

Babergh and Mid Suffolk Joint Annual Monitoring Report 2018- 2019

SEPTEMBER 2019



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Key Headlines from the 2018 - 2019 Annual Monitoring Report

The latest version of the Joint Local Development Scheme was published in July 2018 for both Babergh and Mid Suffolk Council's Joint Local Plan production.

579 new dwellings were built in Babergh District last year, which represents 138% of the current annual target (420 dwellings) set by the national standard methodology.

690 new dwellings were built in Mid Suffolk District last year, which represents 124% of the annual target set (556 dwellings) by the national standard methodology.

A total of 1,269 dwellings were built across both districts during the monitoring year 2018/19.

Babergh Total Outstanding Planning Permissions (as at 01/04/19) = 4,513 dwellings
Mid Suffolk Total Outstanding Planning Permissions (as at 01/04/19) = 6,555 dwellings

The 5 year housing land supply position is now published separately to Annual Monitoring Report and is available on the Council's websites at:

- <https://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>
- <https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>

SECTION 1: INTRODUCTION

- 1.1 This Joint Annual Monitoring Report provides information on the key areas where Planning has a role in the two Districts of Babergh and Mid Suffolk and covers the period from 1st April 2018 to 31st March 2019. All the information reported is the most up-to-date available at the time of publication.
- 1.2 The objectives of the Joint Annual Monitoring Report are to:
- Report on Key Indicators e.g. housing completions, demographics etc. (this is what we measure to see how well we are performing) and the progress made towards delivery against the targets set out in Local Plan documents.
 - Report on the progress made in producing the key Joint Local Plan (JLP) documents against the Joint Babergh and Mid Suffolk Local Development Scheme (LDS).
 - Report on the use and implementation of adopted Local Plans and Saved Policies
 - Report on any financial receipts obtained via implementation of the Community Infrastructure Levy (CIL).
 - Where a Local Planning Authority has co-operated with another such Council or a County Council, or a body or person under section 33A of the Planning and Compulsory Purchase Act 2004, our Monitoring Report must give details of what action they have taken.

SECTION 2: A BRIEF OVERVIEW OF BOTH DISTRICTS

2.1 Babergh District Council and Mid Suffolk District Council (BMSDC) are predominantly rural districts covering the centre of Suffolk, running from the boundary with Essex in the south to the boundary with Norfolk in the north.

	Babergh (BDC)	Mid Suffolk (MSDC)
Area (approximately)	230 square miles (596 km ²)	335 square miles (858 km ²)
Population and households (approximately)	91,400 people / 37,500 households (ONS 2016)	102,500 people / 40,300 households (ONS 2016)
Main centres of population	Sudbury/Great Cornard, Hadleigh, Pinewood (Ipswich fringe)	Stowmarket, Needham Market and Eye
Heritage assets	Approx. 3,000 Listed Buildings, 29 Conservation Areas, 34 Scheduled Ancient Monuments, 5 registered Historic Parks & Gardens	Approx. 3,500 listed buildings, 31 Conservation Areas, 35 Scheduled Ancient Monuments, 2 registered Historic Parks & Gardens
Landscape	Babergh is characterised by ancient rolling farmlands and plateau lands with pockets of unique landscape characteristics, such as an area of plateau estate farmland. 2 Area of Outstanding Natural Beauty designations: i) Suffolk Coast & Heaths and ii) Dedham Vale	Mid Suffolk District is predominantly characterised by undulating plateau claylands dissected by rolling river valleys.

2.2 The Districts have similar demography with fewer younger people and an increasing proportion of aging population. Both Districts have an aging population, and this trend is expected to continue over the next 10 years.

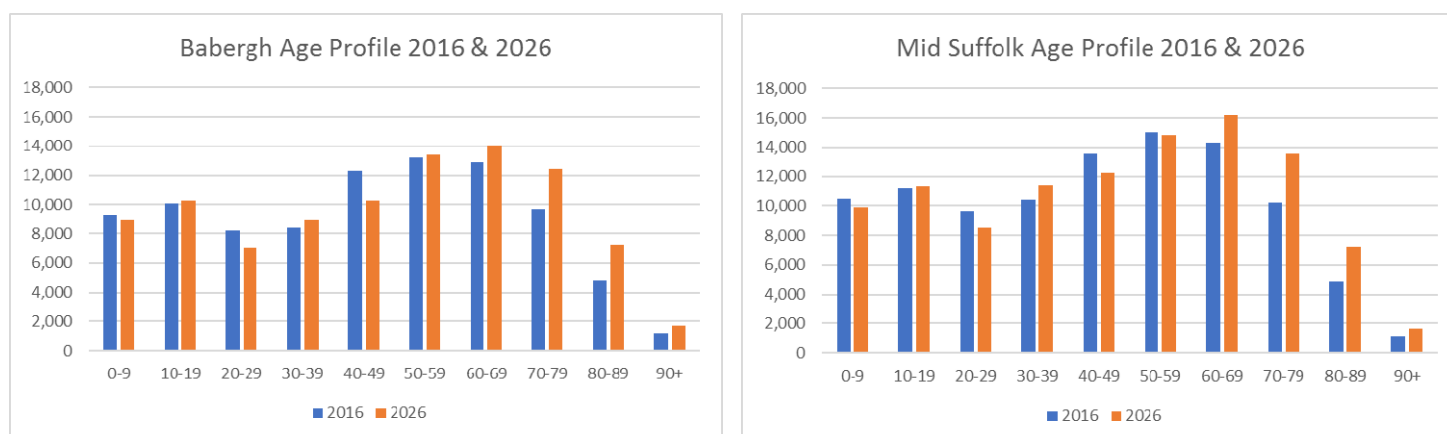


Figure 1: Age Profile of Babergh (left) and Mid Suffolk (right) Population (ONS Population projections, 2018)

