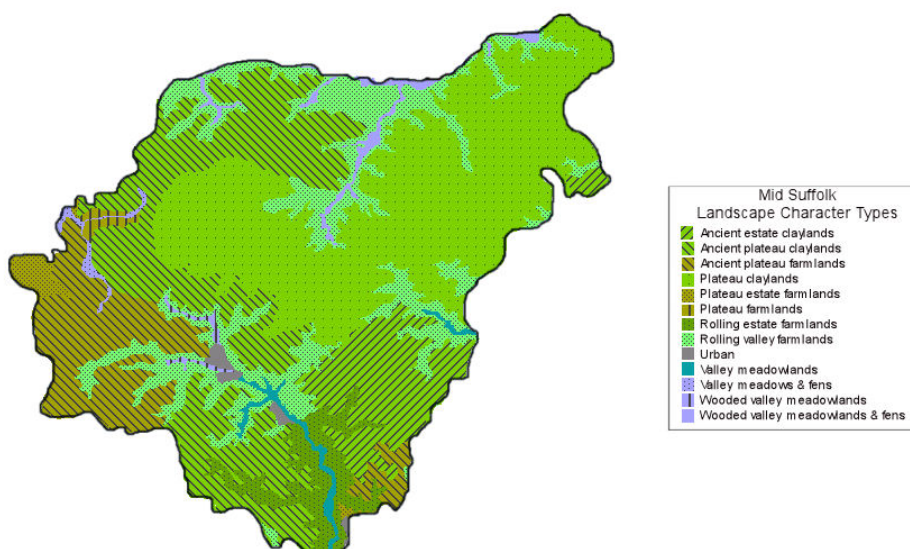
Environment

3.15 The Core Strategy has a duty to protect biodiversity and enhance the natural and built environment. The Countryside that surrounds Mid Suffolk settlements is attractive and will be protected for its own sake.

Landscape

3.16 Over the years many features of local character and distinctiveness have been lost as a result of changing practices in land management and through development. It makes even more important the need to retain the remaining elements of local distinctiveness such as trees and hedges, and where possible, to add or restore them.

3.17 An assessment of Suffolk's landscape has been prepared which identifies and describes distinctive landscape character areas in Suffolk. This is a national directive undertaken by Suffolk County Council in conjunction with all of the district councils in Suffolk. Landscape Character Assessment involves far more than simply an analysis of visual features. It takes into consideration a wide variety of factors, including geology, topography, soil type, land use, field patterns, settlement patterns, cultural influences, historical changes, ecology, ground cover and condition.



Map 3.1 Landscape Character Assessment

3.18 The Landscape Character Assessment does not replace the Special Landscape Area local designations. These designations will form part of the Development Control Policies DPD and will remain adopted until superseded by a level 3 Landscape Character Assessment of the District.

Biodiversity and Geodiversity

3.19 Biodiversity relates to the variety of plants and animals and the habitats in which they thrive. It contributes to the distinctive character of natural areas and green spaces as a result of the collection of species and habitats in a particular area. The NERC Act 2004 places a legal duty for local authorities to conserve biodiversity bringing nature conservation clearly into the set of statutory commitments for local authorities. Geodiversity is a natural

range (diversity) of geological features (rocks, minerals, fossils, structures), geomorphological features (land forms and processes) and soil features that make up the landscape. It forms the non-biological substrate for all living things, including human life.

3.20 Many people appreciate that local planning authorities protect existing designated sites, ranging from international to local sites through the control of development. However, over recent years there has been a growing recognition that conserving biodiversity and geodiversity extends beyond this network of designated sites.

3.21 Mid Suffolk includes designated sites for their international, national and local importance for biodiversity and geodiversity, as outlined within table 1.

Designation	Number of Designated Sites	Area (Ha)
RAMSAR	1 in part (Regrave and South Lopham Fen)	33
SAC	1 in part (Waveney and Little Ouse Valley)	91
RIGS	2	Not available
SSSI	24	426
CWS	182	1334
LNR	6	32.48
Source: Biological Records Centre March 2006 and Suffolk RIGS Group June 2007		

Table 1 Designated sites for Biodiversity and Geodiversity

3.22 The Council's 'Appropriate Assessment' has been carried out in accordance with the Habitats Directive and Regulations. This is an assessment of the potential effects the Core Strategy may have on European Sites. It is considered that Mid Suffolk's Core Strategy will not have a significant impact on the integrity of any SAC, SPA or Ramsar site.

3.23 Mid Suffolk's natural assets include its geology, farmland, trees and woodlands, historic parklands, ponds, and river valleys provide varied habitats and species, sites with biodiversity and geodiversity conservation interests. The Council will continue its approach to protect and manage designated sites of nature conservation importance and encourage wildlife throughout the area.



Picture 3.1 River Gipping

3.24 Pleistocene glacial and interglacial deposits are of particular scientific significance as highlighted in the Suffolk Local Geodiversity Action Plan, as they provide a record of environmental conditions over the last two million years, including climate change. The Chalk deposits in the District are a valuable scientific resource for understanding faunal changes in the Cretaceous period.

3.25 There are a number of species and habitats which are locally distinctive to Mid Suffolk. Habitats include Ancient species-rich hedgerows, Ancient woodlands, Fens and reedbeds (located in Redgrave) and Ponds. Species include a variety of bats including the Pipistrelle and Brown Long Eared, Otters, Grest Crested Newts, Adder and Brown Hare.

3.26 All UK BAP and Suffolk BAP species are protected and are widely spread throughout the district with a cluster of species and habitats found along the river Gipping.

Historic Built Environment

3.27 As well as the important natural assets, there are 31 Conservation Areas in Mid Suffolk, 4,062 Listed Buildings (the highest in Suffolk) and 21 Scheduled Ancient Monuments. The collective extent of these designations is fairly far reaching covering a high proportion of the existing building stock. This presents both challenges and opportunities in bringing forward new development through intensification and redevelopment that respects the built heritage of the district and enhances the appearance and character of an area. Detailed Development Control Policies pertaining to development in Conservation Areas, the alteration of Listed Buildings and development affecting the setting of a Listed Building will be set out in the Development Control Policies DPD.

Policy CS 5

Mid Suffolk's Environment

All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area.

To protect, manage and enhance Mid Suffolk's **biodiversity and geodiversity** based on a network of:

- Designated Sites (international, national, regional and local)
- Biodiversity Action Plan Species and Habitats, geodiversity interests within the wider environment
- Wildlife Corridors and Ecological Networks

and where appropriate increase opportunities for access and appreciation of biodiversity and geodiversity conservation for all sections of the community.

Emphasis will be given to the creation new habitats particularly along the Gipping, Upper Waveney and Deben river valley's in connection with flood management schemes and to contribute towards green tourism opportunities.

Landscape: The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character.

Design: Development will be of a high quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. It should create visual interest within the street scene and where appropriate encourage active uses at ground floor level, creating uses of public space which encourage people to walk and cycle.

Historic Environment: The Council will introduce policies in the other DPDs of the Local Development Framework to protect, conserve and where possible enhance the natural and built historic environment including the residual archaeological remains. These policies will seek to integrate conservation policies with other planning policies affecting the historic environment

Services and Infrastructure

Obligations

3.28 The availability of quality services close at hand in our key service centres and the main settlements will influence our need to travel longer distances to meet our daily needs. To reduce the need to commute for our daily needs' a range of services are needed locally. Village and neighbourhood facilities all play an important part in the fabric of village and town life. They can bring a sense of belonging, vibrancy and community spirit to communities and contribute to the quality of life offered to young and old alike.

3.29 We need to prevent any over burden of existing services arising from new development. Extra people using, for example play, recreation or health facilities can cause an unacceptable strain on the existing residents of an area. Adequate infrastructure provision needs to be in place to accommodate the need created by new development. But for most rural communities coping with development is about so much more than wondering

whether the roads will cope or the doctor's surgery is full. The full range of facilities that are needed by a community to live life, safely and without harm to the environment includes an ever growing set of demands as identified in the Community Strategy and Sustainability Appraisal.

3.30 The Council will cooperate in cross-border discussions that resolve the infrastructure needs of adjoining authorities whose services may be affected by future development in Mid Suffolk. The Council intends to work with partners such as the Primary Care Trust, Educational Authority, Suffolk Constabulary, and others to ensure that communities in Mid Suffolk have access to appropriate infrastructure and services in accordance with community needs.

3.31 Mid Suffolk District Council adopted a Supplementary Planning Document towards the end of 2006 requiring the provision of standardised contributions for the provision of community facilities, open space, sport and recreation arising from residential development proposals. The document sets out how the infrastructure requirements arising from new development in terms of open space, sport and recreation will be assessed and the facility provision by which they will be met when planning applications are determined. The Council anticipates it will extend this process to cover other local priorities such as education, health, policing, etc. Future DPDs will contain details relating to infrastructure and service requirements and nature of the requirements such as the way in which they will be calculated and delivered. Development control policy will seek to ensure the protection of existing facilities and services.

Infrastructure

3.32 The Development Strategy for Mid Suffolk recognises that currently there is a poor provision of key basic services and facilities across the district and that only about half of the villages have access to basic facilities. In comparison to this the towns of Stowmarket, Needham Market and Eye and the identified Key Service Centres have access to a range of employment opportunities, services, shops and good public transport links. For this reason the spatial strategy proposes that development is focussed at towns and Key Service Centres with some provision for local needs at the more sustainable villages.

3.33 The constraints are outlined in the Implementation and Monitoring section (Section 4).

Transport

3.34 A key role for the Local Development Framework is to coordinate policies for development and transport, in particular to help reduce the need to travel and so reduce the unwanted impacts of transport and traffic. However, Government guidance acknowledges that the car will continue to have an important part to play and for some journeys, particularly in rural areas it will remain the only real option for travel. Particular issues for Mid Suffolk are rural accessibility and the capacity of the A14 road and rail corridor to cope with future development and the growing freight traffic between the port of Felixstowe and the Midlands.

3.35 The Core Strategy takes account of the Regional Transport Strategy objectives:

- To manage travel behaviour and the demand for transport in order to reduce the rate of road traffic growth and ensure the transport sector makes an appropriate contribution to the required reduction in greenhouse gas emissions.
- To encourage the efficient use of existing transport infrastructure.
- To enable the provision of the infrastructure and transport services necessary to support both existing development and that proposed in the spatial strategy.
- To improve access to jobs, services and leisure facilities.

3.36 The Core Strategy will contribute to the Local Transport Plan objective of helping to maintain viable communities in market towns and villages and support the implementation of proposals for Mid Suffolk through planning control, land allocations, and negotiating developer contributions for improvements to public transport, pedestrian and cycle facilities.

3.37 It will help to reduce some of the need for travelling by ensuring that new housing is close to work places, schools, shops and other services and by encouraging alternatives to car use.

Policy CS 6

Services and Infrastructure

New development will be expected to provide or support the delivery of appropriate and accessible **infrastructure** to meet the justifiable needs of new development. Consideration will be given to the timing of infrastructure provision and development may need to be phased to ensure the proper provision of infrastructure. Local priorities for which infrastructure contributions may be sought include utility provision, transport infrastructure, healthcare, education, libraries, social and community facilities, village service and facilities, community safety, open space, sport, cultural and leisure facilities, green infrastructure, improvements in public transport, improvements to pedestrian and cycle routes, public realm improvements, conservation and mitigation of the natural, historic and built environment, and improvement measures (aimed at achieving a net gain for biodiversity and geodiversity), waste minimisation and recycling initiatives and services, amenity woodlands for public access, and town centre management initiatives.

The Council will help reduce the need to travel, reduce journey distances and make it safer and easier for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling.

Housing

Housing Requirements

3.38 The Regional Spatial Strategy housing requirement for Mid Suffolk for 2001-2021 averages up to 415 homes per year. This comprises 7,500 houses for Mid Suffolk plus up to a further 800 houses in the part of Mid Suffolk adjacent to Ipswich. In December 2006 the Secretary of State confirmed these figures, but stated that they are to be treated as minimum figures.

