

Forest Heath & St Edmundsbury councils



West Suffolk

working together

Authority Monitoring Report

2015/2016
&
2016/2017

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Contents

1.	Introduction	1
2.	How this AMR is organised	3
3.	Local Development Scheme	4
4.	CIL Update	7
5.	Duty to Co-operate	8
6.	Forest Heath District Council	10
	Housing.....	10
	Economy and Tourism	13
7.	St Edmundsbury Borough Council.....	17
	Housing.....	17
	Jobs and the Local Economy.....	22
8.	Joint Development Management Policies (JDMP)	25
9.	Neighbourhood Planning Update	38
	Appendix A - Joint Local Development Scheme	39
	Appendix B - Glossary of Terms	40
	Appendix C - Current Relevant Planning Policies.....	44

1. Introduction

- 1.1. This is the first joint Authority Monitoring Report (AMR – previously known as Annual Monitoring Report) to be produced by Forest Heath District Council and St Edmundsbury Borough Council (known as West Suffolk Councils). This AMR covers two monitoring periods 1 April 2015 to 31 March 2016 and 1 April 2016 to 31 March 2017 and meets the requirements of the relevant legislation.
- 1.2. The councils are responsible for preparing and delivering the Local Plan Policies for the West Suffolk area based on the objectives of: supporting required growth and development whilst protecting the environment, and creating attractive places to live. AMR's are produced to show the extent to which planning objectives are achieved.
- 1.3. The two authorities currently have separate Core Strategies and Site Allocations documents. Forest Heath is currently preparing the Single Issue Review of Core Strategy Policy CS7 and Site Allocations Local Plan (at examination June 2018). Each monitors different indicators. The Joint Development Management Policies Document (JDMPD) was adopted by both authorities in February 2015. St Edmundsbury Borough Council adopted the Bury St Edmunds, Haverhill and Rural Vision 2031 Local Plan documents in September 2014. Appendix C of this document sets out Current Relevant Planning Policies for the two authorities.
- 1.4. Section 4 of the Forest Heath Core Strategy and Section 8 and Appendix 7 of the St Edmundsbury Core Strategy identify performance indicators and relevant targets to be achieved. Similarly, the three Vision 2031 documents (Bury, Haverhill and Rural St Edmundsbury) set out in appendices a monitoring and review framework. The Joint Development Management document sets out a monitoring and review framework in Appendix C.
- 1.5. A key aim of the current planning system is to be flexible, with an ability to respond quickly to changing circumstances. This is the fundamental purpose of this report, to provide the evidence to understand whether or not the policies set out in the development plan documents are working in order that changes in policy can be made.
- 1.6. Over time the way in which data is collected, the reason for collecting it, the way it is reported, the planning framework, and legislation has changed, and some of the original indicators and/or targets are no longer collected or relevant and some targets in different documents overlap.
- 1.7. The Localism Act 2011 has changed the focus for AMRs, and the Town and Country Planning (Local Planning) (England) Regulations 2012 has implemented this change. In the future, AMRs will monitor activities set out in the Regulations and indicators that are relevant to local priorities.
- 1.8. This first joint AMR sets out the information required by Regulation 34 (The Town and Country Planning (Local Planning)(England) Regulations 2012) and attempts to set out a coherent approach to monitoring or

reviewing relevant policies in the current local plan documents. The councils have committed to preparing a West Suffolk Local Plan, and work will commence on this during 2018. An essential part of the scoping work will be to review the efficacy of current policies, and this will require reviewing decision-making and the use of policies (particularly those in the JDMPD).

2. How this AMR is organised

- 2.1. The document starts with the information required by the regulations: the Local Development Scheme; an update on where the two councils are in relation to the Community Infrastructure Levy (CIL); and the Duty to Cooperate. This is followed by sections reporting on the housing and employment/economic development policies in both councils' Core Strategies. Section 7 reports on the use of policies in the JDMPD where data is available and has been collected, and a table is included at the end of this section listing the policies that are/have not being/been monitored (Note: there is some overlap between Core Strategy policies and JDMPD policies, e.g. Forest Heath Core Strategy Policy CS6 and JDMPD Policy DM30, and where possible this is referred to and the relevant local plan document heading included). The final section reports on progress with Neighbourhood Planning in West Suffolk.

3. Local Development Scheme

- 3.1. All local planning authorities are required to prepare a Local Development Scheme (LDS), which is one of the documents that make up the Local Plan. It sets out the timetable for the production of Local Plans and is updated periodically in line with recent progress.
- 3.2. Forest Heath and St Edmundsbury Councils have implemented a shared planning service and have produced a joint Local Development Scheme that sets out the programme for the preparation of local plan documents across both districts. For the purpose of this monitoring report, which monitors indicators over the period 1 April 2015 to 31 March 2016 and 1 April 2016 to 31 March 2017 the November 2016 scheme has been used to check progress ([Appendix A](#)). The most up-to-date LDS, including the updated Timeline (June 2018), can be found on the [Planning Policy supporting information page](#)
- 3.3. Regulations require the AMR to contain the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme, and in relation to each of these documents:
- i) the timetable specified in the LDS for the document's preparation;
 - ii) the stage the document has reached in its preparation; and
 - iii) if it is behind the timetable the reasons for this.

This section of the AMR deals with this requirement.

- 3.4. The Local Plan for Forest Heath as at 31 March 2017 comprised:
- The Core Strategy adopted in May 2010, as amended following the High Court Order which quashed the majority of Policy CS7 and made consequential amendments to Policies CS1 and CS13;
 - Saved policies of the Forest Heath Local Plan 1995;
 - Policies Map;
 - Joint Development Management Policies Document – adopted February 2015
 - The emerging Single Issue Review (SIR of Policy CS7) and Site Allocations Local Plan (SALP) which are at an advanced stage in preparation so should be accorded weight.

And the following supplementary planning documents (SPDs):

- Open space, sport and recreation – October 2011;
- Joint Affordable Housing – October 2013;
- West Suffolk shop front and advertisement design guidance – February 2015.

3.5. The Local Plan for St Edmundsbury as at 31 March 2017 comprised:

- The Core Strategy – adopted December 2010;
- Vision 2031 – covering three distinct areas Bury St Edmunds, Haverhill and Rural – adopted September 2014;
- Policies Map;
- Joint Development Management Policies Document – adopted February 2015.

And the following supplementary planning documents (SPDs):

- Open space, sport and recreation facilities – December 2012;
- Haverhill Town Centre Masterplan – September 2015;
- Joint Affordable Housing – October 2013;
- Joint West Suffolk shop front and advertisement design guidance – February 2015;
- Bury St Edmunds Town Centre Masterplan – December 2017

3.6. Supplementary Planning Guidance is set out in a number of documents

- Concept Statements;
- Masterplans; and
- Development Briefs.

3.7. The Forest Heath Core Strategy Single Issue Review (SIR) reconsiders the most appropriate general locations for housing growth throughout the district, the part of the plan 'quashed' by the High Court ruling. It also considers the overall housing provision for the district.

