

**BABERGH DISTRICT COUNCIL**

**FROM:** Head of Natural and Built Environment      **REPORT NUMBER:** **H155**

**TO:** STRATEGY COMMITTEE      **DATE OF MEETING:** 8 December 2008

**LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT, 2007-2008**

**1. PURPOSE OF REPORT**

1.1 This report outlines the purpose and key findings of the Annual Monitoring Report for the most recent year 2007-8. It also recommends that the Local Development Scheme (programme for production of the Planning Framework for the district) be reviewed and amendments prepared in response to the findings of the Annual Monitoring Report.

**2. RECOMMENDATIONS**

2.1 That the Annual Monitoring Report attached as an Appendix be approved, prior to submission to GO East, subject only to relatively minor revisions resulting from current work.

2.2 That an amended LDF programme (Local Development Scheme) be prepared, particularly in relation to the following:

(a) The timetable for preparation of the first and most critical element, the Core Strategy and the Council's proposals regarding any other higher level Plan documents (Development Plan Documents)

(b) The timetable and intentions for the preparation of Supplementary Planning Documents

**3. FINANCIAL IMPLICATIONS**

3.1 None. However if the Local Development Scheme is not amended, this could have financial implications in terms of the Housing and Planning Delivery Grant.

## RISK MANAGEMENT

3.2 This report is most closely linked with the Council's Significant Business Risk No.5 - Capacity. Key risks are set out below:

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
Documents not being produced in accordance with Local Development Scheme - Adequate planning framework not put in place for future in a timely way	B High	3 Marginal	Continue with production of new policies through LDF documents and amend LDS accordingly. New policies being developed through the Local Development Framework
Babergh does not respond effectively to recent changes and current / future circumstances	C Significant	2 Critical	Review and analyse findings of AMR carefully and develop suitable, measured responses

## 4. KEY INFORMATION

4.1 Local Planning Authorities must submit an Annual Monitoring Report for their Local Development Framework to the Secretary of State, which reports on effectiveness of policies, progress against targets and the implementation of the Local Development Scheme. The ensuing section of this report will provide an outline of the main findings and give a review of relevant progress and developments this year.

### **Residential Development**

4.2 The total gross number of housing completions over 2007-08 was 268, with a net total of 256. This is not much lower than the previous year (275 net). Of these, 17% (43) were affordable and 61% (regional target 60%) were on previously developed land. The overall completion rate falls just below the annual completions required in the Regional Spatial Strategy (280 per annum). Anecdotally, completions are expected to be higher over the next couple of years whilst resources are fully employed on current developments and few new ones are commenced, with completion rates expected to fall after that as a result of the market's response to the current economic climate.

- 4.3 It is difficult to comment on and predict with great precision the exact details of the supply of residential land beyond approximately 5 years (i.e. beyond the supply of residential land allocated or committed already). It is anticipated that research regarding this will be completed early next year to inform longer term housing supply. However, it is believed that Babergh currently has sufficient housing land supply to last for just under eleven years at the current annual housing requirement rate (280 per year). Several of the large sites are starting to come forward, but some are not due to commence for several years. It is expected that the evidence will be in place for the Annual Monitoring Report production next year, which will enable the Policy team to make more robust forecasts of supply for the future and for a longer period. That said, with the current economic downturn and uncertainty as to how long it will last, it is difficult to predict the characteristics and rate / level of development and what will happen in the future. There are also constraints on some relatively large sites including the two NHS owned sites in Sudbury (awaiting the outcome of the NHS reorganisation) and the People's Park site, Sudbury (awaiting the outcome of the Common Land application).

### **Affordable Housing**

- 4.4 The overall numbers recorded for actual delivery this year were lower than the previous year, however this is mainly due to the manner in which these are recorded. These monitoring issues will need to be overcome with respect to affordable housing completions and discussions are ongoing with the Housing Team to consolidate both Housing and Planning Policy monitoring systems and returns. However, members will probably be aware that Babergh is now on course to exceed its affordable housing programme target of 700 new units between 2004 and 2010 and this has been one of the highlights of this year.
- 4.5 For the future, it is important that new affordable housing policies be developed (through the forthcoming Core Strategy) and supportive guidance produced to enable the delivery of high levels of affordable housing. A new Housing Needs Survey has just been completed which provides an accurate picture of the requirements of the District, whilst dedicated Housing Market research gives us a good picture of the housing markets affecting Babergh. These place the Council in a far stronger position to seek and secure the housing that its communities need. Officers consider that Babergh will also need to review how it goes about planning for housing and delivering affordable housing.

### **Business/ Commercial Development**

- 4.6 Business and commercial development completions were higher than over the year 2006-07. The Annual Monitoring Report now includes a section on contextual information, which includes socio-economic and labour market statistics, and it will be interesting to see if this high level of completions has an effect on these. This reflects substantial levels of demand for employment land / floorspace. On the other hand, there is still pressure on many allocated sites for redevelopment to alternative uses, invariably residential use. In response, the Council delivered and adopted the Supplementary Planning Document on Retention of Employment Land in 2008.

- 4.7 With regards to some of the larger sites allocated for employment uses, the Council has also delivered (and adopted) a non-statutory planning position statement for the Brantham industrial area this year. More recently, initial discussions have taken place with a representative of the landowners of the old Wardle Storeys area at Brantham and an application may be submitted in 2009. The landowners of the former British Sugar site, Sproughton, produced a controversial draft Development Brief for the site, at the same time as the High Court Challenge was proceeding. In support of the Council's stance on this site the Felixstowe port land and logistics study has been completed in 2008 and the European-funded Dryports initiative has commenced. Babergh has also earmarked significant Haven Gateway (New Growth Point) funding to help secure the delivery of this strategic employment site.
- 4.8 Finally, the Council has also delivered (and adopted) a non-statutory planning position statement for the Wherstead Park designated employment site this year. It is an indication of success that the Council co-operated with the site's former owners E-ON and the site has since been taken up by a new occupier in the form of the Co-op, who will use it for their regional headquarters and to provide further space for other business occupiers.

### **Town Centres and Retailing**

- 4.9 During the year significant work was completed in-house to assess the health of Babergh's two town centres. In parallel, external research was completed to review the retail circumstances of the district and its capacity for further retail development in future. The Council successfully defended at appeal its refusal of a retirement complex proposal for a key town centre site next to Sudbury bus station. In support of this action, work has also commenced to produce a development brief to guide the redevelopment of that locality, with Haven Gateway (New Growth Point) funding allocated to support this initiative.

### **Biodiversity / Environment**

- 4.10 Over the 2007-08 year a total of 67.7 hectares of County Wildlife Sites were added to Babergh's inventory. Several permissions were granted for renewable energy generation. Some development occurred in areas mentioned in Suffolk's Biodiversity Action Plan. This year the Haven Gateway Green Infrastructure Strategy was produced, which gives a clear picture of the sub-region's provision of, and needs for, accessible natural greenspace. It also provides a valuable framework for future action in this area. Stage one of a two-stage Strategic Flood Risk Assessment has now been completed.

### **Local Development Scheme**

- 4.11 As will be clear from the above review, progress on the evidence base for the Local Development Framework is well underway and should be largely in place prior to the production of the Development Plan Documents. Careful consideration should be given to amendments to the timetable for the Core Strategy and the Affordable Housing Supplementary Document in the Local Development Scheme. In addition the need for the completion and adoption of a Design Supplementary Document could also be reconsidered since there is a potential initiative to look at completing Suffolk-wide guidance, or alternatively, pursue the preparation of individual guidance specifically for Babergh.

5. **APPENDIX**

Annual Monitoring Report 2007-2008

6. **BACKGROUND PAPERS REFERRED TO:**

None

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# Annual Monitoring Report 2007-2008



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## Glossary/Acronyms

AMR-Annual Monitoring Report  
DPD- Development Plan Document  
EERA- East of England Regional Assembly  
LDD- Local Development Document  
LDF- Local Development Framework  
LDS- Local Development Scheme  
LPA- Local Planning Authority  
PCPA- Planning and Compulsory Purchase Act  
PPG- Planning Policy Guidance  
PPS- Planning Policy Statement  
RSS- Regional Spatial Strategy  
SCI- Statement of Community Involvement  
SPD- Supplementary Planning Documents

## SECTION A : INTRODUCTION

### 1. LOCAL DEVELOPMENT FRAMEWORKS

#### Introduction

- 1.1. Following implementation of the Planning and Compulsory Purchase Act (PCPA) 2004, significant changes were seen in Local Authority planning policy, including the introduction of Local Development Frameworks (LDFs) and Regional Spatial Strategies (RSSs) to replace Local Plans and Structure Plans, which are intended to make the planning process clearer, simpler and more flexible.
- 1.2. LDFs comprise a suite of documents, as shown in figure 1.1. Each Local Planning Authority is required to produce and regularly update these documents. There is an emphasis on community involvement (with a requirement for all authorities to have an up to date Statement of Community Involvement) and sustainable development (all Local Development Documents (LDDs) must undergo a Sustainability Appraisal).

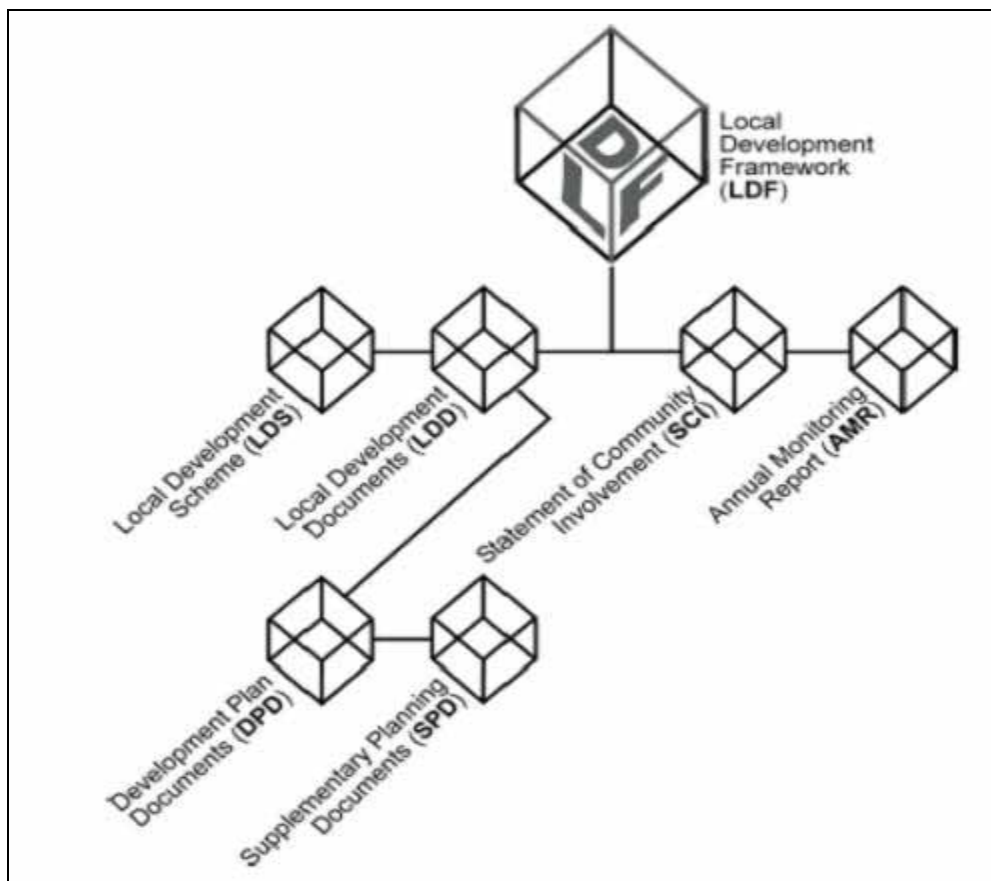


Figure 1.1: Showing composition of the Local Development Framework

- 1.3. The current plan covering Babergh is the Babergh Local Plan Alteration No. 2 (Adopted June 2006). Under the arrangements covering the transition phase between Local Plans and LDFs, these policies are saved until they are superseded by an adopted Development Plan Document (DPD). The Local Development Scheme (LDS) sets out the timetable for the preparation of these documents, and therefore replacement of the Local Plan by the new documents. Current progress against the LDS is set out in this Annual Monitoring Report (AMR) in chapter 2.
- 1.4. The Regional Planning Body (currently the East of England Regional Assembly, EERA) prepares the Regional Spatial Strategy. The RSS covering the East of England (also known as the East of England Plan) was the first RSS to be adopted in England under the PCPA 2004 in May 2008. In order to maintain consistency at local and regional level monitoring, Central Government released a single set of Core Output Indicators (COI, July 2008) that all Authorities are required to monitor annually. This consistency means that LDF AMRs can be developed against the backdrop of the wider regional level monitoring.

## **ROLE OF ANNUAL MONITORING REPORTS**

- 1.5. Section 35 of the PCPA states that all LPAs must submit an annual report to the Secretary of State which sets out the implementation of the LDS and the extent to which policies in the LDDs are being achieved (PCPA 2004). These are generally known as Annual Monitoring Reports (AMR).
- 1.6. The Annual Monitoring Report must be prepared and submitted to the Secretary of State by 31<sup>st</sup> December every year, covering the 12 months up to the 31<sup>st</sup> March of the year of submission (i.e. this report, submitted by December 2008 covers the period from 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008). All of the information reported here is valid at the time of submission.
- 1.7. An Annual Monitoring Report should:

- Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
- Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy.
- Include progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)7 of Town and Country (Local Development) Planning Regulations) and 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. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery

Taken from PPS12 (CLG, 2008), page 18.

- 1.8. Having a robust monitoring framework in place will ensure that the Local Development Framework process and policy development is transparent, flexible, simple and easily accessible. Well planned monitoring will enable the policy team to collect relevant and consistent data over appropriate timescales in order to assess the effectiveness of policies and how they are being used. This will aid the preparation of future iterations of policies and Development Plan Documents (DPDs). The AMR will evolve as the DPDs are adopted and then implemented, and by using the “Plan, Monitor, Manage” approach to planning, it will ensure flexible and effective policies.

## **CONTENT & METHODOLOGY**

- 1.9. This document is the fourth Annual Monitoring Report produced by Babergh District Council. At the time of publishing, no LDF policies have been implemented, so this AMR monitors the Local Plan policies but with a view to identifying those indicators and policy areas that will be developed during the production of Development Plan Documents. This report aims to fill some gaps in data and analysis identified by previous years’ reports, but also identifies other information that should be collected or would be valuable to collect. The development of the policies and their subsequent monitoring through the AMR is an iterative process and as such, there may be gaps or required improvements which will be addressed at the next round of monitoring. These will be identified throughout the report.
- 1.10. Section B of this report looks at progress being made on each of the Local Development Framework documents against the Local Development Scheme. It also considers progress on some of the key evidence base studies and reports and how they are progressing. Section C identifies indicators that are to be monitored, gives some commentary on them and also identifies areas for improvement in terms of data to be collected or changes in methodology. Section C also considers the use of current policies, and also considers planning decisions, including numbers of decisions made over the year, refusals given, which policies have been used the most and also appeals decided over the monitoring year. Section D then gives a summary of the AMR and the key findings and actions, and makes suggestions for improvements for future monitoring.