3.39 This requirement is similar to the overall average rate of housing development in the District between 1991-2006 (419 per year, compared to the County Structure Plan requirement for Mid Suffolk of 405 per year). Part of the requirement will be met by existing planning permissions, part will be met by use of previously developed land and buildings, **but there will also be a need to allocate some green field sites for housing development.**

3.40 The Local Development Framework will also have to make continued provision for housing beyond 2021 as PPS3 requires it to address delivery of housing for at least 15 years from the date of adoption (2009), i.e. up to 2025. **The District Council proposes that housing requirements beyond 2021 are estimated on the basis of a continuation of the same annual rate as that up to 2021 i.e. 415 houses per year.**

Houses required 2001-21 (Regional Spatial Strategy):	
Mid Suffolk parishes adjoining Ipswich:	800
Remainder of Mid Suffolk	7,500
Total 2001-2021	8,300 (=average 415 per year)
Houses required 2021-25 (estimate based on Regional Spatial Strategy)	
Total 2021-2025 (415 X 4 = 1,660)	1,660

Table 2 Houses required (Regional Spatial Strategy)

Houses built 2001-2007:	
Mid Suffolk parishes adjoining Ipswich:	98
Remainder of Mid Suffolk	2,594
Total	2,692
Houses Required 2007-2025 (8,300+1,660 -2,692 = 7,268)	7,268

Table 3 Houses Built

Existing Provision 2007	
Planning permissions 2007	2,211
Remaining allocated sites in Mid Suffolk Local Plan	329
Previously developed land (sites for 10 or more houses) to be given priority for future housing allocations	1,100 + 600
"Windfall" Allowance for small (less than 10 houses) windfall sites 2007-2025, <u>excluding first 10 years of land supply</u> (for 18 -10 = 8 years) 112 per year X 8 = 896	896
Total = existing provision as at April 2007	5,136
Additional Housing allocations of 'greenfield land' required 2007-2025 7,268 - 5,136 = 2,132	2,132

Table 4 Existing Provisions

note: Remaining land at Cedars Park, Stowmarket, allocated in the Mid Suffolk Local Plan, but without full planning permission, is estimated to provide for about 329 additional houses.

note: The gap between the housing requirement of 7,268 from 2007 to 2025 and existing provision in 2007 of 5,136 would leave sites for 2,132 houses to be found, in the form of new greenfield housing allocations in the Site Specific Allocations development plan document.

note: The Mid Suffolk Urban Capacity Study, 2006 identified previously developed land with capacity for about 1100 houses including 190 in the Ipswich Policy Area. Additional sites in the Ipswich Policy Area, including the SnOasis major development proposal at Great Blakenham, subject to the findings of a public inquiry, could provide a further 600 houses. The requirement specified in the RSS Panel Report to be in the parishes adjoining Ipswich, i.e at least 800 houses, could be met by using previously developed land.

note: Over the period 1991 to 2006 28% of new housing development was in Stowmarket, 5% in Needham Market and Eye and 67% in the remainder of Mid Suffolk. National and regional policies would maintain or add to the contribution of the towns to housing supply, particularly as most of the previously developed land is in the towns. The future proportion of development in villages is likely to be less, in view of the Governments approach to sustainable development, less reliance on "windfall sites" and greater emphasis on local needs and affordable housing in villages.

"Windfall Sites"

3.41 Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously developed sites that have unexpectedly become available, including infill development of former garden land, residential conversions and flats over shops.

3.42 Government advice in PPS3 is that allowances for windfalls should not be included in the first 10 years of land supply.

3.43 Small sites (of less than 10 houses) have in the past provided a significant proportion of housing completions in Mid Suffolk because of the rural nature of the District, with a large number of villages, where planning policies have allowed limited infill development inside settlement boundaries. Over the 5 years 2001 to 2006 an average of 153 houses per year have been built on small windfall sites (representing 40% of housing completions and a major contribution to use of previously developed land in Mid Suffolk).

3.44 The regional annual monitoring report makes an estimate of 112 dwellings per year for small windfall sites in Mid Suffolk for the period up to 2021. This takes account of past rates of development, diminishing opportunities for infill development, as sites inside Settlement Boundaries are used up, balanced by higher densities of infill development arising from PPG3 guidance since 2000. This estimate represents an average of less than one dwelling per parish per year.

3.45 In view of the intention under PPS3 to reduce reliance on windfall sites, the District Council proposes, at the Site Specific Allocations stage, to review settlement boundaries and to make use of the ability to allocate small sites solely for affordable housing in rural communities. It is likely that small scale infill housing development and conversions will continue to make a contribution to housing supply and the use of previously developed land. Although no longer included as an allowance in the first 10 years of land supply, this contribution to housing completions will be monitored.

Previously-Developed ("Brown Field") Land

3.46 The overall regional target for the proportion of housing development on previously developed land is 60%. In Mid Suffolk, as a rural District, the potential for brown field development is less than in some urban areas.

Policy CS 7

Brown field Target

The District Council proposes a target of 50% of dwellings being built on brown field/previously developed land in Mid Suffolk.

3.47 Between 2001 and 2006 the proportion of housing built on previously developed land in Mid Suffolk was approximately 50%. Much of this was on small infill sites and development of garden land. However the largest housing site currently being developed in Mid Suffolk is at Cedars Park, Stowmarket, which is a green field site planned in the 1980s. The total capacity of this site is about 1,770 dwellings, of which 1,030 were built by April 2007.

3.48 The Urban Housing Capacity Study (2006) for Mid Suffolk makes an assessment of the scope for future development of housing on previously developed land, on sites with potential for 10 or more houses. Sites for about 1,100 potential dwellings have been identified by the study. Most of these are in the towns of Stowmarket and Needham Market. Additional sites in the Ipswich Policy Area, including the SnOasis major development proposal at Great Blakenham, subject to the findings of a public inquiry, could provide a further 600 houses.

3.49 The re-use of brown field sites will have to take account of the need to retain local employment as well as the potential for housing development. Otherwise, some places could cease to be sustainable settlements if all employment sites are redeveloped for housing. The assessment takes account of the need to maintain local employment, for example with mixed-use developments rather than 100% housing.

3.50 The proposed 50% target represents about 200 houses per year and would be a challenging target, but it could be achieved, based on existing commitments (1,180 out of the 2,211 dwellings with planning permission in 2007 are on previously developed land) and if the 1,100 potential dwellings estimated in the Urban Housing Capacity Study can be delivered over a 10 year period. Whether this target could be maintained beyond 10 years depends on other sites becoming redundant and available for redevelopment. The District Council considers 50% to be the maximum realistic target for Mid Suffolk, towards the regional figure of 60%, based on the evidence available.

3.51 Small windfall sites will continue to make a contribution to the use of previously developed land although there is no longer an allowance for this in the first 10 years of land supply.

3.52 Much of the housing provision will need to be by the allocation of green field sites as extensions to existing settlements. Policy CS9 indicates how these allocations will be distributed between different types of settlement, based on the Development Strategy and the capacity for housing development. The phasing of green field site allocations will need to take account of the first priority, under PPS3, for using previously-developed land.

Policy CS 8

Provision and Distribution of Housing

Provision is made for allocating greenfield sites for at least 2,132 homes and associated infrastructure in Mid Suffolk over the period up to 2025.

The release of land for housing will be phased to enable continuous delivery of housing for at least 15 years from the date of adoption and to ensure that priority is given to use of previously-developed land.

Broad Distribution and Phasing of Housing Allocations for 15 Years Housing Supply

- indicating amount of housing on previously developed land and on new allocations of green field land as "urban extensions".

Years	2010 - 2015		2015 - 2020		2020 - 2025		Total: 2010 - 2025	
	PDL	GF	PDL	GF	PDL	GF	PDL	GF
Stowmarket	300	300	100	400	0	340	400	1,040
Needham Market	180	0	180	0	0	150	360	150
Eye	80	0	0	100	0	100	80	200
Ipswich Policy Area	600*	0	100	0	100	0	800*	0
Key Service Centres	50	100	0	150	0	200	50	450
Primary Villages	0	100	0	100	0	100	0	300
Secondary Villages	0	0	0	0	0	0	0	0
Mid Suffolk Total	1210	500	380	750	100	890	1,690	2,140

note: figures rounded

PDL = Previously developed land.

GF = Greenfield Allocation

* = The Mid Suffolk Urban Capacity Study, 2006 identified previously developed land with capacity for about 1100 houses including 190 in the Ipswich Policy Area. Additional sites in the Ipswich Policy Area, including the SnOasis major development proposal at Great Blakenham, subject to the findings of a public inquiry, could provide a further 600 houses. These would remove the need to allocate greenfield land for housing in the Ipswich Policy Area.

The proposed broad locations for the main allocations of greenfield land for housing, as urban extensions to towns, are:

- North East and North West Stowmarket
- South West Needham Market
- North West Eye

Specific sites cannot be identified in the Core Strategy, and will be considered and consulted on in the Site Specific Allocations documents.

3.53 Selection of housing sites to be allocated in the Site Specific Allocations DPD will give priority to previously developed land and buildings in towns and Key Service Centres. Most new general market housing development, including a proportion of affordable housing will be in towns and Key Service Centres.

3.54 The Development Strategy also allows for some provision for meeting local housing needs in "Primary Villages" where basic local services, including a primary school and food shop are available. Some development may be acceptable if it meets local need and contributes to the sustainability of the community. This can help to address local concerns about possible decline of the communities and the need to support local facilities, for example to retain young families and primary schools in villages.

3.55 In other, "Secondary Villages", housing development would be limited to small scale infill or affordable housing under the rural exceptions policy, where a local need can be identified that cannot be met in a more sustainable location.

3.56 Housing policies will be coordinated with the investment strategies of service providers to ensure that necessary services and infrastructure can be maintained or enhanced. Local needs will be assessed taking account of survey information including housing needs surveys, housing market assessments, village appraisals, parish plans and village design statements.

Housing Density and Mix

3.57 One of the Government's strategic housing policy objectives is to create sustainable, inclusive, mixed communities in all areas, both urban and rural.

3.58 In Mid Suffolk new housing development should provide a mix of house types, sizes and affordability to ensure that new homes meet local needs, as identified in housing needs surveys and housing market assessments. This includes the needs of particular groups such as families with children, older and disabled people and continuing trends in Mid Suffolk of an ageing population and smaller households.

3.59 Recent housing trends, in response to national policies, are leading to higher density development and more house building in urban areas. There is a national indicative minimum density figure of 30 dwellings per hectare for new housing development, in order to ensure the efficient use of land. The Mid Suffolk Annual Monitoring Report for 2005-2006 shows that 44% of new dwellings were completed at less than 30 dwellings per hectare, 37% at 30 to 50 per hectare and 19% above 50 per hectare. Government guidance in PPS3 allows local planning authorities to develop housing density policies having regard to local circumstances, as well as national and regional requirements. This could be a range of densities across the plan area.

Policy CS 9

Density and Mix

New housing development should provide a **mix of house types, sizes and affordability** to cater for different accommodation needs.

Housing developments should make best use of land by achieving average densities of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment.

Lower densities may be justified in villages to take account of the character and appearance of the existing built environment.

Higher densities of at least 40 dwellings per hectare may be achieved in more sustainable locations in towns, close to a good range of services and facilities.

3.60 Policy CS9 recognises the distinctive character of Mid Suffolk, where housing sites may range from town centre redevelopment sites close to a range of shops, services, employment and public transport, which may be suitable for fairly high density flats, to small village infill or affordable housing schemes which need to respect the traditional form of development, rather than following a standardised suburban form of development.

3.61 A flexible approach to density will allow new development to be more responsive to the existing distinctive character of an area or settlement and to community views, for example, as set out in Village Design Statements. Detailed policy for the design and layout of new housing development will be set out in the Development Control Policies Development Plan Document.

Affordable Housing

3.62 Affordable Housing is a key issue for Mid Suffolk and a Local Plan Alteration for affordable housing policies was adopted in July 2006, following extensive public consultation. Affordable Housing is defined in Annex B of PPS3 and is housing that is accessible to households who cannot afford to rent or buy homes generally available on the open market. It is an important principle of policy to ensure that the benefit of affordable housing will be enjoyed by successive generations through safeguards that will be introduced in other documents of the Local Development Framework.

3.63 The Mid Suffolk Housing Needs Survey 2003 and the statistical update in 2005 supported the need for 35% affordable housing to be provided in new housing developments above the specified site size thresholds as set out in Altered Policy H4 of the First Alteration to the Mid Suffolk Local Plan. A Joint Strategic Housing Market Assessment is being completed currently. When the results of this assessment are available, or the results of any other studies dealing with the economic viability of affordable housing targets, the Council will give consideration to reviewing the Core Strategy to incorporate an affordable housing policy within it.

3.64 The Local Plan alteration includes a Rural Exception Site Policy to allow small sites solely for affordable housing, abutting the settlement boundary of a small rural settlement, where a need can be demonstrated. In addition, the possibility of allocating such sites will be considered in the Site Specific Allocations document.

The guidance contained in the Mid Suffolk Local Plan Alteration (July 2006) will continue to provide the Councils policies for Affordable Housing.

Sites for Gypsies and Travellers and Travelling Showpeople

3.65 The Statement of Community Involvement recognises that the Gypsy and Traveller Community are considered to be the largest ethnic minority group in the District. The Mid Suffolk Community Strategy commits the Council to providing affordable housing options for all sections of the community and to improve access to services by addressing the needs of black and minority ethnic groups.