3.8. The Forest Heath Site Allocations Local Plan (SALP) identifies sites for new housing, employment, shopping and other development and uses of land.

3.9. The SIR and SALP have been the subject of two rounds of consultation at Regulation 18 stage. Regulation 19 stage (proposed submission) consultation was carried out between January and March 2017. Examination of these document is currently being progressed by independent inspectors and if they are found to be sound, they will be adopted by Forest Heath District Council and become part of the Local Plan.

3.10. Forest Heath Policies Map shows the areas where the policies of the adopted Core Strategy, Saved Local Plan Policies and Joint Development Management Policies Local Plan documents apply. For example, it shows sites allocated for housing development, employment or open space and any conservation area boundaries. This will be updated when the Single Issue Review and the Site Allocations Local Plan are adopted.

3.11. The St Edmundsbury Core Strategy sets out the vision, objectives, spatial strategy and overarching policies for the provision of new development in the Borough up to 2031.

- 3.12. The St Edmundsbury Vision 2031 documents consist of three Local Plans, Bury St Edmunds Vision 2031, Haverhill Vision 2031 and Rural Vision 2031. These were adopted on 23 September 2014 and identify where growth will be allowed and what local everyday services people will need to enjoy a good quality of life.
- 3.13. St Edmundsbury Policies Map shows the areas where the policies of the adopted Core Strategy, the three Vision 2031 and Joint Development Management Policies local plan documents apply. For example, it shows sites allocated for housing development, employment or open space and any conservation area boundaries.
- 3.14. The Joint Development Management Policies Document (JDMPD) was adopted by both councils in February 2015. It contains policies that implement many of the strategic policies in the two Core Strategies and is an important tool for the day to day determination of planning applications in both St Edmundsbury Borough and Forest Heath District. It now forms part of both authorities Local Plan.
- 3.15. The joint Statement of Community Involvement was adopted in February 2014. This sets out how we will consult on proposed planning policy documents and planning applications.

4. CIL Update

- 4.1. The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.
- 4.2. The Suffolk Local Authorities (excluding Waveney District Council) commissioned Peter Brett Associates to undertake a Stage One Study looking at the potential to charge a Community Infrastructure Levy (CIL) within the local authority areas. Forest Heath District Council and St Edmundsbury Borough Council have commissioned a Stage 2 study which identified the likely charging rates across the two charging authorities. The next stage is creating a draft charging schedule which will be sent out for consultation, ahead of examination by an Inspector. We are currently undertaking work that will inform the draft charging schedule and underpin a CIL and once this policy work has been completed, we will be able to confirm a timetable for consultation, examination and adoption of a Community Infrastructure Levy.
- 4.3. Further information on CIL progress can be found on the [West Suffolk S106 and CIL webpage](#)

5. Duty to Co-operate

- 5.1. The Localism Act 2011, introduced a 'duty to cooperate' which requires local authorities to work with neighbouring authorities and other prescribed bodies in preparing their development plan documents. The duty:
- Relates to sustainable development or use of land that would have a significant impact on at least two planning areas or on a planning matter that falls within the remit of a county council;
 - Requires that councils set out planning policies to address such issues;
 - Requires councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policies; and
 - Requires councils to consider joint approaches to plan making.
- 5.2. The duty to cooperate also covers a number of public bodies in addition to local authorities. These prescribed bodies are defined in part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 5.3. Relevant planning policy issues to be considered under the duty to cooperate are also explained in the National Planning Policy Framework (paragraphs 178-181 and 156). Specifically, 'the Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.' (para 178, NPPF).
- 5.4. The National Planning Policy Framework 2012 (NPPF) states at paragraph 180 that when preparing plans local authorities should also have regard to Local Enterprise Partnerships and Local Nature Partnerships in their area. Those bodies of relevance to Forest Heath and St Edmundsbury are as follows;
- New Anglia Local Enterprise Partnership;
 - Greater Cambridge Greater Peterborough Local Enterprise Partnership;
 - Wild Anglia Norfolk and Suffolk Nature Partnership.
- 5.5. Paragraph 181 of the NPPF clearly states that co-operation should be a continuous process of engagement from initial thinking through to implementation 'resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development'.
- 5.6. During the two monitoring periods covered in this report Forest Heath District Council were preparing the SIR and the SALP, and as part of this recorded 'duty to cooperate' activities. The [Record of Co-operation](#) is a submission document (C14), and is available on the Examination page of the Councils' website.
- 5.7. St Edmundsbury Borough and Forest Heath District Councils have shared, and subsequently integrated, services since 2012. In May 2018 the Government signed the final Orders creating the new West Suffolk

Council. The first meeting of the Shadow Authority took place on 30 May 2018 and the new West Suffolk Council will be created in April 2019 with elections the following month. The St Edmundsbury Core Strategy and Vision 2031 development plan documents were adopted in 2010 and 2014 and therefore the Record of Co-operation produced for the Forest Heath SIR and SALP Examinations largely applies to St Edmundsbury. In addition, in terms of cross-boundary strategic issues for St Edmundsbury, there continues to be informal, officer level meetings and/or contact with: Suffolk County Council and Babergh and Mid Suffolk Councils, and where appropriate (pan-Suffolk issues) with East Suffolk Council, and Ipswich Borough Council; the Environment Agency, Historic England; Natural England; and Homes and Communities Agency, the local Clinical Commissioning Group and NHS Commissioning Board; and the New Anglia Local Enterprise Partnership.

- 5.8. As the process of preparing a new West Suffolk Local Plan gets underway a new record of cooperation will be compiled and details of this will be published in future AMRs.

6. Forest Heath District Council

Monitoring performance against Forest Heath's Core Strategy

Housing

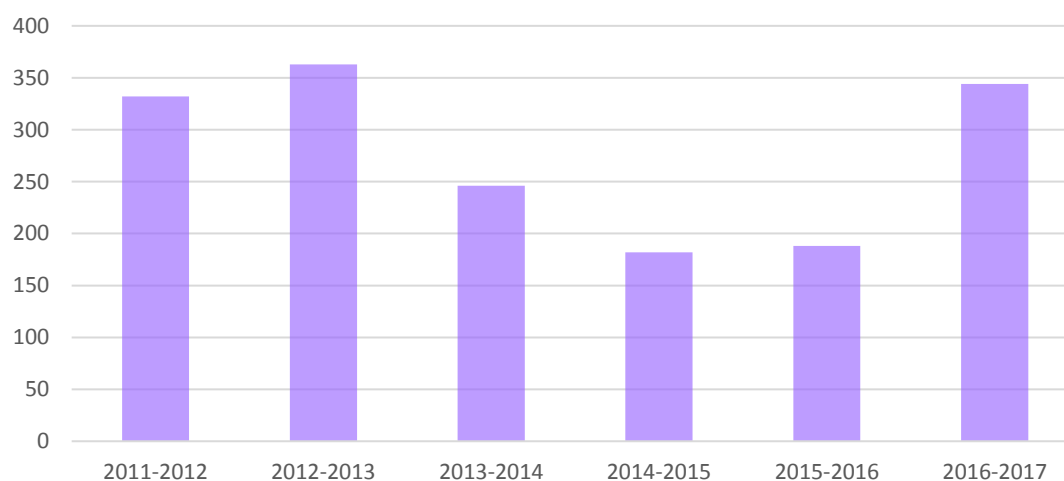
Core Strategy – CS7 Overall Housing Provision

