

ANNUAL MONITORING REPORT December 2012

1st April 2011 – 31st March 2012

Table of Contents

1	Introduction	3
	Integration with Babergh District Council	4
	National Planning Policy Framework	5
	The Role of Annual Monitoring Reports	6
	Content	9
	Methodology	10
2	Local Development Scheme	11
	Introduction	11
	Mid Suffolk Local Development Scheme (2011)	11
	Evidence Base	16
	Local Development Orders	18
3	Brief overview of the District – Census 2011	18
	Demographic Structure	21
	Socio-Cultural Issues	23
4	Monitoring Indicators - Housing	24
	Housing Growth	24
	Focus on Stowmarket	26
	Affordable Housing	26
	Residential Development on Previously Developed Land.....	27
	Housing and Built Environment.....	28
	Historic buildings and heritage	29
	Number of Bedrooms per Dwelling	31
	Gypsy and Travellers	33
	Five-Year Land Supply	34
	Mid Suffolk’s Housing Trajectory.....	35
5	Monitoring Indicators - Economic Growth	39
	Employment Land	39
	Employment Land Study (ELS).....	43
	Local Services and Facilities.....	44
6	Environmental and Sustainability Objectives	45
7	Policy Observation.....	46
	Core Strategy Policies	48

Mid Suffolk's Local Plan (1998) Policies	48
8 Duty to Co-operate	53
9 Summary and conclusion	54

Tables

Table 1: Progress against the LDS	13
Table 2: Mid Suffolk Evidence Base - Status and Progress	17
Table 3: Population Growth 2001-2011	22
Table 4: Net completions and housing targets in Mid Suffolk.....	25
Table 5: Residential completions in Stowmarket since 2001	26
Table 6: Affordable Completions	27
Table 7: PDL completions and commitments	28
Table 8: Bedroom breakdown completion	32
Table 9: Gypsy and Traveller update – 2006 to June 2012.....	33
Table 10: Business Development.....	39
Table 11: Commitments employment floorspace	41
Table 12: Commencements employment floorspace	41
Table 13: Completions employment floorspace	41
Table 14: New commitments and total completions	42
Table 15: Local Plan (1998) Policies not saved	47
Table 16 Core Strategy Policies - Frequency of use	48
Table 17: Mid Suffolk's Local Plan Policies - Frequency of use	50

Figures

Figure 1: Mid Suffolk's Local Development Scheme - Draft December 2011	15
Figure 2: Mid Suffolk	20
Figure 3: 2011 Census: Mid Suffolk population estimates (outline shows 2001)	22
Figure 4: Total Unemployment	24
Figure 5: Average House Prices in Mid Suffolk since 1996	29
Figure 6: Housing Trajectory 2001-2026	38

1 Introduction

1.1 This document forms Mid Suffolk's second Authority Monitoring Report and the eighth Annual Monitoring Report (AMR). It covers the period from 1st April 2011 to 31st March 2012 and the information returned is valid at the time of publication.

1.2 The Localism Bill received Royal Assent in November 2011. The Localism Act contains provisions that remove the requirements to consult the Secretary of State on revisions to the Local Development Scheme (LDS) and to submit the AMR to the Secretary of State. Therefore local planning authorities will be able to revise their LDS and produce an annual monitoring report without the formal procedures previously required. However, in the interests of transparency the local planning authority must ensure that these documents are publicly available.

1.3 Consequently, since the withdrawal of guidance on local plan monitoring ([Bob Neil letter to Chief Planning Officers](#), 30th March 2011) and the subsequent changes through the Localism Act, it is a matter for each local planning authority to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. The Localism Act removes the reference to Annual Monitoring Reports in the Planning and Compulsory Purchase Act 2004 – replacing it with 'Authorities Monitoring Reports' (this may be more than one report that covers a period not longer than

12 months, or a shorter period). Mid Suffolk District Council for the last five years has already been producing different reports including Housing Land Availability, Five Years Supply of Housing Land and Retail Monitoring Reports which the Council believes make up the Government's new 'Authorities Monitoring Reports'.

1.4 Previously, Local Authorities were required to report annually on a set of Core Output Indicators (COIs) (CLG, July 2008). This report continues to report on progress with the LDF and indicators set out in the Core Strategy (2008) and Local Plan (1998), together with any other information the Authority considers appropriate. Any Local Development Documents adopted by the Authority will specify appropriate monitoring indicators for the matters addressed by it, and in the future the AMR will largely rely on these.

Integration with Babergh District Council

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

1.6 This change was prompted by the need to meet tough savings and efficiency targets, as well as cuts in Government grants to local authorities across the UK. A previous proposal to merge both councils into one, new council was narrowly defeated in a Local Poll but the need to deliver the savings was ever more apparent. Since then, both councils have continued to plan and deliver ways of bringing the two work forces together as a way of achieving savings and improving support for front line services in an era of public sector cuts. It is this joint working that will assist the production of development plan preparation within the two districts.

National Planning Policy Framework

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

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

all the previous Planning Policy Statements, as well as various other planning guidance.

1.9 The regional tier of planning is to be abolished, including Regional Spatial Strategies and their associated housing targets. This will supposedly give local authorities more freedom and flexibility to work with their neighbours and other bodies (as covered by the ‘duty to co-operate’) to do the strategic planning for their area.

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

The Role of Annual Monitoring Reports

1.11 Annual Monitoring Reports are a requirement of section 35 of the Planning and Compulsory Purchase Act 2004 (refer to paragraph 1.2 and 1.3).

1.12 Good monitoring and reporting showcases the work of the authority and its partners. It tells communities what planning is doing and who it is working with. It

is central to the council's overall consideration of how it is performing and where to focus efforts in the future. Mid Suffolk adheres to the following monitoring roles:

- be an effective way to gather evidence for future policy, and support development
- management decisions;
- show how planning is delivering corporate objectives;
- help communities understand the purpose of planning in their area;
- demonstrate real outcomes such as sites regenerated, houses built and jobs created;
- evaluate the effectiveness of planning policy and decision making;
- help build collaborative policy approaches across the council, with neighbourhoods, partnerships and with the wider community;
- identify areas where objectives aren't being met and changes to policy or development management are necessary;
- show progress in preparing local plans against the ambitions set out in the council's local development scheme.
- report progress on the policies and related targets in local development documents. Where policies and targets are not being met or on track or are having unintended effects, reasons should be provided along with and appropriate actions to redress the matter.
- include an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area.
- indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy.
- reprioritise any previous assumptions made regarding infrastructure delivery.

1.13 It is the intention of the AMR to monitor the implementation of policies developed under the LDF process. No DPDs have been adopted in the monitoring period that this document is reporting on, however, Mid Suffolk's Core Strategy DPD was adopted in September 2008 and the policies within the Core Strategy are being used to determine planning applications. The Core Strategy has clear arrangements for monitoring and reporting results to the public. Without this, it would be possible for the strategy to start to fail but the authority, and indeed the public, would be none the wiser. Monitoring is essential for an effective strategy and will provide the basis on which the contingency plans within the strategy would be triggered. This AMR contains clear targets or measurable outcomes to assist this process.

1.14 The Local Development Documents (LDDs) will be adopted in accordance with the Council's LDS timetable, of which a draft version is available in Chapter 2 (Figure 1, page 15). This AMR will look at existing 'saved policies' from the Mid Suffolk Local Plan (1998) and at Mid Suffolk's Core Strategy (2008) acting as a basis for informing the production of DPD policies. The AMR for the Mid Suffolk Local Development Framework will evolve as the individual DPDs are written, and the system of monitoring created through the Core Strategy DPD is developed further, including utilising the baseline presented in this AMR. Where there are apparent gaps in data collection or on some particular subjects, the AMR will set out how the gaps are intended to be addressed.

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

Content

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

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

1.18 The seventh section assesses the implementation of existing policies. In particular it identifies any which have not been used during the year, or have not been working as intended, to allow an assessment of whether these need to be deleted or replaced in the future. Since no LDF policies have been adopted this early in the process, this monitoring report considers saved policies from the Mid Suffolk Local Plan (1998).

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

Methodology

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

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

1.22 The Retail Monitoring Report has, due to staff resources, not been produced in 2011/12.

1.23 Sustainability Appraisals are required for certain LDF documents, to assess the impact of policies and proposals. Any significant impacts will be monitored as 'significant' indicators. No Sustainability Appraisals have been completed to date, but any resulting indicators will be incorporated into the monitoring framework in future years.