3.66 Government guidance in Circular 01/2006 recognises the long-standing under-provision of sites for Gypsies and Travellers in many areas of England and makes the connection between this under-provision and the poor health and educational status of this disadvantaged group. It is the stated intention of the Circular to “increase significantly the number of Gypsy and Traveller sites in appropriate locations with planning permission in order to address the under-provision over the next 3 – 5 years” (by 2011).

3.67 National Policy requires each Regional Spatial Strategy to identify the number of pitches required by each local planning authority in the region. These targets should be based on ‘Gypsy and Traveller Accommodation Assessments’ undertaken by the local authorities under the Housing Act 2004.

3.68 The East of England Plan was submitted to the Secretary of State prior to the issue of Circular 01/2006 and consequently the provision of sites for Gypsies and Travellers is currently the subject of a single-issue review. In the interim the Secretary of State proposes that the East of England Plan require Local Development Documents to be based on ‘the latest available information on need within the region and local area’.

The Suffolk Cross Border Gypsy and Traveller Accommodation Assessment.

3.69 Mid Suffolk District Council has participated with 4 other districts to produce the Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment (GTAA). This is based on research carried out by Salford University Housing and Urban Studies Unit (*Shusu*) with the participation of representatives from the settled community and the Gypsy and Traveller community. The study was adopted by Mid Suffolk District Council in July 2007, and reflects the requirement for the proper assessment of Gypsy and Traveller needs set out in the Housing Act 2004.

3.70 The study showed that Mid Suffolk has 13 authorised private sites with 69 pitches, plus one unauthorised development for approximately 19 pitches that is tolerated pending the determination of a retrospective planning application. At the time of the study there was an unmet need for 41 – 43 residential pitches in the period from 2006 to 2011. It showed a probable further need for 14-15 residential pitches in the period from 2011 to 2016, plus an assumed need for 10 transit pitches to 2011.

3.71 The study also investigated issues of location, preferences for different types of accommodation and tenure as well as pitch numbers, pitch sizes and facilities. The general findings include a general preference for: -

- locations with good access to well serviced settlements
- smaller sites up to a maximum of 15 – 20 pitches, but usually less
- private sites owned by family members where personal circumstances permit

3.72 However the study also makes the point that the needs and circumstances of various individuals and groups differ and this should be reflected in both diversity and flexibility in the provision. The study also made several recommendations as to criteria for determining the suitability of residential sites, which have informed the policy below. The GTAA counsels that local authorities work cross-border to establish appropriate locations to meet the need for transit pitches and that such provision should not precede the provision of the required residential pitches. A cross border 'steering group' has been set up to look at this and other relevant issues.

3.73 The Suffolk Cross-Boundary GTAA is now the most up to date information on the needs of the Gypsy and Traveller Communities. As such we intend to follow the guidance of Circular 01/2006 and the Secretary of State's proposed changes to the Regional Spatial Strategy and plan for the pitch numbers set out in the Suffolk GTAA. The single issue review of the East of England Plan will set revised targets for Mid Suffolk in due course.

3.74 The implications of the GTAA for broad locations for residential sites is that sites will tend to be on the outskirts of towns and/or Key Service Centres and therefore may be outside of settlement boundaries. To facilitate such locations the Development Strategy, in this document, includes Gypsy and Traveller sites in the list of developments that may be allowed in the countryside. The Site Specific Allocations DPD will respond to the stated preference for small family based sites and engage members of the gypsy and traveller community when identifying areas of search to meet the identified need.

3.75 New and existing sites that meet the criteria for suitable and appropriate locations will be safeguarded for this purpose.

Travelling Showpeople:

3.76 Representations from Travelling Showpeople have made a point of explaining that they do not share the same culture and history as Gypsies and Travellers and have little in common other than perhaps a seasonal, peripatetic lifestyle. Representatives from this group were invited to participate in the Suffolk GTAA but very few chose to do so and others specifically declined.

3.77 The Regional Spatial Strategy sets no pitch requirement targets for Mid Suffolk and there are no reported authorised or unauthorised developments by Travelling Showpeople in Mid Suffolk. In this situation there appears to be no requirement to deliver pitches for unmet need and no target for pitch numbers.

3.78 However 'Guidance on Interim Measures for Circular 04/2007' (August 2007) requires local authorities to provide criteria based policies for Travelling Showpeople in their Local Development Frameworks. Criteria in the Core Strategy policy is based on the general guidance on good practice in Annexes C and E of Circular 04/2007 and representations from 'The Showmen's Guild of Great Britain, Norwich and Eastern Counties Section'.

3.79 The general criteria for suitable locations for residential caravans are similar to those for Gypsies and Travellers particularly as what were traditionally "winter quarters" are now frequently occupied all year round to serve both the educational needs of children and the needs of older members of the community. However the application of these criteria will have to consider the special needs of showmen for regular access for heavy vehicles with exceptional loads and for the storage and maintenance of their rides and equipment, which should be separate but close to the residential pitches.

3.80 In the absence of a specific accommodation assessment we will keep the needs of this group under review and will follow the guidance of Circular 04/2007 and the criteria of the following policy to allocate suitable sites, should this becomes necessary, and to determine any future applications.

3.81 New and existing sites that meet the criteria for suitable and appropriate locations will be safeguarded for this purpose.

Policy CS 10

Gypsy and Travellers

The Council will ensure the delivery of sufficient good quality, appropriately located residential pitches to satisfy the unmet need specified in the Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment; 41-43 pitches for the period 2006 - 2011 and 14-15 pitches between 2011 – 2016. The number of pitches to be delivered and the timespan for delivery may be subject to updating in the ongoing review of Gypsy and Traveller policies in the East of England Plan or following reviews of the need for pitches in subsequent GTAAs.

Suitable sites for Gypsies and Travellers will be identified by reference to the following criteria: -

- a. Accessibility to local services, communities and facilities by a variety of means, to meet current and long-term needs
- b. Adequate access, parking and manoeuvring for vehicles and all essential uses
- c. Appropriate in scale to the nearest settled community
- d. Impact on the landscape, environment and biodiversity
- e. Impact on and from neighbouring residential, employment, commercial and utilities development
- f. Consistent with other policies in the development plan

Proposals for Gypsy and Traveller Sites will be considered by reference to these additional criteria: -

1. Proposal meets identified needs, including the mixture of types of accommodation and tenures
2. Pitch numbers will not normally exceed 15-20 maximum
3. Pitch sizes that facilitate good quality living accommodation without over-crowding or unnecessary sprawl
4. Good design and layout including, the adequacy of facilities, services and amenities, the utility of outside space for leisure, recreation and for any essential employment related activities,
5. Mitigation of the impact on visual amenity.

The Council will work in partnership with adjacent authorities through the cross-border steering group to identify sufficient, appropriately located transit sites to satisfy the unmet need in the District.

New and existing sites that meet the criteria for suitable and appropriate locations will be safeguarded for this purpose.

Travelling Showpeople

Suitable sites for travelling showpeople and the related proposals will be identified by reference to the following criteria: -

- the proposal meets a need identified through consultation with the community
- policies (a) to (f) and (3) to (5) above
- application of the criteria will take account of the special needs of this group

Employment

Economic Profile of Mid Suffolk

3.82 The Indices of Multiple Deprivation (IMD) reported in the Mid Suffolk Regeneration Strategy 2005-9 show that Mid Suffolk is the least deprived District in Suffolk with low levels of unemployment (0.9%) and the highest level of economic activity (83.6%) in Suffolk. Like many rural districts this economic activity has a very significant input from numerous small businesses; for example 87% of businesses employ less than 10 people and 60% of the workforce are employed in businesses with less than 6 employees.

3.83 Mid Suffolk also has a higher than regional average number of people working from home, about 13% of all workers but rising to about 20% in some of the more remote villages in the North east of the District - e.g. Fressingfield, Hoxne and Worlingworth.

3.84 The Regeneration Strategy shows levels of out commuting in Mid Suffolk are higher than average (43%), principally to Ipswich and Bury St Edmunds from villages close by. There is also significant out commuting to Wattisham Airbase from nearby villages but long distance commuting to London is limited to about 2% of the total workforce.

3.85 Average earnings of people working in Mid Suffolk are approximately 10% below those of people who commute out. This may derive from below average achievement in education and skills training at the higher levels (NVQ3 & 4) in the workforce compared to that of all residents. Supporting increased levels of achievement for the post school group is an important aim in the Regeneration Strategy action plan and seen as essential in a local economy moving from agriculture and manufacturing to service based industries with a greater emphasis on qualifications.

The proposed distribution of Employment Land

3.86 Both the Regional Economic Strategy and the East of England Plan seek as far as possible to ensure that development results in a better alignment or balance between homes and jobs, which will maximise the potential for people to form sustainable relationships between home, workplaces and regularly used services and facilities and their means of travel between them.

3.87 The Development Strategy identifies the towns and Key Service Centre villages within Mid Suffolk that have the best capacity to realise this potential for sustainability while the locational criteria of the Development Strategy ensures that all areas of the district have access to a settlement of this status. Locating the majority of future growth in the towns and Key Service Centres will maximise the potential for sustainable economic growth.

3.88 However not all employment uses can be comfortably accommodated within settlements, some are better sited on the edges of settlements while those involving frequent, regular use by heavy lorries may be better located close to major transport routes. Similarly the needs of the rural economy may also require a variety of uses be located in more remote areas where they cannot be more sustainably located elsewhere.

3.89 In all cases employment proposals should be compatible with other policies relating to social and environmental impacts.

The influence of major transport routes on existing allocations

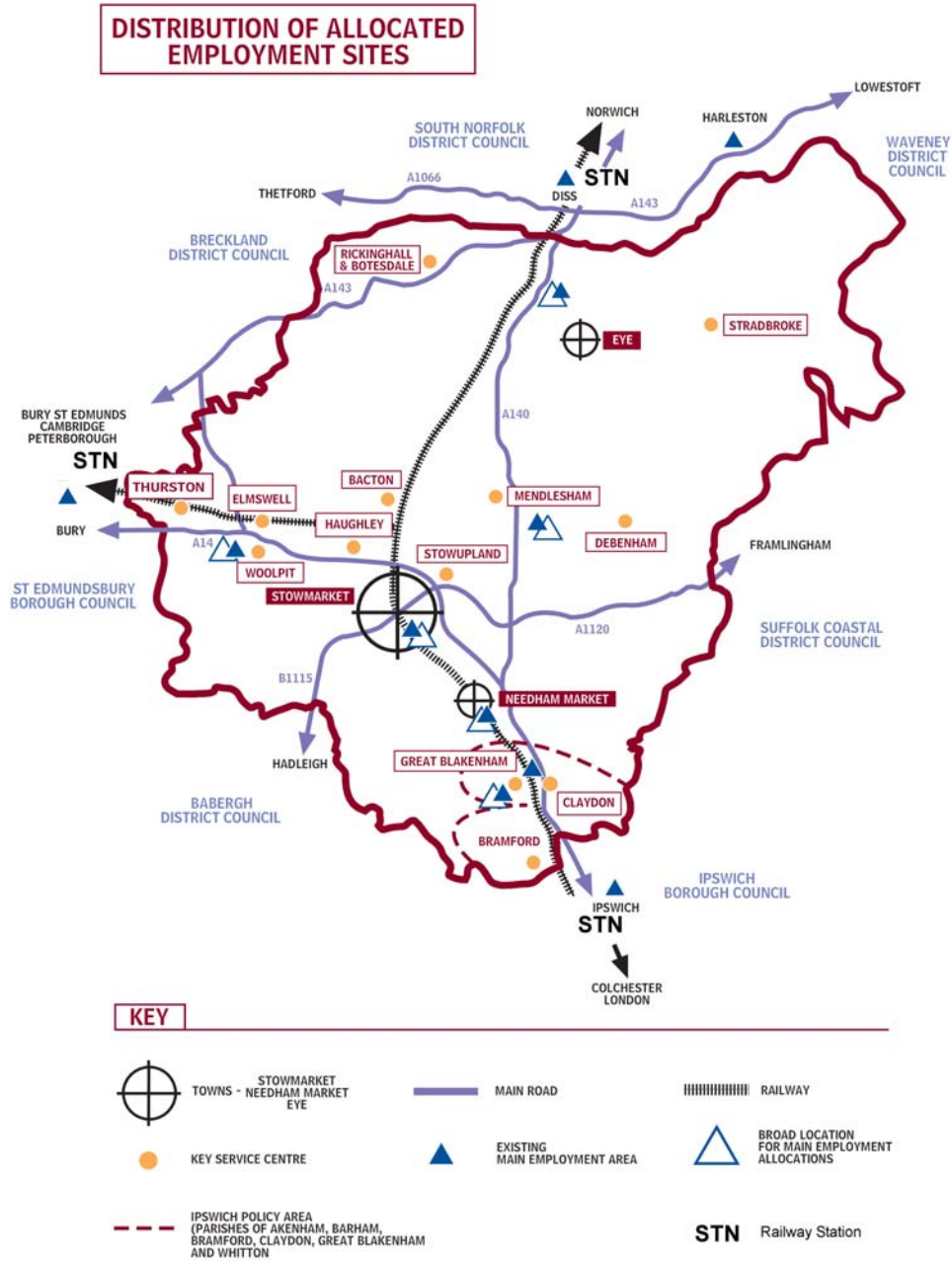
3.90 The A14 trunk road runs East/West through Mid Suffolk linking the port of Felixstowe with Cambridge, the Midlands and the main motorway networks and creates development pressures and opportunities particularly for villages at the eastern (Ipswich) end of the A14. The six villages closest to Ipswich, including the Key Service

Centres of Bramford, Claydon and Great Blakenham fall within the Ipswich Policy Area and therefore the Haven Gateway. Planning in this area will take account of potential influences from Ipswich and the Haven Gateway Partnership.