- 6.1. The Single Issue Review (SIR) of Core Strategy Policy CS7 is currently (June 2018) at Examination. When adopted it will replace Core Strategy Policy CS7 in its entirety, and should be read in conjunction with the adopted Core Strategy. The Strategic Housing Market Assessment (SHMA) prepared in January 2016, indicated an objectively assessed need (OAN) for 340 dwellings per annum for Forest Heath in the period 2011 to 2031.
- 6.2. The table below shows that dwelling completions in the monitoring year 2015/2016 fell below the target of 340 per annum. However in 2016/2017 the target was exceeded by 4 units.

Total amount of housing completed – New target – 340 per annum updated by SHMA (for period 2011-2031)

	Net dwelling completions
2011-2012	332
2012-2013	363
2013-2014	246
2014-2015	182
2015-2016	188
2016-2017	344
TOTAL	1655

Forest Heath Completions 2011-2017



Net dwelling completions and geography of completions - New target – 340 per annum updated by SHMA (for period 2011-2031)

Towns	Net dwelling completions 2015/2016	Net dwelling completions 2016/2017
Brandon	4	10
Mildenhall	8	17
Newmarket	60	58
Total towns	72	85
Key Service Centres		
Lakenheath	16	13
Red Lodge	30	81
Total KSC	46	94
Primary Villages		
Beck Row	28	36
Exning	9	23
Kentford	4	46
West Row	2	5
Total PV	43	110
Elsewhere		
Total elsewhere	27	55
Total	188	344

- 6.3. The table below shows the net total and percentage of dwellings completed on brownfield land in the two monitoring years. This represents 59% of overall completions in 2015/16 and 48% in 2016/2017. This is in line with the monitoring target of 30%. Net dwelling completions are the total number of new homes built, minus the number of existing homes demolished, in a given year.

Number and percentage of new dwellings completed on brownfield land - Target – brownfield 30%

Towns	Net dwelling completions on brownfield land 2015/2016	Net brownfield completions as % of all completions 2015/2016	Net dwelling completions on brownfield land 2016/2017	Net brownfield completions as % of all completions 2016/2017
Brandon	2	50%	10	100%
Mildenhall	5	62.5%	16	94%
Newmarket	60	100%	55	95%
Total towns	67	93%	81	95%
Key Service Centre				
Lakenheath	15	93.8%	6	46%
Red Lodge	9	30%	2	2.5%
Total KSC	24	52.2%	8	8.5%
Primary Villages				
Beck Row	3	10.7%	8	22.2%
Exning	1	11.1%	5	21.7%

Towns	Net dwelling completions on brownfield land 2015/2016	Net brownfield completions as % of all completions 2015/2016	Net dwelling completions on brownfield land 2016/2017	Net brownfield completions as % of all completions 2016/2017
Kentford	4	100%	39	84.7%
West Row	0	0%	2	40%
Total PV	8	18.6%	54	49%
Elsewhere				
Total Elsewhere	13	48%	23	100%
Total	112	59.7%	166	48%

Affordable Housing Provision

Core Strategy - CS9 Provision of Affordable Housing

- 6.4. The affordable housing completions in the monitoring year 2015/16 represented 9% and in 2016/17 represented 17% of all completions across the district. Although it appears to show a low affordable provision against the policy target, on closer analysis, it shows for sites where the policy applies these have (or will) contributed to affordable provision in accordance with the targets. A number of the sites are large sites (over 10 dwellings) where completions will come forward over a number of monitoring years. For example land adjacent to Smoke House Inn, Skelton's Drove, Beck Row is permitted for 166 dwellings of which 49 affordable units will be provided. Although there were completions on this site in both monitoring years none of the affordable units were completed at this time. For other sites where there were no affordable completions, developments either fell below the threshold size where affordable provision is triggered, or they were exempt from making affordable provision (e.g. on viability grounds or contributions were made through S106 agreements toward affordable provision off-site). It can be concluded that where affordable provision is justified this is being required in accordance with the target rates.

Affordable housing completions per monitoring year - Forest Heath new target - between 20% and 30% affordable housing

	Affordable completions 2015/2016	Affordable completions 2016/2017
Towns	0	12
Key Service Centres	12	22
Primary Villages	0	6
Elsewhere	5	17
Forest Heath Total	17	57

Provision for Gypsy and Travellers

Core Strategy - CS8 Provision for Gypsy and Travellers

- 6.5. In August 2015 the government published the Planning Policy for Traveller Sites (which should be read in conjunction with the NPPF). Annex 1 sets out the definition of gypsies and travellers:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

- 6.6. The Proposed Submission SALP, 2017 sets out the up-to-date position in relation to providing for gypsies and travellers, which is that arising from the new definition there is no identified need in Forest Heath. Consequently, no site allocations are being proposed in the SALP. A criteria based approach set out in policy CS8, will be used to assess the needs of new provision where it meets the definition and those whose need falls outside the definition will be treated in the same way as the settled community, considered alongside general housing policy.
- 6.7. The table below shows the existing permanent pitch provision in Forest Heath. In addition, planning permission (DC/16/1758/FUL) was approved on 14 March 2017 for 10 traveller pitches in Beck Row.

Number of permanent pitches

	Existing number of Permanent pitches provided
Beck Row	47
Holywell Row	2
Red Lodge	8
Total	57

Economy and Tourism

- 6.8. Forest Heath Core Strategy Policy CS6 aims to deliver 7,300 additional jobs in the District by 2026. Jobs growth will be achieved via the provision of employment land, as well as through for tourism, leisure, retail and the rural economy. The Proposed Submission SALP confirms the designation of 14 existing employment areas in Policy SA16 (see the table below), and Policy SA17 designates new employment areas (either on their own or as part of mixed use developments). These employment areas and allocations will be monitored in future years.

Core Strategy - CS6 Economy and Tourism

- 6.9. The amount of land available for employment uses on the existing employment areas is set out in SALP Policy SA16. Much of this land is currently occupied and in use. Completions and permissions yet to be built (outstanding planning permissions) for both monitoring years are set out in the tables below. In 2016/2017 completions totalled 5986.08sqm of employment floorspace, and there was 18,151.54sqm permissioned but yet to be implemented. This is largely accounted for by B8 planning permissions in Mildenhall and Newmarket. In 2015/2016 the target for no loss of employment floorspace was not met. There appeared to be minimal completions and completions within employment floorspace in this year. Please note that whilst the tables capture change of use, they do not include the floor area for prior notification change of use from offices to dwellings, so there may have been further losses.