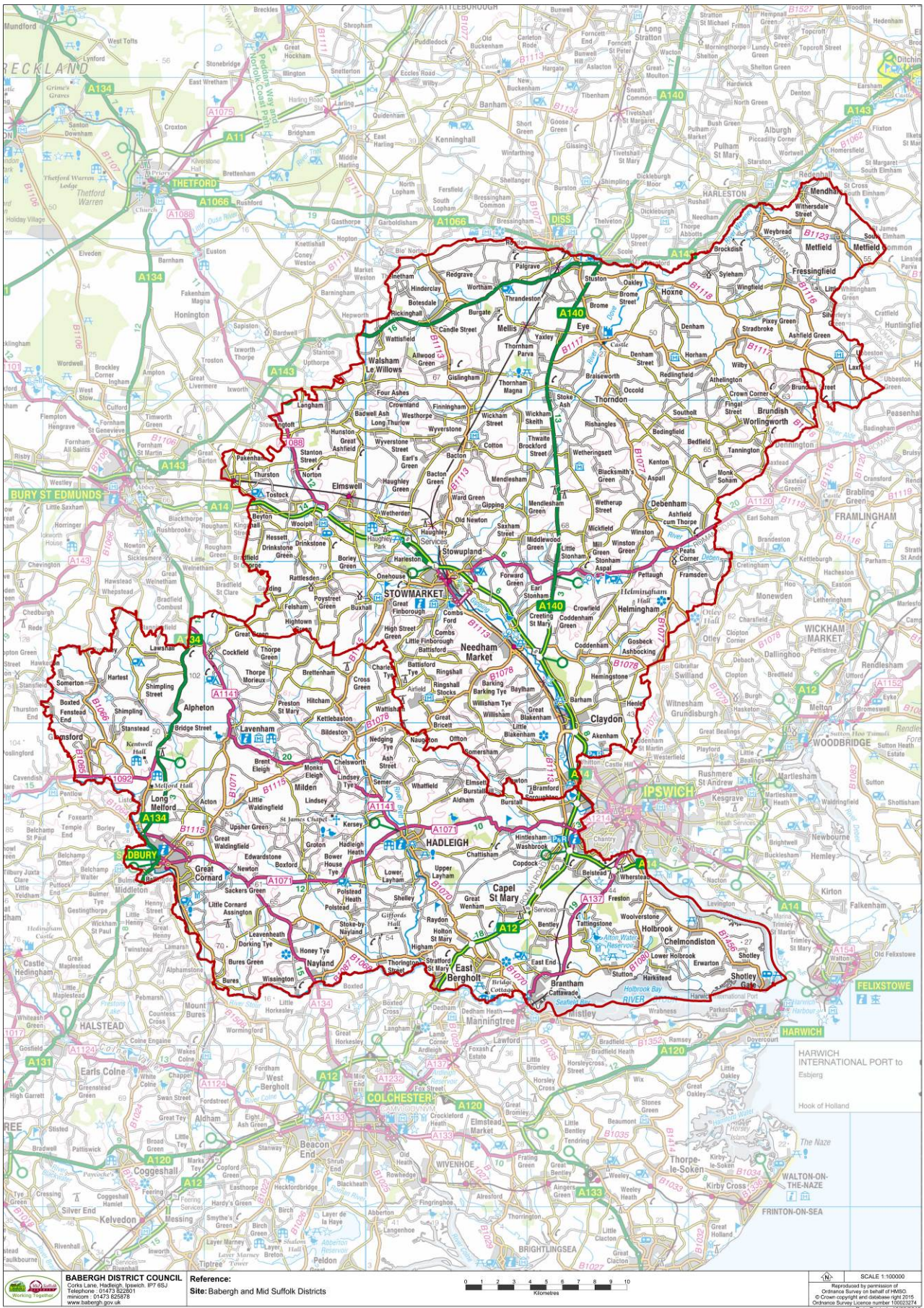


Figure 2: District map of Babergh and Mid Suffolk

SECTION 3: DEVELOPMENT PLANS PREPARATION PROGRAMME

JOINT BABERGH AND MID SUFFOLK LOCAL DEVELOPMENT SCHEME

- 3.1 All Local Planning Authorities are required to prepare a Local Development Scheme (LDS), which is the timetable for producing and adopting the planning documents that will make up the Local Plan. It identifies what documents are to be produced and the key milestones, including public consultation, for their production. All Council planning documents can be viewed on the Council websites.

The current LDS was adopted in July 2018. A review to the LDS is expected to be undertaken following the conclusion of the Babergh and Mid Suffolk Joint Local Plan – Preferred Options consultation (July to Sept 2019).

- 3.2 The current adopted Joint Local Development Scheme document can be found on the Babergh and Mid Suffolk District Councils website links below:

<https://www.babergh.gov.uk/planning/planning-policy/new-joint-local-plan/local-development-scheme/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/local-development-scheme/>

- 3.3 Progress of the Joint Local Plan for both District Councils is monitored and reported annually in the joint Annual Monitoring Report.

- 3.4 Table 1 below shows the current adopted Planning Policy documents produced by Babergh & Mid-Suffolk District Councils. Both districts have strategic planning coverage with adopted Core Strategy documents. Work is now underway to deliver the milestones for the new Babergh and Mid Suffolk Joint Local Plan. The full suite of adopted planning policy documents (including a live list of remaining Saved Policies) is published by Babergh and Mid Suffolk Councils on the respective website links below:

<https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

Document Title	LDS target milestone	actual / expected milestone	comments
CORE PLANNING POLICY DOCUMENTS			
BMSDC Joint Local Plan – Preferred Options document (Regulation 18 Consultation)	December 2018	July 2019	Consultation delayed pending processing of significant volume of previous round consultation responses + publication of draft revised NPPF. A new Joint LDS timetable to be agreed at the end of this consultation in Sept 2019.
BMSDC Joint Statement of Community Involvement (SCI): Planning Matters	n/a	February 2019	Adopted.
BMSDC Joint Local Development Scheme – July 2018	n/a	July 2018	Adopted document. A review to the Joint LDS is expected after Sept 2019.
BMSDC Joint Local Plan (Regulation 18 consultation)	Summer 2017	August 2017	Consultation undertaken between 21st August 2017 and 10 th November 2017.
BDC Core Strategy & Policies Development Plan Document (DPD)	n/a	February 2014	Adopted.
MSDC Stowmarket Area Action Plan (SAAP)	n/a	February 2013	Adopted.
MSDC Core Strategy Focussed Review (DPD)	n/a	December 2012	Adopted. Reviewed 2008 Core Strategy.
MSDC Core Strategy DPD	n/a	September 2008	Adopted.
BDC Local Plan (2006) Saved Policies	n/a	2006	See current live list of BDC Saved Policies on website.
MSDC Local Plan (1998) Saved Policies	n/a	1999	See current live list of MSDC Saved Policies on website.
FORMALLY ADOPTED SUPPLEMENTARY PLANNING DOCUMENTS AND GUIDANCE			
MSDC Edgecomb Park, Stowmarket Development Brief SPD	n/a	October 2014	Adopted.
BDC Rural Development & Core Strategy Policy CS11 SPD	n/a	August 2014	Adopted.
MSDC Mill Lane, Stowmarket (The Proposed Stowmarket Business and Enterprise Park) Development Brief SPD	n/a	March 2014	Adopted.
MSDC Chilton Leys [Stowmarket] Development Brief SPD	n/a	December 2013	Adopted.
BDC Affordable Housing SPD	n/a	February 2013	Adopted.
BDC Babergh Open Space, Sport & Recreation Strategy SPD	n/a	September 2010	Adopted.
BDC Hamilton Road Quarter, Sudbury SPD	n/a	February 2010	Adopted.
BDC Safeguarding Employment Land SPD	n/a	March 2008	Adopted.
MSDC Social Infrastructure Including Open Space, Sport & Recreation SPD	n/a	October 2006	