2 Local Development Scheme

Introduction

- 2.1** This section of the AMR will consider the timetable and milestones that Mid Suffolk has set out in its Local Development Scheme (LDS). The LDS (see Figure 1) sets out a Council's programme for preparing each of its proposed Development Plan Documents.
- 2.2** Each proposed Local Development Document (LDD) identified in the LDS is listed in Table 1. Slippage has been identified and the need for a revision to the timetable is explained below.
- 2.3** The need for a further review of Mid Suffolk's Local Development Scheme was agreed in principle by the former Government Office for the East of England during a meeting held in December 2009. The Council has been following a "real time" Quarterly Review timetable and progress for the Stowmarket Area Action Plan DPD, as requested by the former Government Office, which monitors "real time" progress. The Core Strategy (2008) and AMR milestones have been met. The remaining documents had been put on hold to understand how the Government's localism agenda will unfold and to allow Mid Suffolk and Babergh District Councils to bring their DPD preparation into line.

Mid Suffolk Local Development Scheme (2011)

- 2.4** This section of the AMR will consider the timetable and milestones that Mid Suffolk has set out in its Local Development Scheme (LDS). The LDS sets out a

Council's programme for preparing each of its proposed Development Plan Documents.

2.5 A draft LDS was produced in December 2011, showing the current progress. A new LDS will be produced once the examinations into the Core Strategy Focused Review and Stowmarket Area Action Plan have been conducted which is estimated to be in early 2013. The previous Annual Monitoring Report displays the 2009 draft revision LDS but it was thought unhelpful to show that this year as it is clear that priorities have been with the Stowmarket Area Action Plan above all other DPDs.

2.6 No planning policy document (as set out in the LDS) was adopted by the Council during the current AMR year. In Table 1 (page 8) we summarise current progress on the delivery of our key Development Plan Documents (DPDs) - Stowmarket Area Action Plan (SAAP), Core Strategy Focused Review (CSFR), Development Management Policies DPD and Site Allocations DPD. We will also continue to keep our relevant web pages updated with the latest news on all these DPDs. <http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/>

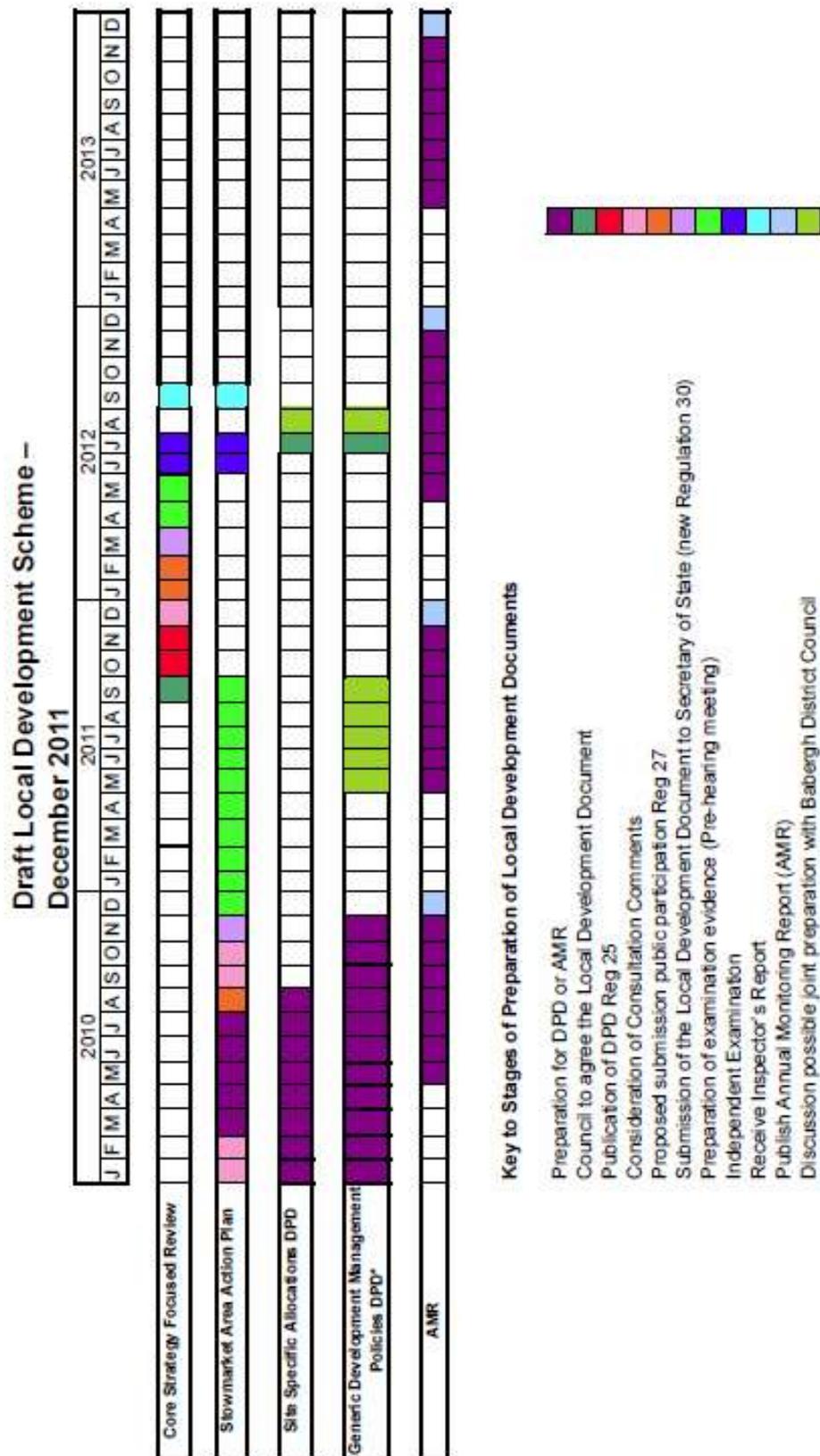
2.7 The Stowmarket Area Action Plan and the Core Strategy Focused Review remain the Council's main priority.

Table 1: Progress against the LDS

Document	Purpose	(2011 Draft LDS) Target Date	Comment
Mid Suffolk Core Strategy	To set out the long-term spatial vision for the District, identifying strategic objectives and planning policies to help deliver this vision.	Target date for adoption: April 2008	The Core Strategy Development Plan Document was prepared in accordance with the LDS timetable and adopted in September 2008 . Please refer to Core Strategy Focused Review section below.
Core Strategy Focused Review (CSFR)	To encompass evidence and issues that had arisen in the past few years.	Target date for adoption: September 2012	<p>The Council conducted a review to the Provision and Distribution of Housing Policy CS8, the Employment Chapter and the Sustainable Development definition in the Core Strategy.</p> <p>At the time of writing the Council has received the Inspector's Report on the CSFR (for details follow the link). The CSFR will be put forward to Full Council for consideration of adoption in accordance with Reg 26 of the Town and Country Planning Regulations 2012.</p>
Stowmarket Area Action Plan (SAAP)	To guide future development in Stowmarket and its immediate surrounding villages and to allocate specific sites to ensure that there is sufficient land for future growth in employment, housing, retail, and recreation.	Target date for adoption: September 2012	<p>As reported in the last AMR the Council decided to ask the Inspector to suspend the examination of the SAAP to conduct two focus changes to Policy CS8 and the Employment chapter within the Core Strategy. The partial review will update the Core Strategy with recent evidence and assessments which in turn will bring the SAAP into conformity.</p> <p>The examination of the SAAP resumed on the 1st of August 2012; after the reporting period of this AMR. For details follow this link.</p>