Total amount of additional employment floorspace - by type - Target – maximise

Use Class	Completion floorspace (net gain sqm) 2015/2016	Completion floorspace (net gain sqm) 2016/2017
B1(a), (b) & (c) (Office, research & development and light industrial)	-82.6	-585.44
B2 (General Industrial)	0	-994.14
B8 (Storage and distribution)	0	7229.66
Sui-Generis (other employment uses within their own category)	0	336
Total	-82.6	5986.08

Employment commitments - by type in the monitoring year - Target – no loss

	Outstanding permissions (net gain sqm) (2015/2016)	Outstanding permissions (net gain sqm) (2016/2017)
B1(a, b, c)	-19.27	2327.62
B2 (General Industrial)	0	4208.92
B8 (Storage and distribution)	0	11,615
Total	-19.27	18,151.54

JDMPD - DM30 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Employment land availability urban and rural - Target – to maintain a supply of land where appropriate

- 6.10. Policy SA16 in the Submission SALP confirms 14 existing employment areas in Forest Heath totalling 146.7 hectares. These are identified on

the policies map and are areas where employment in use classes B1, B2 and B8 take place and will be permitted in the future.

Existing employment sites	Rural (ha)	Urban (ha)
SA16(a) - Land east of Mildenhall Drove, Beck Row	2.0	
SA16(b) - land at Station Way, Brandon		1.2
SA16(c) - land south of Railway line, Brandon	5.3	
SA16(d) - land south of London Road, Brandon		5.9
SA16(e) - land south Mile End, Brandon		23.0
SA16(f) - land south of Swan Lane, Exning	0.7	
SA16(g) - land south of Bury Road, Landwades Business Park, Kentford	3.0	
SA16(h) - land south of Gazeley Road, Kentford	0.9	
SA16(i) - land south of Bury Road, Kentford	0.3	
SA16(j) - land north of Station Road, Lakenheath	6.5	
SA16(k) - Industrial estate north of the settlement, Mildenhall		44.8
SA16(l) - Extension to the industrial estate to incorporate planning permission under consideration, Mildenhall		1.9
SA16(m) - Industrial estate north of settlement, Newmarket		47.7
SA16(n) - North of settlement, Red Lodge	3.5	
Total	22.2	124.5

Use Class	FH Rural (floor space sqm) availability	FH Urban (floor space sqm) availability	Total (rural and urban floor space (sqm) availability)
2015/2016			
B1(a), (b) & (c) (Office, research & development and light industrial)	616.38	-635.65	-19.27
B2 (General Industrial)			0
B8 (Storage and distribution)			0
A1 (Shopping)	-564.88	4752	4187.12
A2 (Financial and professional services)		451.23	451.23
A3 (Restaurants and cafes)		500.16	500.16
A4 (Drinking establishments)		-695	-695
A5 (Hot food take-away)			0
D1 (Non-residential institutions)		600.9	600.9
D2 (Assembly and leisure)		-430	-430
Sui-Generis (Other employment uses within their own category)		2299	2299
Total (floorspace sqm)	51.5	6842.64	6894.14

2016/2017			
B1(a), (b) & (c) (Office, research & development and light industrial)	-759.26	3086.88	2327.62
B2 (General Industrial)	176	4032.92	4208.92
B8 (Storage and distribution)	3123	8492	11615
A1 (Shopping)	1970.94	479.2	2450.14
A2 (Financial and professional services)	112	-643.86	-531.86
A3 (Restaurants and cafes)	-64.6	1232.81	1168.21
A4 (Drinking establishments)	0	0	0
A5 (Hot food take-away)	0	27.52	27.52
D1 (Non-residential institutions)	713.5	1654.3	2367.8
D2 (Assembly and leisure)	434	-1234.1	-880.1
Sui-Generis (Other employment uses within their own category)	229.3	854.29	1083.59
Total (floorspace sqm)	5934.88	17981.96	23916.84

- 6.11. There has been an increase in available floor space permissioned (committed) and not yet completed between 2015/2016 to 2016/2017. Where no floorspace arose as a result of a planning permission, this data has not been captured. The target to maintain a supply of available land has been met for both monitoring years.

Employment permissions and completions on brownfield land – no target

Use Class	2015/2016		2016/2017	
	Total floorspace available/ permissions on brownfield land (sqm)	Total completions on brownfield land (sqm)	Total floorspace available/ permissions on brownfield land (sqm)	Total completions on brownfield land (sqm)
B1 (a, b, c)	184.88	0	-375.58	1827.66
B2	0	0	1625.1	-503.34
B8	0	0	2976	7337.66
Sui-Generis	300	0	258.3	336
Total	484.88	0	4483.82	8997.98

- 6.12. The loss of B1 uses in 2016/2017 was accounted for by change of use. There were no completions of employment uses on previously developed land in 2015/2016. There was a sharp rise in permissions for employment uses on previously developed land in 2016/17.

7. St Edmundsbury Borough Council

Monitoring performance against St Edmundsbury Core Strategy and Vision 2031 documents

Housing

- 7.1. St Edmundsbury Core Strategy Policy CS1 covers the Borough Council's approach to meeting projected housing needs to 2031, encouraging the development of new homes whilst protecting the natural and historic environment, along with the character of the borough. Policies CS11 and CS12 set out the approach to strategic growth in Bury St Edmunds and Haverhill.
- 7.2. The respective dwelling completion targets by settlement were updated through the Vision 2031 local plans to reflect the distribution of dwelling completions which had taken place since 2001.

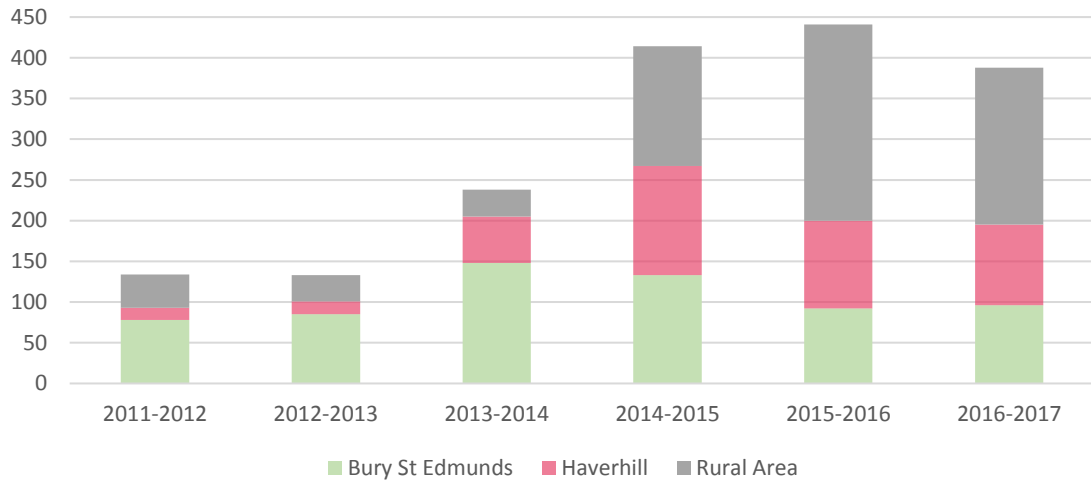
Core Strategy - CS1; CS11 and CS12 Vision 2031 – BV3-BV11; HV3-HV7; RV10-RV25
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Annual net dwelling completions - Target – 520 per annum