## CONTEXTUAL INTRODUCTION

1.11. The district covers an area of 230 square miles (596 square kilometres). Babergh has around 4000 listed buildings, 28 conservation areas, 26 scheduled ancient monuments and 4 registered historic parks and gardens which form an important part of the District's physical environment. Babergh contains many areas of attractive countryside including parts of the Dedham Vale and the Suffolk Coasts and Heaths Areas of Outstanding Natural Beauty (AONB). There are also a number of Special Landscape Areas centred on the many river valleys which are characteristic of this part of Suffolk. The value of the natural and built environment in the District, including the internationally renowned areas of 'Constable Country' and the medieval wool villages of Lavenham and Kersey, form the basis for a strong local tourism industry.

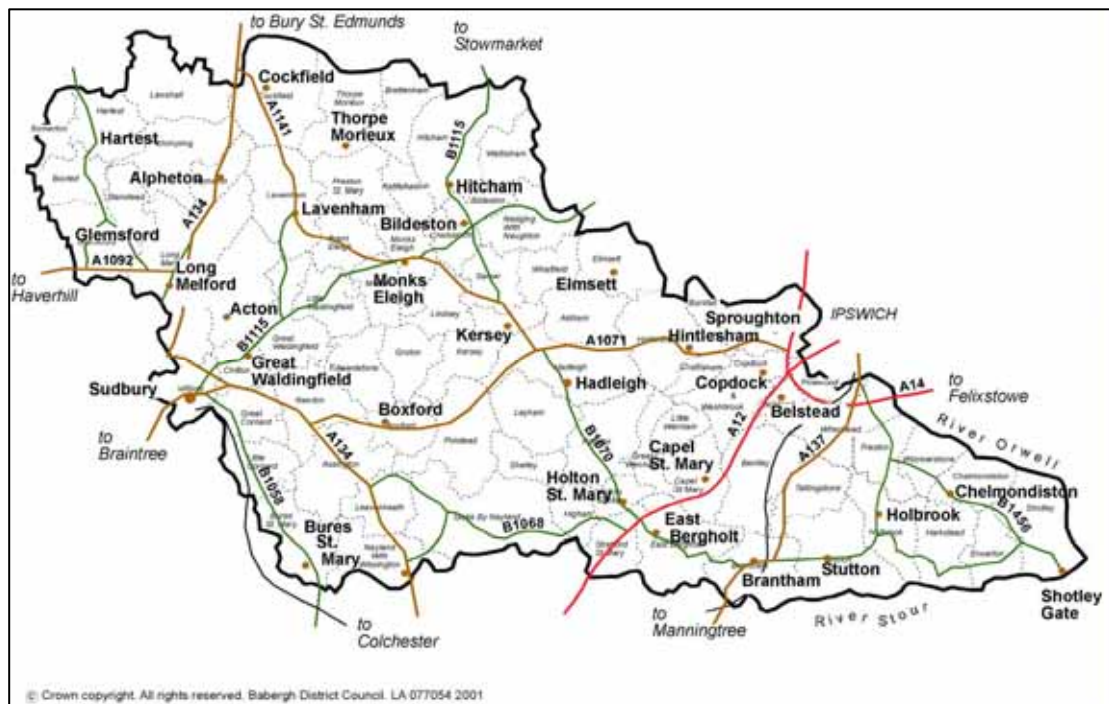


Figure 1.2: Babergh District

1.12. The largest settlement in Babergh is the town of Sudbury which, when counted with the adjoining village of Great Cornard, has a population of just over 20,000 people (2005 Mid year estimate (MYE)). Hadleigh, the second largest town, has a population of just over 12,000 people.

1.13. Due to the rural nature of the District, coupled with the good access by road and rail to Ipswich, Colchester, Bury St Edmunds and further afield to places including Norwich, Chelmsford, Cambridge and London, the District is seen as an attractive location for both residents and visitors. There are currently two railway lines in the District- the mainline London to Norwich line and the Sudbury to Marks Tey line. This results in good services to London via Sudbury, Ipswich and Manningtree. There are also services running from Ipswich and Manningtree to the ports at Harwich and Felixstowe. There is a train station in Sudbury, which goes to Marks Tey where there is a mainline connection to Colchester, Chelmsford and London Liverpool Street

(approximately 45 minutes). The availability of public transport contributes significantly to the economic and social well being of the District, although some villages still suffer from poor public transport links. The coordination of numerous services operating in the District, including community transport schemes, will continue to be encouraged as a way of supporting the local towns and their hinterlands.

## LOCAL GOVERNMENT REVIEW

- 1.14. Currently, across Suffolk and Norfolk, the Boundary Commission are considering proposals for a proposed Local Government Reorganisation, whereby the current two tier system of Counties and Districts/Boroughs will be dissolved and all areas will be covered by single unitary planning authorities, which adopts all the responsibilities previously split between the two authorities. Various options for the 2 counties have been proposed for new boundaries for these unitary authorities, and the Boundary Commission are due to report their findings on these proposals to the Secretary of State by the 31<sup>st</sup> December 2008. This will be further commented upon in the 2008-09 AMR. More information is available from the Boundary Commission's website: [www.electoralcommission.org.uk/boundary-reviews/all-reviews/eastern/suffolk/suffolk-structural-review](http://www.electoralcommission.org.uk/boundary-reviews/all-reviews/eastern/suffolk/suffolk-structural-review).

## **SECTION B: MILESTONE PROGRESS**

### **2. LOCAL DEVELOPMENT SCHEME IMPLEMENTATION**

- 2.1. The Local Development Scheme (LDS) is a document that all Local Planning Authorities (LPAs) are required to produce for their Local Development Framework (LDF). The LDS sets out the authority's intentions regarding the preparation of documents within its LDF over a minimum three-year period.
- 2.2. Babergh's first LDS was adopted in February 2005. Since then, it has been revised and the current LDS was adopted in July 2007 covering the 5 year period up to mid 2012. It was considered necessary for Babergh to look well beyond the minimum three year period as the LDF work would not have been completed within the 3 year period.
- 2.3. The following chapter considers each of the documents shown in the LDS separately, and an assessment of the progress being made in relation to that set out in the LDS. Where the predicted progress has not been made, an explanation is given along with a new outline timetable where this is known.

#### **MILESTONE PROGRESS AGAINST LDS**

- 2.4. Each of the documents is considered in turn, and assessed using a "traffic light" based system, marked against the progress made, where:

Indicates that the timetable has been reached or that progress is on target

Indicates that progress has been made but that the timetable has slipped by less than 6 months

Indicates that slippage of over 6 months has been made

#### **2.5. STATEMENT OF COMMUNITY INVOLVEMENT**

The Statement of Community Involvement was formally adopted by Council in December 2006 (as covered in 2006-07's Annual Monitoring Report). It forms the basis for involving the community in the planning system and covers the community involvement process for production of documents as well as consultation relating to individual applications.

#### **2.6. ANNUAL MONITORING REPORT**

This has been produced on time annually.

## 2.7. CORE STRATEGY, POLICIES AND PROPOSAL MAP

Schedule of milestones	Evidence gathering	Mar-Dec 2007
	Issues & Options Consultation, Regulation 25	April-May 2008
	Preferred Options Consultation, Regulation 26	Feb-Mar 2009
	Submission- reg 28	Nov-Dec 2009
	Adoption	Feb-Mar 2011
Targets for monitoring period:	Evidence gathering	
	Pre-submission consultation, commencement of Issues and Options Consultation	
Progress	<p>The evidence gathering began on schedule and is an ongoing process (see paragraph 2.13 and the LDS for the various studies and reports that will be produced as part of the evidence base for the LDF).</p> <p>Due to staff changes and resource difficulties, it has been difficult to progress from the evidence gathering to the formal consultation stage.</p>	
Actions	<p>The evidence gathering will continue.</p> <p>The first formal consultation, Issues and Options, is intended to be published by March 2009. This could potentially result in overall slippage in the LDS timetable for production of the Core Strategy, but at this stage it is hoped to submit at the end of 2009. This will be reviewed in next year's AMR.</p>	

## 2.8. DEVELOPMENT CONTROL POLICIES (AND PROPOSALS MAP)

Schedule of milestones	Evidence gathering	Nov 07-Mar 08
	Issues & Options Consultation Regulation 25	Feb-Mar 2009
	Preferred Options Consultation Regulation 26	Sept- Oct 2009
	Submission	Dec '10- Jan'11
	Adoption	Dec '11-Jan '12
Targets for monitoring period:	Evidence gathering	
Progress	<p>As for the Core Strategy, the evidence base production is an ongoing process which has started well and will continue.</p>	
Actions	<p>The first consultation stage is likely to happen following the equivalent Core Strategy consultation which may result in slippage at the beginning of the process. As with the Core Strategy, it is hoped that the final document will still be submitted in line with the LDS.</p>	

## 2.9. SITE SPECIFIC ALLOCATIONS, POLICIES AND PROPOSALS MAP AMENDMENT

Schedule of milestones	Evidence gathering	Jul-Dec 2008
	Issues & Options Consultation Regulation 25	May-June 2009
	Preferred Options Consultation Regulation 26	Jan-Feb 2010
	Submission	Dec 2010- Jan 2011
	Adoption	Apr-May 2012
Targets for monitoring period:	None	
Progress	As with documents discussed above, the evidence gathering has started and is progressing well.	
Actions	There is currently uncertainty as to the future of this document, awaiting the outcome of the LGR. This will be reported on in more detail next year when the future of the Council is more certain.	

## 2.10. SUPPLEMENTARY PLANNING DOCUMENT (SPD) ON THE PROVISION OF AFFORDABLE HOUSING

Schedule of milestones	Evidence gathering	Mar- Sep 2007
	Public participation, reg 17	Apr-May 08
	Agree final SPD	Sep-Oct 2008
	Adoption	Oct/Nov 2008
Targets for monitoring period:	Evidence gathering exercise carried out	
	Public consultation to be commenced	
Progress	The draft SPD has not yet been published. It was identified that the commuted sums Babergh was requesting for affordable housing may have been set at the wrong level and so further research was commissioned to work on this. An additional study is therefore being carried out to inform the calculation used to determine commuted sums to ensure it is robust.	
Actions	It is hoped that a draft will be published late 2008 or early 2009. Although there has been some slippage in the timetable, this extra work will result in a far more robust calculation.	

## 2.11. SPD ON THE RETENTION OF EMPLOYMENT LAND

Schedule of milestones	Evidence gathering	Mar- Nov 2007
	Public participation, reg 17	Jun-Jul 2008
	Agree final SPD	Nov-Dec 2008
	Adoption	Dec 08-Jan09
Targets for monitoring period:	Evidence gathering	
	Public participation exercise completed	
Progress	Ahead of schedule, the SPD was adopted by Council on the 6 <sup>th</sup> March 2008 and is available on line.	
Actions	None.	

## 2.12. SPD ON DESIGN

Schedule of milestones	Evidence gathering	Mar- 07-Feb 08
	Public participation, reg 17	Sep-Oct 09
	Agree final SPD	Feb-Mar 09
	Adoption	Mar-Apr 09
Targets for monitoring period:	Evidence gathering	
Progress	A draft was published but required some tightening up. The Suffolk wide Design guide is now being revised, and it was considered more appropriate to work jointly on that rather than continue with the Babergh only work. A county wide working group has been formed, and they are trialling various methods of presenting data and looking at examples of best practice. Preliminary results are expected early 2009.	
Actions	The implications of working jointly are that Babergh will have to work to the other authorities' timescales. The progress will be reviewed in 2008-09 AMR but slippage of the final timetable is inevitable.	

## 2.13. OTHER DOCUMENTS IN EVIDENCE BASE

The table below identifies some of the key documents which will make up the evidence base for the LDF and highlights progress made

Study/Research	Comments
Housing Market Assessment	Underway
Housing Needs Survey	Another study commissioned (DCA)
Housing Land Availability Assessment	The SHLAA is currently underway with outputs expected early 2009
G&T Accommodation needs	This was carried out with other Districts and is complete. Babergh has a very low demand.
ELR	Due to be commissioned end of 2008
SFRA	Due to finished Spring 2009
Retail Needs survey	Complete- report available on website

<b>Study/Research</b>	<b>Comments</b>
PPG17 open space work	Work is ongoing
Green Infrastructure	Haven Gateway Strategy endorsed by Council July 2008
Water cycle study	Haven Gateway expected to approve final report late 2008/early 2009

## **SUMMARY AND NEXT STEPS**

- 2.14. As Babergh adopted the Local Plan relatively recently, the policies contained therein are reasonably robust and up to date so there has not been the urgency to get new policies adopted as there has been in some Local Planning Authorities.
- 2.15. As a result, excellent progress has been made with the evidence base, and although the production of some of the documents has slipped, by the time formal consultation begins, the robust evidence base should be almost complete which will benefit policy development.
- 2.16. The Local Development Scheme will require amendments to be made. A new LDS will be drafted in the new year, taking into account the changes discussed above. This will have to be drawn up after the original outcomes of the LGR have been discussed as these may have strong implications.

## **SECTION C: MONITORING**

### **3. INTRODUCTION**

- 3.1. There are several types of indicators that will be used throughout this and future reports to provide information on different aspects of policy.
- 3.2. Contextual indicators essentially provide background information against which the effects of policies can be assessed, and are selected to highlight the key issues in the area being monitored. They are used to establish the starting point for the monitoring in terms of the wider social, environmental and economic issues and are drawn from a variety of sources.
- 3.3. Core Output Indicators (COIs) are centrally set indicators against which all Local Planning Authorities must measure their performance. The Government updated the set out of COIs in July 2008 to provide both LDF AMRs and RAMRs with the same COIs to ensure consistency between the two sets of reports.
- 3.4. Local output indicators are used where the COI does not cover what is of interest specifically to the local area.
- 3.5. Significant Effects Indicators monitor the significant effects of a plan or a programme. They tend to focus on environmental issues such as biodiversity, SSSI (Sites of Special Scientific Interest) and renewable energy. The indicators used in this report have been taken from the set of 198 National Indicators for Local Authorities and Local Authority Partnerships, which have been developed from the priorities identified through Public Service Agreements and Strategic Objectives.
- 3.6. As the AMR is still monitoring Local Plan policies, broad categories and areas for monitoring this year and in the future have been used. Specific indicators and targets will be developed in conjunction with policies in Development Plan Documents (DPDs).

### **KEY ISSUES IN THE AREA**

- 3.7. The rural nature of the District, coupled with good access to higher order settlements and perceived high quality of life has attracted in-migrants from London and the south-east which has in turn increased the problems of affordability. Tables 4.13 and 4.14 show the differences between resident and workplace earnings, which could lead to increased problems with affordability (explained at 4.17). House prices are increasing and earnings are not increasing at the same proportional rate so affordability is decreasing. The credit crunch has affected Babergh as it has everywhere else in the country, reducing disposable income and making it difficult for people to get mortgages. Striving to achieve the balance of provision of affordable housing (both rented and intermediate) is a big issue for the Council to address.