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

Figure 1: Mid Suffolk's Local Development Scheme - Draft December 2011



Evidence Base

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

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

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

Table 2: Mid Suffolk Evidence Base - Status and Progress

Document Title	Status	Comments
Mid Suffolk Parish Profiles	Completed Sept 2007. July 2011	Evidence base for Settlement Hierarchy in Core Strategy.
Housing Land Availability	Completed October 2012	Annually completed. Evidence base for Core Strategy - Housing Chapter.
Housing Needs Assessment	Completed November 2007. Updated	2007 Assessment completed by Fordham Research Group Ltd identifying further information about housing market and the need for affordable housing. This develops upon the 2003 and 2005 Housing Needs Assessments.
Strategic Housing Market Assessment	Completed November 2008 Updated August 2012	Ipswich Borough Council, Babergh, Mid Suffolk and Suffolk Coastal District Councils commissioned Fordham Research Group Ltd to carry out a Strategic Housing Market Assessment (SHMA). The document has been updated in January 2010 by Suffolk County Council. This work will inform our planning and housing policies.
Strategic Housing Land Availability Assessment	Completed August 2009 Updated annually (last updated in January 2012).	Joint preparation with Babergh, Forest Heath and St Edmundsbury - with a panel of stake holders (including house builders, developers and agents.)
Mid Suffolk Retail Monitoring Report	Last completed August 2011.	Annually completed. Evidence base for Core Strategy - Retail Chapter.
Strategic Flood Risk Assessment	Adopted April 2008.	Stage 1 1/2 hybrid assessment completed and available from www.midsuffolk.gov.uk
Mid Suffolk Regeneration Strategy	Completed annually.	Evidence base for Core Strategy - Employment Chapter.
Mid Suffolk Social Infrastructure Including Open Space, Sport and Recreation Assessment	Completed Sept 2006.	Update due (five year review). Recreation Strategy including spending plans adopted by MSDC executive December 2007.
Suffolk Cross-Boundary Gypsy and Traveller	Completed June 2007.	This is a co-operative project, managed by a steering group of officers from Mid Suffolk District Council, Suffolk Coastal District

Accommodation Assessment	Update due 2012/13	Council, Ipswich Borough Council, Babergh District Council, Waveney District Council and Suffolk County Council. Evidence base for Core Strategy - Housing Chapter.
Stowmarket Environmental Assessment	Completed (July 2008).	Evidence document for Stowmarket Area Action Plan consultation.
Western Suffolk Employment	Completed May 2009.	Analysis of employment land supply and demand in the three districts of Mid Suffolk District Council, Forest Heath District Council and St Edmundsbury Borough Council up to 2026.
Felixstowe Port Logistics Study	Published September 2008.	Examines role of Felixstowe and Harwich ports in the economy of the eastern region including their impact on the A14.
Haven Gateway Land Review	October 2009.	
Draft Suffolk Employment Land Study	April 2010.	Supplements the AMR and summarises the Councils response to new guidance, evidence and specific sites, and presents an analysis of employment sub-areas for use as a background evidence document.

Local Development Orders

2.11 Regulation 48 (d-f) (Statutory Instrument 2004/2204) requires that LAs state whether any Local Development Orders have been adopted (under section 61A of the Town & Country Planning Act 1990). None were adopted in Mid Suffolk during 2011/12 (or in previous years).

3 Brief overview of the District – Census 2011

3.1 Mid Suffolk is one of the largest districts in England covering 87,107 hectares (335 square miles) with a population estimate of 96,731 (Census, 2011). That's

1.1 persons per hectare (289 persons per square mile), and over 70% of the population live in villages and rural areas.

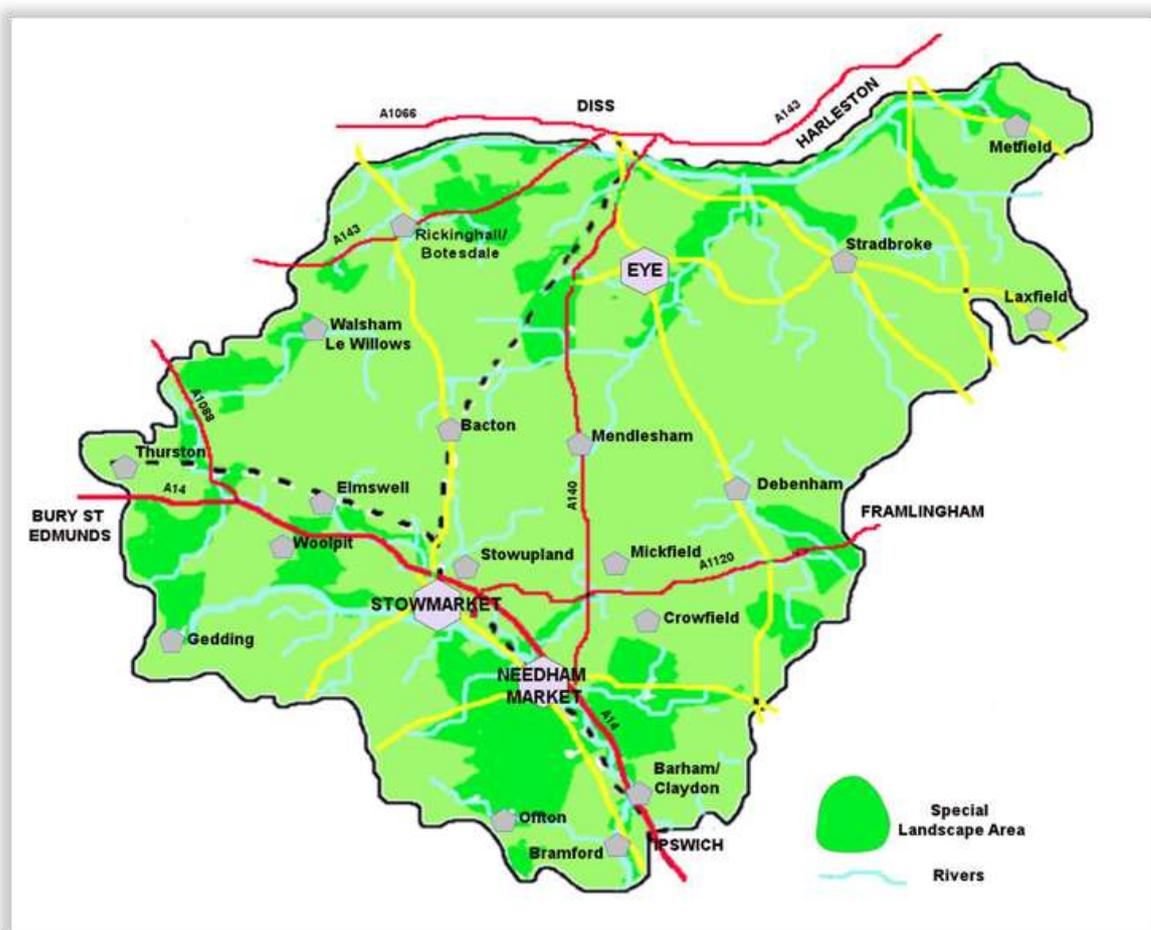
3.2 The district has a distinctive character with its combination of market towns, idyllic villages and attractive countryside including the valleys of the Rivers Waveney and Dove in the North, through the open fields of High Suffolk to the Valleys of the Rivers Ratt and Gipping in the South. All of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

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

3.4 Stowmarket and Needham Market are surrounded by the boulder clays of 'High Suffolk,' and the towns themselves are built on alluvial deposits over the underlying strata of chalk and pleistocene crags exposed by the River Gipping's action since the ice ages. Stowmarket has arisen around a junction where the old route from Ipswich to Bury St Edmunds has been crossed by roads from

Finborough in the west and Stowupland in the east. Similarly Needham Market evolved around a turnpike on the same Ipswich to Bury St Edmunds route. The topography of Eye has kept the shape of the medieval form of the old town quite distinct. The town's name translates to 'island', all around are water meadows on the River Dove and tributaries. Because of this, the town has not experienced close concentric or radial growth.

Figure 2: Mid Suffolk



3.5 The A14 trunk road (which runs east to west across the district) and the parallel railway is a key transport corridor in the region. In Mid Suffolk, most of the industrial and commercial development is located in this corridor - along with

sites along the A140 including Mendlesham 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 2,000) together house about 40% of the District's population. The largest town is Stowmarket (population 15,059). The district's economy and housing market are influenced by other larger towns along the A14 including Ipswich, Bury St. Edmunds, Felixstowe - with its port-related activity - and Cambridge, where pressures for growth are having a "ripple effect" over a considerable distance.