- 7.3. Net dwellings are the total number of new homes built, minus the number of existing homes demolished, in a given year.
- 7.4. The Core Strategy makes provision for constructing an average of 520 new homes a year 2001 to 2031. The Core Strategy recognised that housing delivery would increase later in the plan period, after 2016, as strategic sites in Bury St Edmunds and Haverhill start to be delivered. Paragraph 4.10 of the Core Strategy sets out the following estimated delivery rate:
- 2008–2016 481 per annum
 - 2017–2021 577 per annum
 - 2022–2031 583 per annum
- 7.5. From 2012 distribution 50% in Bury St Edmunds, 36% in Haverhill and 13% in the rural areas.

	BSE	%	Haverhill	%	Rural Area	%	Total
2011-2012	78	58.0	15	11.0	41	31.0	134
2012-2013	85	64.0	16	12.0	32	24.0	133
2013-2014	148	62.0	57	24.0	33	14.0	238
2014-2015	133	32.0	134	32.0	147	36.0	414
2015-2016	92	21.0	108	24.0	241	55.0	441
2016-2017	96	25.0	99	25.0	193	50.0	388
Total	632		429		687		1748

St Edmundsbury completions 2011-2017



**Core Strategy - CS1; CS4; CS11 and CS12
Vision 2031 – BV2-BV11; HV2-HV7; RV10-RV25**

Geography of housing completions (CS1; CS11; CS12; BV2-BV11; HV2-HV7; RV3; RV10-RV25) - Target – 50% in Bury St Edmunds, 36% in Haverhill and 13% in the rural areas

Percentage of all new development taking place in Towns/Key Service Centres/Local Service Centres and infill villages (CS4) – Target as CS1

Location	Completions 2015/16	% of total completions for 2015/16	Completions 2016/17	% of total completions for 2016/17
Towns	200	45.3	195	50.2
Key Service Centres	143	32.4	108	27.8
Local Service Centres	16	3.6	0	0

Core Strategy - CS1 Spatial Strategy

Vision 2031 – BV10 Housing on Brownfield Sites; HV5 Housing on Greenfield Sites

Number and percentage of dwellings completed on brownfield and greenfield land - Target – brownfield 40%

- 7.6. The table below shows the number and percentage of dwellings completed on brownfield and greenfield land in the monitoring year. The data shows that St Edmundsbury has achieved 40% brownfield completions in the towns in both monitoring years and only just below the target in rural locations.

	Net dwelling completions on brownfield land	Net brownfield completions as % of all completions	Net dwelling completions on greenfield land	Net greenfield completions as % of all completions
2015/2016				
Bury St Edmunds	86	93.48	6	6.52
Haverhill	49	45.37	59	54.63
Rural	82	34.02	159	65.98
Total	217	49.51	224	50.79
2016/2017				
Bury St Edmunds	81	84.38	15	15.63
Haverhill	46	46.46	53	53.53
Rural	70	36.27	123	63.73
Total	197	50.77	191	49.23

Affordable Housing Provision

Core Strategy - CS5 Affordable Housing

Affordable housing completions per monitoring year - Target - 30%

- 7.7. The delivery of additional affordable housing is a top priority for the councils given the difficulty many people have accessing affordable housing in the area. St Edmundsbury Core Strategy Policy CS5 seeks to ensure that the mix, size, type and tenure of affordable homes meets the local need. Affordable housing is housing that meets the needs of specified eligible households whose needs are not met by the market. It can include social rented housing and intermediate housing.
- 7.8. The affordable housing table below shows that in the monitoring year 2015/16 St Edmundsbury Borough exceeded its target of 30% affordable homes. Bury St Edmunds and the rural areas achieved in excess of the 30%, and although completions for the Haverhill in 2015/216 did not achieve 30%, overall the Borough achieved 37% affordable housing. It should be noted that some sites fall below the threshold or make off site contributions to affordable housing provision.
- 7.9. The monitoring year 2016/17 shows a small decrease with 29.9% affordable homes being delivered. Bury St Edmunds and Haverhill delivered over the 30% with the rural areas delivering 22%.

	Affordable completions 2015/16	% of completions 2015/16	Affordable completions 2016/17	% of completions 2016/17
Bury St Edmunds	43	46.74	35	36.84
Haverhill	27	25.23	39	39.39
Rural	93	38.59	42	21.76
Total	163	36.96	116	29.90

Homeless numbers - Target - reduce

- 7.10. The table below shows that the rate of homelessness in St Edmundsbury decreased in the monitoring year 2015/2016 but increased slightly in the monitoring year 2016/2017 (figures in the table are the number of households accepted as homeless per 1000 households). There were no figures available for Suffolk as a comparison for 2015/16 and 2016/17.

	2012/13	2013/14	2014/15	2015/16	2016/17
St Edmundsbury	3.6	4.3	3.9	2.92	3.07
Suffolk	1.9	1.9	1.8	n/a	n/a

Source – [data.gov.uk website](http://data.gov.uk)

Planning permissions on large sites approved in monitoring year and % of affordable

Large housing commitment sites (10 or more)		
	Number of affordable units permitted	% affordable
2015/2016	188	29.10%
2016/2017	56	19.58%

Average property price based on sales and valuations (£) - Target – decrease

- 7.11. The table below shows average house prices in St Edmundsbury increased March 2015 to March 2017, with a slight fall in March 2016 which may be due to seasonal variations. Average house prices followed a similar pattern in Forest Heath and the regional average, generally showing a rise in the same period.

	March 2015	Sept 2015	March 2016	Sept 2016	March 2017
St Edmundsbury	248,026	278,187	274,619	284,890	292,572
Forest Heath	207,993	211,714	208,484	228,890	231,145
East of England	283,790	302,435	310,977	322,937	332,482

Source – Cambridge Insight Housing Bulletin

Housing affordability ratio (Median house price to income ratio (rounded) - Target – decrease

- 7.12. The table below shows the ratio of income to house prices. The higher the ratio the less affordable housing is in that area. Over the two monitoring years the affordability ratio in St Edmundsbury has risen from 7.4 in March 2015 to 7.7 in March 2017. March 2017 was a drop from September 2016 at 8.1. The sub-regional average for the two years shows a higher ratio towards the end of the two year period. This shows a worsening picture of affordability over the two monitoring years.