- 3.8. The area has “an ageing population” as a result of both improved health care and lifestyle. There is also an in migration of older people retiring to the area (i.e. higher proportion of older people in the area) due to the low crime rate and high quality of life. This has implications on the economic activity of the area, although it is now the case that more people are working beyond the traditional retirement age.
- 3.9. The countryside is under pressure from changes in development- e.g. farm diversification. This is an example of where planning seeks to balance social, environmental and economical issues and methods must be developed of developing indicators and targets to monitor what effects changes such as farm diversification are having on economical, social and environmental issues within Babergh.
- 3.10. The attractive nature of both the countryside and built up areas has led to many landscape and environmental designations which increase development constraints. This highlights the need for development to take place in the most sustainable locations, and avoid piecemeal development around the district which could result in people’s access to services and facilities suffering in the long run.
- 3.11. The district is characterised by several river valleys running through it, which can be the cause of flood risk, and again places more constraints on development in some areas. There are additional threats from tidal flooding and erosion at particular areas around the Shotley peninsula, although these are not considered very severe partly due to the low demand for high levels of new housing in that area.
- 3.12. The documents that will comprise the evidence base (as set out in the LDS) will provide a good description of constraints and key areas for concern, and may produce some potential mitigation measures which could be taken to allow development.

**4. CONTEXTUAL INDICATORS**

DEMOGRAPHIC

	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
<b>Babergh</b>	83.5 (0.7%)	83.8 (0.4%)	84.8 (1.2%)	85.6 (0.9%)	86.1 (0.6%)	86.7 (0.7%)
<b>Suffolk</b>	669.9 (0%)	672.8 (0.4%)	679.0 (0.9%)	686.9 (1.2%)	696.1 (1.3%)	702.0 (0.8%)
<b>East of England</b>	5,400.5 (0.5%)	5,432.7 (0.6%)	5,474.7 (0.8%)	5,510.9 (0.7%)	5,563.0 (0.9%)	5,606.6 (0.8%)

**Table 4.1:** Population (in 000’s), with % growth each year in brackets. (Mid Year Estimates)

- 4.1. The population of Babergh has been growing fairly steadily in recent years. Table 4.1 shows this growth with the figures in brackets indicating the percentage growth year on year.

4.2. To meet with sustainable development objectives, development should be taking place in the larger settlements, with good access to services and facilities in order to promote social inclusion as well as preserving the countryside for its own sake. In Babergh, these areas include Sudbury (with Great Cornard), Hadleigh and also the Ipswich fringe (Pinewood). Also for consideration would be the Ipswich Policy Area (IPA) which comprises the parishes of Belstead, Copdock & Washbrook, Pinewood, Sproughton and Wherstead. Table 4.2 shows the population growth in these areas (data is not available at parish level for 2006). These figures show that the population of Sudbury and Great Cornard is not growing as quickly as that of Pinewood, and that Hadleigh has the fastest growing population proportionally (note that Pinewood is situated within the IPA). Comparing these figures to the overall growth, it can be seen that in general, over half of the net growth in the District takes places in these parishes. Between 2004 and 2005, however, this was reversed and the majority of growth took place in the more rural locations.

	2001	2002	2003	2004	2005
Sudbury & Great Cornard	19,940	19,880	20,180	20,150	20,140
Hadleigh	7,240	7,460	7,880	8,140	8,150
Pinewood	4,050	4,340	4,430	4,460	4,500
IPA	6,970	7,230	7,430	7,500	7,560
Babergh	83,540	83,960	85,160	85,770	86,170

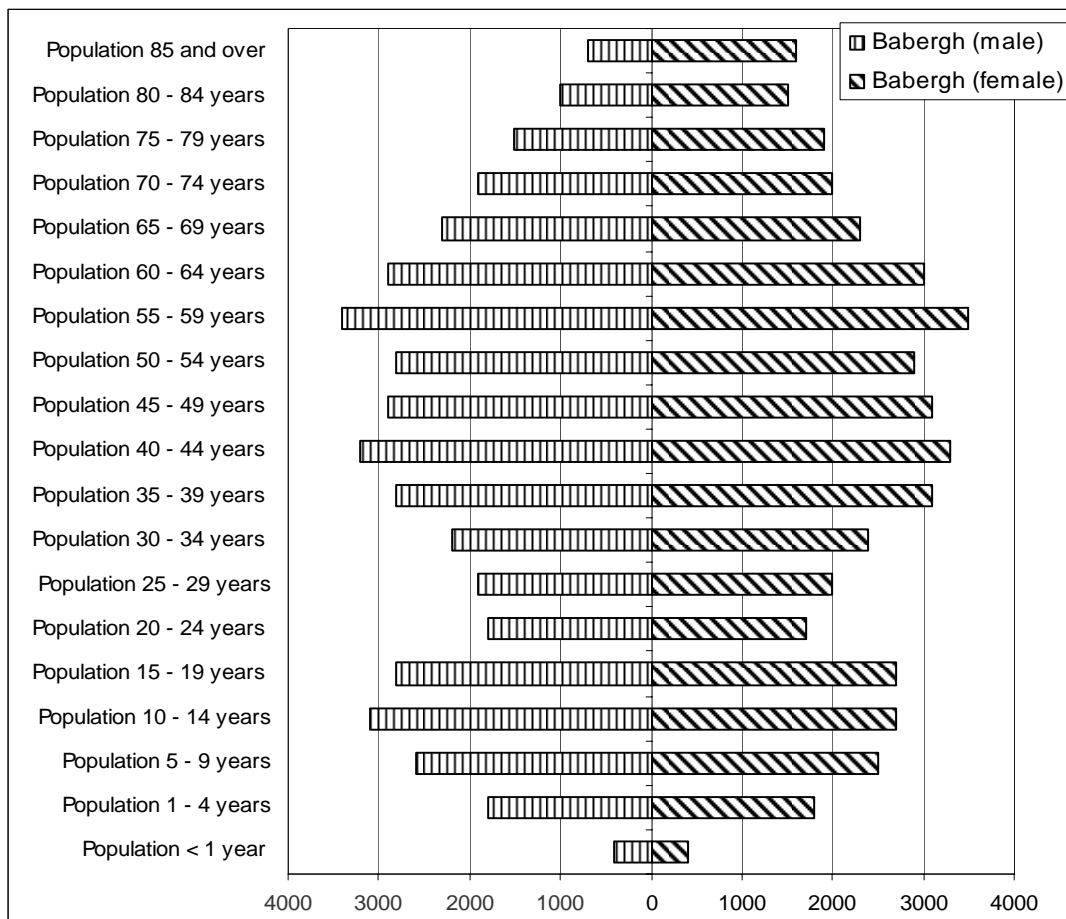
**Table 4.2:** Population in particular areas of Babergh

4.3. Table 4.3 shows the population forecasts up to 2021, as produced from a dwellings led scenario (i.e. if the housing targets are met, this is the number of people that will be here). For Babergh, this shows an overall growth of 6.8% over the years 2001-2021.

	2001	2006	2011	2016	2021
<b>Babergh</b>	83,800	84,900	86,400	87,900	89,500
<b>Suffolk</b>	670,200	691,800	713,100	733,300	755,200

**Table 4.3:** RSS dwelling-led population projections

4.4. Figure 4.1 shows how this population splits in 2005 between males and females and by age. It can be seen that there is a large proportion of people over the age of 40, although this is split fairly evenly between males and females.



**Figure 4.1:** Age structure showing male/female split in Babergh

4.5. It can also be seen from the above graph that there is a relatively low number of people between the ages of 20 and 34, which suggests that although people are growing up in the area, they are not necessarily staying here to study or work as young adults, but then people of that age group moving back into the District in later life, perhaps with a young family. The fact that there are no universities or large higher education establishments in the area could impact on this and it may be that many young adults move towards the larger settlements of Bury St Edmunds, Ipswich or Colchester.

## **SOCIO-CULTURAL INDICATORS**

### **SKILLS & QUALIFICATIONS**

4.6. Skills and qualifications in the district show the strengths of the potential workforce in the area. High educational attainment at local schools is also a reason for parents to move into the area as well as providing the District with a young workforce who may remain in the area.

4.7. Table 4.4 shows the percentage of year 6 pupils (11 years old) passing at level 4 in the Key Stage 2 tests (ONS), with table 4.5 showing the average level 4 pass rates over time. In 2007, the pass rates in all subjects for Babergh was higher than both Suffolk and the East of England. Looking at the averages over time shows that Babergh, with the exception of 2006, has consistently achieved higher grades than both Suffolk and the East of England. Table 4.5 also shows that although the pass rates have not shown a year on year improvement, there is a general increasing trend over the years.

	<b>English</b>	<b>Maths</b>	<b>Science</b>	<b>Average</b>
<b>Babergh</b>	83.2	79.3	89.5	84.0
<b>Suffolk</b>	79.2	75.3	87.8	80.8
<b>East of England</b>	81.0	77.7	89.0	82.6

**Table 4.4:** 2007 Primary school attainment (passing Key Stage 2 at level 4) by subject.

	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Babergh</b>	81.6	80.3	82.8	83.2	81.4	84.0
<b>Suffolk</b>	76.1	76.8	77.7	78	79.4	80.8
<b>East of England</b>	78	78.3	79.3	80	81.6	82.6

**Table 4.5:** Primary school attainment (passing Key Stage 2 at level 4) 2002-2007

4.8. Table 4.6 shows the exam results for year 11 school leavers (GCSEs). There were 959 year 11 school leavers in 2007 in Babergh, and 7765 in Suffolk.

	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Babergh</b>	64.1	68.1	66.1	66.6	66.1	68.7	67.7
<b>Suffolk</b>	54.3	56.5	57	57.3	61.9	62.8	64.4

**Table 4.6:** Percentage of year 11 school leavers achieving 5 or more A\* to C grades

4.9. Figure 4.2 shows the destinations of the years 11 school leavers. The vast majority (81%) go into further education of some sort, with an additional 5% in employment with training (NVQ Level 2). The figure of 4.7% NEET (not in education, employment or training) is 1% lower than the Suffolk average in 2007.

4.10. Table 4.7 shows the percentages of year 11 school leavers who are classified as NEET (not in education, employment or training) after leaving school. This number is decreasing annually across both Babergh and Suffolk.

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Babergh</b>	5.6	6.0	6.0	4.7
<b>Suffolk</b>	6.9	7.5	6.8	5.7

**Table 4.7:** Percentages of year 11 school leavers not in education, employment or training (NEET)

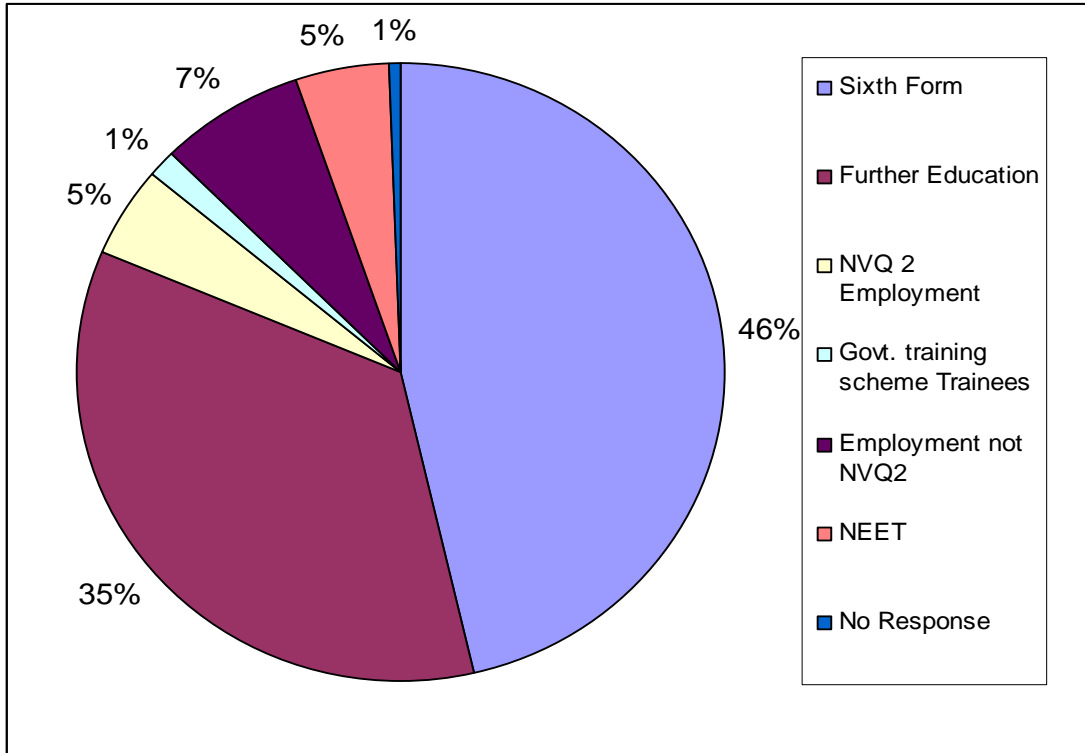


Figure 4.2: Showing year 11 school leaver destinations.

4.11. Figure 4.3 shows the destination of year 13 leavers (post A/A-S levels)

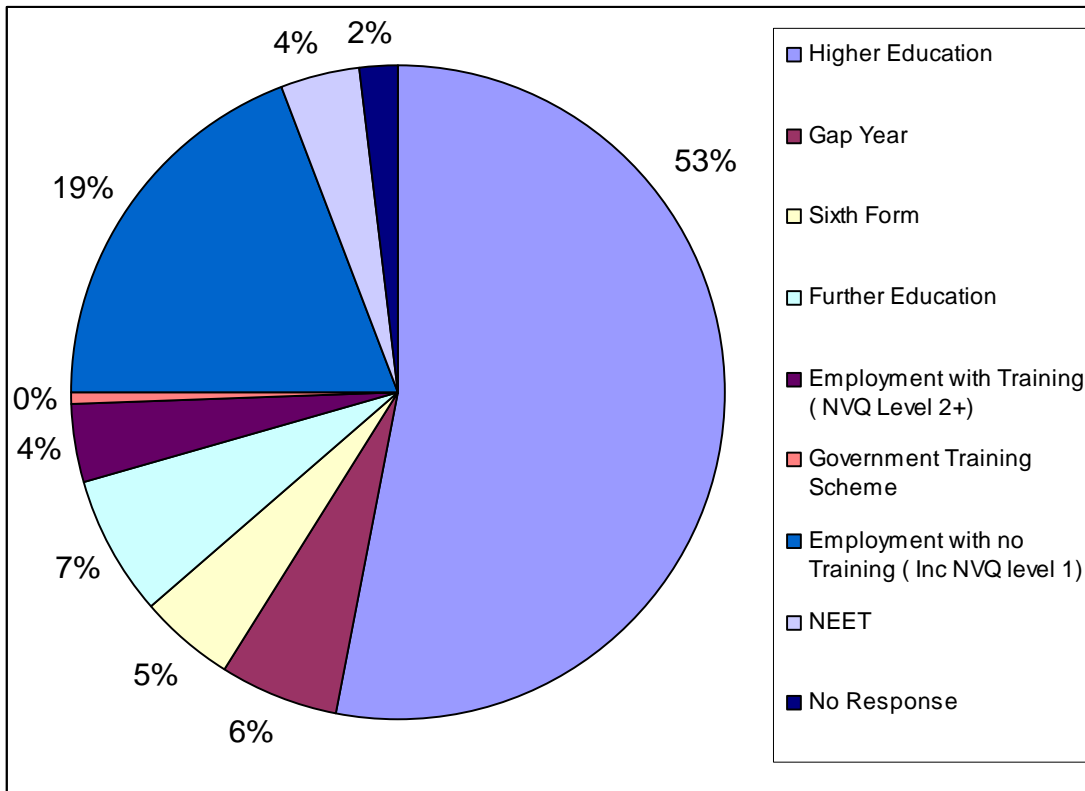


Figure 4.3: Showing year 13 leaver destinations

4.12. Table 4.8 shows the highest level of qualification by NVQ level (where NVQ L4 is equivalent to an undergraduate degree) of residents of working age in 2007. The 2006 figures are shown in brackets. This suggests that Suffolk has lower levels of people with Level 4 or above, whereas Babergh has high levels of the highest qualified people. The proportion of people with no qualifications is dropping in all three areas considered here.