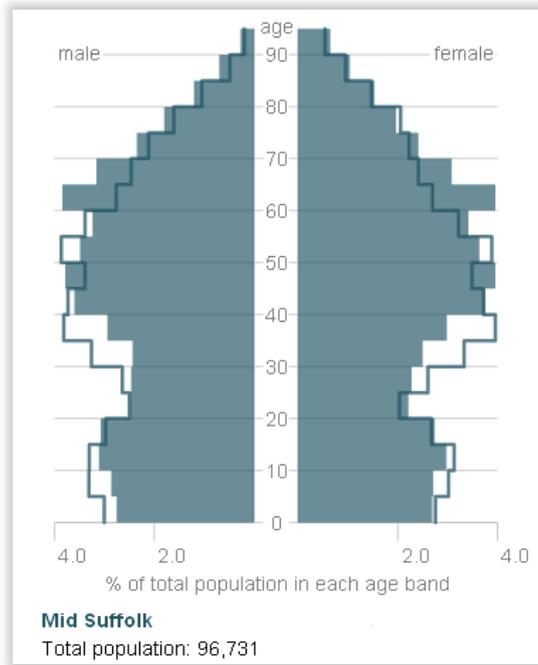
Demographic Structure

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

3.7 Figure 3 (Page 22) shows the age profile of Mid Suffolk's residents in 2011 in comparison to the data from the 2001 Census. Like many rural districts Mid Suffolk has an ageing population, with 60 - 64 year olds representing the single largest age group at present. Given that the population as a whole are tending to

live longer an aging resident profile clearly has future resource implication in terms of health care and social care provision.

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



Source: ONS 2012

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

Table 3: Population Growth 2001-2011

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

Socio-Cultural Issues

3.9 Crime rates

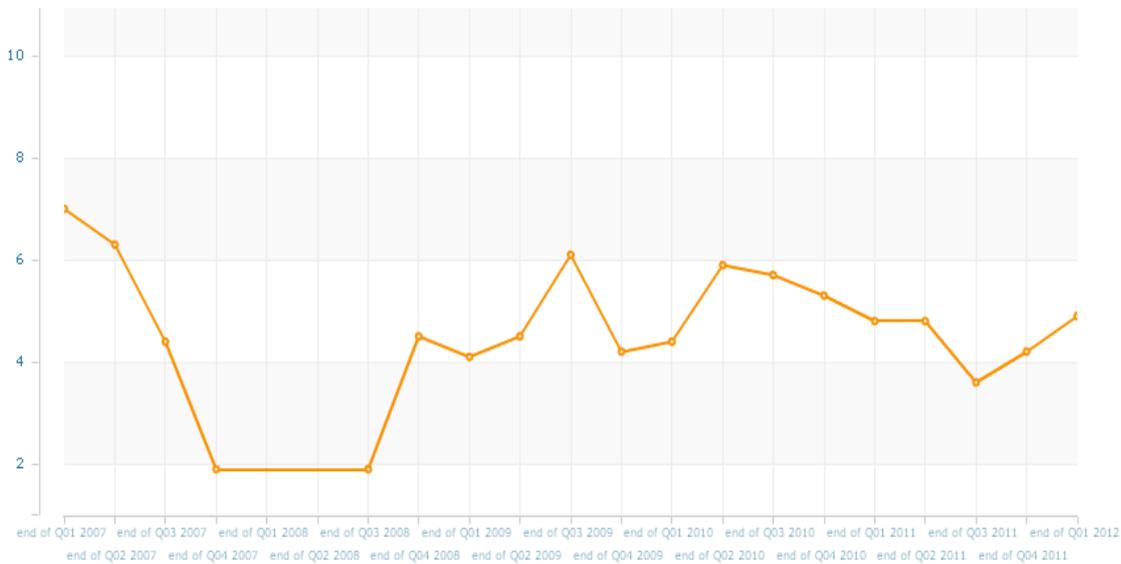
The most recent updates on crime rates in Mid Suffolk from 2010/11 showed that there were 3,433 recorded crimes in Mid Suffolk. Compared with previous years, this represents an increase in crime, but Mid Suffolk has the lowest count of total crimes in county. In the previous reporting period there were 3,239 recorded crimes. Further falls are reported in Criminal damage rate. Mid Suffolk has also retained the lowest fraud and forgery offences, theft and handling rates, theft of motor vehicles and violent crime rates in Suffolk. Mid Suffolk remains one of the safest districts in the country and a pleasant and safe place to live and work (Suffolk Observatory 2011).

3.10 Income and Unemployment

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

Figure 4: Total Unemployment below shows that Mid Suffolk maintains a low level of unemployment. With 4.9% of total unemployment it has currently the fourth lowest unemployment rate in Suffolk (April 2012).

Figure 4: Total Unemployment



Source: Suffolk Observatory (2012)

4 Monitoring Indicators - Housing

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

Housing Growth

4.2 The East of England Plan (Regional Spatial Strategy/ RSS) contains housing targets for Mid Suffolk that are applicable for this reporting period (1st April 2011 to 31st March 2012). The RSS requires a minimum of 8,300 new dwellings in Mid Suffolk between 2001 and 2021.

4.3 On 6 July 2010 the new Secretary of State for the Coalition Government announced the revocation of Regional Strategies with immediate effect. Whilst the

RSS is still to be abolished, the original housing targets were re-imposed following the successful legal challenge to the revocation of the RSS by CALA Homes.

4.4 However, the Core Strategy, adopted in 2008, will continue to provide the statutory planning framework. Alterations in the form of an increase of Greenfield allocations by 485 (from 1040 to 1525) that have been suggested by the more detailed work in the context of the Stowmarket Area Plan are now addressed in the Core Strategy focused review (CSFR).

4.5 Although the Core Strategy is in conformity with the RSS, the RSS is not the only basis for establishing future housing requirements. Various other sources have been used as evidence for the CSFR. This included the Stowmarket Masterplan, 2008, Strategic Housing Market Assessment (SHMA), Ipswich Housing Market Area, November 2008, and updates, and Strategic Housing Land Availability Assessments (SHLAA) for Mid Suffolk, 2009 and 2010 update.

Table 4: Net completions and housing targets in Mid Suffolk

YEAR	COMPLETIONS	NET ADDITIONAL DWELLINGS	CUMULATIVE ANNUAL NET ADDITIONAL ALLOCATIONS (EAST OF ENGLAND PLAN) +415	AFFORDABLE COMPLETIONS (% OF TOTAL COMPLETIONS)
2001 - 2002	314	808	415	15 (5%)
2002 – 2003	292	1100	830	22 (8%)
2003 - 2004	347	1447	1245	42 (12%)
2004 - 2005	380	1827	1660	0 (0%)
2005 – 2006	553	2380	2075	78 (14%)
2006 - 2007	806	2692	2490	131 (16%)

2007 - 2008	489	3181	2905	74 (5%)
2008 - 2009	398	3579	3320	159 (40%)
2009 - 2010	292	3871	3735	89 (30%)
2010 - 2011	330	4201	4150	74 (24%)
2011 - 2012	396	4597	4565	67 (17%)

Focus on Stowmarket

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

4.7 Table 5 shows the residential completions in Stowmarket since 2001. This year's completion figure is much higher than last years. It includes 173 completions on Stowmarket's major sites, which were picked up during a site visit in May 2012, and a large Brownfield site comprising 54 units adjacent to Station Road East/ Stowmarket. However, on average there were 178 completions per year since 2001 and therefore the low figure of 2010/11 compared to the high figure in 2011/12 suggests that some completions slipped from 2010/11 into the monitoring period of this report.

Table 5: Residential completions in Stowmarket since 2001

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

Affordable Housing

4.8 67 affordable houses were built in 2011/2012. Future affordable housing projections should be treated with caution as there is the potential for some

schemes to vary their completion date. Planning and construction problems can contribute to delays, as well as the uncertainty with S106 schemes with regard to what triggers affordable units. There are also likely to be additional numbers from applications coming through the system that have to make an affordable contribution.