	March 2015	Sept 2015	March 2016	Sept 2016	March 2017
St Edmundsbury	7.4	6.7	6.6	8.1	7.7
East of England	7.2	7.4	7.8	8.2	8.2

Source – [Cambridge Insight Housing Bulletin](#)

Provision for Gypsy and Traveller

Core Strategy - CS6 Gypsies, Travellers and Travelling Showpeople

- 7.13. For the purposes of planning policy, gypsies and travellers are defined in the Planning Policy for Traveller Sites (August 2015) as:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

- 7.14. In 2016 independent consultants, Opinion Research Services (ORS) prepared a Gypsy and Traveller Accommodation Assessment (GTAA) to establish the current and future need for Gypsy, Traveller and Travelling Showpeople accommodation. The study was commissioned by a consortium of local authorities, covering the administrative areas of Cambridge, South Cambridgeshire, East Cambridgeshire, Huntingdonshire, Peterborough, Kings Lynn & West Norfolk, Forest Heath and St Edmundsbury councils.
- 7.15. The study shows that, arising from the new definition, there is no identified need. A criteria based approach set out in policy CS6, will be used to assess the needs of new provision where it meets the definition and those whose need falls outside the definition will be treated in the same way as the settled community, considered alongside general housing policy.

- 7.16. The tables below shows the existing authorised permanent pitch provision and travelling showperson yards in St Edmundsbury.

Location	Number of Permanent pitches
Barningham	1
Bradfield	2
Wickhambrook	3
Total	6

Location	Number of travelling Showperson yards
Ingham	1
Bradfield	1
Total	2

Jobs and the Local Economy

Core Strategy – CS9 Employment and the Local Economy JDMPD - DM30 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Employment land availability urban and rural for monitoring year – Target – to maintain a supply of land where appropriate

- 7.17. The tables below shows land availability within General and Rural Employment Areas in St Edmundsbury Vision 2031 documents.
- 7.18. Policies BV13 and BV14, HV9 and HV10, and RV4 of the Vision 2031 documents confirms a total of 19 employment areas in St Edmundsbury. These are identified on the policies map and are areas where employment in use classes B1, B2 and B8 take place and will be permitted in the future.

Employment permissions and allocations – Urban and Rural – No Target

Bury St Edmunds	Land available for development 1st April 2015 (hectares)	Land available for development 1st April 2016 (hectares)
Anglian Lane	0.40	0.40
Blenheim Park	0.77	0.77
Suffolk Business Park	5.51	5.51
Chapel Pond Hill	0.88	0.88
Eastern Way	0.20	0.20
Mildenhall Road	4.29	4.29
Northern Way	0.34	0.34
Extension to Suffolk Business Park, Moreton Hall (B1 & B8)		68.28
Sub Total	12.39	80.67

Haverhill	Land available for development 1st April 2015 (hectares)	Land available for development 1st April 2016 (hectares)
Bumpstead Road	2.33	2.33
Falconer Road	2.98	2.98
Haverhill Industrial Estate	5.88	5.88
Homefield Road	0.24	0.24
Stour Valley Road	1.37	1.37
Haverhill Research Park*	6.90	6.90
Hanchet End (B1)		12.0
Sub Total	19.7	31.7

Rural	Land available for development 1st April 2015 (hectares)	Land available for development 1st April 2016 (hectares)
Barrow Business Park	1.0	1.0
Chedburgh	1.1	1.1
Clare, Chilton Street	0.5	0.5
Ixworth land off Bardwell Road	1.6	1.6
Risby Business Park	2.5	2.5
Shepherd's Grove, Stanton/Hepworth	53.1	53.1
Sub Total	59.8	59.8

Vision 2031 - BV13 Strategic site – Extension to Suffolk Business Park, Moreton Hall; BV14 General Employment area BSE; HV9 General Employment area Haverhill; HV10 Strategic site – Hanchet End Haverhill; RV4 Rural Employment Areas

Employment completions – B1, B2 and/or B8 - target

	Total site area completed (ha)	Completions in monitoring year
Bury St Edmunds		
Anglian Lane	0.00	N/A
Blenheim Park	0.00	N/A
Suffolk Business Park	0.99	2016/2017
Chapel Pond Hill	1.60	2016/2017
Eastern Way	0.00	N/A
Mildenhall Road	0.38	2016/2017
Northern Way	0.04	2015/2016
Total	3.01	
Haverhill		
Bumpstead Road	14.72	2016/2017
Falconer Road	0.66	2016/2017
Haverhill Ind Est	5.82	2016/2017
Homefield Road	0.00	N/A
Stour Valley Road	0.00	N/A
Total	21.20	

	Total site area completed (ha)	Completions in monitoring year
Rural		
Barrow Business Park	0.00	N/A
Chedburgh	0.00	N/A
Clare, Chiltern Street	0.00	N/A
Ixworth, land off Bardwell Road	0.00	N/A
Risby Business Park	0.00	N/A
Shepherds Grove, Stanton/Hepworth	0.00	N/A
Total	0.00	N/A

Vision 2031 – BV15 Alternative Business Development within General Employment Areas

Number of application approved for alternative uses on employment land - target

	Alternative use approved	Total amount completed	Completions in monitoring year
Anglian Lane	2	0.13	2016/2017
Blenheim Park	2	2.20	2016/2017
Suffolk Business Park	2	0.00	
Chapel Pond Hill	1	0.00	
Eastern Way	0	0.00	
Mildenhall Road	3	2.06	2016/2017
Northern Way	2	0.00	
Total	12	4.39	

Core Strategy – CS9 Employment and the Local Economy

Unemployment rate - % unemployed persons – target reduce

	May 2015	May 2016	May 2017
St Edmundsbury	1.0	1.0	1.2
Great Britain	1.9	1.9	1.9

- 7.19. The data shown shows out of work benefit claimants for St Edmundsbury with Great Britain as a comparison.
- 7.20. Jobseeker’s allowance (the data provided in previous AMR reports) has been replaced by a universal credit. Under universal credit a broader span of claimants are required to look for work than under jobseeker’s allowance. As universal credit full service is rolled out in particular areas, the number of people recorded as being on the claimant count is therefore likely to rise (quoted from [nomisweb](#)).
- 7.21. It can be seen from the data that St Edmundsbury claimants have increased since May 2017 as predicted. Although this figure is lower than the Great Britain figure.

8. Joint Development Management Policies (JDMP)

- 8.1. There are a number of policies in the JDMP document that do not fit neatly with the Core Strategy policies of Forest Heath and St Edmundsbury. As work starts in 2018 on a new West Suffolk local plan it seems appropriate to start to monitor JDMP policies across the two authority areas. We have tried to avoid duplication but some duplication is inevitable whilst separate documents are being monitored. If a JDMPD policy is not included it is because we do not currently collect data for the indicators listed in Appendix C of the JDMPD. A table listing these policies is included at the end of this section. It is intended that a new, joint approach to monitoring will be designed so that key policies are identified and monitored across West Suffolk. Part of that work will be to review the use and application of current policies in the JDMPD.