3.91 Significant employment sites have been allocated at four settlements along the A14; at Great Blakenham, Needham Market, Stowmarket and Woolpit. (see Map below)

3.92 The A140 is a major transport route that runs North from the A14 into South Norfolk linking Ipswich (and Felixstowe) to Norwich. It also attracts a considerable volume of heavy goods traffic and passes adjacent to two redundant airfields near Mendlesham and Eye, which are both allocated for significant employment development. (see Map below)

3.93 These 6 locations on the A14 and the A140 all meet the principles for the proposed distribution of employment sites set out above and it is these sites that form the basis of the Haven Gateway and Mid Suffolk Employment Land studies. They will continue to be monitored on an annual basis and will be considered for future growth through expansion, updating and intensification, where this option is likely to meet the needs of business with least environmental and social impacts.



Map 3.2 Distribution of Allocated Employment Sites

Employment Land - Supply and Demand

3.94 The East of England Plan lists strategic employment locations of regional significance of which the Haven Gateway and the development associated with the expansion of the port of Felixstowe are most relevant to employment planning in Mid Suffolk. Elsewhere it sets indicative targets for net growth of jobs in Mid Suffolk for the period 2001 - 2021, pending a review of the supporting evidence base. This review of the employment policies of the Regional Spatial Strategy (RSS) will be led by EEDA, who will coordinate Employment Land Reviews from each District, to produce a consistent evidence base incorporating strategic growth requirements and to underpin revised jobs growth targets.

3.95 The East of England Plan's jobs growth targets for Mid Suffolk are notably imprecise requiring an unspecified contribution to the Haven Gateway total (c.30,000) from the 6 parishes falling within that area and a further unspecified contribution to the 'rest of Suffolk' area (18,000), which comprises Mid Suffolk, St Edmundsbury and Forest Heath Districts. These 3 districts are working together in the "Western Suffolk Group" to produce a revised Employment Land Study in 2008.

3.96 Previously DTZ Pieda Consulting undertook an Employment Land Study for the Haven Gateway Partnership in December 2005, which included an assessment for the whole of Mid Suffolk. The Study forecasts considerable changes in the number of people likely to be employed in various business sectors in the District, with a decline in the agricultural, manufacturing, distribution and utilities sectors compensated by a rise in other sectors such as transport, communications, business services, health, education and other services, to give overall growth of 1400 jobs. These forecasts are set out in the following table: -

Sector	Number of Jobs
Agriculture	-1,600
Manufacturing	-1,900
Electricity, Gas and water	-100
Construction	0
Distribution	-100
Retail	+200
Hotels and Catering	+100
Transport and Communications	+1100
Banking, Finance and Insurance	+100
Other Business services	+2,100
Public Administration and Defence	+100
Health and Education	+500
Other Services	+900
Total	+1400

Table 5 Sectoral changes of employment types in Mid Suffolk

Source: Framework for Growth - Employment Land Study - Haven Gateway Partnership (Nov 2005)

3.97 The draft Mid Suffolk Employment Land Review (Nov 2006) is based on the Haven Gateway Study but notes the discrepancy between the jobs estimates from the Haven Gateway Study and the estimates from other sources and the requirement for growth above the 'business as usual' in the Regional Economic Strategy and the RSS. The analysis in the Mid Suffolk Employment Land Study attempts to resolve these discrepancies and suggests net growth of 6,000 jobs, which seems more in line with the East of England Plan and would result in a requirement for an additional 2.9 Hectares of employment land.

3.98 The employment land studies also consider the possible impact from the proposed SnOasis leisure complex, which has the potential to provide 1100 jobs on a self-contained site. There is a forecast demand for an additional 1.33Ha of employment land for indirect and induced employment from SnOasis giving a total need in Mid Suffolk of 4.23Ha (2.9 + 1.33Ha). The SnOasis scheme is currently with the Secretary of State for decision.

3.99 The forecasts for an additional employment land demand of 4.23Ha would appear to be easily satisfied by the surplus land supply of 33Ha identified in the table in Policy CS11. However there are concerns at the recent losses of employment land in the District and it is noted that 33Ha represents a reduction in available employment land on monitored sites of about 50% in less than 2 years.

3.100 This concern is not limited to the losses from the larger monitored employment sites. The Urban Capacity Study lists several significant employment sites that have become vacant in the recent past that are not on the monitored list. Also employment in the district is predominantly through large numbers of dispersed small businesses many of which are not VAT registered and cannot be easily monitored. Change of use statistics are only available since 2005/6 and do not identify sites that have gone out of use and are not yet the subject of applications. Policies setting out criteria to protect current employment sites from inappropriate change of use will be brought forward in the General Development Control Policies DPD.

3.101 A healthy vibrant economic sector requires that a choice of sites be available for employment generation and given the need to have spare capacity at all times to satisfy the demand for relocation, startups, restructuring and general "churn" in the market. While in the short-term there appears to be an adequate supply of readily available, good quality employment land it is questionable whether planning for a total availability of only 4.23Ha in 6 general locations will be sufficient in the plan period.

3.102 Following an updated analysis of supply and demand factors and an appraisal of the quality of the existing employment sites in the revised Employment Land Review consideration will be given to designating further specified employment sites that will continue to provide good quality facilities in the future and making further allocations of new employment land where this is appropriate.

Once the results of the revised Employment Land Review have been received the Council will give consideration to the possibility of the early review of the employment section of the Core Strategy.

The Rural Economy

3.103 It is a key principle for sustainable development in rural areas that development in the open countryside away from settlements should be strictly controlled with the aim of protecting the countryside for the sake of its intrinsic character and beauty. The diversity of our landscape, heritage and wildlife contributes to the attractiveness of the area as a location to do business and as a source of tourist interest, which can be enjoyed by all.

3.104 Households of resident rural workers frequently have an income derived from a variety of sources, which may include (multiple) part-time employment, self employment and benefits. Because of this dependence on large numbers of dispersed, small-scale enterprises it is both difficult to establish the patterns of employment in rural areas and easy to under-estimate the contribution to the local economy made by small businesses and the more recent phenomenon of working from home.

3.105 The Council's objective to create thriving prosperous villages and a vibrant rural economy will depend largely on the success of such small-scale rural enterprises, which the Council will support where the development does not prejudice the character and beauty of the countryside, or damage the landscape, environment or biodiversity.

3.106 The types of employment generating development that may be allowed in the countryside are listed in the Development Strategy.

Farm Diversification

3.107 Modern agriculture performs a wide variety of roles besides food production, all of which have been subject to pressures arising from fundamental changes in global markets, support mechanisms and environmental legislation. As a consequence some of the best and most versatile agricultural land is threatened by speculative development while diversification into non-agricultural activities has become vital for the survival of many farm enterprises.

3.108 We will support farm diversification proposals that will make a long-term contribution to sustaining the agricultural enterprise as a whole and where the proposal is consistent with its rural location and in line with other planning policies.

Tourism

3.109 The District has no coastline and currently no major theme park holiday attraction, although this may change if the SnOasis (please see glossary) proposal is approved by the Secretary of State. The economic importance of tourism in Mid Suffolk is typically less than one quarter of what it might be for coastal authorities. The latest available figure for tourism spend in Mid Suffolk (2005) is £120 million and tourism supports approximately 2,800 full-time equivalent jobs, many of which are likely to be in the more rural areas and therefore locally significant. Tourism provides work for about 6.5% of the total workforce, a similar proportion to agriculture.

3.110 Although Mid Suffolk has a variety of attractions such as the Museum of East Anglian Life, these are fairly low key in keeping with a rural district. Consequently a significant proportion of visits will be day trips of people attracted to the countryside and local farm-shops, pubs, restaurants and tearooms, many of which are committed to sourcing local produce, disseminating tourism revenue throughout the District's economy.

3.111 The prime need at present is for a variety of different types of good quality, short-stay accommodation and this will continue to be facilitated through development control policies that encourage small-scale tourism development providing they do not prejudice the landscape, environment and biodiversity that is the main attraction of the district.

3.112 If the Snoasis development is ultimately approved then this will change the entire equation for tourism in the years ahead and the Council will work with the Suffolk Tourism Partnership to assess the implications for tourism provision in the district (and beyond) and appropriate policies to manage the various impacts.

Policy CS 11

Supply of Employment Land

We will provide sufficient good quality employment land between 2001 – 2021 to meet the indicative targets for additional jobs in Mid Suffolk set out in the East of England Plan. These target numbers and the sectoral requirements will be further defined through a revised Employment Land Review for the District prepared under the written guidance produced by East of England Development Agency, East of England Regional Assembly, and Government Office for the East of England and produced in conjunction with the other districts in the 'rest of Suffolk' (Western Suffolk) group identified in the East of England Plan. The revised Employment Land Review will also consider the role of Mid Suffolk in meeting the aims and objectives of the Regional Employment Strategy and East of England Plan and in particular the needs of the Haven Gateway Partnership and accommodating any development associated with the expansion of the port of Felixstowe.

A range of good quality sites and premises will be made available for employment land in all towns and at least some of the key service centres through:

1. policies to protect existing employment sites from inappropriate loss to other uses,
2. designation of existing employment sites where the revised Employment Land Review shows that the site continues to meet the future needs of business .
3. support for upgrading existing sites where this is practicable
4. the allocation of new employment sites to increase choice and to achieve a better balance between employment and housing for each settlement.

Major new allocations of employment land should be situated primarily in or close to towns and key service centres with good access to the District's major transport routes, good access by public transport; and where the location and proposed use is consistent with the revised Employment Land Review and the environmental and other policies of the Core Strategy.

Employment sites may be allocated to other settlements where they cannot be accommodated on other identified employment land owing to environmental and operational requirements.

In employment areas identified on Proposal Maps only employment generating development in Use Classes B1, B2 and B8 will normally be permitted. Other commercial uses may be permitted where there is no sequentially preferable site available.

Pending the publication of the 'rest of Suffolk' (Western Suffolk) Employment Land Review, the Council will give priority to the expansion, updating and intensification of employment uses on existing sites allocated in the Local Plan (1998) and listed in the table below, where this is likely to meet the needs of business with least environmental and social impact.

The current distribution and availability of employment land on sites allocated in the Local Plan or considered in both the Haven Gateway and the draft Mid Suffolk Employment Land Studies (***) is set out below: -

***Three sites included in the original studies are omitted because they are the subject of applications. One site is omitted because the level of contamination makes it unlikely to come forward in the plan period.

Area	Site	Vacant land on identified sites (2007) in Ha	Preferred Use	Availability	Quality Rating	Previously Developed Land (PDL)
A14 corridor						
Ipswich Policy Area	Orion Business Park	(2.57)	B1, B2, B8	Short Term	Medium	Greenfield
Needham Market	Lion Barn	(0)		N/A	Good	
Stowmarket	Cedars Park	(10.9)	B1, B2, B8	Immediately	Good	Greenfield
Woolpit	Woolpit Business Park	(1.06)	B1, B2,	Short Term	Medium	PDL
A140 Corridor						
Mendlesham	Airfield A	(5.5)	B1, B2, B8	Short Term	Medium	PDL
	Airfield B	(8.0)	B8	Short Term	Medium	PDL
Eye	Airfield Ind Est	(1.82)	B1, B2, B8	Short Term	Medium	PDL
	Airfield	(1.34)	B1, B2, B8	Medium Term	Medium	PDL
	Brome Triangle	(2.02)	B1	Immediately	Good	Greenfield
TOTAL		(33.21)				59% PDL

Rural Economy

In rural areas we will support economic development proposals, including tourism and farm diversification proposals that cannot be more sustainably located closer to existing settlements and where the proposal is restricted in size, scale and type appropriate to a rural setting.