Table 6: Affordable Completions

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

Residential Development on Previously Developed Land

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

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

Table 7: PDL completions and commitments

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

Housing and Built Environment

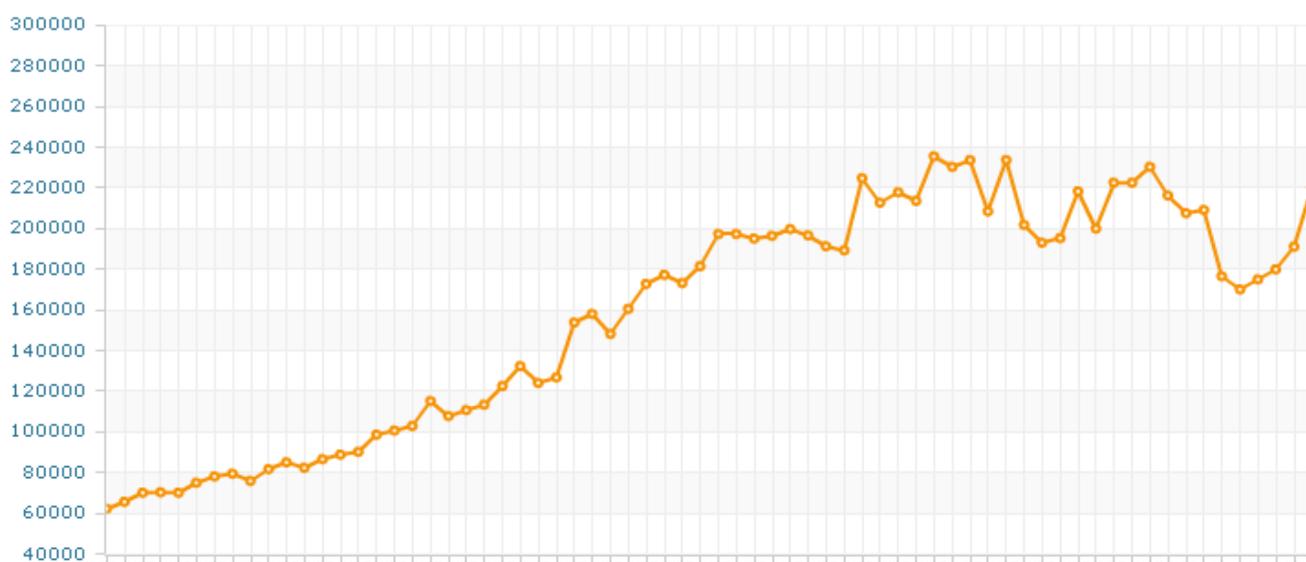
4.11 The housing market in the current climate

London is the only region where house prices are not falling, according to the majority of indices, with Halifax showing values down 1% on average. Regionally the East of England Development Agency (EEDA) reports that the recession has hit some sectors of the East of England economy hard, but considers that the economy is more robust and diverse than other regions and may be coming out of recession quicker than other parts of the UK. EEDA had forecast that pre-recession levels of employment will be recovered by 2014. There will be no further updates from this service as regional development agencies have now been disbanded.

4.12 Locally,

Figure 5/ page 29 from the Suffolk Observatory (July 2012) indicates that the average house price in the District is £220,000, recently picking up after a low in the first Quarter of 2012. Currently the average house price in Mid Suffolk is the highest in the County.

Figure 5: Average House Prices in Mid Suffolk since 1996



Source: Suffolk Observatory (2012)

Historic buildings and heritage

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

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

- Lack of maintenance can lead to the rapid decline or decay and structural deterioration of a building;
- Redundancy – many buildings, particularly agricultural buildings have become redundant because they are now too small to accommodate modern farm machinery and farming methods;
- Owners – one of the most common reasons for a building to become at risk. Often owners are oblivious to problems or have neither the will nor the means to rectify problems. However, inclusion on the list should not be regarded as a

criticism of all owners as many are actively seeking ways to secure their future;

- Location – this can often be detrimental to buildings; locations in unattractive areas e.g. busy areas or those that fall into industrial areas can become 'blighted';
- Economic climate of an area, lack of investment and maintenance regime leading to subsequent deterioration; Catastrophic events such as fire damage or vandalism can destroy the fabric of buildings.

4.15 Number of listed buildings and historic buildings at risk

There were 2 new listings between 1 April 2011 and 31 March 2012.

Total number of listed buildings: **4,061** (Grade I: 85, Grade II*: 191, Grade II: 3785).

20 Buildings are on the Buildings at Risk

1 Parks and Garden at risk

2 Monument at risk

4.16 The number of listed buildings at risks increased by 14 compared to last year's AMR, because our register now also covers grade II, whilst in previous years only grade I and II* was covered.

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

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

4.19 Number and area of Conservation Areas and Article 4 Directions

- 31 (652 hectares) Conservation Areas
- 7 new re-appraisals have been completed and adopted during the monitoring period: Needham Market, Bottesdale/ Rickinghall, Eye, Wetheringsett, Stradbroke, Laxfield and Rattlesden.
- At April 2012 there were 26 no. appraisals adopted within the previous five years, further 3 conservation areas reviews have been adopted at the time of writing (Woolpit, Felsham, Hoxne), 1 is out for consultation (Badley) and one remains to be re-appraised (Drinkstone).

Number of Bedrooms per Dwelling

4.20 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. The level of demand provides a target for delivery of an improved balance of house types within the new stock. A relatively large percentage of the district's homes are now

single person households therefore, it is important that the supply of the right types of housing is provided. Within this demand, there has been a trend for housing schemes focusing on the middle-upper ends of the market leaving a shortage of smaller new-build properties. There is also a trend for relatively low density housing developments.

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

Table 8: Bedroom breakdown completion

1 Bed Dwelling	12
2 Bed Dwelling	99
3 Bed Dwelling	170
4+ Bed Dwelling	111
Bedrooms Unknown	4
Total: (Gross)	396

Gypsy and Travellers

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

Table 9: Gypsy and Traveller update – 2006 to June 2012

Pitches 2006	Caravan Capacity		Pitches June 2012	Net Increase
	Permanent	Touring		
69	91	20	100/101	31/32

4.23 Core Strategy Policy CS10 set out to deliver 41-43 pitches between 2006 and 2011 and 14-15 pitches between 2011 and 2016. As shown in Table 9 the net increase in pitches to 2011 has been some 10 pitches below this target.

4.24 However, the evidence of current need for pitches in Mid Suffolk (and other parts of Suffolk) is being updated through a new Gypsy and Traveller Accommodation Assessment (GTAA). This is due for publication in early 2013 and will cover the need for both residential and transit sites in different parts of the District. This will also establish revised and updated targets for the number of pitches to be delivered in the next 5, 10 and 15 year periods. This evidence will

underpin the Council's future targets and policies, which will be monitored, kept under review and reported in the relevant Monitoring Reports.

Indicator	Response	Local Plan Policies
Number of sites	Total number of caravans: 102 Total number of sites: 20	n/a Planning policy for traveller sites
Tolerated sites: a) Number of authorised sites: b) Number of caravans/ movable dwellings:	a) 16 sites including 3 temp pitches (Wattisfield/ Uptons site) b) 93	n/a Planning policy for traveller sites
Not tolerated sites a) Number of sites: b) Number of caravans/ movable dwellings:	a) 4 b) 9	n/a Planning policy for traveller sites

Five-Year Land Supply

4.25 Based on the Regional Spatial Strategy 8,300 dwellings are required for Mid Suffolk between 2001 and 2021. The average rate of 415 per year has been used to project requirements beyond 2021.

4.26 The Mid Suffolk Core Strategy, adopted September 2008, makes provision for 7,268 dwellings between 2007 and 2025 and identifies broad locations.

4.27 The housing supply situation as at April 2012 was:

Houses completed April 2007 – March 2012:	1,905
Houses required for 15 years 2012 to 2027: $7,268^1 + 415^2 + 415^3 - 1,905^4 =$ (divide 6,193 by 15: average = 413 / year)	6,193
5 Years supply = $413 \times 5 = 2,065$	2,065
+5% buffer as per NPPF Para 47 = 103	2,065 + 103 = Total
	2,168

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

Outstanding planning permissions 31 March 2012 (not started or u/c)	1,653
Remaining Mid Suffolk Local Plan housing allocation:	145
Unallocated brown field sites, estimated potential over 5 year period:	<u>500</u>
Total	2,298

4.28 The total of 2,323 would represent 5.6 years housing supply, based on the outstanding requirement of 413 per year or 5.3 years based on the plus 5% requirement at 433 per year.

Mid Suffolk's Housing Trajectory

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

¹ Core Strategy provision from 2007 to 2025

² project requirement for 2025/26

³ project requirement for 2026/27

⁴ Houses completed April 2007 to March 2012 (see

Table 4)

as backwards, they can help indicate at an early stage whether any steps need to be taken to ensure planned requirements are met. Trajectories also provide a means of further exploring and understanding the various components of past and future housing supply.

4.30 Housing trajectories are not intended to produce perfect forecasts of the future, nor necessarily absolute answers regarding the past and present.

However, we would expect them to allow intelligent questions to be asked and answered; thereby providing as good an understanding as possible of the prospects for delivery and/or the reasons for any under-delivery.

4.31 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 2026. This shows that the total provision of additional dwellings in Mid Suffolk has fluctuated considerably.