Sustainable Growth, Development and Design Principles

DM2 Creating Places – Development Principles and Local Distinctiveness; DM3 Masterplans; DM4 Development Briefs

- 8.2. Masterplans, concept statements and development briefs are available on the [Supplementary Planning Documents and guidance webpage](#)

DM5 Development in the Countryside

Number of developments approved that result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a)

	St Edmundsbury	Forest Heath
2015/2016	19	7
2016/2017	88	28
Total	107	35

DM6 Flooding and Sustainable Drainage

- 8.3. The table below shows the percentage of properties in flood zone 2 at risk of flooding. For Forest Heath this represents 4.9% of the total number of properties in the district and for St Edmundsbury it is 2.5%. This shows a reduction for the previous period (for Forest Heath and St Edmundsbury) so thereby accords with the monitoring target.

Properties at risk of flooding from rivers - Target – Decrease/increase/stable

	2014/2015		As at January 2017	
	FH	SEBC	FH	SEBC
Properties at risk of flooding (Flood Zone 2)	1978	1373	1447	1235
Percentage of total number of properties	6.3%	2.7%	4.9%	2.5%

**Number of planning applications approved against Environment Agency advice – Target – Zero –
Number of properties damaged by flooding - Target – decrease/increase/stable**

- 8.4. There was no information available at the time of publication to monitor these indicators.

Number and proportion of major schemes that incorporate SUDS – target – 100%

- 8.5. Sustainable drainage systems (SuDS for short) encompass a range of techniques for holistically managing water runoff onsite to reduce the quantity, and increase the quality, of surface water that drains from a development.

	2015/2016		2016/2017	
	FH	SEBC	FH	SEBC
Number of applications that incorporate SUDS	8	3	6	6
% of all major applications	72.7%	100%	85.7%	85.7%

DM7 Sustainable Design and Construction

Percentage of buildings achieving desired rating against national building standards such as code for sustainable homes or BREEAM - Target – all dwellings meeting code 6 by 2016

- 8.6. Policy DM7 states the Councils will expect all proposals for new development to adhere to broad principles of sustainable design and construction and demonstrate appropriate water efficiency measures. The Code for Sustainable Homes has been withdrawn following a review of technical housing standards. As part of the review of policy monitoring across West Suffolk we are investigating the monitoring of applications for compliance with the water consumption efficiency measures set out in Policy DM7.
- 8.7. Policy DM7 states that all new non-residential developments over 1000sqm will be expected to achieve the BREEAM Excellent standard.

	Number of applications that incorporate BREEAM	% of all non-residential applications creating new floorspace over 1000sqm
2015/2016	0	0%
2016/2017	3	60%

DM9 Infrastructure Services and Telecommunications Development

Number of applications for telecommunications development approved in new locations – No target

- 8.8. There were no applications for telecommunications development approved for either monitoring year for Forest Heath.
- 8.9. Three applications were submitted in 2016/2017 for new telecommunications in St Edmundsbury. Two were granted permission and one did not require permission.

The Natural and Historic Environment

DM10 Impact on Sites of Biodiversity Importance

- 8.10. Forest Heath district contains a wealth of important nature conservation designations including part of Breckland Special Protection Area (SPA) designated for its European importance; 3 Special Areas of Conservation (SAC) designated for their European importance; 28 Sites of Special Scientific Interest (SSSI) designated for national importance and 76 County Wildlife Sites (CWS) locally designated sites. St Edmundsbury contains part of Breckland Special Protection Area (SPA) designated for its European importance; 2 Special Areas of Conservation (SAC) designated for their European importance; 27 Sites of Special Scientific Interest (SSSI) designated for national importance and 175 County Wildlife Sites (CWS) locally designated sites. Details of site area updated in January 2018 are included in the table below.
- 8.11. Forest Heath contains 72% of the rare species identified for special protection in the [Suffolk Biodiversity Action Plan](#).
- 8.12. Details of site areas as at January 2018 for both authorities are included in the table below. We do not collect data that would enable us to report on the JDMP indicators and/or the condition of sites is the responsibility of another body.

Site type	Forest Heath (FHDC) or St Edmundsbury (SEBC) designation	Total Area (ha)
Wetland of International Importance (RAMSAR)	Zero for FHDC and SEBC	0
Special Protection Area (SPA)	Breckland (part)	FHDC - 11,530 SEBC - 3,800
Special Areas of Conservation (SAC)	FHDC - Breckland (part) - Rex Graham Reserve	1,633 310.5

Site type	Forest Heath (FHDC) or St Edmundsbury (SEBC) designation	Total Area (ha)
	SEBC - Brecks (part) - Waveney and Little Ouse Valley Fens (part)	
Sites of Special Scientific Interest (SSSI)	FHDC - 28	12,040
	SEBC - 27	4,626
County Wildlife Sites (CWS)	FHDC - 76	5,471
	SEBC - 175	3,538
National Nature Reserve (NNR)	FHDC - Cavenham Heath	202.3
	SEBC - Thetford Heath and Bradfield Woods	167.66
Local Nature Reserves (LNR)	FHDC - Aspal Close, Barton Mills and Maidscross Hill	79.18
	SEBC - Haverhill Railway Walks and Moreton Hall Community Woods	32.37
Local Wildlife Sites (LWS)	FHDC - 0	0
	SEBC - 34	281.7
Environmentally Sensitive Areas (ESA's)	No data available at time of publication	

DM11 Protected Species

Number of planning applications with an ecological report or ecological condition attached – No target

- 8.13. There are currently no standard ecological conditions and therefore we are unable to monitor this for the two monitoring years in this report. Standard conditions will be used from April 2018 to enable monitoring to take place.

DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Percentage of new development (excluding minor household applications) making contributions through S106 or CIL towards management and/or monitoring of visitor pressure and urban effects on key biodiversity sites – no target

- 8.14. In relation to Breckland SPA, the authorities are working with Natural England and other partners on a strategy for Thetford Forest. When the strategy is in place it will be implemented through appropriate mechanism.

- 8.15. Currently each application is considered on its merits and location in respect to biodiversity sites and contributions are collected where a direct effect is certain.

DM15 Listed Buildings; DM16 Local Heritage Assets and Buildings Protected by an Article 4 Direction; DM17 Conservation Areas

- 8.16. At the time of publication of this report there were 440 listed buildings recorded in Forest Heath and 2504 listed buildings recorded in St Edmundsbury. Further information can be found on the [Suffolk County Council website](#)

Number of listed buildings and buildings at risk - Target – minimise

As at January 2018	Number of listed buildings	Number of buildings at risk
Forest Heath	440	7
St Edmundsbury	2504	14

Number and location of Conservation Areas - Target – maximise

- 8.17. Forest Heath District has 13 Conservation Areas which have been designated for their special architectural or historical interest. Together these Conservation Areas total 638.3 ha representing approx. 1.7% of the District’s Area. There are no Article 4 directions relating to Conservation Areas in Forest Heath.