Document Title	LDS target milestone	actual / expected milestone	comments
ENDORSED OTHER SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS			
MSDC Ashes Farm Statement Development Brief & Delivery Framework	n/a	November 2016	
MSDC Land South of Union Road Development Brief	n/a	April 2016	
Suffolk County Council Parking Standards SPG	n/a	November 2015	Second edition, revised from original November 2014 document.
MSDC Eye Airfield Planning Position Statement	n/a	November 2013	
MSDC Eye Airfield Development Framework	n/a	February 2013	
MSDC Retention of Shops, Post Offices and Public Houses in Villages SPG	n/a	February 2004	
MSDC A cycling strategy for Mid Suffolk SPG	n/a	July 1999	

Figure 3: BMSDC Adopted Planning Documents and Key Milestones

PROGRESS ON THE BMSDC JOINT LOCAL PLAN

3.5 The Councils are undertaking a thorough review of its adopted policies and allocations which will result in a new Joint Local Plan to guide development across in Babergh and Mid Suffolk. The new Joint Local Plan will cover the period up to 2036 (broadly aligned with other Local Authorities Local Plan production in the Ipswich Housing Market Area).

Regulation 18 Joint Local Plan consultation

3.6 In August – November 2017 the Councils consulted on the Babergh and Mid Suffolk Joint Local Plan – Consultation Document, in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Approximately 14,000 representations were received (excluding petitions).

3.7 During the same period the Councils carried out a further ‘Call for Sites’ process inviting developers, land owners and other interested parties to submit any additional potential development sites for consideration in the Strategic Housing and Employment Land Availability Assessment (SHELAA).

3.8 The current LDS (July 2018) indicates a milestone for Joint Local Plan Preferred Options consultation in December 2018. This stage was deferred due to pending processing of significant volume of previous round consultation responses and publication of the draft revised National Planning Policy Framework. Consultation on the Joint Local Plan Preferred Options began in July 2019.

Regulation 19 Joint Local Plan consultation

- 3.9 The current LDS (July 2018) indicates a milestone for Joint Local Plan Pre-Submission consultation (Regulation 19) in April 2019. This stage was deferred until the completion of the preceding Preferred Options consultation. A new LDS document is to be produced following completion of the Joint Local Plan Preferred Options consultation.

THE NEW JOINT LOCAL PLAN EVIDENCE BASE

- 3.10 The emerging Joint Local Plan is supported by a significant list of key evidence base documents and is available on the Babergh and Mid Suffolk Council's website at:

<https://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

- 3.11 The table below lists the current and anticipated key evidence base documents underpinning the production of the BMSDC Joint Local Plan, together with their publication dates (where relevant). Please check the website addresses above for the most up to date publications when available.

Document Title	Date
Babergh & Mid Suffolk Joint Local Plan – Transport Modelling	TBC
Suffolk Coast Recreational Avoidance and Mitigation Strategy (RAMS)	TBC
Topic Paper - BMSDC Settlement Hierarchy Review	July 2019
BMSDC Revised Infrastructure Delivery Plan	July 2019
BMSDC Strategic Housing & Economic Land Availability Assessment (SHELAA)	July 2019
BMSDC Plan Viability and CIL review study	June 2019
BMSDC JLP Habitats Regulations Assessment including Appropriate Assessment	June 2019
BMSDC JLP 2016 – 2036 Regulation 18 (Preferred Options) – Sustainability Appraisal Environmental Report	June 2019
Babergh & Mid Suffolk Open Space Assessment	May 2019
Ipswich and Waveney Housing Market Area Strategic Housing Market Assessment (SHMA) Part 2 Partial Update	January 2019
Ipswich Fringe Settlement Sensitivity Assessment	July 2018
BMSDC Heritage & Settlement Sensitivity Assessment	March 2018
Babergh & Mid Suffolk Brownfield Land Register	December 2017
Ipswich Economic Area Sector Needs Assessment	September 2017
BMSDC JLP Sustainability Appraisal	August 2017

Document Title	Date
Babergh & Mid Suffolk Joint Annual Monitoring Report 2016 – 2017	June 2017
Ipswich & Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) – Part 1	May 2017
Ipswich & Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) – Part 2	May 2017
Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA)	May 2017
Babergh & Mid Suffolk Sustainability Appraisal Scoping Report	January 2017
Economic Land Needs Assessment – Ipswich & Waveney Economic Areas	March 2016
Babergh & Mid Suffolk Town Centres & Retail Study	September 2015
Joint Babergh & Mid Suffolk Landscape Character Assessment	August 2015
Babergh & Mid Suffolk Community Infrastructure Levy Viability Study – Report Addendum: Viability Update on Revised Affordable Housing Thresholds	January 2015
Babergh & Mid Suffolk Community Infrastructure Levy Viability Study	April 2014
Mid Suffolk Infrastructure Delivery Plan	April 2014
Babergh Infrastructure Delivery Plan	February 2013

Table 1: Key evidence base for the BMSDC Joint Local Plan

- 3.12 Further key information on data themes such as Census data, demographics, education and skills, the economy, environment and transport can be located on third party data websites such as The Suffolk Observatory or the Neighbourhood Statistics website. For more information visit: <https://www.suffolkobservatory.info/> and <http://www.neighbourhood.statistics.gov.uk/>

NEIGHBOURHOOD DEVELOPMENT PLANS / ORDERS

- 3.13 Neighbourhood Development Plans (NDPs) and Orders (NDOs) provide a means by which local communities can have a say in or manage development within a defined area. During the current AMR period (Apr 18 - Mar 19), Two NDPs were ‘made’ (adopted) and a further Seventeen NDP Areas were designated. See table 2 for more details:

	Babergh	Mid Suffolk
'Made' Plans	-	Debenham (Mar 19) Stradbroke (Mar 19)
New Areas Designated	Aldham (Jun 18) Assington (Jun 18) Bentley (Jul 18) Boxford (Aug 18) Capel St Mary (Apr 18) Copdock & Washbrook (Sept 18) Holbrook (Apr 18) Little Cornard (Aug 18) Newton (Mar 18) Stutton (Oct 18) Whatfield (Jul 18) Woolverstone (Oct 18)	Battisford (Dec 18) Beyton (Mar 19) Drinkstone (Jun 18) Redgrave (Dec 18) Walsham le Willows (Jul 18)

Table 2: Neighbourhood Plans in Babergh and Mid Suffolk in 2018-19.