Town Centres

3.113 The four main centres of Stowmarket, Debenham, Eye and Needham Market serve a variety of functions, not only as shopping centres or places to work, but to live and play. In addition, they meet the needs of local communities and visitors, offering a range of facilities in an attractive and historic environment, by day and night. It is important that their character is preserved. Stowmarket has the largest catchment but is constrained by Bury St Edmunds in the west and Ipswich in the east. The other three centres serve their own localised catchment areas and are relatively small in scale,

3.114 In addition, Mid Suffolk has a number of smaller local centres, serving suburban residential areas. Many of the villages have one or more local shops to serve local needs and some have post offices. It is recognised that it is important to retain these facilities and is in accordance with Core Strategy SO5. Stowmarket is identified as a "Town - Principal Service Centre" providing a range of facilities and services. Debenham, Eye and Needham Market also offer similar important services, but for a more local and specialist level and are classified as "District Centres" with identified principal shopping areas.

3.115 The Stowmarket Retail Study (2006) indicates that Stowmarket's comparison goods retailers occupy 46% of floorspace, 7% below the national average. Convenience goods retailers occupy 24% of the total floorspace, 7% above the national average and the amount of floorspace occupied by the services sector is 6% higher than the national average. The retail study states that there is a particular need to increase the number of non-bulky comparison goods shops, particularly clothing and footwear, in Stowmarket Town Centre, to enable it to compete more effectively in the future.

3.116 The identified District Centres in Mid Suffolk are at least 4 times smaller than Stowmarket and there are some villages in Mid Suffolk with larger populations than these towns so it has not been viable to conduct retail studies to date. The scale of development in the district centres will therefore be restricted to the local catchment area and need. Whilst the Health Checks and annual retail monitoring reports have not indicated either a quantitative or qualitative need for additional retail floorspace unlike the Stowmarket Retail Study (2006), the four centres will continue to be the preferred sites for appropriate new retail, commercial and service development in order to strengthen the existing mix and accessibility by public transport. The sequential test requires that developers should demonstrate that all potential town centre options have been assessed before edge-of-centre and, lastly, out-of-centre sites are put forward. Any proposal that is considered to undermine the retail role of the main centres will be resisted.

Policy CS 12

Retail Provision

The Council will support the appropriate new retail, commercial and service development in order to strengthen the existing use and accessibility by public transport to retain and enhance the vitality and viability of Mid Suffolk town centres. Support will be given to proposals and activities that protect, provide for, retain or enhance existing, town centre community and cultural assets.

Mid Suffolk town centres include:

Town Centre	PPS6 Types of Retail Centre	Acceptable Retail Uses (subject to all planning material considerations)	Years: 2009 - 2011	Years: 2012 - 2021
Stowmarket	Principal Service Centre	A1 and limited A3 only within Primary Shopping Frontage	Increase retail floor space by 1,200sqm	6,100 sqm
		A1 - A5 in Secondary Shopping Frontage		
Needham Market	District Centre	A1 - A5 only	Maintain and increase retail floor space	Maintain and increase retail floor space
Eye	District Centre	A1 - A5 only	Maintain and increase retail floor space	Maintain and increase retail floor space
Debenham	District Centre	A1 - A5 only	Maintain and increase retail floor space	Maintain and increase retail floor space

4 Monitoring and Implementation

Infrastructure constraints

4.1 For Mid Suffolk to successfully implement the Core Strategy it will be necessary to coordinate and fund the delivery of new infrastructure to bring about development and to ensure that unacceptable strain is not placed upon existing infrastructure. Key infrastructure provisions include water supply, sewerage, drainage, energy provision, health provision, open space provision and transport infrastructure. The District Council will continue to work with key role players to address infrastructure constraints and considerations.

The Council will prepare an infrastructure delivery programme to coordinate the provision of infrastructure with the development proposed in subsequent Local Development Documents.

Water Supply

4.2 If the Snoasis proposal (please see glossary) is approved the Alton Water Treatment Works (WTW) should be uprated and this is planned for Asset Management Plan (AMP) 5 for the period 2010 - 2015.

Stowmarket

4.3 Without Snoasis the development planned for Stowmarket should be supplied from Baylham Water Treatment Works (WTW) via Cedars Park. It will require a new main from the site and may require new boosters. It is suggested that time is left to complete mainlaying. If all the developments along the A14 including Snoasis occur, Alton WTW should be uprated.

Needham Market

4.4 Without Snoasis this development should be supplied from Baylham Water Treatment Works to Needham Market and there would be no constraints. It is suggested that time is left to complete mainlaying including the London to Norwich Railway crossing.

Eye

4.5 Eye is supplied by Essex and Suffolk Water.

Ipswich Policy Area

4.6 Depending on the number and location of sites, water will either be supplied from Gosbeck Booster or Baylham WTW and the Western Ring Main. Any increase in demand on Baylham WTW will require a mains reinforcement from Baylham WTW. Time needs to be left for mainlaying.

Sewerage

Stowmarket

4.7 Scope exists for expansion of the sewerage works in Stowmarket. It would be important to retain a buffer of 400 metres around the sewerage works in Stowmarket. Alternatively the capacity of the sewerage works at Great Finborough or Haughley would be considered, particularly if sites to the north-east and north-west of the town are considered as broad locations for development. Upgrading of the Stowmarket works may need to be considered around 2021 to 2023.

Needham Market

4.8 The sewerage works in Needham Market has reached capacity and there is no spare capacity. Therefore this would need to be addressed and development should ideally be scheduled for after 2016, although this would apply more to greenfield development as brownfield development would offset existing capacity. It has to be noted that water efficiency measures and greywater recycling efficiency will be encouraged to minimise any impact of increased flows due to densification of development.

Eye

4.9 The sewerage works at Eye have sufficient capacity to accommodate the growth anticipated.

Ipswich Policy Area

4.10 The East of England Capacity Delivery Strategy report indicated that Phase One, Ipswich Cliff Quay and Stowmarket sewage works could potentially require expansion/improvements in order to serve future developments planned within their catchments. However, at present as part of the Haven Gateway Partnership a study relating to water cycles within the area is being completed and this would inform infrastructure capacity. Also to a large degree capacity would depend on if Snoasis is approved or not.

Drainage

4.11 There is opportunity to address drainage through the provision of Sustainable Drainage Systems (SUDS) in new development, depending on geodiversity conditions. The Strategic Flood Risk Assessment will provide details on drainage issues and geodiversity conditions to provide details on SUDS requirements.

Waste

4.12 Waste Collection Mid Suffolk - the residential development proposed would not have significant infrastructure constraints and it is anticipated that it would only create smaller requirements such as vehicles, etc. There is a current requirement from a key efficiency point of view to establish a single depot facility to serve areas within reasonable proximity of the existing waste and recycling reception facilities located at Mason's landfill, Great Blakenham. The depot facility would be a licensed waste management facility. The site would comprise of office and mess accommodation, 4 bay vehicle workshops, waste storage facilities, fuelling station, hard-standing for vehicle parking, bin storage area and car parking.

Energy Provision

4.13 While electricity demands from residential development are relatively easy to assess, this is not the case with employment areas as electricity demand can vary widely depending on the nature of the businesses which may choose to locate there. It has to be noted that energy provision is a dynamic process and it is difficult to predict infrastructure capacity and constraints.

4.14 However, the numbers of housing and broad locations of development would not seem to require any major infrastructure reinforcement with the exception being areas fed from Stowmarket and Claydon. Industrial demands at Stowmarket, Claydon (SnOasis) and Needham Market may effect supply where there is no capacity constraints at present. There are capacity constraints in terms of Eye primary transformers and the existing summer load is close to capacity of the network. Reinforcements will be required at some stage. All these sites will need local infrastructure and possibly minor reinforcement.

Health Provision

4.15 Overall the Primary Care Trust (PCT) believe the existing primary care medical practices will be able to absorb additional activity proposed for Stowmarket, Needham Market, Eye and Mendlesham.

4.16 This view is, however, based on the assumption that upgrades to existing primary care infrastructure will be required to support additional activity arising from these developments. Planning Obligations to secure infrastructure developments for existing facilities will be required to meet additional demand from site allocations. The PCT will make detailed judgements of the health impact assessment for each site at the planning application stage.

Stowmarket

4.17 Stow Health (Violet Hill) has committed to growing the practice and sufficient capacity has been built into the facility to accommodate local growth. The main area of concern for growth of Stowmarket Health facilities centres on availability of car parking associated with the health facilities: additional space would need to be set aside and consideration given to the traffic and access issues.

Needham Market

4.18 Needham Market will need extension to both their infrastructure capacity and car parking. The latter will require the practice to purchase additional land and secure planning permission for this to occur. Business growth assumptions for Needham Market have not been discussed with the practice in Needham Market.

4.19 The PCT may give consideration to extending branch provision already in place in Claydon to further support the required capacity increases but will give due consideration to existing provision along the A14 corridor when making this assessment.

Eye

4.20 The practice in Eye will require some local development of the existing infrastructure to accommodate the planned growth in Eye. The existing facility can accommodate this within their current estate footprint but this would, in our view, be an appropriate use of planning obligations to secure the necessary capital.

4.21 The impending development of the Hartismere site will enable growth assumption for the locality up to 2031 for community services although re-evaluation of primary care provision will be required.

4.22 Business growth assumptions for Eye have not been discussed with the practice.

Educational Provision

Stowmarket

4.23 Primary Provision - Up to 2000 new dwellings would generate up to 350 primary school pupils under the current 3-tier school organisation. There are two primary schools within the identified search areas north-west and north-east of Stowmarket. Based on current capacities and pupils forecast numbers, neither school would be able to accommodate the additional pupils from 1,600 new dwellings. Normally for around 900 dwellings is where the County Council would seek a site for new 210 place primary school (4 acres). Hence development of 1,600 would require the provision of two new primary school sites.

4.24 Middle School Provision - Up to 2000 dwellings would generate 280 pupils of middle school age. Neither middle school would have sufficient accommodation to cater for these additional numbers of pupils. Development of 1,600 would require appropriate financial contributions for any possible impact on secondary schools.

4.25 Upper/High School Provision - The provision of up to 2000 dwellings would also generate 280 pupils of secondary and sixth form age. Neither secondary school would have sufficient accommodation to cater for these additional numbers of pupils. Development of 1,600 would require appropriate financial contributions for any possible impact on secondary schools.

4.26 The County Council is undergoing a major school organisation exercise in which options are being discussed on re-structuring the current 3-tier system (with middle schools) to a 2-tier system (removing middle schools). Consultations are underway for Phase 1 of the organisation review (Haverhill and Lowestoft). Stowmarket is listed in Phase 3 of the programme, when consultations of the options are due to begin in summer 2009. Therefore much of the requirements for educational facilities would depend on the outcome of the school organisation exercise.

Needham Market

4.27 With almost 500 dwellings possible, local schools would be under pressure to accommodate the additional pupils. The town is within the Stowmarket High School catchment area so yet further pressure would be put on this school should these dwellings be approved. Therefore appropriate financial contributions will be sought towards any possible impact on primary and secondary schools.

Eye

4.28 A total of around 200 dwellings would generate 49 primary and 42 secondary pupils. While no new primary schools are likely to be required, these additional pupil numbers will have a significant impact on local schools.

Ipswich Fringe

4.29 With the possible new development of 421 dwellings at Great Blakenham, the County Council have agreed to a 2-acre site reserved for a new primary school should the SnOasis development get approval.

Other Settlements

4.30 The approach of a fairly even distribution of possible new dwellings across the rest of the district is supported. Primary school numbers in particular are falling across the County so this should help slow this trend. It would be important to bear in mind the possible impact on the current 3 tier system in the Western Area of the decision to move to the next stage of the School Organisation Review. On 22 March 2007, the County Council voted to move to a preferred 2 tier system of 5-11 primary and 11-16-18 secondary schools. The change will be carried out in a phased approach over a number of years.

Open Space, Sport and Recreation

Playing pitches and other outdoor facilities

4.31 Football: By 2021 there is an estimated requirement for 119 football pitches, across the district comprising 60 senior and youth pitches, 37 junior and 2 mini.

4.32 Cricket: Three additional pitches can be justified to meet future needs within the district, probably in the Stowmarket, Needham Market and Woolpit areas.

4.33 Rugby: Pitch provision for rugby union requires 6 pitches in total by 2021, or the equivalent of 2 additional pitches, to be located in Stowmarket, preferably in conjunction with the existing club, and some improvements to ancillary facilities are required.

4.34 Hockey: One additional Synthetic Turf Pitch (STP) capable of accommodating hockey is required up to 2021 in the Stowmarket area, possibly in conjunction with a school site.

4.35 Bowls: No additional bowls greens are required to up 2012, as the potential demand from the increasing and ageing population is likely to be met at existing greens and clubs. However quality improvements, including the possibility of enhancement of some greens to an all weather surface, are required.

4.36 Tennis: Allow clubs to develop juniors, accommodate additional adult members and meet Lawn Tennis Association (LTA) priorities, a further 10 courts are required at existing clubs up to 2021.

4.37 Netball: Changes in demand for additional facilities for netball are unlikely to be significant, but any new facilities required should be provided in conjunction with a network on new Floodlit Multi-Games Areas (FMGA).