%	No qualifications	Other qualifications	NVQ L1	NVQ L2	NVQ L3	NVQ L4+
<b>Babergh</b>	13.1 (13.6)	4.9 (6.0)	11.6 (13.5)	26.0 (26.3)	16.9 (15.1)	27.5 (25.6)
<b>Suffolk</b>	13.6 (16.0)	9.2 (8.4)	15.8 (14.9)	20.0 (22.2)	18.6 (15.8)	22.8 (22.7)
<b>East of England</b>	12.5 (14.1)	9.3 (8.2)	16.0 (15.8)	18.8 (20.1)	17.4 (16.8)	26.0 (25.0)

**Table 4.8:** Highest level of qualification of Babergh residents 2007

## HEALTH & WELLBEING

4.13. The rural Suffolk districts are pictured as having a healthy lifestyle and high quality of life. Tables 4.9a and b show that life expectancy for both males and females is higher in Suffolk than in the rest of the East of England, and higher in Babergh than Suffolk as a whole.

	1999-01	2000-02	2001-03	2002-04	2003-05	2004-06
<b>Babergh</b>	82.0	82.1	82.4	82.5	82.6	83.3
<b>E of England</b>	81.4	81.4	81.4	81.6	81.9	82.3
<b>England</b>	80.4	80.7	80.7	80.9	81.1	81.6

**Table 3.9a:** Life Expectancy (females).

	1999-01	2000-02	2001-03	2002-04	2003-05	2004-06
<b>Babergh</b>	77.3	78.2	78.7	78.6	78.9	78.7
<b>E of England</b>	76.9	77.0	77.3	77.6	78.0	78.3
<b>England</b>	75.7	75.9	76.1	76.5	76.9	77.3

**Table 3.9b:** Life Expectancy (males).

4.14. The most up to date information on general health within the District is from the Census (2001) which shows that Babergh, Suffolk and the East of England are all fairly similar in terms of proportion of people classifying themselves in each class. Table 4.10 shows these figures.

	<b>Babergh</b>	<b>Suffolk</b>	<b>East</b>
<b>All people</b>	83,461	668,553	5,388,140
<b>Good health</b>	58,793 (70.4%)	463,977 (69.4%)	3,790,644 (70.4%)
<b>Fairly good health</b>	18,767 (22.5%)	152,352 (22.8%)	1,187,940 (22.0%)
<b>Not good health</b>	5,901 (7.1%)	52,224 (7.8%)	409,556 (7.6%)

	<b>Babergh</b>	<b>Suffolk</b>	<b>East</b>
<b>People with a long term limiting illness</b>	13,422 (16.1%)	114,292 (17.1%)	873,168 (16.2%)

**Table 4.10:** General health of the population (Census 2001).

4.15. Table 4.11 shows the number of people claiming a variety of types of benefits as a percentage of the whole population. These figures have not changed more than 0.1% over the past 4 years, and hence no historical figures have been shown.

<b>%</b>	<b>Babergh</b>	<b>Suffolk</b>	<b>East</b>	<b>England</b>
<b>Disability Living Allowance</b>	0.8	0.7	0.8	0.9
<b>Incapacity benefit</b>	1.3	1.4	1.5	1.8
<b>Income Support</b>	1.2	1.6	1.8	2.3
<b>Job Seeker Allowance</b>	1.2	1.7	1.7	2.2

**Table 4.11:** Number of claimants of various benefits (% of all people)

## CRIME

4.16. Crime rate is measured in reported crimes per 1000 population. The figures here cover all reported crimes. The statistics shown in table 4.12 support the perception that Suffolk, and particularly Babergh, are relatively “safe” places to live with a low incidence of crime.

	<b>2003-04</b>	<b>2004-05</b>	<b>2005-06</b>	<b>2006-07</b>	<b>2007-08</b>
<b>Babergh</b>	56.2	55.4	56.3	52.9	49.4
<b>Suffolk</b>	79.5	76.8	77.9	74.6	68.8
<b>East of England</b>	93.2	85.9	85.9	82.8	74.9

**Table 4.12:** Crime rates (number of reported crimes per 1000 population)

## HOUSE PRICES & AFFORDABILITY

	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Babergh</b>	394.9	424.8	402.3	416.9	442.9	444.3
<b>Suffolk</b>	415.9	431.7	447.6	456.7	466.0	479.1
<b>East</b>	371.3	381.4	391.2	394.2	424.6	427.0

**Table 4.13:** Residents' (median) gross weekly earnings

	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Babergh</b>	370.6	364.7	376.9	384.8	403.6	441.3
<b>Suffolk</b>	354.8	376.9	383.9	383.1	407.9	419.2
<b>East</b>	392.6	407.6	419.1	427.7	440.6	450.0

**Table 4.14:** Workplace analysis of median gross weekly earnings for Babergh

4.17. Tables 4.13 and 4.14 show the differences in earnings between the resident population (people who live in Babergh and may or may not work there) and the workforce population (people who work in Babergh and may or may not live there). This indicates that people that live in Babergh are earning more (as a median value) than those who work there, although the gap is narrowing

(which could suggest that more people live and work in the same place which would produce more similar figures). This suggests that people commute out of the District to take on more highly paid jobs. The same difference is apparent in Suffolk, where the residents earn more than the workers although the difference is not getting smaller. It is similar in the East as a whole, but with a smaller gap. In general, Babergh earnings are below the Suffolk average, but both Babergh and Suffolk are above the East of England average.

4.18. Figure 4.4 is the graphical representation of house prices in the area and how they have increased annually in recent years.

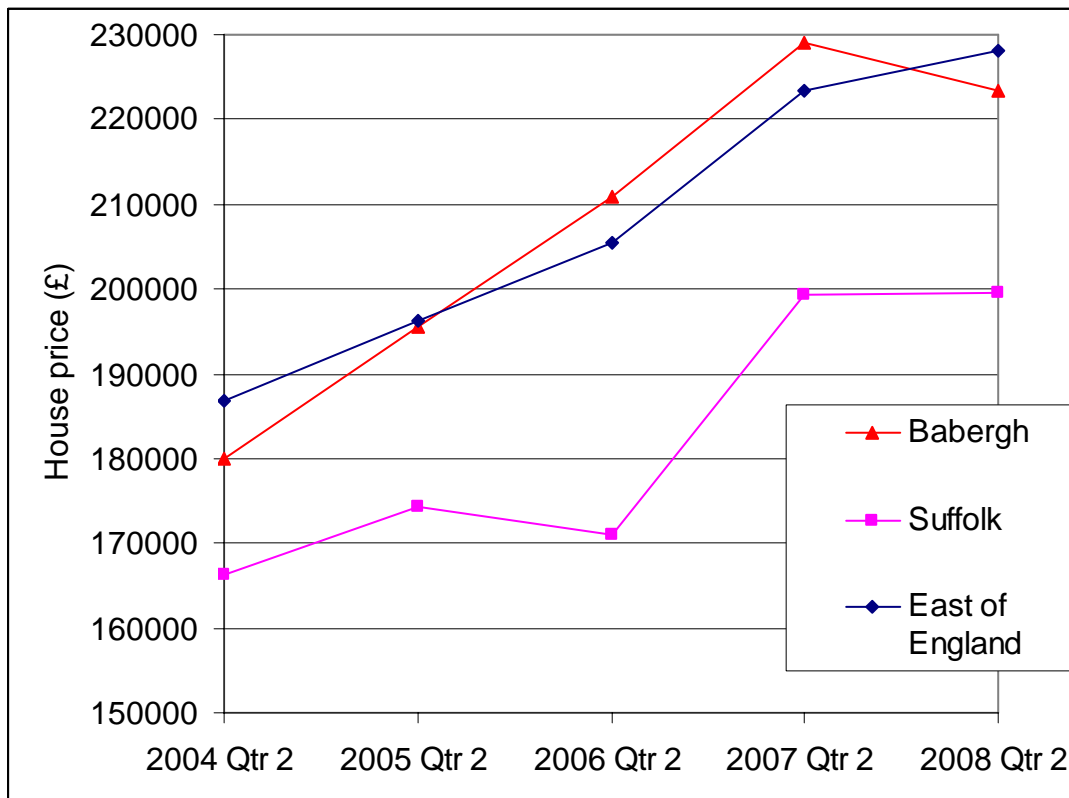
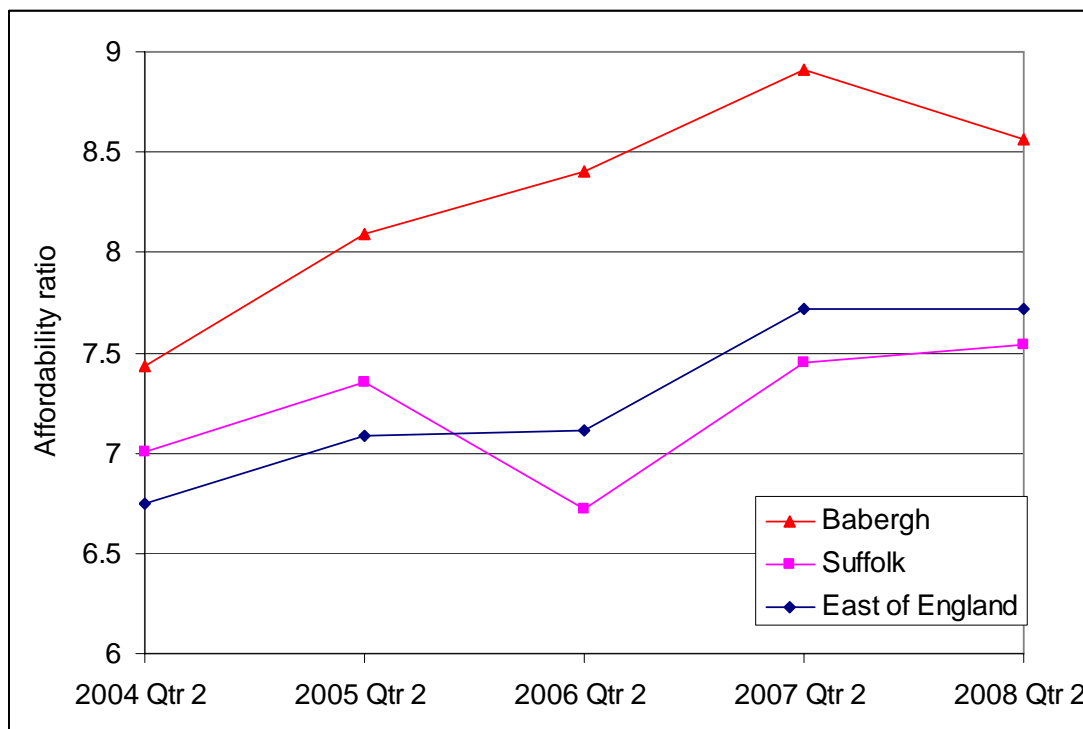


Figure 4.4: Average house prices (measured over the 2<sup>nd</sup> quarter annually)

4.19. Figure 4.5 shows how affordability has changed since 2004. The affordability ratio is calculated by determining the ratio of average house price against average incomes across the area. The calculation is slightly less realistic in today's economic climate as a 5% deposit is assumed, which is now unlikely to secure the purchase of a house. The higher the numerical value of the affordability, the less affordable the property is as it is a ratio between 95% house price (counting a 5% deposit) and average wages in the area i.e. an affordability of 10 shows that the 95% of an average house price is 10 times higher than the average wages. Although the numbers are coming down again, in real terms people would still find buying a house unaffordable.



**Figure 4.5:** Affordability, using average house price and 5% deposit assumption

4.20. At the same time as considering affordability of open market housing, it would also be sensible to consider affordable housing delivery. This is addressed under Core Output indicator H5.

## ECONOMIC INDICATORS

### ECONOMIC ACTIVITY & EMPLOYMENT

4.21. There is often pressure on land in the District (and further afield) which has been allocated for employment to be developed for alternative uses. Because of this, it is vital that accurate monitoring takes place on the demand and supply of employment land to ensure that the correct amount of land is retained for employment uses, and that the allocations are in the right places. Anecdotally, it is believed that land and property of the right type in the right location will be developed or occupied extremely quickly- often before the Council becomes involved, hence there is little quantitative evidence to support this. There is, therefore, potentially an unproven shortage of suitable employment land in the most desirable locations.

4.22. Babergh has historically had a thriving tourism based industry. It is yet to be seen whether the current “credit crunch” will have an effect on that- it could go either way with people having less disposable income and therefore not spending as much, or it could work to Babergh’s advantage with fewer people travelling overseas and the area being more attractive to locally based tourists for short holidays. This is the kind of information that will be monitored over the coming years.

4.23. Table 4.15 shows economic activity as a proportion of all people aged 16 and above. This age range is used instead of “working age” population because more people are now economically active until a later age. Following recent stories in the news relating to unemployment potentially increasing in the coming year, this figure will be monitored, it will also be useful to monitor the number of people employed, as shown in table 4.16. The figures in 4.16 are given as percentages of all people over 16, not just those who are economically active (so the difference is economically active people who are not employed, including for example people claiming Job Seeker Allowance).

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>Babergh</b>	63.2	60.9	69.2	59.6	61.2	66.2
<b>Suffolk</b>	63.0	62.2	62.3	62.4	62.6	63.7
<b>East</b>	64.9	64.7	65.0	65.1	64.4	64.1

**Table 4.15:** Percentage of all people over 16 years old who are economically active

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>Babergh</b>	61.8	59.4	67.5	57.4	59.2	64.1
<b>Suffolk</b>	60.7	60.3	60.2	60.8	60.0	60.6
<b>East</b>	62.5	62.1	62.6	62.6	61.8	61.2

**Table 4.16:** Percentage of all people over 16 years old who are in employment

4.24. Also of interest to monitor the changing economic climate and where people are employed is the analysis of the industrial composition. Table 4.17 shows the number of employees in each sector, where:

1	<i>Manager and Senior Officials</i>
2	<i>Professional Occupations</i>
3	<i>Associate Prof &amp; Tech Occupations</i>
4	<i>Administrative and Secretarial Occupations</i>
5	<i>Skilled Trades Occupations</i>
6	<i>Personal Service Occupations</i>
7	<i>Sales and Customer Service Occupations</i>
8	<i>Process, Plant and Machine Operatives</i>
9	<i>Elementary occupations</i>

(Numbers are given in 000s). The numbers in brackets indicate the figures for 2005-06.