- 3.14 Including those areas designated prior to April 2018, there are now some forty two NDPs in progress across both districts. For more information please visit: <https://www.babergh.gov.uk/planning/neighbourhood-planning/> or <https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/>
- 3.15 LPAs are required to state in their AMR whether any Local Development Orders have been adopted (under section 61A of the Town & Country Planning Act 1990). None were adopted in Babergh or Mid-Suffolk.
- 3.16 At the time of writing, a total of seven Neighbourhood Plans have been made (adopted) across the Babergh and Mid Suffolk area. These are as follows:
- Stowupland NP (June 2019)
 - Debenham NP (March 2019)
 - Stradbroke NP (March 2019)
 - Lawshall NP (October 2017)
 - Mendlesham NP (March 2017)
 - Lavenham NP (September 2016)
 - East Bergholt NP (September 2016)

COMMUNITY INFRASTRUCTURE LEVY

- 3.17 The Community Infrastructure Levy (CIL) is a prescribed charge for new development to off-set the impacts of additional homes and businesses on infrastructure and facilities such as roads, schools, open space and health centres (infrastructure) and to enable sustainable growth. Section 106 legal agreements will be used alongside CIL to secure on-site infrastructure and items that are not defined as infrastructure, such as affordable housing.

3.18 Babergh District Council and Mid Suffolk District Council have been charging CIL since 11th April 2016. Further information on CIL (including statutory reports) can be found on the Council websites:

<http://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

<http://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/>

3.19 In the 2018/2019 monitoring year, Babergh District Council has made a total of £308,168.66 CIL payments to town and parish councils. Mid Suffolk District Council has made a total of £408,160.99 CIL payments to town and parish councils.

3.20 The Council publishes further statutory CIL receipts and expenditure information, compliant with Regulation 62 of The Community Infrastructure Levy Regulations 2010 on its website. Please see the links below for specific reports:-

<https://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/cil-reporting/>

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/cil-reporting/>

DUTY TO CO-OPERATE

3.21 The duty to cooperate was created in the Localism Act 2011, and places a legal duty on Local Planning Authorities and County Councils to engage constructively on strategic cross boundary matters. Paragraphs 20, 24-27 of the latest National Planning Policy Framework (NPPF) (Feb 2019) set out what Councils should do on this. The NPPF proposes that authorities produce a 'statement of common ground', which documents relevant cross-boundary strategic priorities and providing evidence of joint working. The Councils will be working towards the publication of statement(s) of common ground with relevant partners in accordance with the revised NPPF requirements when adopted.

3.22 In June 2016, both Babergh and Mid Suffolk Councils, as well as Ipswich Borough Council, Suffolk Coastal District Council and Suffolk County Council, signed a Memorandum of Understanding (MoU) committing each authority to joint working on:

- i. resolving the full objectively assessed needs of the area;

- ii. broad locations to accommodate the identified needs of the area;
- iii. implementation of any mitigation measures for Habitats Regulations Assessment;
- iv. infrastructure delivery.

These issues are considered through a number of cross-organisation groups and bodies in operation in Suffolk such as the Ipswich Policy Area Board and Suffolk Planning Officers Group.

- 3.23 Babergh and Mid Suffolk Councils are producing a new Joint Local Plan which is broadly aligned with the production timetables of the new Local Plan documents being produced by the other signatories of the 2016 MoU. Much of the key evidence base documents underpinning the respective Local Plans has been commissioned together so that the approach and data is as consistent as possible.
- 3.24 The iterative process of cooperation is manifested through the formal consultation processes and will include all of the prescribed bodies under the legislation; however there are frequent meetings and discussions outside of those consultation periods in order to ensure that the Duty is met. A Statement of Common Ground (v4 March 2019) between Babergh District Council, Ipswich Borough Council, Mid Suffolk District Council, Suffolk Coastal (now East Suffolk District Council), Suffolk County Council and Natural England has been agreed and published. This is kept under review as Plans and issues emerge or evolve.
- 3.25 The Councils will continue to explore new possibilities for collaboration and cooperation with relevant partners.

SUMMARY AND CONCLUSIONS

- The currently adopted LDS was published in July 2018 for both Babergh and Mid Suffolk Council's Joint Local Plan production. The LDS is scheduled for review following the end of the Joint Local Plan Preferred Options consultation (July-Sept 2019).
- The Councils continue to identify key evidence documents and commission new areas of research to ensure that these remain up-to-date.
- In the 2018/2019 monitoring year, Babergh District Council has made a total of £308,168.66 CIL payments to town and parish councils. Mid Suffolk District Council has made a total of £408,160.99 CIL payments to town and parish councils.
- Both Councils have a programme that supports interested parties in delivering Neighbourhood Plans. At the time of writing, a total of 7 'made' Neighbourhood Plans across Babergh and Mid Suffolk areas.
- Joint working is ongoing across the Suffolk area and beyond in accordance with the Duty to Cooperate and a Statement of Common Ground (v4 March 2019) has been published.

SECTION 4: MONITORING INDICATORS – HOUSING

4.1 Delivery of housing and affordable housing remains a key priority. In this section monitoring data on local housing and the delivery of new (net) housing across both districts during the current and previous AMR years are set out.