4.38 Floodlight Multi-Games Areas: New 2 courts FMGAs can be justified in 6 additional locations in the main towns and villages, and single courts should be provided in 9 further small villages, and improvements to some existing facilities implemented.

Informal recreation space

4.39 The precise demand for casual informal recreational space in the future is difficult to predict accurately and the future standard based on existing provision throughout the district of 0.6 ha per 1000 population is proposed. Meaningful provision of informal recreation space required an area of at least 0.2 has, and it is likely that a development of 300 houses would be necessary to require on-site provision. In most cases therefore, accessible off-site provision is therefore more appropriate, though consideration should be given to the enhancement of existing areas as an alternative to new provision.

Play facilities

4.40 Toddler Outdoor Play Space (TOPS) and Junior Outdoor Play Space (JOPS): The priorities for new junior and toddlers play facilities are the main settlements of Stowmarket, Needham Market and Eye together with Bacton, Bramford, Claydon and Barham, Elmswell, Haughley, Thurston, Walsham le Willows and Woolpit.

4.41 Youth Outdoor Playing Space (YOPS): The following settlements are large enough to justify at least one YOP but have no such provision currently: Bacton, Barham, Bramford, Claydon, Debenham, Elmswell, Gt Blakenham, Mendlesham, Stradbroke and Thurston, and enhanced provision should be made in Stowmarket and Needham Market.

Built facilities

4.42 Sports halls: by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community. These should be located to satisfy demand from existing and future centres of population. A number of possible options are available to meet these requirements: A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing leisure centre, formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use, development of one/ two court halls in 2 strategic locations in the rural areas. In addition, it must be acknowledged that all the existing centres, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.

4.43 Swimming pools: the apparent existing shortfall, coupled with significant population growth in the district, mainly in the larger settlements, suggest that further swimming provision could be justified, subject to a more detailed feasibility. A number of options include: additional water space in Stowmarket, including the replacement of the existing pool by a larger facility, one or two new small community pools in strategic locations in the rural parts of the district, the A14 corridor, or in conjunction with existing sports facilities on high school sites, subject to formal community use agreements. In addition, the two existing pools will require significant refurbishment by 2021 because of age, deterioration and changing demands.

4.44 Indoor bowls: there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowances made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.

4.45 Synthetic Turf Pitches (STP): in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include: the provision of an additional STP in the Stowmarket area, the possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sport facilities, and the establishment of a formally adopted Community Use Agreements. By 2021 significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.

4.46 Village/Community Halls: Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or the equivalent of 150 square metres per 1000 population. This standard should be adopted for future provision, and used primarily to effect improvements to existing facilities to enable sport and recreation to take place in villages, though new provision might be justified in larger developments.

Highways and Transport

4.47 The section of the A14 that goes through Mid Suffolk does not suffer heavy congestion, except for some peak hour delays at junctions. However, modelling work undertaken for the Highways Agency, to inform the emerging RSS indicated that with the level of growth proposed in the draft RSS severe congestion may occur between Needham Market and Ipswich by 2021, unless the increase in traffic is managed.

Stowmarket

4.48 Stowmarket is a large town and is situated near the A14 corridor. The Highways Agency recognises the need for growth in Suffolk and therefore has no objection, in principle, to the development outlined in the plan. However, if a number of the sites are approved as development sites, this may well have an impact on the A14 Trunk Road which may lead to congestion in the future. Discussions will be held with the Highways Agency to consider any developments that may include residential major employment proposals to help manage any impact on the A14 Trunk Road or its slip roads. New transport and highway infrastructure, as well as public transport improvements would be required to enable development of the size suggested to take place.

Needham Market

4.49 The Highways Agency commissioned a study in response to the East of England Regional Assembly's draft Regional Spatial Strategy (RSS). As part of the study for these consultations, Faber Maunsell, developed a transport model to provide some quantification of the extent to which pressures on the trunk road network would be likely to increase, taking account of housing and employment growth envisaged in the draft RSS, and allowing for improvement to the transport network set out in the draft Regional Transport Strategy (RTS). The model indicated that during the RSS period congestion on the A14 and within the District is likely to occur. The Highways Agency would therefore encourage the Mid Suffolk District Council to pursue strategies and policies that sought to locate development where access to day to day facilities were available by public transport, walking and cycling, thereby reducing the need to travel, particularly by private car. Improved transport and highway infrastructure, as well as public transport improvements would be required to enable development of the size suggested to take place.

Eye

4.50 It is considered that the level of development proposed to the north west of Eye will have very little impact on the Highways Agency's network and the agency have no comments. New transport and highway infrastructure, as well as public transport improvements would be required to enable development of the size suggested to take place.

Capacity Constraints

4.51 As a result of the infrastructure constraints identified there would be a need to phase residential development. The situation could change particularly as infrastructure capacity/ constraints are dynamic in nature and developments and processes (such as the Schools Review Process) outside of the LDF process would impact on the capacity/ constraints of infrastructure within the district. Furthermore there may be cases where developers could ensure that infrastructure is provided earlier than anticipated in the table below and development could then be brought forward. Employment opportunities are much more difficult to predict without knowing the precise details of business needs and could significantly alter the predicted situation.

Infrastructure	Capacity, Delivery and Phasing			
	Stowmarket	Needham Market	Eye	Ipswich Policy Area
Health	Capacity. Need for infrastructure development at existing facilities. PCT. No restrictions on phasing.	Capacity. Need for infrastructure development at existing facilities. PCT. No restrictions on phasing.	Capacity. Need for infrastructure development at existing facilities. PCT. No restrictions on phasing.	To be identified through site specific allocations. Depends on Snoasis.
Education	2 new sites - primary schools, and financial contributions for impacts on secondary school/ upper/high school may be required. Sites to be identified. SCC. Phasing after 2010.	Limited Capacity. SCC. Appropriate financial contributions towards impact on primary and secondary schools. Phasing after 2010.	Limited Capacity. SCC. Appropriate financial contributions towards impact on primary and secondary schools. Phasing after 2010.	1 new primary school. Site have been identified. SCC. No restrictions on phasing.
Water/ Sewerage	Depends on Snoasis. If Snoasis does not happen then there will be limited capacity up to 2021, however time should be allowed for mainlaying. Anglian Water.	Sewerage capacity constraints. Anglian Water. Phasing after 2016 for greenfield allocations and limited brownfield development (180) up to 2016.	Capacity for sewerage. Anglian Water and Essex and Suffolk. No restrictions on phasing in terms of sewerage.	To be identified through the Haven Gateway Partnership.
Energy	Capacity (depends on industrial development). EDF. No restrictions on phasing.	Capacity (depends on Stowmarket and Claydon). EDF provide. No restrictions on phasing.	Limited existing capacity. May require upgrading of Primary Transformers, EDF provide. Primary Transformers could	Capacity, depends on Snoasis. EDF provide. No restrictions on phasing.

Infrastructure	Capacity, Delivery and Phasing			
	Stowmarket	Needham Market	Eye	Ipswich Policy Area
			take 2 years to plan but according to EDF no anticipated restrictions on phasing.	
Transport	Could impact on A14 Trunk Road and slip roads. New transport, highway infrastructure and public transport improvements. SCC. No restrictions on phasing.	Could impact on A14 Trunk Road and slip roads. New transport, highway infrastructure and public transport improvements. SCC. No restrictions on phasing.	Little impact on highway infrastructure. New transport, highway infrastructure and public transport improvements. SCC. No restrictions on phasing.	Could impact on A14 Trunk Road and slip roads. SCC. No restrictions on phasing.
Open Space, Recreation and Social Infrastructure	Limited capacity but planning obligations sought on application basis. MSDC in conjuncture with role players like Sport England to provide. No restrictions on phasing.	Limited capacity but planning obligations sought on application basis. MSDC in conjuncture with role players like Sport England to provide. No restrictions on phasing.	Limited capacity but planning obligations sought on application basis. MSDC in conjuncture with role players like Sport England to provide. No restrictions on phasing.	Limited capacity but planning obligations sought on application basis. MSDC in conjuncture with role players like Sport England to provide. No restrictions on phasing.

Table 6 Capacity Constraints and Phasing

Housing trajectory - 5 year land supply

4.52 A housing trajectory compares the levels of housing completions for previous years and forecasts the future build rates. By using the trajectory it is possible to assess whether there is likely to be a surplus or a shortfall in housing provision across the district.

4.53 7,500 net dwellings are necessary for the district to meet the Regional Spatial Strategy requirement by 2021. The total net dwellings including the Ipswich Policy Area is 8,300. To meet PPS 3 which requires a 15 year housing supply from the adoption of the core strategy, **9,960** net dwellings are necessary to meet the requirement by 2025 (adoption of the Core Strategy in 2009).

4.54 Mid Suffolk's housing trajectory illustrates our past performance in increasing housing stock in the district compared to the East of England Plan target, and shows average projected growth to 2025. This shows that the total provision of additional dwellings in Mid Suffolk has fluctuated considerably. Fluctuations in building rates are linked to the housing market, and the buoyant market of recent years has led to developers building at a faster rate. The total increase in housing stock is likely to be only slightly below the overall allocation target of 9960 set by the East of England Plan and required by PPS3. The housing trajectory shows that by 2025, the projected growth assumption, taking into account past/projected completions, identifies that a total of 9,730 dwellings have been forecasted.

4.55 This housing trajectory uses the Regional Spatial Strategy requirements as the basis of formal assessment. Each year the housing trajectory within the AMR will be refined in light of actual completion rates and will give the local authority an indication as to how their housing policies are performing. If the housing trajectory forecasts a surplus or a shortfall the local authority may decide it is necessary to review the housing policies and make any adjustments as they see fit within the LDF.

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

- Windfall figures have been projected at 2211 (2001 – 2010), with those commitments on sites of 10 or above identified from building control commitments report.
- The outstanding planning consents at the end of 2006/07 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.
- Urban Capacity Study adopted October 2006.
- Projected major sites have been calculated but they are subject to change.

Period	Completions										Projections										Total				
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21		2021/22	2022/23	2023/24	2024/25
Actual completions (Net)	314	292	347	380	553	806																			
Projected annual net additional completions							415	415	415	415	415	415	415	415	415	415	415	415	415	415	415	415	415	415	415
Actual/Projected Cumulative Completions	314	606	953	1333	1886	2692	3107	3522	3937	4352	4767	5182	5597	6012	6427	6842	7257	7672	8087	8502	8917	9332	9747	10162	10162
Annual requirement taking account of past/projected completions	405	409	414.7	418	419.9	413	391	390	388	386	384	382	379	376	372	367	361	353	343	329	307	271	199	-17	-432
FSS Regional Plan allocation annualised over 24 years	415	830	1245	1660	2075	2490	2905	3320	3735	4150	4565	4980	5395	5810	6225	6640	7055	7470	7885	8300	8715	9130	9545	9960	9960
Mid Suffolk Projected Growth Assumption	314	292	347	380	553	806	737	830	804	749	574	465	289	289	289	289	239	239	239	239	239	176	176	176	9730