	1	2	3	4	5	6	7	8	9
<b>Babergh</b>	16.8 (25.8)	12.6 (12.7)	17.2 (12.7)	11.6 (13.1)	10.2 (3.8)	4.6 (5.7)	8.4 (7.3)	4.2 (4.5)	14.4 (14.3)
<b>Suffolk</b>	14.3 (15.6)	12.6 (14.4)	13.6 (15.3)	13.8 (11.3)	6.7 (5.2)	11.5 (9.3)	8.5 (10.1)	5.5 (6.3)	13.4 (12.4)
<b>East</b>	15.3 (15.3)	14.3 (14.7)	15.9 (16.0)	13.0 (13.7)	5.2 (5.1)	9.9 (9.6)	9.3 (9.3)	5.2 (5.3)	12.1 (11.2)

**Table 4.17:** % Workplace composition 2006-07, with 2005-06 figures in brackets

4.25. It should be noted that these figures are taken from the Annual Business Inquiry. Data from this source is known for being unreliable at times due to errors in collection and reporting of data. This is something that ONS are aware of and are keen to improve.

4.26. Another set of indicators to monitor relate to VAT registrations. Table 4.18 shows the number of registrations and deregistrations. These figures must also be taken with care, as only companies with taxable supplies, sales or acquisitions exceeding £61,000 per annum are required to register so some smaller businesses will be missed out. Despite that, as part of a wider monitoring framework, VAT registration, stock and survival rates can provide useful economic contextual information.

	<b>Registrations</b>	<b>Deregistrations</b>	<b>Stock</b>	<b>Net change</b>
<b>Babergh</b>	245	240	3565	5
<b>Suffolk</b>	1885	1630	24360	255
<b>East</b>	17495	14020	196480	3475
<b>GB</b>	177765	139205	1892385	38560

**Table 4.18:** Information on VAT registered companies

4.27. The figures shown in table 4.19 are the percentage of companies registered in 2002 and still trading after 3 years, and also those registered in 2004 and still trading after a year.

	<b>Babergh</b>	<b>Suffolk</b>	<b>East</b>	<b>UK</b>
<b>1 year survival (2004)</b>	95.0	93.0	92.7	92.1
<b>3 year survival (2002)</b>	73.0	75.0	72.9	71.3

**Table 4.19:** VAT registered company survival rates

## SUMMARY & CONCLUSIONS

4.28. One of the main differences in the Annual Monitoring Report this year is the inclusion of much of this contextual data. It is felt that this contributes to building up a fuller picture and therefore a greater understanding of the District and the issues that affect it. These contextual indicators will show the effects that the policies and their implementation are having on the ground, and it is important to have them collected consistently and reported in one place on an annual basis.

4.29. In general, considering these contextual indicators shown here, Babergh is in a relatively strong position within Suffolk and the East, with high educational achievement and low unemployment and low crime rate.

4.30. In addition to those locations identified in paragraph 4.2 (the larger settlements and more sustainable locations) it is felt that some of the larger villages, including Long Melford for example, could also be considered at this point.

4.31. For the AMR 2008-09, an additional indicator relating to industry composition by job sector should be included, either in addition to or replacing the break down used at table 4.17. This would give a more accurate representation of, for example, whether the credit crunch was adversely affecting the tourism industry through there being fewer jobs, or conversely whether the number of jobs in the service and tourism industry had increased suggesting that the tourism industry was growing.

## 5. CORE OUTPUT INDICATORS

### BUSINESS DEVELOPMENT

5.1. Core Output Indicator BD1 monitors the total amount of additional employment floorspace developed, by type (B1a,b,c, B2, B8). Table 5.1 shows the amounts completed.

	<b>B1a</b>		<b>B1b</b>		<b>B1c</b>		<b>B2</b>		<b>B8</b>	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
<b>2007-08</b>	3370	272	943	0	2053	0	3454	847	2416	472

**Table 5.1:** COI BD1- Gains and losses in employment land in Babergh

<b>NET</b>	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>2007-08</b>	3098	943	2053	2607	1944	10645
<b>2006-07</b>	1086	412	412	1975	387	4272
<b>2005-06</b>	2200	296	420	1088	2143	6147
<b>2004-05</b>	473	0	1509	128	0	2110

**Table 5.2:** COI BD1 history

5.2. Table 5.2 shows completions in employment use classes over the years. There were significantly higher levels of completion of floorspace in 2007-08 than previously. This can be attributed to some large completions around the District- mainly in Sudbury and Hadleigh. Table 5.3 shows the break down of where these completions took place and it can be seen that there were indeed several large completions in the larger towns, but also significant developments in both Polstead and Glemsford.

<b>DC ref</b>	<b>Parish</b>	<b>Description</b>	<b>Completion date</b>	<b>Use</b>	<b>PDL</b>	<b>Area (Ha)</b>	<b>Floor space</b>
00/1430	Thorpe Morieux	Erection of storage building	05/07/07	B8	Y	0.58	110
02/666	Hadleigh	2 storey building- offices, showroom, workshop	20/07/07	B1a B1c	Y	0.14	316*
03/1394	Copdock	Mezzanine floor	21/05/07	B1a	Y	0.32	276*
04/908	Hadleigh	3 Industrial units	29/11/07	B1c	N	0.21	952
04/2250	Hadleigh	New business units and associated infrastructure	18/05/07	B1 B2	N	0.6	2548
05/677	Nayland	Extension to workshop	12/04/07	B2	Y	0.04	68
05/849	Sudbury	13 B1/B2 Industrial units	17/08/07	B1 B2	N	0.67	1488
05/955	Polstead	Extension to facility	11/01/08	B2	Y	3.0	990
05/975	Sudbury	Erection of industrial unit	17/08/07	B2	Y	0.36	875
06/904	Sudbury	Conversion of mill to offices	16/05/07	B1a	Y	3.2	970

DC ref	Parish	Description	Completion date	Use	PDL	Area (Ha)	Floor space
07/475	Acton	Erection of 2 replacement stores (net expansion)	27/03/08	B8	Y	0.06	105
07/191	Semer	Conversion of store to offices	26/10/07	B1a	Y	0.17	472*
				B8		-0.17	-472*
07/1604	Wherstead	First floor extension to office	28/02/08	B1a	Y	4.52	124
06/1306	Elmsett	Conversion of business units to domestic	12/07/07	B1a	Y	0.07	-272
04/406	Stoke by Nayland	B2 extension	13/06/07	B2	Y	0.2	202
06/981	Sudbury	Erection of B8 storage unit	07/01/08	B2 B8	Y	0.31	1012
06/1981	Glemsford	New warehouse and office extension	03/04/07	B1a B8	Y	0.32	658
07/145	Sudbury	C/U B2 to B1a and B8	07/06/07	B2	Y	0.5	-847
				B8		0.5	847
06/1425	Sproughton	B1 office extension to warehouse	25/07/07	B1a	Y	2.0	223

**Table 5.3:** Completions 2007-08 (*\*estimate from GIS- 40% of building size*)

5.3. In table 5.3, where there was an unknown split in terms of final use (e.g. permission was granted for speculative development for B1 or B2), the final amount has simply been shared equally between those use classes that would be permitted.

5.4. COI BD2 monitors the total amount of the employment floorspace of (as shown in BD1) that has been developed on PDL. Gross figures are used and shown in tables 5.4 and 5.5.

	B1a		B1b		B1c		B2		B8	
	PDL	%	PDL	%	PDL	%	PDL	%	PDL	%
<b>2007-08</b>	2427	72.0	0	0	158	7.7	2247	65.1	2416	100

**Table 5.4:** COI BD2: Floorspace (sq m) and % of employment development by class on PDL.

%	B1a	B1b	B1c	B2	B8
<b>2007-08</b>	72.0	0.0	7.7	65.1	100.0
<b>2006-07</b>	5.5	0	0	56.8	0
<b>2005-06</b>	36.9	0	0	0	0
<b>2004-05</b>	0	0	0	53.1	n/a

**Table 5.5:** COI BD2: % floorspace developed historically on PDL

5.5. Over 2007-08, high levels of B1a, B2 and B8 were developed on previously developed sites. This is largely due to the Cornard Mills conversion at Sudbury (970 sq m) and also a lot of the smaller developments being on brownfield sites. Historically, very low levels have been developed on brownfield land, which has reflected the lack of available brownfield sites suitable for employment land.

5.6. BD3 monitors employment land available by type, in hectares. This land is made up of allocated sites that have not yet been developed, and also plots within other sites or windfall sites that have been granted planning permission or are under construction but not yet developed. Table 5.6 shows how much land is available for each of the uses.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>2007-08</b>	13.6	7.9	4.3	5.0	9.7	40.6
<b>2006-07</b>	23.8	5.5	5.5	31.9	2.4	69.1
<b>2005-06</b>	23.9	5.0	5.6	32.2	2.4	69.1

**Table 5.6:** COI BD3- Available land by use class (hectares)

5.7. The figures in table 5.6 suggest that this year, for the first time in several years, that significant employment developments have taken place on sites previously recorded as “available” (as covered in 5.6) as there have been no sites unallocated. Some of these sites were allocated for employment use, and some of them may have had permission for several years so had been counted as available through those years. No new allocations have been made for employment uses, so the increase in available land (B8) is through additional permission being granted on non-allocated sites. In general, the fact that available land in the B1a, B1c and B2 classes has gone down matches with the high numbers of completions that have taken place for these use classes over the year as shown in table 5.3.

5.8. There are several large brownfield employment allocations in Babergh. One of these is the former British Sugar Factory at Sproughton, on the edge of the Ipswich urban area. This is the subject of a High Court Challenge following refusal and subsequent quashing of an appeal related to a residential led application for the site. The outcome of this challenge will be covered in the 2008-09 AMR. The Industrial Area at Brantham (ICI and formerly Wardle Storeys) is also allocated for employment uses. The current owners are keen to make progress with redeveloping the site and are keen to work with the Council to develop a plan for the site.

5.9. BD4 relates to the amount of floorspace completed for ‘town centre uses’, which include retail (A1), offices (A2 and B1a) and leisure (D2). Table 5.7 shows the district wide developments and 5.9 shows that which took place within town centres. It should also be noted that although there is not a lot of development in town centres, there was quite a large amount on edge of town locations of that which happened.

	<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Total</b>
<b>Gross</b>	450	0	3370	0	3820
<b>Loss</b>	44	0	272	0	316
<b>Net</b>	406	0	3098	0	3504
<b>Gross PDL</b>	450	0	2427	0	2877
<b>PDL %</b>	100	0	72.0	0	75.31

**Table 5.7:**COI BD4: Floorspace completions (sq m) 2007-08 for town centre uses (Babergh)

5.10. Table 5.8 shows that there has been significantly greater development for non-residential uses than in the preceding 2 years. Tables 5.9 and 5.10 show that relatively little town centre use development is taking place in town centres, nor has it done so historically.

	A1	A2	B1a	D2	Total
<b>2007-08</b>	406	0	3098	0	3504
<b>2006-07</b>	189	0	1086	0	1275
<b>2005-06</b>	486	0	1199*	591	2276

**Table 5.8:** COI BD4: Net floorspace developed in Babergh

\* There is a discrepancy here between the B1a return (above) which is 2200 sq m and this one of 1199 sq m- [just use 2200 here?](#)

	A1	A2	B1a	D2	Total
<b>Gross</b>	76	0	0	0	76
<b>Loss</b>	44	0	0	0	44
<b>Net</b>	32	0	0	0	32
<b>PDL %</b>	16.9	0	0	0	2.0

**Table 5.9:** COI BD4 Development (sq m) within town centres in Babergh

	A1	A2	B1a	D2	Total
<b>2007-08</b>	32	0	0	0	32
<b>2006-07</b>	0	0	0	0	0
<b>2005-06</b>	166	0	0	0	166

**Table 5.10:** COI BD4 Net floorspace developed for town centre uses in town centres

5.11. There are no clear emerging patterns from the figures above. It will be interesting to see if the employment completions were especially high this year, or whether they will go lower again. This high level of completions may also impact on the economic statistics. Future monitoring will also be carried out to assess the impacts of the credit crunch on the non-residential development in the District.

## HOUSING MONITORING

5.12. Core Output Indicator H1 covers the plan period and respective housing targets. These targets come directly from the East of England Plan (Adopted May 2008) and are shown in table 5.11 below. It is felt that these targets are high and will be challenging, particularly in the current economic climate where levels of residential completions are expected to decrease significantly as opposed to increasing.

Start of Plan Period	End of Plan Period	Total Housing Required	Source of plan target
01/04/2001	31/03/2021	5600	Regional Spatial Strategy

**Table 5.11:** COI H1 Housing targets (from Regional Spatial Strategy for the East of England)

5.13. Table 5.12 sets out the completions up to and including the reporting year 2007-08, in line with COI H2a and H2b, which monitor net additional dwellings for previous years and the reporting year respectively.

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
<b>Completions</b>	510	212	187	189	275	256

**Table 5.12:** COI H2 a and b: net completions since 2002 in Babergh

- 5.14. There is no particular pattern over time with regards to the level of completions, as it is dependent on a variety of matters. From a target led point of view, it would be expected to see the completions increase, however with the current economic climate, this is unlikely to be seen for several years now. Even after the economy recovers, there still may be a delay in seeing numbers of completions rise again. Anecdotally, developers are expected to complete developments that have already been started, but this is often on a dwelling by dwelling basis and some developers are attempting to sell parts of sites to Housing Associations to recoup money. As mentioned in the 2006-07 AMR, it was expected at that point that completions would increase in the coming years but this is unlikely to happen now.
- 5.15. COI H2c and d consider the future provision of housing in the District, by considering how many dwellings are required to be built to meet the target and also how to manage the delivery of the requirements. Theoretically, the projections and trajectory should be looking to the end of the planning period (in the RSS) and beyond, but because Babergh is at such an early stage within the process we are not able to look with any certainty beyond 5 years. The credit crunch has also made it difficult to predict and many developments have either stopped or not started, or the developers are only building out what has been started. Originally when the trajectory was first published it was considered that completions would increase whilst this happened and the completions for the first quarter of 2008-09 supported this, but since then completions have dropped significantly and the trajectory will need reviewing for the next AMR. The supply of housing land over the next 5 years is adequate to cater for the committed development.
- 5.16. Table 5.13 shows H2b, c, and d. It can be seen that we are unable to comment with any certainty beyond about 5 years into the future, as there are no new sites predicted to come on line and the dwellings are coming from those large sites that are already committed. Once the SHLAA has been completed and the Council has progressed further with site specific allocations, more sites can be identified for future developments and the trajectory will become more robust. The figures for H2c are derived from the trajectory, the data for which is shown at annex 1. The AMR indicator set out by government relating to the housing trajectory requests information up to 2023. For Babergh this is not practical as explained above between the stage that we are at with the DPDs, the LGR and the current economic climate.
- 5.17. COI H2c(a) in table 5.13 shows the predicted supply over the years, and 2c(b) gives the area that these occupy. H2c(c) gives the annualised dwellings led target from the RSS. H2d then shows the managed forecast for each year which takes into account the number of dwellings already completed and forecast and the number of years remaining in the plan. It can be seen from the

way that the figures rise drastically in the future that more sites would need to be brought forwards to cater for the required levels of development in the RSS.