LOCAL HOUSING

4.2 House prices across the Eastern region rose steadily from 1996 until the end of 2007. They then declined quite sharply, during a period that coincided with the wider recession, before recovering again since 2010. Over the past few years a steady increase in the local house prices has been recorded in both districts which has implications for housing affordability. Current house prices are shown below:

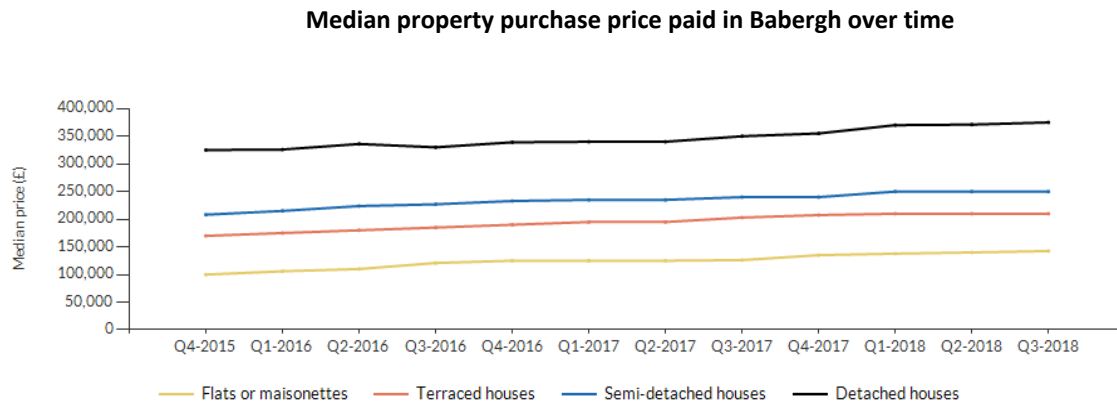


Figure 4: Median (average) house prices of different dwelling types in Babergh from 2015 to 2018 (Suffolk Observatory 2018)

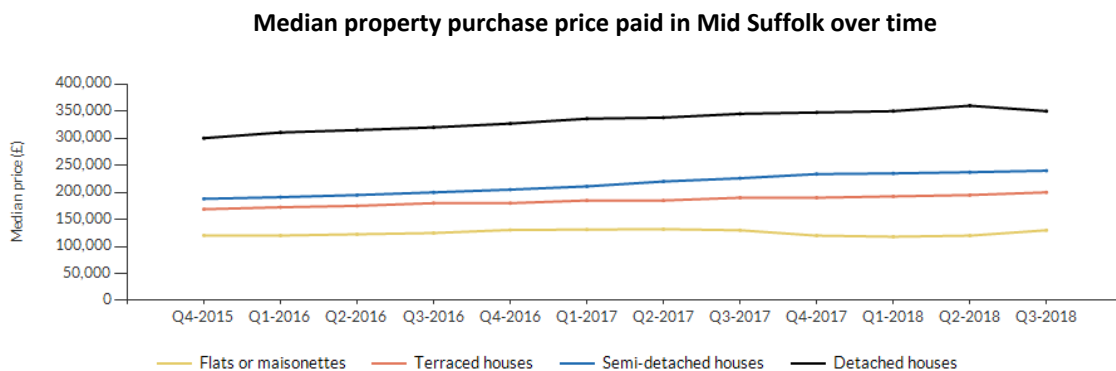


Figure 5: Median (average) house prices of different dwelling types in Mid Suffolk from 2015 to 2018 (Suffolk Observatory 2018)

4.3 Table 3 below indicates the housing affordability ratio across both districts. Generally, the ratio between house prices has been rising, and within the past two years both Councils have an affordability ratio above the average for Suffolk and the East of England.

Area	2013	2014	2015	2016	2017	2018
Babergh	8.91	9.23	9.48	11.26*	10.77	11.39
Mid Suffolk	7.35*	8.02	7.53	8.98	10.20	9.46
Suffolk	7.01	7.20	7.65	8.04	8.69	8.86
East of England	7.43	7.83	8.42	8.96	9.66	9.72

Table 3: Babergh and Mid Suffolk: Ratio of Workplace-based Median House Price to Median Earnings Ratio (Source: ONS Housing Affordability, 2018)

NB: Ratio's marked with a * have been calculated using annualised weekly earnings.

4.4 The Councils seek to ensure a suitable mix of house types and size is available to meet the housing needs of the districts. In terms of house types the table below identified the composition of the housing stock according to the Census 2011.

Type of Dwelling	Number of households (2011)			
	Babergh	%	Mid Suffolk	%
Detached houses	16,231	42	19,908	47
Semi-detached houses	11,476	30	13,676	33
Terraced houses	8,458	21	5,753	14
Flats	2,763	7	2,317	6
Total	38,928	100	41,654	100

Table 4: Type of dwellings and number of households in Babergh and Mid Suffolk (excluding Caravans and other mobile and temporary structures) (2011, Census 2011, KS401EW)

HOUSING GROWTH

4.5 Tables 5 to 17 show the housing figures for both Babergh and Mid Suffolk for the current and previous AMR years. Where data is available, they also show the number / percentage of these that were delivered as affordable homes and, the number / percentage that came forward as windfall development.

BABERGH

- 4.6 The Babergh Core Strategy makes provision for approximately 6,000 new dwellings to be built over the plan period 2011 - 2031. Delivery is anticipated to be phased so that the first five years (2011 - 2016) will see a reduced target level of 220 dwellings built per annum, rising to 325 dwellings per annum in the years that follow.

Babergh					
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2018 / 19	579	69	12%	456	79%
2017 / 18	331	118	36%	221	67%
2016 / 17	226	24	11%	168	74%
2015 / 16	157	31	20%	124	79%
2014 / 15	172	31	18%	83	48%
Totals	1465	273	-	1052	-

Table 5: Babergh Net Residential Completions by AMR Year

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2014-2015	2015-2016	2016-2017	2017 - 2018	2018 - 2019
Core Strategy Areas					
Ipswich Fringe	0	6	11	0	14
Towns / Urban Areas	61	44	86	91	133
Core Villages	38	52	87	101	218
Hinterland Villages	57	47	24	46	127
Countryside	16	8	18	93	87
TOTAL	172	157	226	331	579

Table 6: Babergh net Residential Completions by AMR year and Core Strategy classifications.

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

*Note: The Ipswich Fringe (Ipswich Policy Area) covers the parishes of Belstead, Copdock & Washbrook, Pinewood, Sroughton and Wherstead (as defined in the former Suffolk Structure Plan 2001).