Picture 4.1 Mid Suffolk Housing Trajectory Data

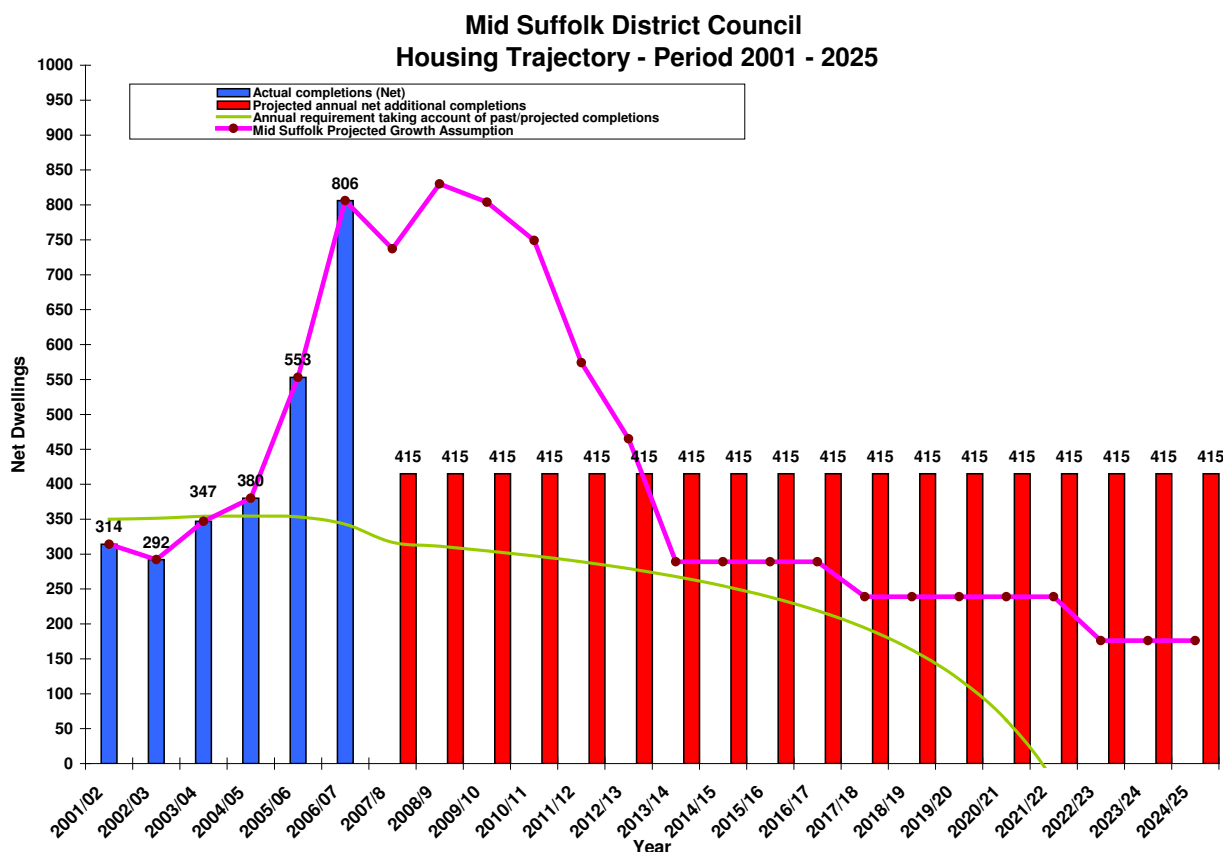


Figure 4.1 Housing Trajectory

Note: The pink line shows the projected annual growth presumption. Blue bar displays the actual completions to date. Red bar displays the annual requirement set by the the East of England Plan. The green line displays the total requirement minus cumulative completions divided by the number of years remaining in the plan period.

Monitoring and Implementation

4.57 Review and monitoring is becoming an increasingly important aspect of evidence based policy making and it is a key factor of the Governments 'plan, monitor, manage' approach to the new planning system. An important aspect of the new system is flexibility to update components of the LDF to reflect changing circumstances. The ability to produce various local development documents will allow the Council to respond quickly to changing priorities in the district. Monitoring will play a critical part in identifying these. The findings of monitoring will feed directly into any review of policy that may be required. Part of the tests of soundness of the Core Strategy will be whether it includes clear mechanisms for implementation and monitoring.

4.58 A key component of the monitoring process is the Annual Monitoring Report. This document is prepared annually and based on the period 1 April to 31 March. The AMR is required to assess the implementation of the LDS and the extent to which polices in local development documents are being successfully implemented.

4.59 The LDFs Local Development Scheme (LDS) will also play a crucial role in implementing the policies and proposals in the Core Strategy. This project management tool sets out the programme for producing the other general and area specific LDF documents that will follow the Core Strategy. In doing so the LDS can ensure that the policies and proposals of the Core Strategy are implemented in such a way that ensures areas of greatest priority and need are tackled first. This coordinated approach will help to secure implementation and timely delivery of the Core Strategy's objectives.

4.60 The Council has developed a framework for monitoring the Core Strategy that can assess the extent to which the strategy, vision and strategic objectives are being achieved. This framework includes a series of indicators and targets which will be used to assess the extent to which policies in the Core Strategy are being implemented. Where this is failing, the monitoring process will help to explain why and set out the steps to be taken to ensure that the policy is implemented properly or amended. Monitoring should also be undertaken to identify any significant effects that implementation of the policies in the Core Strategy is having on the delivery of sustainable development, and to determine whether policies need to be amended or replaced. The outcome of this monitoring will be provided in the AMR.

4.61 To measure the performance of the Core Strategy, the Council has used the strategic objectives and related policies to guide the selection of meaningful indicators and targets as a means of ensuring effective policy implementation, monitoring and review.

4.62 Implementation of the policies contained in the Core Strategy will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The documents role is to provide a clear and robust framework for development in order that investment and action can be coordinated and geared to efficient and effective delivery.

4.63 Should annual monitoring of the key indicators reveal any significant failure(s) to meet targets, the Council will take action to rectify the situation as soon as possible. This will include a review of one or more policies or the whole Core Strategy. In the event of a significant shortfall of new dwelling completions against the district housing trajectory, the Council will bring forward additional sustainable alternative sites as soon as possible via the site specific DPDs and/or the development control process to meet the requirements of the RSS.

Core Strategy Policy	Indicator	Targets and timescales	Responsible Agencies	Implementation
CS1 -Settlement Hierarchy	No. of planning applications for residential development (and total no. of dwellings involved) granted permission contrary to the Policy CS1.	Planning permission target: 0.	Developers, partners, local parishes (Parish Plans), local groups.	Through the LDF and Development Control decisions.
	Percentage of rural households within 13 minute walk of an hourly bus service.	To increase % of households in rural areas within 10 minutes walk of hourly or more regular bus service by 2010 (Ten Year Transport Plan, 2000 SCC).		
	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place.	To increase % of rural population.		

Core Strategy Policy	Indicator	Targets and timescales	Responsible Agencies	Implementation
CS2 - Development in the Countryside and Countryside Villages	Number of planning applications and type granted planning permission contrary to Policy CS2.	Planning permission target: 0.	Developers, partners, local parishes, local groups, Housing Association.	Through the LDF and Development Control decisions.
CS3 - Reduce contributions to Climate Change	Energy efficiency of homes.	Home Energy Conservation Act Strategy target 30% by 2011.	District Council, private sector, Housing Association and other developers.	Through LDF - Development Control DPD and Development Control decisions.
	Number of applications for non-residential proposals over 1,000 sqm not securing 10% of their energy requirements through renewable energy and achieving sustainable construction measures.	10% of total electricity consumption in the East of England by 2010 and 17% by 2020 (excluding offshore wind).		
	Number of applications approved meeting and going above the Code for Sustainable Homes in 'rural' locations step change towards carbon neutral development.	Planning permission target: 100%.		
	Consumption of electricity - Domestic use per consumer total commercial / industrial use.	10% of total electricity consumption in the East of England by 2010 and 17% by 2020 (excluding offshore wind).		
	Consumption of gas - Domestic use per consumer total commercial / industrial use.	10% of total electricity consumption in the East of England by 2010 and 17% by 2020 (excluding offshore wind).		
CS4 - Adapting to climate Change	Planning Applications approved against Environment Agency advice in Flood Zone 2 and 3 failing the sequential test.	Planning permission target: 0.	Environment Agency, Suffolk Wildlife Trust, District Council, Local businesses and local communities,	Through LDF and Development Control decisions. Preparation and Adoption of Mid Suffolk Strategic Flood Risk Assessment (Adopt March 2008)

Core Strategy Policy	Indicator	Targets and timescales	Responsible Agencies	Implementation
				Mid Suffolk Air Quality Report Update (Annual).
	Properties at risk from flooding.	Flood Risk Target: 0.		
	Incidence of fluvial flooding.	Fluvial Flooding Target: 0.		
	Number of Air Quality Management Areas.	Do not exceed threshold limits (Air Quality).		
	Have annual mean concentrations of any of three pollutants been exceeded.	Continue to reduce Local emissions.		
CS5 - Environment	Change in number and area of designated ecological sites.	No loss in number and area of ecological designations.	Suffolk Wildlife Trust, Natural England, Suffolk BAP Officer (SCC), Suffolk Biological Records Centre, District Council, Regionally Important Geological Sites Group. Suffolk County Council - Landscape Section, English Heritage, District Council.	Level 3 Landscape Character Assessment for Mid Suffolk commencing 2010. Through the LDF and Development Control decisions.
	Change in number of designated geological sites.	No loss in number or area of geological sites.		
	Reported condition of SSSI's.	Improve condition on an annual basis.		
	Achievement of Species Action Plan targets.	Improve (no set target).		
	Achievement of Habitat Action Plan targets.	Improve (no set target).		
	Development proposals affecting BAP habitats outside protected areas.	To use the planning system more effectively to move towards the achievement of the Suffolk Local Biodiversity Action Plan targets and aims.		
	Number of planning applications refused due to poor design.	Planning permission target: 100%.		
	Area of designated landscapes.	Area target: No loss.		
	Number and area of town village greens and commons.	Number and Area target: No loss.		
CS6 - Services and Infrastructure	Proportion of population with access to hospital or GP or dentist surgery.	Improve proportion (no set target).	Primary Care Trust, Local Strategic	Retain dialogue and hold meetings with

Core Strategy Policy	Indicator	Targets and timescales	Responsible Agencies	Implementation
			Partnership, partners, District Council, Suffolk County Council, Suffolk Constabulary, Anglian Water, Environment Agency, EDF Energy local communities.	<p>Anglian water and Environment Agency</p> <p>Retain dialogue and hold meetings with EDF Energy</p> <p>Retain dialogue with Suffolk Constabulary and Suffolk County Council.</p> <p>Retain dialogue with Primary Care Trust</p> <p>Attend Local Strategic Partnership meetings.</p>
	Number of residential planning applications granted including a S106/planning obligation which provides for a contribution towards services and infrastructure.	100%.		
CS7 - Brownfield Target	Percentage of new dwellings on previously developed land.	50% housing on brown field (local target) during 2009 - 2025.	District Council, House Builders, Developers and Housing Associations.	Through the LDF, Site Specific Allocations and Development Control decisions.
CS8 - Provision and Distribution of Housing	Housing Trajectory - Projected net additional dwellings up to 2025.	At least 3,153, homes and infrastructure over the period 2006 - 2025	Registered Social Landlords, House builders, other partners, District Council.	Through other LDF documents - Site Specific Allocations and Development Control decisions.
	Number of additional dwellings completed annually.	An average of 415 per year.		
	Percentage of all new development taking place in towns, key service centres	<p>Key Service Centres:</p> <p>Primary Villages:</p>		

Core Strategy Policy	Indicator	Targets and timescales	Responsible Agencies	Implementation
	and primary villages and secondary villages .	Secondary Villages:		
CS9 - Density and Mix	percentage of new dwellings completed at: Less than 30 per hectare Between 30 and 50 dwellings per hectare Above 50 dwellings per hectare.	To avoid developments which make inefficient use of land but protect character and appearance of area. At least 70% of development during 2009 - 2025, 30 + dwellings per hectare.	District Council, Suffolk County Council, House Builders, Developers, Local parishes (parish plans) and Housing Associations.	Through other LDF documents - Site Specific Allocations and Development Control decisions.
	Number of 1 bedroom , 2 bedroom, 3 bedroom, 4+ bedroom (private sector and RSL) dwellings completed.	A mix of completions reflecting 'needs' of area. No set target.		
CS10 - Sites for Gypsies and Travellers	Number of authorised public and private sites (both permanent and transit) and numbers of pitches on them.	Permanent Pitches need: 2006 - 2011: 41 to 43 2011-2016 - 14 to 15 Transit Pitch need: to 2011: 10	Gypsy community, District Council, other Councils, house builders, developers and Housing Associations.	Through the LDF and Development Control decisions.
	Number of unauthorised sites.	Target: 0		
CS11- Distribution of Employment	Amount of land developed for employment by type. Planning applications granted for employment by type.	To maintain a supply of available land where appropriate and to encourage year on year employment development.	Developers, Local businesses, EEDA, District Council - Economic Development.	Through the LDF, Site Specific Allocations and Development Control decisions
	Amount of floorspace developed for employment and that which is on previously developed land.	Maximise the amount of floor space.		Employment Land Review. Partnership with St Edmundsbury BC and Forest Heath DC (Adopt 2009)
	Employment land supply by type.	Maximise the amount of floor space		
	Number of jobs lost to residential development.	Target: 0 net loss over the period 2009-2025.		

Core Strategy Policy	Indicator	Targets and timescales	Responsible Agencies	Implementation
	Number and % of employees by employment division.	Unspecified share of 18,000 Unspecified share of 29,000 for the settlements defined within the Haven Gateway.		Mid Suffolk Annual Monitoring Report (Annual).
CS12 - Retail Provision	Amount of completed retail, office and leisure development.	Planning permission target: No loss.	Local retail outlets, District Council.	Stowmarket Master Plan (Adopt 2008)
	% of town centre units with A1 uses.	To ensure that the proportion of A1 uses does not fall below national average 50% in any one centre.		Retail Monitoring Report (Annual)
	% of Vacant units in town centre.	The % should not exceed the national average currently 11%.		Through the LDF and Development Control decisions.

Table 7 Monitoring and Implementation Policy List

Mid Suffolk District Council's Glossary of Terms

Affordable Housing: The definition of affordable housing is housing accessible to households who cannot afford to rent or buy homes generally available on the open market. It includes social rented housing and intermediate housing. Intermediate housing is housing at prices or rents above those of social rent but below market prices or rents.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

Annual Monitoring Report (AMR): Part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

Area Action Plan (AAP): Used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents.