		2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
H2b		256												
H2c	a) Net additions		523	438	634	483	310	152	70	70	70	70	70	0
	b) Hectares		25.0	15.1	21.8	16.6	10.5	5.9	1.9	1.9	1.9	1.9	1.9	0
	c) Target			280	280	280	280	280	280	280	280	280	280	280
H2d			267	252	213	183	168	170	187	210	245	303	420	839

**Table 5.13:** COI H2b, c, and d- future housing supply.

5.18. COI H3 looks at all new and converted dwellings, and monitors the proportion that have been built on previously developed land (PDL). In the current monitoring year, 268 dwellings were built (gross). Of these, 162 were constructed on previously developed land, as shown in table 5.14.

	Gross % PDL
2007-08	61
2006-07	66
2005-06	68
2004-05	43

**Table 5.14:** COI H3 % PDL residential development.

5.19. The target for development on PDL as set out in the RSS is a minimum 60% so this has been achieved for this monitoring year. There have been some large scale developments on greenfield sites over 2007-08, but only a slight drop in the proportion being completed on PDL sites.

5.20. COI H4 asks for the number of permanent and transit sites that have been permitted over the year in the district, For Babergh, both of these figures are 0. Table 5.15 shows that no permissions have been granted over the past four years in Babergh, although there has been submitted for decision in 2008-09. This confirms what the Gypsy and Traveller Needs Assessment found- that there is a very low demand for pitches in Babergh.

5.21. Following a Single Issue Review of the relevant section in the RSS, an Examination in Public was recently held into the provision of pitches for Gypsies and Travellers in the East of England Region. The report following this EIP (which took place at the end of October 2008) is expected by the end of 2008. For more details see <http://www.eera.gov.uk/What-we-do/developing-regional-strategies/east-of-england-plan/planning-for-gypsy-and-traveller-accommodation-single-issue-review/>. In short, the issue is whether the provision of pitches for Gypsies and Travellers should be split over the whole region more equally or whether it should be based upon the Needs Assessments carried out for each district (Babergh's was completed in 2007).

	<b>Permanent</b>	<b>Transit</b>	<b>Total</b>
<b>2007-08</b>	0	0	0
<b>2006-07</b>	0	0	0
<b>2005-06</b>	0	0	0
<b>2004-05</b>	0	0	0

**Table 5.15:** COI H4- applications granted for Gypsy and Traveller sites

5.22. Affordable housing is a key issue for the District. 43 affordable homes (net) were delivered through 2007-08, compared to 73 (net) in 2006-07. Of these, 38 were for social rent, and 5 are for intermediate “low cost” housing. This means that 16% of dwellings were affordable, and within this 88% of them were social rented. The housing department’s aim for housing is 75% social rent and 25% intermediate of the affordable homes.

	<b>Total (net)</b>
<b>2007-08</b>	43 *
<b>2006-07</b>	73
<b>2005-06</b>	56
<b>2004-05</b>	43

**Table 5.16:** COI H5: Affordable housing provision (\*see paragraph 5.24)

5.23. Nearly 70% of the affordable housing completions over 2007-08 were funded through Registered Social Landlords or by the Local Authority, with 13 of them funded by Developer Contributions.

5.24. There are some significant discrepancies between our returns for the Regional and Local AMRs and the HSSA (returned by the housing team). The individual plots that these differences have been identified and are due to inconsistencies in the monitoring processes which are currently being discussed. These will be included and explained again in next year’s monitoring report. It is expected that the returns will be higher for next year’s affordable completions, which will include those missed this year as well as any from 08-09. Time will be taken prior to the publication of next year’s figures to ensure that the sets of figures can be consolidated over the recent years.

5.25. Notwithstanding the discrepancies mentioned above, the delivery of affordable homes is significantly lower than that required to meet the demand, as explained in the supporting text to the relevant section and policies in the Local Plan. On top of this new annual requirement, there is also the backlog left from previous years’ targets not being met and so the requirements get higher each year that the demand outstrips the supply. As explained later, from the policy analysis (section 8) of applications that have been decided at Development Committee, no permissions were refused on the grounds of non-compliance with HS08 (affordable housing on allocations) or HS09 (affordable housing within smaller settlements). This suggests that any applications that did not comply with the 35% requirements either were refused before reaching Committee, or were forced to change to comply with the relevant policy. This

means, therefore, that the policies are effective, and that instead other ways must be found of increasing delivery of affordable housing.

5.26. COI H6 is currently not monitored by Babergh DC- this is hoping to be implemented during the monitoring year to provide a partial return for the year 2008-09, and then have a complete monitoring year for 2009-10. Discussions are ongoing to determine the best way to do this.

## ENVIRONMENTAL QUALITY

5.27. The Environment Agency (EA) is a statutory consultee on many applications. The vast majority of objections raised are later removed following the imposition of conditions on the applicant or resubmission of the application. COI E1 monitors the number of applications granted contrary to the EA advice. During 2007-08, one application was granted contrary to EA advice which was for a grit blasting facility at Wherstead marina. The EA objected on flooding grounds as shown in table 5.17.

Ground of objection	Number granted	Details
Flooding	1	B/07/0859- grit blasting facility at Wherstead marina
Water quality	0	n/a

**Table 5.17:** Permission granted contrary to EA advice

5.28. COI E2 relates to changes in areas of biodiversity importance. Over 2007-08, Babergh had 6 County Wildlife sites, a total of 67.7 ha, added to its inventory. Appendix 2 shows the maps of these areas, whilst table 5.16 shows the sites and their areas. It should be noted that Roadside Nature Reserves (RNRs) have been incorporated into the main County Wildlife Site (CWS) register unless they already have a higher designation (e.g. SSSI) following a major review of RNRs by Suffolk County Council in 2003.

Site Name	Parish	Area (m <sup>2</sup> )
CWS # U8417 (Previously Aldham Roadside Nature Reserve (RNR) 71)	Aldham	439
Layham Pits woodland and meadow	Layham	67811
Milden Meadow	Milden	9216
CWS # B1115 (Milden RNR 138)	Milden	1195
Sproughton Park	Sproughton	96163
Sudbury Common Lands	Sudbury	502674
	<b>Total</b>	<b>677498</b>

**Table 5.18:** COI E2: Changes in biodiversity designations.

5.29. A number of developments also took place in areas featuring in Suffolk's Biodiversity Action Plan (BAP) over the year. These are displayed in table 5.19.

Species	Number of applications
Bats/sightings	2
Non-defined protected species	1
Lizards	1
Slow worm	1
Marsh tit	1

**Table 5.19:** Development in area featured in BAP

5.30. Core Output Indicator E3 relates to renewable energy regeneration. Several permissions were granted over the year 2007-08, with some completed. See table 5.20.

	Description	Capacity	Status	Date
B/07/00673	Wind turbine	6 kW (6-12)	Permission granted	06/07/07
06/2124/FHA	Wind turbine (householder application)	1 kWh	Works complete	16/04/07
B/07/00160/FUL	Householder-installation of solar panels	1.7kW	Works complete	20/07/07

**Table 5.20:** COI E3 Completions for renewables

B/06/01721/FUL	9m high wind turbine	6 kWh	Permission granted	22/12/06
07/272	CHP Scheme (generator)	105 kWh	Permission granted	21/03/07

**Table 5.21:** Applications for renewables granted but not yet developed

5.31. Table 5.21 also shows other permission previously granted but not yet completed for renewable energy. There are now increased Permitted Development rights concerning renewables so some smaller scale developments may not be picked up through planning permission monitoring (for more information see <http://www.publications.parliament.uk/pa/cm200405/cmbills/067/2005067.htm>). It may be that other ways of monitoring small scale renewables will need to be identified.

## MINERALS & WASTE

5.32. Monitored by Suffolk County Council & EERA.

## SUMMARY & CONCLUSIONS

- 5.33. Business and commercial completions have been significantly higher in 2007-08 than previous years. This will continue to be monitored, along with the related contextual indicators, to see the effects that the credit crunch is having on the District's economy. An Employment Land Review is to be carried out as part of the evidence base for the District, and following this report, we will be able to identify whether there is an over or under supply of employment land. At the moment, it appears that there is an undersupply of office and light industrial/starter units as this is what is coming forwards.
- 5.34. The housing completions show that some of the larger allocations are being developed over time, including the Rugby Ground (Bures Road, Sudbury), Guilford Europe and Cornard Mills. Some of the other largest sites, however, are still at an earlier stage and are still not expected to start construction for several years and potentially will be put back further due to the economic situation. These include Chilton Woods, Carson's Drive and former HMS Ganges/Shotley Marina. Annex 1 shows the predicted development timescales for all sites over 5 dwellings, although it is already thought that these may be optimistic and this will need amending for next year once the Council has a better idea of the impacts of the credit crunch and an additional year's monitoring figures.
- 5.35. Babergh finds it difficult to forecast future sites that may come forward for residential development with much certainty as we are at such an early stage with the LDF and the SHLAA. Although it is clear from the trajectory that we have a good supply of residential land coming forwards over the next 5 years, after these sites have come forwards we have no further information for more sites. With a fuller evidence base and progress in the LDF we should be able to identify a more robust supply for the future
- 5.36. Anecdotally, developers are continuing to build what has already been started but not starting new plots or sites until they have been paid for. This is leading to whole site development being severely held up. They are also selling sites or part sites on to Housing Associations/RSLs where funding is available, but this is not a long term solution for all developers as it is important that a mix of affordable and market housing is retained. Developers are also seeking funding for more social rented properties, as the demand for intermediate housing is not as strong due to the fact that people are unable to raise mortgages. This may result in higher affordable completion, particularly in the short term. However, there is still a serious issue of low supply of affordable housing in response to a relatively high demand, which is something that also needs to be addressed through the development of policies within the Local Development Framework.
- 5.37. The level of residential development on previously developed land, although lower as a proportion than 2006-07, is still over 60%; the RSS target. Employment completions on PDL are also higher than previous years.

- 5.38. Looking to the future of monitoring, although it is clear that the COIs will continue to be monitored, as progress is made towards the LDF being produced, a variety of local indicators will be developed through the consideration of the specific issues and needs of the District.
- 5.39. The outcome of the EERA Single Issue Review will show whether there is a need for the Council to identify any plots for Gypsy and Traveller sites within the Local Development Framework. Although Babergh's identified need is negligible, if the outcome of the Review is that a site is needed, this will need to be addressed through the LDF process.

**6. LOCAL OUTPUT INDICATORS**

- 6.1. As stated above, as Babergh are at an early stage in the LDF, no local indicators have yet been developed. For this section this year, the COIs have been used as a base, but split down to more local areas- i.e. the COIs have been monitored for Babergh's towns Hadleigh and Sudbury (with Great Cornard) and also the Ipswich Policy Area (IPA) and the Haven Gateway. See Annex 3 for a list of which parishes are included in these areas.
- 6.2. After this year it may be decided to continue with these, alter the indicators, or change them completely as is most appropriate.

**ECONOMIC DEVELOPMENT**

6.3. Table 6.1 shows the economic completions in each of the areas. Comparing this to the overall completions in BD1, it can be seen that the vast majority of completions are in these largest areas. This is expected as the towns and edge of Ipswich have better access to services and infrastructure that are vital for successful businesses. In addition, many of the completions took place on allocated sites.

	<b>B1a</b>		<b>B1b</b>		<b>B1c</b>		<b>B2</b>		<b>B8</b>	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
<b>Sudbury &amp; Great Cornard</b>	1174	0	0	0	0	0	987	847	2201	0
<b>Hadleigh</b>	853	0	695	0	1805	0	463	0	0	0
<b>IPA</b>	499	0	0	0	0	0	0	0	0	0
<b>Haven Gateway</b>	623	0	0	0	0	0	1058	0	0	0

Table 6.1: LOI BD1- Employment completions in particular areas

	<b>B1a</b>		<b>B1b</b>		<b>B1c</b>		<b>B2</b>		<b>B8</b>	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
<b>Sudbury &amp; Great Cornard</b>	1174	0	0	0	0	0	987	847	2201	0
<b>Hadleigh</b>	158	0	0	0	158	0	0	0	0	0
<b>IPA</b>	499	0	0	0	0	0	0	0	0	0
<b>Haven Gateway</b>	623	0	0	0	0	0	1058	0	0	0

**Table 6.2:** LOI BD1 Employment completions on PDL

6.4. Table 6.2 shows that apart from in Hadleigh, all employment completions were on previously developed land. Hadleigh had very low brownfield completions.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>Sudbury &amp; Great Cornard</b>	0.5	0.5	0.6	1.2	0.8	3.6
<b>Hadleigh</b>	1.2	1.1	1.1	1.5	2.1	7
<b>IPA</b>	10.6	5.6	1.3	0	2.1	19.6
<b>Haven Gateway</b>	10.6	5.6	1.6	0.2	3.6	21.6

**Table 6.3** LOI BD3: Available land in specific areas in Babergh (hectares)

6.5. Table 6.3 shows that there is still some available land in the main areas. It should be noted that the former British Sugar site has not been included in this table, pending the outcome of the High Court Appeal.

## HOUSING MONITORING

6.6. Table 6.5 shows that half of the overall completions for this year took place in Sudbury/Great Cornard. Over the coming years, the majority of the developments will be taking place in these areas too (it should be noted that the IPA is within the Haven Gateway area).

<b>Net additions</b>	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
Sudbury & Gt Cornard	131	378	280	265	225	126	70	70	70	70	70
Hadleigh	1	38	45	45	44	44	0	0	0	0	0
IPA	0	0	5	68	63	59	0	0	0	0	0
Haven Gateway	4	21	5	229	214	140	82	0	0	0	0
<b>Total</b>	<b>136</b>	<b>437</b>	<b>335</b>	<b>607</b>	<b>546</b>	<b>369</b>	<b>152</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>70</b>

**Table 6.5:** LOI H2b & c: Future completions in area

## CONCLUSIONS

6.7. As mentioned previously, relevant local output indicators will be developed in conjunction with developing the DPDs in the LDF.

- 6.8. One area for progress in terms of indicators is to look at even more local levels. Work on the parish profiles and an assessment of what services and facilities are available in each village could be used to identify the most sustainable villages in the district (work based on the supporting text to RSS policy SS4, relating to Key Service Centres). From there, a closer look could be taken at the levels and types of housing being developed in each of the villages, which could in turn lead to development of policies relating to these smaller villages.
- 6.9. It does appear that the development is concentrated within the largest and most sustainable areas, it is an area for potential policy development- i.e. steering development specifically to larger settlements.