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2014-2015	2015-2016	2016-2017	2017 - 2018	2018 - 2019
Functional cluster areas*					
Bildeston	2	5	10	2	23
Boxford	11	10	27	30	32
Bures	27	2	1	1	3
Capel St Mary	4	10	11	4	57
East Bergholt	13	8	11	9	48
Glemsford	6	7	26	35	11
Hadleigh	72	23	10	29	22
Holbrook	5	16	1	32	81
Ipswich	11	9	12	4	21
Lavenham	16	34	34	13	18
Long Melford	19	11	5	3	130
Nayland	7	2	3	6	5
Sudbury & Great Cornard	39	41	98	175	214

Table 7: Babergh completions by Functional Cluster

**Note: Total sum varies to the identified figure of net residential completions in Babergh as some Hinterland and rural villages appear in more than one Functional Cluster.*

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2014-2015	2015-2016	2016-2017	2017 - 2018	2018 - 2019
Urban	61	50	97	91	147
Rural	111	107	129	240	432
TOTAL	172	157	226	331	579

Table 8: Babergh completions by location (rural or urban)

Dwellings with planning permission but not started	4,081
Dwellings with planning permission and under construction	432
TOTAL	4,513

Table 9: Dwellings with planning permission but not started or under construction in Babergh

MID SUFFOLK

- 4.7 In Mid Suffolk, the Core Strategy Focused Review sets out future targets for housing on Greenfield allocations and previous developed sites. Policy FC2 makes provision for 3,845 new dwellings (beyond existing commitments) over the 15 year period from 2012 to 2027.

Mid Suffolk					
AMR Year	Net Completions (A)	of which Affordable (B)	% Affordable (B as % of A)	No. of Windfall (C)	% Windfall (C as % of A)
2018 / 19	690	70	10%	583	84%
2017 / 18	426	114	27%	292	69%
2016 / 17	305	53	17%	230	75%
2015 / 16	304	78	26%	240	79%
2014 / 15	416	46	11%	246	59%
Totals	2141	361	-	1591	-

Table 10: Mid Suffolk Net Residential Completions by AMR Year

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

*District Figure – excluding completions at Cedars Park and Chilton Estate in Stowmarket, data not available

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2014-2015	2015-2016	2016-2017	2017 - 2018	2018 - 2019
Core Strategy Areas					
Town/Urban	198	175	104	189	198
Key Service Centres	44	34	83	60	172
Primary Villages	48	56	54	120	151
Secondary Villages	61	33	37	41	106
Countryside	65	6	27	16	63
TOTAL	416	304	305	426	690

Table 11: Mid Suffolk net Residential Completions by AMR year and Core Strategy settlement classifications.

Note: Net delivery figures quoted, since gross figures sometimes higher (due to demolitions etc.)

YEAR ON YEAR COMPLETIONS 1st April - 31st March	2014-2015	2015-2016	2016-2017	2017 - 2018	2018 - 2019
Urban	198	175	104	189	198
Rural	218	129	201	237	492
TOTAL	416	304	305	426	690

Table 12: Mid Suffolk completions by location (rural or urban)

Dwellings with planning permission but not started	6,074
Dwellings with planning permission and under construction	481
TOTAL	6,555

Table 13: Dwellings with planning permission but not started or under construction in Mid Suffolk

RESIDENTIAL DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

4.8 Previous AMRs reported on the proportion of all new (gross) dwellings coming forward on previously developed land (PDL). The adopted PDL annual target rates are 45% in Babergh and 50% in Mid Suffolk.

Year	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
BDC – % PDL	37%	59%	50%	49%	50%
MSDC – % PDL¹	33%	46%	59%	50%	49%

Table 14: Percentage Residential Development on PDL
Note: Percentage based on gross figures for both Babergh and Mid Suffolk

¹ Information on MSDC net residential development on Previously Developed Land (PDL) for the years 2005/2006 to 2013/14 can be found in previous AMR.
 Babergh & Mid-Suffolk Joint Annual Monitoring Report 2018 – 2019

HOUSING TRAJECTORY & FIVE-YEAR LAND SUPPLY

4.9 Please note that the 2019 Five-year Housing Land Supply Statements for Babergh and Mid Suffolk Councils respectively are now published as separate documents. For further information please see the Council website at:

<https://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>

SELF-BUILD REGISTER

4.10 Since April 2016, Local Authorities (LA's) in England have been required to maintain a register of households who are interested in obtaining a plot of land to build a home of their own, the 'Self-build Register'. Further legislation came into effect at the end of October 2016 which, amongst other things, requires LA's to have regard to their register when carrying its functions and to grant sufficient 'development permissions' to meet the demand for self-build and custom housebuilding in their area. Babergh & Mid Suffolk are continuing to explore ways in which it can deliver on this.

4.11 By the end of March 2019, some 233 households had been entered onto the register. These were split roughly equally between those currently residing in Babergh, in Mid Suffolk, and those residing elsewhere but who wish to relocate to either district. No applications have been received to date from any 'Group' or 'Association'. The reasons given for wanting to 'self-build' vary but, typically, most households indicated that they are looking to move closer to family or friends and/or have use of a property designed to meet their specific or longer term needs. Having a property with higher 'eco-performance' levels also features highly on many people's wish list.

4.12 With few exceptions, the majority of applicants indicate that their main interest lies in a 'one-off' self-build project (either a detached house or bungalow) and are wanting a 3 or 4 bed property; although requests for 2 beds have increased with 9 requests in this period. At least a half of applicants have a total budget in excess of £250k. Only 7 applicants had a total budget of less than £150k, with a further 20 applicants either saying that they were unsure of what the budget was, or preferred not to say.

4.17 Babergh and Mid Suffolk District Councils; working in conjunction with Ipswich Borough Council and East Suffolk District Council, commissioned an assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople in those parts of Suffolk during the period 2012 - 2027. The final report can be accessed via the link below.

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

<http://www.midsuffolk.gov.uk/housing/gypsies-and-travellers/assessing-the-needs-of-gypsies-travellers-and-showpeople/>

The report identified the following key information for Babergh and Mid Suffolk:

- There had been an increase in the number of unauthorised encampments in Mid-Suffolk.
- Babergh District has a single pitch which has been granted permanent permission. However, in order to tackle the increasing need, it is estimated that additional site provision for 1 permanent pitch is required up to 2036.
- Mid Suffolk has the highest number of Gypsies and Travellers sites throughout Suffolk. Within the District there are 101 pitches, located exclusively on private sites which vary in size from a single pitch up to 9 pitches. Even though a high number of sites for Gypsy and Travellers have already been allocated, a shortage of sites has been identified. In order to tackle this problem an extra site provision of 9 permanent pitches is required up to 2036. These sites are entirely for household formation.