Accessibility: The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

Biodiversity: Biodiversity encompasses the whole variety of life on Earth. It includes all species of plants and animals, but also their genetic variation, and the complex ecosystems of which they are part. It is not restricted to rare or threatened species but includes the whole of the natural world from the commonplace to the critically endangered.

Biodiversity Action Plan (BAP): A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Brownfield: Previously developed land (PDL). In the sequential approach this is preferable to greenfield land. Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Statement 3 'Housing'.

Community Strategy: Local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. Through the Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships, which include local authority representatives.

Conservation Area: An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

Contaminated Land: Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

Convenience Retail: Retail stores selling everyday essential items, such as food and newspapers.

Core strategy: Sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document. Development plan: as set out in Section 38(6) of the Act, an authority's development plan consists of the relevant Regional Spatial Strategy (or the Spatial Development Strategy in London) and the Development Plan Documents contained within its Local Development Framework.

County Wildlife Site (CWS): Sites recognised as being of regional importance.

Development Plan Documents (DPD): Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.

Dry Island: Areas of Flood Zone 1 on higher ground that are completely surrounded by Flood Zone 2 and 3. In certain cases development within 'dry islands' can present particular hazards to public safety and risks such as those risks associated with maintaining a means of safe access and exit for occupants during flood events'.

East of England Plan: Or 'Regional Spatial Strategy' (adopted May 2008) sets out the regional strategy for planning and development in the East of England to the year 2021. It covers economic development, housing, the environment, transport, waste management, culture, sport and recreation, mineral extraction and more.

Employment Land: That which is in use for the following purposes – office, industrial and warehousing.

Employment Land Review: An assessment of the demand for and supply of land for employment purposes. The suitability of sites for employment development are assessed to safeguard the best sites in the face of competition from other higher value uses and help identify those which are no longer suitable for employment development which should be made available for other uses.

Environmental Impact Assessment (EIA): A process by which information about the environmental effects of a project is collected, whether by the developer or others, and taken into account by the local planning authority in determining planning applications. Project types which should be subjected to EIA, are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

Evidence Base: The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Examination in Public: The Core Strategy will be assessed in an Examination (May 2008) by an independent Inspector appointed by the Secretary of State.

Geodiversity: The variety of rocks, fossils, minerals, landforms and soils along with the natural processes that shape the landscape.

Government Office for the East of England (GOEE): Covers Bedfordshire, Cambridgeshire, Essex, Hertfordshire, Norfolk and Suffolk. Aim to bring together into a single operation the varied regional activities of a range of Government departments with the aim of making the region a better place to live and work in.

Greenfield: Land which has not been developed before. Applies to most sites outside built-up area boundaries.

Haven Gateway: comprises the boroughs of Ipswich and Colchester and the districts of Tendring, East Babergh, the southern half of Suffolk Coastal and a small part of mid Suffolk. The Haven Gateway area has recently been awarded Growth Point status, and over the coming years there will be a focus on employment, housing and sustainable growth linked to the ports, logistics and shipping and construction sectors.

Hectare: A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

Housing Market Assessment: A study of housing needs and demand across a market area, which reflects the strength of the housing market in an area.

Housing Needs Assessment: An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

Infrastructure: A collective term for services such as roads, electricity, sewerage, water, children's services, health facilities and recycling and refuse facilities.

Ipswich Policy Area (IPA): Ipswich Policy Area originated in the Suffolk County Structure Plan as a means of planning for possible future growth in and around Ipswich. It covers the Borough of Ipswich and parts of the surrounding Districts of Babergh, Mid Suffolk and Suffolk Coastal. This includes six parishes in Mid Suffolk: Akenham, Barham, Bramford, Claydon, Great Blakenham and Whitton. Ipswich Policy Area continues to be used in regional and sub-regional planning as part of the Haven Gateway sub-region and officers and members meet regularly to coordinate development proposals and other strategic planning issues.

Issues and Options: Produced during the early production stage of the preparation of Development Plan Documents and may be issued for consultation to meet the requirements of Regulation 25.

Land Bids: The term used by Mid Suffolk to describe sites submitted for possible future allocation. See the Site Specific Allocations.

Landscape Character Assessment: An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Listed Building: A building of special architectural or historic interest as designated by English Heritage on behalf of the Department for Culture, Media and Sport.

Local Development Document (LDD): The collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF): The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.

Local Development Scheme (LDS): Sets out the programme for preparing Local Development Documents. All authorities must submit a Scheme to the Secretary of State for approval within six months of commencement of the Act.

Local Distinctiveness: The particular positive feature of a locality that contribute to its special character and sense of place. Distinguishes one local area from another.

Local Nature Reserve (LNR): Wildlife or geological features that are of special interest locally.

Local Plan: Mid Suffolk's Local Plan was adopted in 1998 and will be replaced by Mid Suffolk's Local Development Framework.

Local Strategic Partnership (LSP): Partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Local Transport Plan (LTP): 5-year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements.

Masterplan: A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.

Mitigation Measures: These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

Material Consideration: A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

NERC Act: The Natural Environment and Rural Communities (NERC) Act received Royal Assent on 30 March 2006. The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy.

Parish Plans: A parish plan is a statement of how the local community sees itself developing over the next few years often based on a village appraisal. They should reflect the views of all sections of the community, identify character and features which local people feel are important. Local problems and opportunities are identified and the residents explain how they want the community to develop. An action plan is usually prepared following this exercise. A number of parishes in the District have produced or are producing Parish Plans/Action Plans.

Planning Obligations and Agreements: Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.

Planning Policy Guidance (PPG)/Planning Policy Statement (PPS): Statements setting out the Government's policy framework at the national level on planning issues such as housing, employment, Green Belt. PPSs will replace existing Planning Policy Guidance (PPG).

Preferred Options: Produced as part of the preparation of Development Plan Documents, and is issued for formal public participation as required by Regulation 26.

Proposals Map: The adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in Development Plan Documents, together with any saved policies. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposals map.

Regional Spatial Strategy (RSS): See East of England Plan.

The Regulations: Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.

RIGS: Regionally Important Geological / Geomorphological Sites.

Rural Diversification: A term relating to improving and sustaining the quality, range and occupational mix of employment in rural areas in order to provide wide and varied work opportunities for rural people, including those formerly or currently employed in agriculture and related sectors.

Rural Exception Site: Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.

SSAG: Suffolk's Sustainability Appraisal Group is a partnership project involving eight local planning authorities and other relevant organisations (such as the Suffolk Wildlife Trust and the Environment Agency). The partnership monitors a range of social, economic and environmental indicators, which enables them to assess Suffolk's progress toward sustainable development (producing the annual Suffolk's Environment ... towards sustainable development document).

Saved Policies or Plans: The majority of MSDC Local Plan policies have been saved and will continue to be used within development control until they are replaced by adopted Development Plan Documents which form the Local Development Framework.

Sequential Approach: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

Settlement Hierarchy: Settlements are categorised in a hierarchy, based on the services and facilities in the settlement. See Development Strategy (Chapter 2) for further details on Mid Suffolk's Settlement Hierarchy.

Scheduled (Ancient) Monument (SAM): A building or structure above or below ground whose preservation is of national importance, in a schedule compiled by the Secretary of State for Culture, Sports and Recreation.

Site Specific Allocations: Allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

Sites of Special Scientific Interest (SSSI): Sites of Special Scientific Interest (SSSI) are the best examples of our natural heritage of wildlife habitats, geological features and landforms. An SSSI is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981.

SnOasis: A major recreational and indoor ski facility including hotel, residential main line rail station situated in Great Blakenham and is subject of a current Public Inquiry.

Stakeholders: Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Statement of Community Involvement (SCI): Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The statement of community involvement is not a development plan document but is subject to independent examination.

Strategic Environmental Assessment (SEA): A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

Strategic Flood Risk Assessment (SFRA): An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Supplementary Plan Documents (SPD): Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal (SA): Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

Sustainable Urban Drainage Systems (SUDS): Include a range of different drainage systems that are designed to promote the filtration and evaporation of water as close to the source as possible and to break down pollutants. SUDS are an alternative to drainage through pipes directly to a water course and will help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding.

Test of Soundness: To be sound Mid Suffolk's Core Strategy must pass nine 'Tests of Soundness' defined by Planning Policy Statement 12 (PPS12).

Windfall Site: A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

Appendix A - Mid Suffolk Settlement Hierarchy - Housing Opportunities

Hierarchy	Allocation				Application	
	Full Market Housing	Local Area Market Housing	Village needs Market Housing	Affordable Housing Inside or outside SB	Infill (Including Affordable Housing)	Affordable Housing outside SB (Rural exceptions policy)
Towns	✓			✓	✓	
Key Service Centres		✓	✓	✓	✓	
Primary Village			✓	✓	✓	
Secondary Village				✓	✓	
The Countryside and Countryside Villages				✓ *		✓ *

Table 8 Mid Suffolk settlement hierarchy - Housing opportunities

(*) In the countryside all affordable housing will lie outside of settlement boundaries.

Meaning of Terms

The terms used are derived from the text and policies of the Submitted Core Strategy and are further explained below.

Settlement Boundaries (SB): Are identified in planning policy documents to reflect the extent of existing settlements. They enclose clusters of housing with supporting community services and facilities. A single Settlement Boundary may contain land from more than one parish.

Allocations: National and Regional housing policies set the total number of houses that we have to build in the District up to 2025. Mid Suffolk District Council has to decide in consultation which locations in the district are the most suitable and how many houses should be built in each. Once sites and numbers have been determined they are shown as “allocations” on a proposals Map, so that everyone knows that future development is planned for those sites.

Applications: Planning applications made by landowners will be considered against the planning policies that control development. Policies allow a wider range of development inside Settlement Boundaries than outside in the countryside. Successful applications for housing are recorded as ‘Infill’.

Towns: The 3 towns in Mid Suffolk – Stowmarket, Needham Market and Eye are put forward as the main locations for development in Mid Suffolk in line with the policies of the Regional Spatial Strategy (The East of England Plan).

Full Market Housing: Development proposals of up to several hundred houses, capable of generating significant contributions to the improvement of infrastructure and community facilities and services, including affordable housing.

Key Service Centres: Villages capable of providing local services and facilities to a dispersed rural population as described in the Regional Spatial Strategy. The type and scale of development proposed must target the identified needs of the village in question and its surrounding communities.

Local Area Market Housing: Development proposals usually up to about 50 houses aimed at supporting a village's role as a provider of key services to its own community and other communities dependant upon it. Allocations will be expected to meet the local needs for affordable housing, improvements to infrastructure and local services as identified through documents such as the MSDC Housing Strategy, Annual Monitoring Reports, Parish Plans (Village Appraisals) and other locally produced studies and documents.

Primary Villages: Villages with a good level of basic services and facilities where some small growth may help to meet their evolving needs and the retention of existing services.

Village Needs Market Housing: Small development proposals usually up to about 30 houses to meet the needs of the village, including affordable housing, infrastructure and community facilities, as identified through documents such as the MSDC Housing Strategy, Annual Monitoring Reports, Parish Plans (Village Appraisals) and other locally produced studies and documents.

Secondary Villages: Villages with a reduced level of services that retain a settlement boundary and therefore opportunities for "Infill" development. We will not seek to allocate market housing in secondary villages.

Countryside and Countryside Villages: All land and settlements lying outside of a settlement boundary where allocations for development will be limited to those listed in Policy CS2, which includes Affordable Housing. Planning applications for 'Affordable Housing' will be considered under the rural exceptions policy.

Appendix B - Mid Suffolk Local Plan policies superseded by the Core Strategy

Policy Ref.	Policy Subject	Core Strategy Policy Ref.	Policy
SB1	Directing new development to existing settlements	CS1 CS2	Settlement Hierarchy Development in the Countryside and Countryside Villages
GP4	Energy and resource conservation	CS3	Reduce contributions to climate change
H6	A Regular Supply of Land	CS8	Provision and Distribution of Housing
CL1	Guiding principle to development in the countryside	CS2	Development in the Countryside and Countryside Villages
CL4	Protecting the river valleys and flood plains	CS5 CS4	Mid Suffolk's Environment Adapting to Climate Change
CL10	Wildlife value of rivers and other water areas	CS5	Mid Suffolk's Environment
E1	Providing land for industrial and commercial development	CS11	Supply of Employment Land
S1	Supporting the role of existing town centres	CS12	Retail Provision
S2	Uses appropriate to principal shopping areas	CS12	Retail Provision
SC1	Programming of infrastructure	CS6	Services and Infrastructure
SC5	Areas at risk of flooding	CS4	Adapting to Climate Change

Table 9 Mid Suffolk Local Plan Policies Superseded by Policies within Core Strategy