## 7. SIGNIFICANT EFFECTS INDICATORS

- 7.1. One area that should be monitored and will become increasingly important is that of CO<sub>2</sub> emissions. Table 7.1 shows the emissions from various sectors over 2007-08 in tonnes per annum. Overall, the emissions are dropping generally, although there was a slight increase to 2006.

	<b>Industry &amp; commercial</b>	<b>Domestic</b>	<b>Road transport</b>	<b>Total</b>
<b>2006</b>	226	220	290	736
<b>2005</b>	217	216	292	725
<b>2004</b>	281	240	321	842

**Table 7.1:** Carbon emissions in Babergh

- 7.2. Table 7.2 shows that Babergh recycles more dry household goods than the Suffolk average, but significantly lower compost recycling by weight. This may also be in part that in the rural areas, people have their own compost heaps. Very little household waste is recycled for energy recovery, and the amount going to landfill as a County is reducing.

<b>%</b>	<b>Household dry recycling</b>	<b>Household compost</b>	<b>Household for energy recovery</b>	<b>Household landfill</b>
<b>2007-08</b>	30.6 (25.6)	8.6 (20.2)	- (<0.01)	- (54.1)
<b>2006-07</b>	28.6 (23.9)	7.8 (19.0)	- (0.04)	- (57.1)
<b>2005-06</b>	26.9 (22.6)	6.5 (18.1)	- (0)	- (59.3)

**Table 7.2:** Recycling in Babergh: % of total waste (figures in brackets are Suffolk)

- 7.3. All households in Babergh are served by at least 2 roadside waste and recycling collections. They also all exceed the target of 21% of waste to be sent to recycling.
- 7.4. Table 7.3 shows that the amount of waste being collected, as opposed to being recycled, is dropping year on year, and as a result that the cost per household is reducing. This is beneficial to the environment, but also both the Council and its residents by improving efficiency.

	<b>Collected household waste per person (kg)</b>	<b>Cost of waste collection per household (£)</b>
<b>2007-08</b>	387.2	30.19
<b>2006-07</b>	404.4	34.61
<b>2005-06</b>	403.1	32.50

**Table 7.3:** Waste collection statistics

7.5. Table 7.4 shows the condition and the area of the SSSI designated plots in Babergh. Annex 4 shows the table with the details in it. Much of the unfavourable declining is the Stour Estuary SSSI.

<b>Condition</b>	<b>Number of sites</b>	<b>Total area (ha)</b>
Favourable	19	80.8
Unfavourable no change	16	197.8
Unfavourable recovering	21	318.2
Unfavourable declining	22	1361.9

**Table 7.4:** SSSI Sites and condition

## SUMMARY & CONCLUSIONS

7.6. There are other areas that will become apparent which should be monitored and have indicators and targets developed for them through the LDF production process.

7.7. The relevant strategies (if any are in place) to support recycling and biodiversity should also be identified and this will be done for the next AMR.

## 8. POLICY MONITORING

8.1. There are no clear policy monitoring processes set up currently for policies. It is hoped that Babergh's planning application system can be interrogated to automatically produce reports on what policies are used in all decisions for next year, but this has not been possible for this report. In order to obtain some quantitative data on what policies are used, the decision notices of all applications going to Development Committee have been studied and a tally kept of which policies are used for granting and refusing the applications. The outcomes of this analysis are in table 8.1.

Policy	APPROVAL	REFUSAL
LP01- Planning Obligations	7	0
EN01- SPAs, SACs, RAMSAR, NNRs, SSSIs	1	0
EN03- Protected Species	4	0
EN04- Semi Natural Habitats	2	0
EN05- Biodiversity	2	0
EN08- Stour and Orwell Estuaries	2	0
EN11- Floodplains & Washlands- protection	3	0
EN15- Surface Water Run-off	2	0
EN16- Water quality and resources	1	0

Policy	APPROVAL	REFUSAL
EN18- Sewerage and Sewage disposal	1	0
EN19- Hazardous installations & contaminated land	4	0
EN22- Outdoor lighting	2	0
EN25- Noise generating developments	4	0
HS01- Towns	11	4
HS02- Villages	32	4
HS03- Non-sustainable and sustainable villages	20	0
HS04- Protecting the countryside	4	3
HS05- Replacement dwellings	1	0
HS06- Rural exception- local needs housing (location/need)	4	0
HS07- Rural exception- local needs housing (management/occupation)	4	0
HS08- Affordable housing- allocated sites	4	0
HS09- Affordable housing- small settlements	6	0
HS12- Housing allocation- William Armes	2	0
HS22- Housing allocation- Folly Road	1	0
HS26- Residential development- Ipswich	1	0
HS27- Density & house type	32	3
HS28- Infilling	24	11
HS30- Design of new houses	34	8
HS31- Public open space (sites of >1.5ha)	1	0
HS32- Public open space (new dwellings and sites <1.5ha)	20	10
HS33- Extensions to existing dwellings	13	0
HS34- Smaller dwellings	2	0
HS35- Residential annexes	2	0
HS41- Low impact housing	1	0
EM01- General employment	7	0
EM02- General employment areas- existing and new allocations	2	0
EM08- Warehousing & distribution	1	0
EM15- Allocation- off Brook Street, Glemsford	1	0
EM20- Expansion/extension of existing employment uses	7	0
EM24- Retention of existing employment sites	8	2
SP01- Retail strategy	4	0
SP02- New retail development	2	0
SP03- Retail development outside town centres	3	0
SP04- Shopping in local centres and villages	2	1
SP05- Farm shops	1	0
CR01- Landscaping Quality	27	4
CR02- AONB Landscape	10	0
CR04- Special landscape areas	5	2
CR07- Landscaping schemes	8	0
CR08- Hedgerows	1	0

Policy	APPROVAL	REFUSAL
CR12- Agricultural worker's dwellings	2	0
CR17- Farm diversification	2	0
CR18- Buildings in the countryside- non residential	2	0
CR19- Buildings in the countryside- residential	5	0
CR20- Protecting existing village facilities	4	1
CN01- Design standards	74	14
CN02- Facilities for the disabled	1	0
CN04- Design & crime prevention	1	0
CN05- Listed buildings- demolition	2	0
CN06- Listed buildings- alteration/extension/change of use	20	2
CN08- Development in or near conservation areas	11	6
CN16- Ancient monuments	1	0
CN17- Archaeology	2	0
CN18- Sudbury and Hadleigh archaeological sites	1	0
RE01- Sports facilities	2	0
RE03- Existing playing fields	1	0
RE06- Small and medium scale recreation	1	0
TP01- Pedestrians	2	0
TP02- Public right of way	1	0
TP03- Provision of cycle routes	3	0
TP09- Traffic calming	1	0
TP12- Car parking	1	0
TP15- Parking standards- new development	10	1
SD02- Sudbury- Mixed use areas- business & service	1	0
SD03- Sudbury- Mixed use areas- shopping and commercial	2	0
SD04- Sudbury- Mixed use areas- residential development	2	0
SD05- Bus/rail interchange	1	0
HD04- Hadleigh- Town centre residential development	1	0

**Table 8.1:** Policy use for decisions made by Development Committee

8.2. From this analysis, it seems that the most frequently used policies are the more generic ones relating to general development principles, for example design standards and landscaping qualities. Also used are those relating to areas such as development in villages (as Babergh is a largely rural district, this is not surprising). There will be very thorough discussions with Development Control officers prior to new policies being drawn up.

8.3. Of the 55 appeals over the year 2007-08, 8 were withdrawn, 2 were part allowed, 36 were dismissed and 9 were allowed. This means that 80% of the appeals were either dismissed or withdrawn which is a good performance.

Annex 1: Predicted timescale at which developments (over 5 dwellings) will come forward.

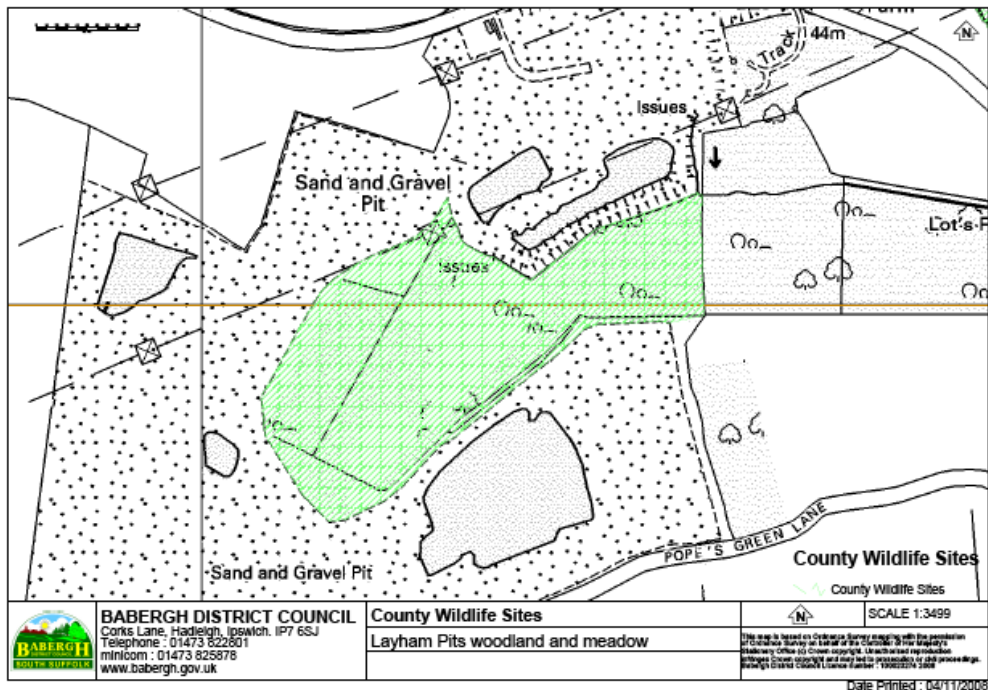
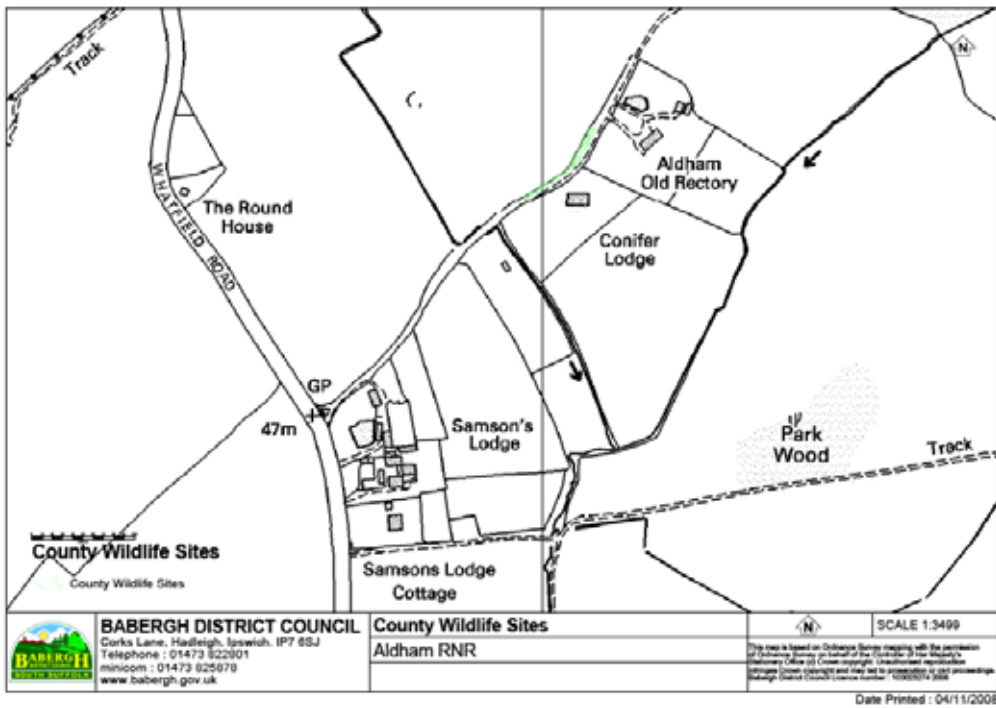
Site Name	Address	Site area (ha)	GF/BF	Adopted/windfall	(Estimated) total units to be built	Completions 31/03/08	Total no of units per year												Notes- e.g. planning status	
							2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17		2017/18
<b>Major Sites &gt;25</b>																				
Chilton	Sudbury	19	G	A	700	0			0	0	70	70	70	70	70	70	70	70	70	
Lady Lane/A1071	Hadleigh	4.73		A	178	0				0	45	45	44	44						
Rugby Ground	Gt Cornard	7.2	B	A HS18	306	31			31	10	59	58	58							B/03/1504/FUL
William Armes site	Gt Cornard	2 net	B	A HS12	80	0				0	0	40	40							B/04/01176/OUT
People's Park'	Sudbury	4.5	G		100	0														none
East of Carson's Drive	Gt Cornard	4.4		A HS17	170	0				0	0	57	57	56						none
Folly Road	Gt Waldingfield	3.92	B/G	A HS22	90	0				0	45	45								B/07/01211/FUL
Crownfield Road	Glemsford	1.3 net	G	A	60	0				0	30	30								none
Former HMS Ganges	Shotley	16	B	W	325	0				0	0	81	81	81	82					B/00/01318/RES
Shotley Marina	Shotley	7.28	B	W	150	0				0	0	80	70							B/06/606/ROC
Guilford Europe Area 1	Gt Cornard	0.65	B	W	24	24	1	19	4	0										B/05/1050/RES
Guilford Europe Area 2	Gt Cornard	0.62	B	W	30	27		26	1	3										B/05/1051/RES
Cornard Mills	Gt Cornard	3.28	B	W	116	44		15	29	36	36									B/05/1746 & B/06/1172
Thorington Hall, areas F1, F2	Pinewood	5.52	G	W	160	0				0	0	53	53	54						B/02/2984/OUT
Walnuttree Hospital	Sudbury	unkn own	B	A	35	0														
Head Lane	Gt Cornard	0.71	B	A HS 11	30	0				0	15	15								B/06/00014/OUT
Priory Stadium	Sudbury	2.08		A	60	0			0	60										B/01/2018/RES