4.17 Following the publication of revised Government guidance, and to extend the timescale covered by the assessment, as part of the production of the new Joint Local Plan the Councils commissioned a new assessment in 2016; the jointly commissioned Ipswich market Area Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accomodation Needs Assessment (ANA)(May 2017).

4.18 There have been 9 enforcement cases recorded against unauthorised encampments this year in Mid-Suffolk and no cases recorded in Babergh District Councils.

SUMMARY AND CONCLUSIONS

Babergh

- Net completions of housing (579) is 138% of the adopted targets.
- Affordable housing accounted for 12% of all net completions.
- 50% of all residential completions (gross) were delivered on previously developed land (PDL) which is above the target (45%) set out in the adopted Babergh Core Strategy.
- In Babergh there are 4,513 dwellings with outstanding planning permission which are either not started or under construction

Mid Suffolk

- Net completions of housing (690) is 124% of the adopted targets.
- Affordable housing accounted for 10% of all net new completions.
- 49% of all residential completions (gross) were delivered on previously developed land (PDL) which is on the target (50%) set out in the adopted Core Strategy and Core Strategy Focus Review.
- In Mid Suffolk there are 6,555 dwellings with outstanding planning permission which are either not started or under construction.

Overall,

- Both Councils will continue to monitor the delivery of all new homes across the districts against targets set out in the adopted Core Strategies and review what other data should be gathered and reported on.

SECTION 5: MONITORING INDICATORS – ECONOMIC GROWTH

LOCAL EMPLOYMENT AND ECONOMY

- 5.1 The 2011 Census shows that although both districts are mostly rural, only 3.4% of Mid Suffolk's and 2% of Babergh's workforce is employed in agriculture. The sectors that achieve growth in Babergh are tourism; creative industries; food production and related services; hospitality/ leisure. In Mid Suffolk the growth sectors are construction, health, food production and related services (Suffolk's Final Local Economic Assessment 2011, (SFLEA, 2011.))
- 5.2 In both Districts a high proportion of all employment enterprises are micro-business's, employing less than 9 employees (89.4% for Babergh and 89.7% for Mid Suffolk) (Suffolk Observatory 2018).
- 5.3 ONS data (Census 2011) shows that there are 40,700 (Babergh) and 45,300 (Mid Suffolk) economically active people in both districts which, at 78.6% and 77.7% of the population, is in line with the regional (78.5%) average and slightly higher than the national (75.4%) average. Over the past 5 years the total employment rate² in Babergh remained constant whereas Mid Suffolk recorded a small decline of the total employment rate (Suffolk Observatory 2018).

EMPLOYMENT LAND AND GROWTH

- 5.4 The market for employment land cannot be tested and defined for future needs in the same way as the housing market. Businesses will move to an area if land or premises are available and other local circumstances (such as labour supply and skills, the supply chain and transport) are right. At the same time indigenous businesses may need to expand or relocate to new or larger premises within their local area.
- 5.5 In Babergh three main strategic sites have been allocated - at Sudbury, in Hadleigh and at the Ipswich Fringe. In Mid Suffolk the focus is on six locations; three close to the district's towns (Eye, Needham Market and Stowmarket), plus a further three at Great Blakenham in the Ipswich Policy Area (IPA) and Woolpit Business Park.

² The total Employment rate is relating to the population between 16 and 64 years (working age).
Babergh & Mid-Suffolk Joint Annual Monitoring Report 2018 – 2019

5.6 The Councils have commissioned a significant amount of evidence to underpin the production of the Joint Local Plan, including the Economic Area Sector Needs Assessment (Sept 2017), Employment Land Needs Assessment – Ipswich and Waveney Economic Areas (March 2016). These documents provide an up-to-date position on the economic context of the districts.

<http://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/>
or <http://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

TOWN CENTRES

5.7 Babergh and Mid Suffolk District Councils have been collecting data on shop occupancy and vacancy rates in our key towns and service centres for some years. These surveys give a useful indicator of the ‘retail health’ of our towns, and for some, the data collected is fed into the national Springboard Retail Vacancy Rate Survey.

Town Centre	No. of Shops			Floorspace (m ²)		
	Total	Vacant	% vacant	Total	Vacant	% vacant
Sudbury (2019)	260	19	7.31%	42,899	2,996	6.98%
Hadleigh (2019)	114	5	4.39%	23,129.5	438	1.89%
Stowmarket (2019)	47	0	0%	8,117.7	112	0%
Needham Market (2019)	79	8	10.13%	8,426	1,170	13.88%

Table 15:Town Centre Vacancy Rates

5.8 The current Town Centre and Retail Study for Babergh and Mid Suffolk was published in September 2015. This will be used to inform retail and town centre policies and proposals for key town centre sites in the new Local Plan which is currently being prepared. For more information please visit the following websites:

<http://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/>
or <http://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

SECTION 6: POLICY MONITORING

- 6.1 The full suite of adopted planning policy documents (including a live list of remaining Saved Policies) is published by Babergh and Mid Suffolk Councils on the respective website links below:

<https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/mid-suffolk-district-council/>

- 6.2 Monitoring planning policy usage remains a function of the AMR. The tables at Appendix 1 and 2 shows policy usage figures for saved, non-site-specific policies of relevant Plan Documents of both Babergh and Mid Suffolk. The lists refer to the 2006 Babergh Local Plan Saved Policies and Babergh Core Strategy (2014) policies as well as the 1998 Mid Suffolk Local Plan Saved Policies, Mid Suffolk Core Strategy (2008), Mid Suffolk Core Strategy Focused Review (2012) and Stowmarket Area Action Plan (2013) policies. Neighbourhood Plan policies will formally become part of the development plan when they are 'made' ie. adopted by the Council.
- 6.3 The two Councils are in the process of producing a new Joint Local Plan which will include a review process of all currently adopted planning policies for the Babergh and Mid Suffolk areas. Upon adoption, the Joint Local Plan will entirely supersede and replace all current Babergh and Mid Suffolk planning policies. The new Joint Local Plan is anticipated to be kept under review at least every 5 years.