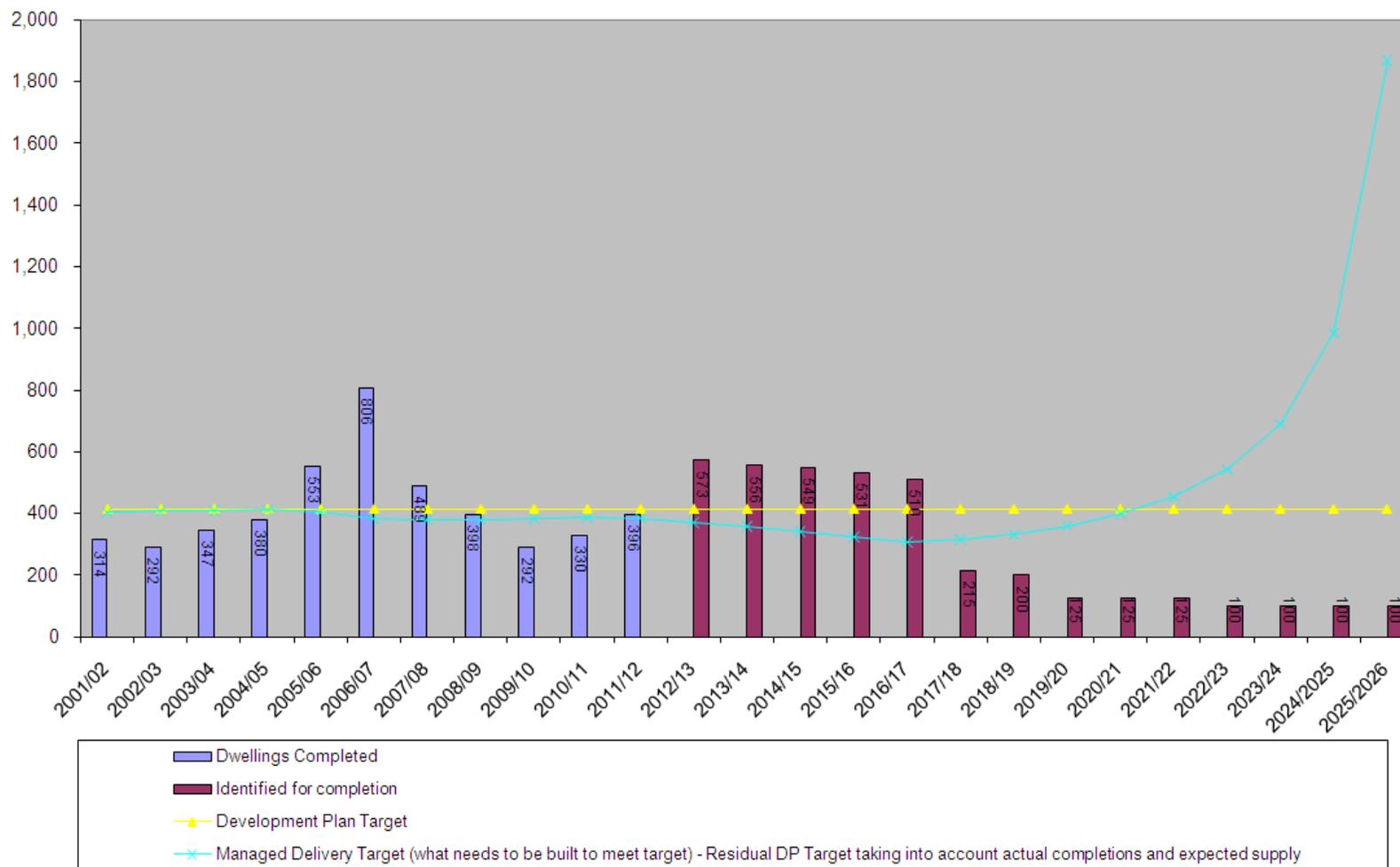
4.32 The Core Strategy (2008) sets a local target of 415 dwellings per annum in the District. The total completions for Mid Suffolk during 2001 - 2011, projected identified completions and the sum of new allocations, windfalls and commitments are shown in Figure 6, page 38 which updates the trajectory shown in the Core Strategy (2008).

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

- The outstanding planning consents at the end of 2011/12 monitoring year will be completed within 6 years, with the majority completing in the first 3 years. This allows for the statutory 3 year period but also allowing for a planning application to be renewed at least once and the potential for some commenced schemes to not be completed until outside of the 3 year period for whatever reason.
- Strategic Housing Land Availability Assessment (SHLAA).
- Draft Stowmarket Area Action Plan Allocations.
- Projected major sites have been calculated but they are subject to change.

4.34 The managed delivery target for each year, which takes into account the number of dwellings already completed and forecast over a 15 year period, is meeting the annual target of 415 (the Council adopted the original RSS targets in 2010 after the intention to remove the Regional Spatial Strategies by the Government) until 2021 the managed delivery target line climbs above the Development Plan Target, indicating that new sites will have to be brought forward to meet the target set by the RSS. At the end of the time period it is less easy to estimate housing completion rates.

Figure 6: Housing Trajectory 2001-2026



5 Monitoring Indicators - Economic Growth

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

5.2 However, as part of the current structural reorganisation, officers from various teams are working together to pool with knowledge and resources on economic and employment growth objectives. One potential output of this exercise could be an 'Employment Floorspace / Jobs Trajectory' which can be updated on an annual basis. We hope to be able to report in more detail on this project in next year's AMR's.

Employment Land

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

Table 10: Business Development

Indicator	Response	Local Plan/ Core Strategy Policy
BD1a (1a) - Amount of land developed for employment by type. To show the amount and type of completed employment floorspace (gross and net).	B1, B2, B8 including unknown B Class completions: 8,399 square metres (gross) resulting in 8,337 square metres net (See table 5 below).	CS11 (to be replaced by CSFR Policy FC3)

BD1b (1b) - Amount of land developed for employment by type, in employment or regeneration areas. To show the amount and type of completed employment floorspace (gross and net).	No land is recorded as being completed on allocated employment sites between 1st April 2011 and 31st March 2012.	CS11 (to be replaced by CSFR Policy FC3), E5, E9, E10, E11.
BD2 (1c) - Total Amount of employment floorspace on previously developed land – by type. To show the amount and type of completed employment floorspace gross) coming forward on previously developed land (PDL).	442 sqm or 5% of the 8,399 sqm land developed for employment is on Previously Developed Land.	E2, E5, E6, E7
BD3 (1d) - Employment land available – by type. To show the amount and type of employment land available.	Total amount of land available for employment use is 70.39 hectares , representing 21.37 ha on the vacant parts of the allocated employment sites in the Council's Local Plan (1998), and a further 49.02 ha from extant planning permissions. [*See explanatory note below]	E2
BD4 - Total amount of floorspace for 'town centre uses'. To show the amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.	No new return from last AMR	

*** Note 1:** The amount of employment land available in Table 10: **Business**

Development Table 10 above may seem to be excessively high but results from a recording issue common in rural areas where an application for a development in the corner of a field records the entire field as its land area. This is particularly the case where the floor area relates to a manufacturing process that is based on an agricultural use that occupies the rest of the field (e.g. Free range poultry with sheds and egg packing plant). Similar issues relate to outdoor storage of bulky products ancillary to production processes.

It should also be noted that land on allocated sites may not be fully available to developers because of landownership issues. The CSFR shows that only 14.7 ha of the 21.37 ha of land on allocated sites is fully available to developers.

5.4 The tables below detail the commitments, commencements and completions of employment land between 1st April 2011 and 31st March 2012.