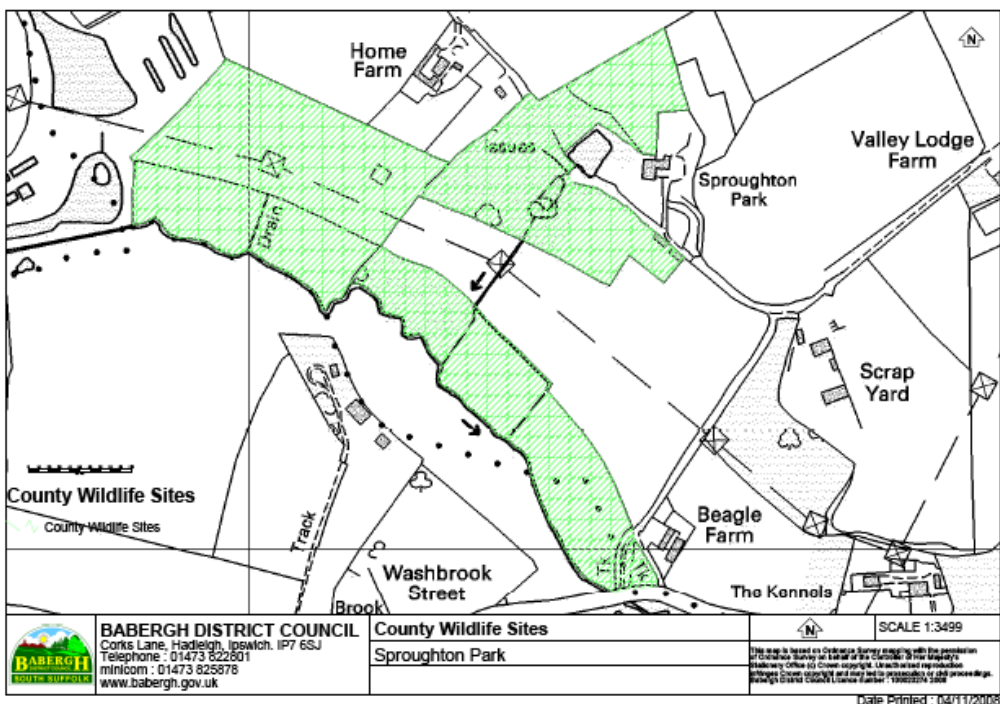
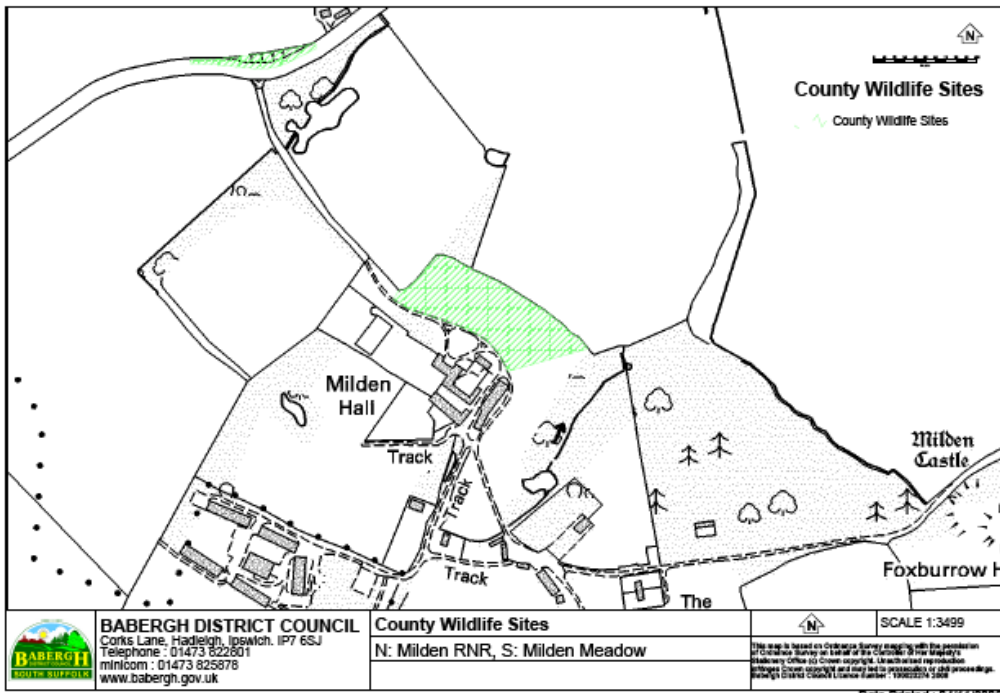
Site Name	Address	Site area (ha)	GF/BF	Adopted/windfall	(Estimated) total units to be built	Completions 31/03/08	Total no of units per year												Notes- e.g. planning status		
							2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17		2017/18	
Land Adj Sudbury Western bypass (St Barts)	Sudbury	17	B/G	A	192	74	4	33	37	59	59										B/00/1016/FUL
Rotherham Road	Bildeston	1.44	G	A HS19	26	15			15	11											B/03/662 & B/05/1250
Poplar Road	Gt Cornard				41					0	41										B/04/01624/FUL
Friends Fields/Tawney's Ride	Bures			A HS20	40					7	33										B/05/1130/
Land adj Maldon Grey, Cat's Lane	Gt Cornard		B/G		42				2	40											B/06/1450/FUL
<b>20-25</b>																					
Highbank	Sudbury	0.9	B	A HS13	25						25										none
Goodland's Farm	Boxford	0.7	B	A HS21	20						20										none
Land off Church Lane	Sproughton	1.1 net	G	A HS 24	30						15	10	5								none
Beestons Coach Depot, Long Bessels	Hadleigh	0.45	B	A	20				1	19											B/04/0882/FUL
St Leonard's Hospital	Sudbury	0.47	B	W	23																B/03/0282/OUT
<b>Affordable</b>																					
Churchill Close, Lawshall			G	W	12					12											B/06/0311
Clibbon House, Gt Cornard			B	W	23					23											B/06/1349
Green Lane, Cockfield			G	W	9	6			6	3											05/1957
land adj 4 Howe Lane	Cockfield		G	W	6					6											07/617
Ipswich Road	Holbrook			W	12					12											07/1251

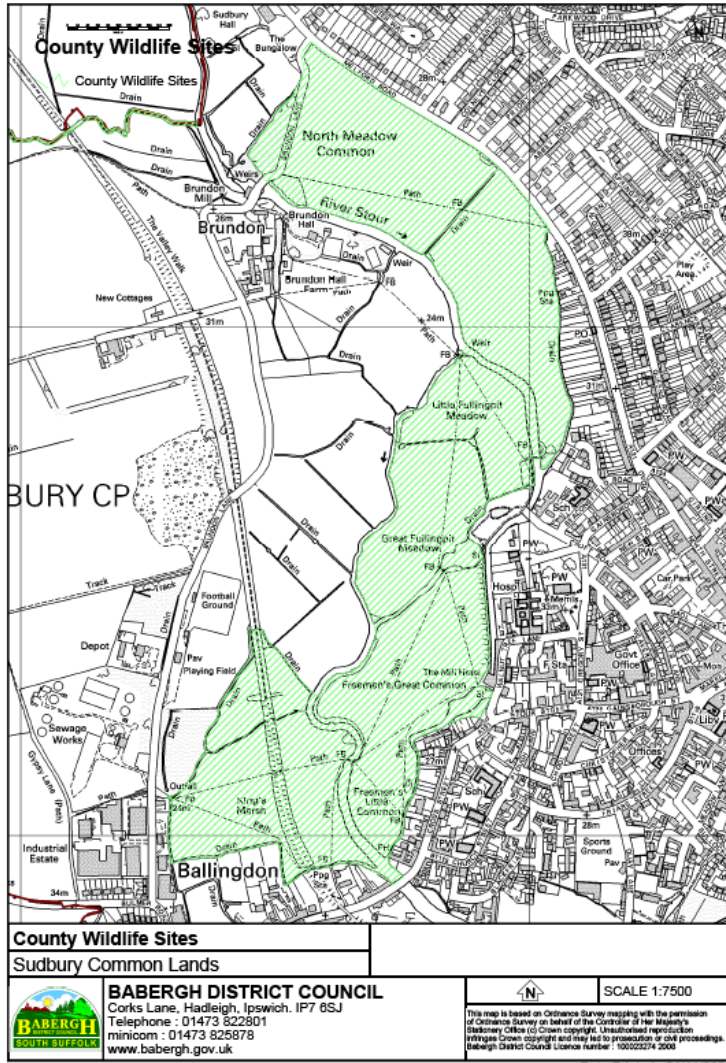
Site Name	Address	Site area (ha)	GF/BF	Adopted/windfall	(Estimated) total units to be built	Completions 31/03/08	Total no of units per year												Notes- e.g. planning status	
							2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17		2017/18
Days Close	Capel St Mary			W	Not yet decided				tbc											08/118
<b>Smaller sites 5-20</b>																				
Driftway, The Street, Capel	Capel St Mary			W	5	4			4	1										05/1480
48 Cats Lane	Gt Cornard	0.34		W	10	9		9	1											05/1934/out
Mill Poultry Farm, Grove Hill Belstead	Belstead	0.36	G	A	5	0				5										03/1929
Aldham Mill Hill	Hadleigh			A	all complete															
List House Works. LM	Long Melford	0.23	B	W	12	0				12										07/1918
23-29 Rockalls Rd, Polstead	Polstead	0.25	B	W	8	0				8										04/1931
Former Snells Garage	Sudbury	0.38	B	W	11	11				11										05/1049
Covered Reservoir	Sudbury	0.12	B	W	7	7				7										06/849
Elmgrove, Glemsford	Glemsford	0.17	B	W	7	8				8										06/632
Land behind Queens Arms, Radiator Rd	Gt Cornard	0.13	B	W	8	8				8										06/375
Former Hadleigh building supplies	Hadleigh	0.71	B		11					11										06/330
Tots, Barrow Hill Acton	Acton	0.19	B	W 2 aff	7	7			7											05/2081
rear of Patticroft	Glemsford	0.39	G	W	13	0				13										07/441
land off Stevenson Approach	Gt Cornard	0.24	B	W	5	0				5										07/885

Site Name	Address	Site area (ha)	GF/BF	Adopted/windfall	(Estimated) total units to be built	Completions 31/03/08	Total no of units per year											Notes- e.g. planning status		
							2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		2016/17	2017/18
land behind Town Hall	Sudbury	0.04	B	W	6	0				6										07/532
Miiddleton Rd	Sudbury	0.6	B	W	22	0				22										05/2159
Stour House	Sudbury	0.25	B	W	16	0				16										07/1662
West of Crowcroft Road	Nedging	0.63	G	W 4 aff	12	0				12										07/1481
Land South of Lanterns	Cockfield	0.22	B	W	5	0				5										06/1756
Syers Farm	Hitcham		B	W	5	0				5										05/0035
Land off Fullers Close	Hadleigh	0.47	B		8	0				8										06/1702
Chilton Mount	Sudbury	0.13	B	W	8	0				8										06/1280
<b>Sites &lt; 5</b>																				
Total																				

Appendix 2: Maps showing the new County Wildlife Sites 2007-08









Annex 4: SSSI Locations and condition:

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

SSSI name	Main habitat	Unit number	Unit area (ha)	Condition
Arger Fen	Broadleaved, mixed and yew woodland - lowland	1	6.44	Unfavourable recovering
Arger Fen	Acid grassland - lowland	2	2.64	Unfavourable recovering
Arger Fen	Acid grassland - lowland	3	2.38	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	4	17.59	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	5	0.38	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	6	2	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	7	4.53	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	8	3.75	Unfavourable declining
Arger Fen	Fen, marsh and swamp - lowland	9	4.57	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	10	0.36	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	11	0.76	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	12	1.54	Unfavourable recovering
Arger Fen	Fen, marsh and swamp - lowland	13	1.5	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	14	0.5	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	15	0.78	Favourable
Bobbitshole, Belstead	Earth heritage	1	1.72	Favourable
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	1	20.75	Unfavourable recovering
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	2	5.35	Unfavourable recovering
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	3	5.57	Favourable
Cornard Mere, Little				Unfavourable declining
Cornard Mere, Little	Fen, marsh and swamp - lowland	1	5.69	Unfavourable declining
Cornard Mere, Little	Fen, marsh and swamp - lowland	2	0.82	Favourable
Cornard Mere, Little				Unfavourable declining
Cornard	Fen, marsh and swamp - lowland	3	2.02	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	1	7.69	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	2	4.68	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	3	4.85	Unfavourable no change
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	4	7.79	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	5	2	Unfavourable recovering
Elmsett Park Wood	Broadleaved, mixed and yew woodland - lowland	1	8.62	Unfavourable declining

SSSI name	Main habitat	Unit number	Unit area (ha)	Condition
Freston And Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	1	86.95	Unfavourable no change
Freston And Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	2	42.74	Unfavourable no change
Freston And Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	3	12.31	Unfavourable no change
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	1	15.12	Unfavourable declining
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	2	6.78	Unfavourable recovering
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	3	6.78	Unfavourable no change
Glemsford Pits	Standing open water and canals	2	10.6	Unfavourable no change
Groton Wood	Broadleaved, mixed and yew woodland - lowland	1	20.14	Favourable Unfavourable
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	1	38.42	recovering Unfavourable
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	2	1.9	declining Unfavourable
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	3	34.3	recovering Unfavourable
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	4	2.54	no change Unfavourable
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	5	40.95	recovering Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	1	5.1	declining Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	2	12.02	no change
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	3	8.03	Favourable Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	4	4.48	no change Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	5	3.69	declining Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	6	11.41	declining Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	7	11.49	recovering Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	8	2.41	declining Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	9	4.07	declining Unfavourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	10	4.68	declining

SSSI name	Main habitat	Unit number	Unit area (ha)	Condition
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	11	5.37	Unfavourable no change
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	12	1.88	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	13	1.2	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	14	1.78	Unfavourable no change
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	1	62.07	Unfavourable recovering
Lineage Wood & Railway Track, Long Melford	Calcareous grassland - lowland	2	2.26	Unfavourable declining
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	3	0.75	Favourable
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	4	4.95	Unfavourable recovering
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	5	2.78	Favourable
Lineage Wood & Railway Track, Long Melford	Neutral grassland - lowland	6	1.62	Unfavourable no change
Lineage Wood & Railway Track, Long Melford	Neutral grassland - lowland	7	4.27	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	1	5.3	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	2	4.39	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	3	4.5	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	4	2.98	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	5	21.1	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	6	2.89	Unfavourable declining
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	7	0.06	Unfavourable no change
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	8	1.01	Unfavourable

SSSI name	Main habitat	Unit number	Unit area (ha)	Condition
Thicks				no change
Milden				Unfavourable
Thicks	Broadleaved, mixed and yew woodland - lowland	9	0.09	no change
Stour				Unfavourable
Estuary	Littoral sediment	2	388.45	declining
Stour				Unfavourable
Estuary	Littoral sediment	4	713.77	declining
Stour				Unfavourable
Estuary	Littoral sediment	6	162.83	declining
Stour				
Estuary	Earth heritage	8	3.45	Favourable
Thorpe				
Morieux				
Woods	Broadleaved, mixed and yew woodland - lowland	1	12.22	Favourable
Thorpe				
Morieux				Unfavourable
Woods	Broadleaved, mixed and yew woodland - lowland	2	28.37	recovering
Thorpe				
Morieux				Unfavourable
Woods	Broadleaved, mixed and yew woodland - lowland	3	4.64	no change



References:

PCPA 04

TCP Local Development (England) Regulations 04

Local Development Framework Monitoring: A Good Practice Guide (ODPM March 2005)

Policies for Spatial Plans: A guide to writing the policy content of Local Development Documents POS, July 2005.