APPENDICES

APPENDIX 1: SAVED BABERGH LOCAL PLAN (2006) AND BABERGH CORE STRATEGY (2014) AND POLICIES USED IN DETERMINING PLANNING APPLICATIONS

Policy Code	Total GTD	Total REF	Total
CN01	1,973	205	2,178
CN03	17	6	23
CN04	10	1	11
CN06	756	105	861
CN08	502	68	570
CN14	2	0	2
CR02	161	16	177
CR04	164	39	203
CR07	103	28	131
CR08	46	11	57
CR10	37	1	38
CR13	3	1	4
CR14	0	1	1
CR15	0	1	1
CR18	20	3	23
CR19	53	12	65
CR22	1	0	1
CS1	910	140	1,050
CS2	404	117	521
CS3	196	46	242
CS4	8	0	8
CS5	1	0	1
CS6	5	0	5
CS7	1	0	1
CS8	1	0	1
CS10	1	0	1
CS11	165	68	233
CS12	19	3	22
CS13	34	1	35
CS14	15	2	17
CS15	607	125	732
CS16	26	4	30
CS17	85	9	94
CS18	102	29	131
CS19	29	9	38
CS20	3	1	4
CS21	25	6	31
EM02	16	0	16
EM04	1	0	1
EM06	1	0	1
EM08	4	0	4
EM12	1	1	2

EM17	1	0	1
EM20	40	3	43
EM24	46	3	49
EN22	20	4	24
HD01	1	0	1
HD05	1	0	1
HS05	36	2	38
HS18	1	0	1
HS21	0	1	1
HS28	137	44	181
HS31	9	3	12
HS32	10	2	12
HS33	871	36	907
HS35	27	4	31
HS39	3	0	3
HS40	1	0	1
RE06	9	3	12
RE14	1	2	3
RE15	1	0	1
RE18	3	0	3
SD01	8	0	8
SD02	3	1	4
SD03	4	1	5
SD04	8	2	10
SD07	1	0	1
SD08	1	0	1
SD11	2	0	2
SD13	1	0	1
SP05	1	0	1
TP15	412	107	519
TP16	1	0	1
TP19	0	2	2

APPENDIX 2: SAVED MID SUFFOLK LOCAL PLAN (1998), CORE STRATEGY (2008), CORE STRATEGY FOCUSED REVIEW (2012) AND STOWMARKET AREA ACTION PLAN (2013) POLICIES USED IN DETERMINING PLANNING APPLICATIONS - MID SUFFOLK DISTRICT COUNCIL

Policy Code	Total GTD	Total REF	Total
CL2	87	35	122
CL3	2	0	2
CL5	11	10	21
CL6	94	13	107
CL8	229	99	328
CL9	29	22	51
CL11	33	14	47
CL12	7	7	14
CL13	33	1	34
CL14	29	0	29
CL15	14	0	14
CL16	5	0	5
CL17	15	2	17
CL18	9	5	14
CL19	0	1	1
CL20	1	0	1
CL21	23	2	25
CL22	8	0	8
CL24	1	0	1
CS1	609	239	848
CS2	550	217	767
CS3	74	26	100
CS4	89	54	143
CS5	1368	303	1,671
CS6	73	24	97
CS7	14	7	21
CS9	78	26	104
CS10	5	7	12
CS12	13	7	20
E2	15	2	17
E3	12	1	13
E4	29	4	33
E5	13	1	14
E6	25	14	39
E7	8	1	9
E8	44	1	45
E9	33	4	37
E10	35	5	40
E11	14	0	14
E12	62	6	68
FC1	1,638	307	1,945
FC1.1	1,414	310	1,724
FC2	77	46	123
FC3	41	9	50
GP1	1,826	343	2,169

GP2	1	2	3
H2	26	4	30
H3	166	72	238
H4	35	15	50
H5	1	2	3
H7	134	136	270
H8	22	0	22
H9	90	12	102
H10	21	14	35
H11	7	8	15
H13	313	157	470
H14	78	35	113
H15	992	224	1,216
H16	1,830	303	2,133
H17	885	170	1,055
H18	932	60	992
H19	37	4	41
HB1	934	195	1,129
HB2	20	3	23
HB3	275	45	320
HB4	159	27	186
HB5	109	32	141
HB6	44	4	48
HB7	2	0	2
HB8	219	42	261
HB9	23	5	28
HB10	13	5	18
HB13	31	7	38
HB14	53	24	77
Prop.10	2	0	2
RT1	15	0	15
RT2	0	1	1
RT3	2	0	2
RT4	17	12	29
RT5	3	0	3
RT6	15	2	17
RT7	4	0	4
RT8	1	0	1
RT9	1	0	1
RT10	2	0	2
RT11	3	1	4
RT12	90	25	115
RT13	1	0	1
RT14	1	0	1
RT16	38	2	40
RT17	20	3	23
RT18	9	0	9
RT19	15	2	17
S4	3	0	3
S5	2	0	2

S6	1	0	1
S7	3	3	6
S8	12	3	15
S9	4	4	8
S10	7	0	7
S11	1	0	1
S12	1	0	1
S13	3	1	4
SB2	268	100	368
SB3	16	24	40
SC2	0	1	1
SC3	3	0	3
SC4	16	1	17
SC6	3	0	3
SC7	3	0	3
SC8	2	1	3
SC9	0	1	1
SC10	3	0	3
SDA1	7	0	7
SDA2	7	0	7
SDA3	7	0	7
SDA4	10	0	10
SDA5	6	0	6
SDA6	10	0	10
SDA7	6	0	6
SDA8	7	0	7
T1	2	2	4
T2	6	4	10
T4	6	0	6
T6	5	0	5
T7	7	1	8
T8	1	0	1
T9	574	177	751
T10	687	242	929
T11	15	6	21
T12	7	0	7
T13	4	2	6
SAAP 10.1	0	1	1
SAAP 10.3	1	2	3
SAAP 11.1	1	3	4
SAAP 4.1	3	3	6
SAAP 4.2	1	3	4
SAAP 5.1	2	1	3
SAAP 5.2	1	0	1
SAAP 5.3	1	0	1
SAAP 5.4	2	0	2
SAAP 5.5	1	0	1
SAAP 5.7	1	0	1
SAAP 6.1	1	2	3
SAAP 6.4	2	2	4

SAAP 6.5	1	0	1
SAAP 6.10	1	0	1
SAAP 6.20	1	0	1
SAAP 7.3	2	0	2
SAAP 7.8	0	1	1
SAAP 8.1	1	3	4
SAAP 8.2	0	1	1
SAAP 9.1	0	1	1
SAAP 9.5	2	3	5

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