Table 11: Commitments employment floorspace

	B1	B2	B8	B1-B8 unknown	Total	Brownfield	Greenfield
Number of Permissions	18	22	13	0	53	32	21
NET gain in Floorspace sqm	4,087	14,150	7,835	0	24,473	11,926	12,547
% Floorspace on PDL	67.6	57.4	13.4	0	-	48.7	51.3

Table 12: Commencements employment floorspace

	B1	B2	B8	B1-B8 unknown	Total	Brownfield	Greenfield
Number of Sites	11	8	4	1	24	14	10
NET gain in Floorspace sqm	1265	2019	1772	3440	8496	7989	507
% Floorspace on PDL	92%	100%	40%	100%	94%	94%	6%

Table 13: Completions employment floorspace

	B1	B2	B8	B1-B8 unknown	Total	Brownfield	Greenfield
Number of Sites	4	3	1	-	8	4	4
NET gain in Floorspace sqm	418	7759	160	0	8337	1104	19046
% Floorspace on PDL	53%	0	100%	-	5%	5%	95%

Table 14: New commitments and total completions

Number of Permissions	B1	B2	B8	B1-B8 unknown	Total Commitments	Total Completions
April 2008	5	14	5	5 mix use	18	N/K
April 2009	0	20	5	4	29	9
April 2010	17	9	5	0	19	18
April 2011	10	10	2	0	22	10
April 2012	14	20	9	0	43	8
Running Total	46	73	26	4	131	45

Net Gain in Floorspace m ²	B1	B2	B8	B1-B8 unknown	Total Commitments	Total Completions
April 2008	1670	5551	4575	0	11796	2157
April 2009	1197	43186	4325	5313	54023	6033
April 2010	1964	5505	-66	0	7403	11318
April 2011	1217	2828	7670	0	11715	20150
April 2012	1265	2019	1772	3440	8496	8337
Running Totals	7,313	59,089	48,276	8,755	93,433	47,995

% Floorspace on PDL	B1	B2	B8	B1-B8 unknown	Total Commitments	Total Completions
April '08	54%	44%	74%	0%	60%	100%
April '09	43%	24%	62%	0%	25%	100%
April '10	55%	19%	negative	0%	24%	88%
April '11	93%	14%**	100%	0%	24%	5%
April '12***	67.6	57.4	13.4	0	-	5%

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

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

Employment Land Study (ELS)

5.5 The intention to review the Mid Suffolk ELS in 2012 has been revised because much of the function is been taken up through cross border work relating to the Ipswich Policy Area, Haven Gateway Partnership and the A14 sites study. This new approach will form part of all the Ipswich Policy Area Authorities requirements under the new Duty to Cooperate in the Localism Act.

Retail Monitoring

5.6 Mid Suffolk's Retail study monitors the retail development in Mid Suffolk's main town centres of Stowmarket, Needham Market, Eye and Debenham. Stowmarket is identified as a "Town" functioning as an important service centre providing a range of facilities and services. Needham Market, Debenham and Eye also offer similar important services as Stowmarket, but for a more local level and are classified as "District Centres" with identified principal shopping areas. The most recent retail study from 2011 recorded 87 A1 shops in Stowmarket, which compared to 89 in 2010.

5.7 There were some significant changes in floorspace uses during the period of this AMR. In Stowmarket a Morrison's supermarket with over 3000 square meters A1 (Oct 2011) and a new Wetherspoon pub with 622 sqm A3/A4 (January 2012) opened , whilst there were some shop closures noted in Needham Market.

5.8 The Stowmarket Area Action Plan proposes changes to the primary and secondary shopping frontage areas in the town and if the SAAP is adopted this will feature in subsequent AMR's.

Local Services and Facilities

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

Losses and Gains in Village Services and Facilities

No losses identified during the monitoring period.

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

6 Environmental and Sustainability Objectives

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

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

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

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

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

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

7 Policy Observation

7.1 Existing Policies – Background

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

7.2 Frequency of use

A number of policies are used much less, if at all, and some of the policies have not been saved by the Secretary of State from the 27th September 2007. In most cases these policies are covered by other policies, national guidance and/ or circulars. For example H4 - Provision for affordable housing in larger schemes

and H5 - Affordable Housing in the countryside are covered by Altered Policy H4 and H5 in the adopted Local Plan Alteration July 2006, T3 – Traffic management is now covered by the County Local Transport Plan, and GP3 Taking account of people with disabilities is now covered by Building Regulations. Only planning policies that the Secretary of State has agreed to 'save' and extend beyond the 27th September 2007 deadline, (in accordance with the Planning and Compulsory Purchase Act 2004) will remain applicable as a material consideration when determining planning applications.

Table 15: Local Plan (1998) Policies not saved

Policy not saved	Replaced/covered by
GP3 Taking account of people with	Building regulations
HB11 Relocation of uses to secure environmental benefit	Social Infrastructure Open Space, Sport and Recreation SPD
HB12 Positive action within conservation areas	PPG15, PPS1 NPPF
HB15 Positive action to learn from archaeological remains	PPS9 NPPF
H1 Structure Plan housing requirements	Replaced by Regional Spatial Strategy 14
H4 Provision for affordable housing in larger schemes	Altered Policy H4 in the adopted Local Plan Alteration July 2006
H5 Affordable housing in the countryside	Altered Policy H5 in the adopted Local Plan Alteration July 2006
H12 Gypsy sites	Circular 01/06
CL7 Green lanes	Not designated
T3 Traffic management	Local transport plan

Please note: There are also some Local Plan (1998) proposals that are not saved.

Core Strategy Policies

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

Table 16 Core Strategy Policies - Frequency of use

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

Mid Suffolk's Local Plan (1998) Policies

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

breakdown at 10.912 approvals and 827 refusals and means that 93% of applications have been granted, which is above the national statistics in that the proportion of applications granted was 88 per cent (CLG 2012).

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

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

Table 17: Mid Suffolk's Local Plan Policies - Frequency of use

Policy		2010/11		2011/12	
		Granted	Refused	Granted	Refused
CL11	Retaining High quality Agricultural Land	8	0	18	1
CL12	Effect of severance on existing farms	2	0	8	1
CL13	Siting and design of agricultural buildings	19	1	29	5
CL14	Use of materials for agricultural buildings and structures	18	0	22	1
CL15	Livestock buildings and related development	8	1	13	3
CL16	Central Grain stores, feed mills and other bulk storage	7	0	3	0
CL17	Principles for farm diversification	3	0	7	0
CL18	Change of Use for agricultural and other rural buildings to non-residential uses	3	2	6	3
CL19	Farm Shops	2	0	1	0
CL2	Development within special landscape areas	10	6	27	3
CL20	Garden Centres	2	0	1	0
CL21	Facilities for horse riding	16	2	19	1
Policy		2010/11		2011/12	
		Granted	Refused	Granted	Refused
CL22	Advertisements in a countryside setting	nr	nr	nr	nr
CL24	Wind Turbines in the countryside	3	0	14	3
CL5	Protecting existing woodland	43	1	27	2
CL6	Tree preservation orders	77	3	83	3
CL8	Protecting wildlife habitats	293	10	284	17
CL9	Recognised wildlife areas	6	1	8	0
E10	New Industrial and commercial development in the countryside	12	5	23	1
E11	Re-use and adaption of agricultural and other rural buildings	7	4	7	2
E12	General principles for location, design and layout	24	2	24	2
E2	Industrial uses on allocated sites	2	0	4	0
E3	Warehousing, storage, distribution and haulage depots	3	0	6	0
E4	Protecting existing industrial/business areas for employment generating uses	7	4	8	1
E5	Change of Use within existing industrial/commercial areas	3	1	7	1
E6	Retention of use within existing industrial/commercial areas	6	4	10	0
E7	Non-conforming industrial uses	2	2	3	0
E8	Extensions to industrial and commercial premises	23	2	31	0
E9	Location of new businesses	6	1	10	0
GP1	Design And Layout Of Development	1,188	101	1,270	89
GP2	Development briefs	nr	nr	nr	nr
GP3	Taking account of people with disabilities	nr	nr	nr	nr
GP4	Energy and Resource Conservation	1	0		
H1	Structure Plan housing requirements			3	0
H10	Dwellings for key agricultural workers	5	3	17	4
H11	Residential caravans and other mobile homes	4	1	5	2
H13	Design and layout of housing development	82	21	77	16
H14	A range of house types to meet different	8	0	3	1

	accommodation needs				
H15	Development to reflect local characteristics	87	14	83	10
H16	Protecting existing residential amenity	573	46	524	38
H17	Keeping residential development away from pollution	278	16	233	6
H18	Extensions To Existing Dwellings	392	46	406	22
H19	Accommodation for special family needs	14	3	30	0
H2	Housing development in towns	9	1	9	1
H3	Housing development in villages	47	10	52	5
H4	Provision for affordable housing in larger schemes	11	2	9	5
H5	Affordable housing in the countryside	1	0	1	0
H7	Restricting housing dev unrelated to needs of countryside	18	9	21	6
H8	Replacement dwellings in the countryside	8	0	11	1
H9	Conversion of rural buildings to dwellings	33	8	29	2
HB1	Protection of historic buildings	523	55	604	39
Policy		2010/11		2011/12	
		Granted	Refused	Granted	Refused
HB10	Advertisements in conservation areas	2	2	2	4
HB12	Positive action within conservation areas	nr	nr	nr	nr
HB13	Protecting ancient monuments	147	7	182	12
HB14	Ensuring archaeological remains are not destroyed	11	2	15	0
HB15	Positive action to learn from archaeological remains				
HB2	Demolition of listed buildings	9	0	11	3
HB3	Conversions and alterations to historic buildings	223	31	235	14
HB4	Extensions to listed buildings	88	22	108	9
HB6	Securing the repair of listed buildings	3	0	1	0
HB7	Protecting gardens and parkland of historic interest	3	0	2	0
HB8	Safeguarding the character of conservation areas	203	18	238	26
HB9	Controlling demolition in conservation areas	90	7	105	13
NOPOL	No Policy included on decision/consent	nr	nr	nr	nr
NOTES	LDF comments / notes	nr	nr	nr	nr
RT1	Sports and recreation facilities for local communities	nr	nr	nr	nr
RT10	Golf Courses			3	0
RT11	Facilities for informal countryside recreation	nr	nr	2	0
RT12	Footpaths and bridleways	165	4	189	10
RT13	Water based recreation	nr	nr	1	0
RT14	Art in public places			1	0
RT15	Safeguarding Arts and Entertainments venues	1	0	1	0
RT16	Tourism facilities and visitor attractions	8	2	9	1
RT17	Serviced tourist accommodation	12	0	13	5
RT18	Touring caravan and camping sites	0	0	2	1
RT19	Static caravans and holiday chalets	6	0	8	0

RT2	Loss of existing sport and recreation facilities	nr	nr	2	0
RT3	Protecting recreational open space	1	0	2	0
RT4	Amenity open space and play areas within residential develop	5	0	1	0
RT5	Recreational facilities as part of other development			1	0
RT6	Sport and recreational facilities in the countryside	4	0	11	1
RT7	Noisy sports	nr	nr	nr	nr
S4	Avoiding the loss of residential accommodation	2	0	1	0
S5	Living accommodation above shops and other commercial premises	nr	nr	2	1
S6	Provision of office accommodation			1	0
S7	Provision of local shops	3	0	2	0
S8	Shop front design	2	0	4	0
S9	Retaining traditional shop fronts	0	0	4	0
Policy		2010/11		2011/12	
		Granted	Refused	Granted	Refused
S10	Convenience goods stores	1	0	1	0
S11	Retail Warehouse	2	0	1	0
S12	Retailing on industrial estates and commercial sites	1	0	2	0
S13	Ancillary retail uses	nr	nr	2	0
SB2	Development appropriate to its setting	316	47	292	30
SB3	Retaining visually important open spaces	25	2	25	3
SC1	Programming of infrastructure	nr	nr	0	0
SC10	Siting of local community health services	nr	nr	2	0
SC2	Septic tanks	2	0	1	0
SC3	Small sewage treatment plants	4	0	3	0
SC4	Protection of ground water supplies	31	4	39	4
SC5	Areas at risk of flooding	0	0	nr	nr
SC6	Recycling centres	1	0	1	0
SC7	Siting of telecommunications equipment	nr	nr	1	0
SC8	Siting of new school buildings	nr	nr	3	0
SC9	Conversion of premises to residential homes	nr	nr	nr	nr
SDA1	Programmed B1115 Relief Road	1	0	5	0
SDA2	Additional sources of funding for B1115 Relief Road	7	1	4	0
SDA3	Comprehensive development within the SDA	9	1	6	1
SDA4	Sustainable development	9	1	6	0
SDA6	Employment land	8	1	5	0
SDA7	Local shopping facilities	7	1	3	0
SDA8	Principle issues to be included in SDA obligations	8	1	5	0
SPGS	SPGS Village Shops and Post Offices	0	1	3	0
SPD OSS	Social Infrastructure including Open Space, Sport and	6	1	5	1

	Recreation.				
T1	Environmental impact of major road schemes	0	0	nr	nr
T10	Highway considerations in development	200	16	280	18
T11	Facilities for pedestrians and cyclists	3	0	1	0
T12	Designing for people with disabilities	2	0	3	0
T13	Design standards	2	0	1	0
T2	Minor highway improvements	1	0	1	0
T4	Planning obligations and Highway infrastructure	2	0	2	0
T5	Financial contributions to B1115 relief road	4	0	1	0
T6	Petrol filling stations and other road side services	1	0	2	0
T7	Provision of public car parking	2	0	0	0
T8	Lorry parking in towns	0	0	nr	nr
T9	Parking standards	36	4	39	3

8 Duty to Co-operate

As per the Town and Country Planning (Local Planning) (England) Regulations 2012

- Part 8 Section paragraph (6) where a local planning authority have cooperated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

The duty to cooperate applies to plans submitted after 15 November 2011 and so applies to the Mid Suffolk Core Strategy Focused Review, submitted in March 2012.

It does not apply to the Stowmarket Area Action Plan, which was submitted in November 2010. However, Mid Suffolk has always worked with its partners and consulted, and therefore can demonstrate co-operation.

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

Strategy Focused Review. This can be found on the Council's web page:

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

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

9 Summary and conclusion

LDS

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

9.2 A draft 'Interim Update to the Local Development Scheme' was published in December 2011 - focussing on the timetable for the delivery of the Core Strategy Focused Review and Stowmarket Area Action Plan. Notwithstanding this, there is still a need for a more thorough update, not just to revisit the DPD timetable but also to reflect the new joint working opportunities that exist with Babergh District Council.

Housing

9.3 Net Completions for the year 2011/12 remain consistent with previous years and house prices going up after a low in the first quarter of 2012, indicating a slow recovery from the economic downturn.

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

9.5 Affordable housing accounted for only 17% in 2011/12. Compared to 40% in 2009, 30% in 2010 and 24% in 2011 this represents a continuous trend.

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

Economic Growth

9.7 There were some significant changes in floorspace uses during the period of this AMR in Stowmarket and Needham Market. To update the last Retail

Monitoring Report 2011 town centre retail surveys for Mid Suffolk's main service centres Stowmarket, Needham Market, Eye and Debenham still have to be carried out.

9.8 11.6 Hectares of employment land were delivered during this monitoring period. A further 9.0 hectares are under construction and 20 hectares are newly committed for future development. As explained in Note 1 in section 5.3 above, these comparatively large areas of land are in part explained by anomalies in monitoring recording procedures.

Approximately 21 hectares of employment land allocated in the 1998 Adopted Local Plan remains undeveloped of which about 14 ha is potentially available to developers and of this 10.9ha is land at Cedars Park in Stowmarket. The Council is seeking to help bring this land forward through a development brief process involving all interested parties as described in the submission Stowmarket Area Action Plan (AAP).

The Council is actively engaged in seeking to facilitate integrated employment growth at Mill Lane Stowmarket through a review of the Core Strategy and the Stowmarket AAP process. We are also engaged in an ongoing process to help realise the potential at Eye airfield through a masterplan/ development brief process.

Environmental and sustainability objectives

9.9 While Environmental and sustainability indicators are not detailed in this report, many of the environmental indicators previously reported on through our

AMR's can still be accessed via the relevant external agency websites.

Furthermore we will look at identifying relevant and measurable outcomes with a view to reporting on these in future AMR's.

Actions to be taken

- Adopt revised Local Development Scheme (2011-13).
- Continue with the production of the Core Strategy Focused Review, Stowmarket Area Action Plan and other LDF documents.
- Continue to monitor the economy, housing completions and related factors in order to assess the impacts of the economic downturn and identify any signs of a recovery.
- Continue to develop and review local monitoring indicators / targets and to keep improving the policy monitoring system. As part of this, the Council needs to ensure that monitoring work is targeted properly at meaningful indicators and measures that provide real benefit to it and others.
- Ensure clear links between the monitoring work for the future versions of the AMR and the requirements of DPDs, Sustainability Appraisals / Strategic Environmental Assessments and the Habitats Directive.
- Take forward the SAAP Infrastructure Delivery Plan through to Community Infrastructure Levy (CIL).
- Work with Babergh District Council and possibly other Suffolk local authorities to develop this.

9.10 The above actions will be driven increasingly by joint work and co-ordinated approaches with Babergh District Council, with the integration of the two staff structures to take place ready for the 2012-13 year.

Backgrounds documents

Housing Land Availability Report 2012

Five Years Supply of Housing Land, 2012-2017

These can be viewed under <http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/annual-monitoring-report/>

For further information please contact:

The Planning Policy Team

Mid Suffolk District Council

131 High Street

Needham Market

Ipswich

IP6 8DL

Tel: (01449) 724843

Email: planningpolicy@midsuffolk.gov.uk