Locations of conservation areas in Forest Heath are:

- Brandon
- Barton Mills
- Dalham
- Elveden
- Eriswell
- Exning
- Freckenham
- Higham
- Lakenheath
- Mildenhall
- Moulton
- Newmarket
- Santon Downham

Number and location of Conservation Area appraisals completed and environmental schemes (in Conservation Areas) implemented – Target – increase

- 8.18. Conservation area appraisals have been completed for all of the conservation areas listed above. Currently there are no environmental schemes being implemented in these conservation areas. Further information on Forest Heath conservation areas and appraisals can be found on the [Buildings conservation and Article 4 Directions webpage](#).
- 8.19. St Edmundsbury Borough has 35 Conservation Areas which have been designated for their special architectural or historical interest. Together these Conservation Areas total 1703.52 ha representing approx. 2.6 % of the Borough’s Area.

Location of conservation areas		Location of Article 4 direction
Ampton	Hengrave	Bradfield Combust
Bardwell	Honington	Bury St Edmunds
Barnham	Hopton	Clare
Bury St Edmunds Town Centre	Horringer	Culford
Bury St Edmunds Victoria Street	Hundon	Great Barton
Cavendish	Ixworth	Haverhill
Clare	Lidgate	Honington
Denston	Pakenham	Hundon
Euston	Risby	
Fakenham Magna	Sicklesmere	
Flempton	Stanton	
Fornham All Saints	Stoke-by-Clare	
Great Livermere	Stradishall	
Great and Little Thurlow	West Stow and Culford Park	
Great Wratting	Whepstead	
Haverhill Hamlet Road	Wickhambrook	
Haverhill Queen Street	Withersfield	
Hawkedon		

- 8.20. There are a total of six conservation area appraisals for St Edmundsbury. All were completed prior to the two years of this report.
- 8.21. There are currently no environments schemes being implemented in these conservation areas. Further information on St Edmundsbury conservation areas and appraisals can be found on the [Building conservation and Article 4 Directions webpage](#)

DM18 New Uses for Historic Buildings

Number of applications against number approved for conversion of listed barns to dwellings – no target

- 8.22. The following table is for listed building consent only and does not include conversion under prior notification.

	Number of applications received for conversion of listed barns to dwellings		Number of applications approved for conversion of listed barns to dwellings	
	Forest Heath	St Edmundsbury	Forest Heath	St Edmundsbury
2015/2016	0	7	0	7
2016/2017	0	2	0	2

DM19 Development Affecting Parks and Gardens of Special Historic or Design Interest

Number and area of historic parks and gardens – Target – no net loss

- 8.23. There are four Historic Parks within the St Edmundsbury area. Further information about the parks can be found on the [Historic England website](#)

Area of historic parks and gardens
Euston Park, Euston
Ickworth House, Horringer
Abbey Garden and precincts, Bury St Edmunds
Culford Park, Culford

Housing and Homes

DM22 Residential Design

Number of applications approved with a design and access statement – no target

- 8.24. The requirement for a design and access statement is identified through the planning application validation process.
- 8.25. A design and access statement is required when:
- a development is for 10 dwellings or more (or when 0.5 hectares is allocated for residential if number of dwellings is unknown)
 - alterations to a listed building
 - the site is within a conservation area
- 8.26. The table below indicates the value of the policy and requirement for design and access statements in helping to achieve good quality design and place making. Further information regarding design and access statements can be found on the [West Suffolk planning applications website](#)

	Number of applications received with a design and access statement		Number of applications approved with a design and access statement	
	St Edmundsbury	Forest Heath	St Edmundsbury	Forest Heath
2015/2016	140	84	126	79
2016/2017	134	112	121	91

DM25 Extension to Domestic Gardens within the Countryside

Number of applications received against the number approved for domestic garden extensions – no target

- 8.27. No applications have been received in the two monitoring years for domestic garden extensions in the countryside for Forest Heath district.
- 8.28. Three applications for domestic garden extensions in the countryside, were received and approved in St Edmundsbury in 2015/2016 and one application in 2016/2017.

DM27 Housing in the Countryside

Number of applications received against the number approved for new dwellings in the countryside – no target

	Number of applications received for dwellings in the countryside		Number of applications approved for dwellings in the countryside	
	Forest Heath	St Edmundsbury	Forest Heath	St Edmundsbury
2015/2016	29	66	17	48
2016/2017	41	68	14	33

DM29 Rural Housing Exception Sites in St Edmundsbury

- 8.29. No applications have been received in the two monitoring years for rural exception sites in St Edmundsbury.

Sustainable Economic and Tourism Development

DM30 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

- 8.30. This policy has three monitoring indicators: employment availability (rural), employment availability (urban) and employment permissions and completions on brownfield land. This data is collected for each authority and is reported in section 5 and 6 of this document.

JDMPD – DM31 Farm Diversification

Number of farmers markets and shops – Target - increase

- 8.31. There is one farmers market in Forest Heath, which takes place in Mildenhall the last Saturday of every month. There are two known farm shops at Elveden Estate, Thetford and La Hogue Farm shop in Red Lodge.
- 8.32. There were 16 Farmers Markets and Farm Shops as of June 2011 in St Edmundsbury (no data was available to provide an update for the

monitoring years 2015/16 and 2016/17). Further information on farmers markets can be found on the [Suffolk Market Events website](#) and [The Tourist Trail website](#).

Retail, Community Facilities and Leisure

DM35 Proposals for main town centre uses

- 8.33. More detailed data relating to retail uses in Forest Heath District and St Edmundsbury Borough can be found in the [West Suffolk Retail Study 2016](#).

Percentage of new retail (A1) floorspace in town centres - Target – no target

- 8.34. There were no 'new' A1 use classes permitted within the monitoring years in the designated town centres of Newmarket, Brandon or Mildenhall (including change of use to retail A1 use class resulting in a new floorspace gain for A1, extensions for A1 retail, or new buildings for A1 use classes).

Forest Heath: Percentage of vacant units within town centres - Target – no target

	2011	2016
Brandon	7.79% = 6 units	2.50% = 2 units
Mildenhall	12.9% = 12 units	4.72% = 5 units
Newmarket	8.50% = 21 units	% not shown in document -7 vacant units

Source – [West Suffolk Retail Study 2016](#)

St Edmundsbury: New retail floorspace in town centres - Target – no target

	Total 2015/2016 (sqm)	Total 2016/2017 (sqm)
Bury St Edmunds	1328	0
Haverhill	0	0

Percentage of vacant units in Bury St Edmunds and Haverhill town centres - Target – not exceed the national average

Town Centre	2011	2015	2016
Bury St Edmunds	10.3% = 45 units	10.73% = 47 units	4.7% = 24 units
Haverhill	8.43% = 14 units	8.09% = 14 units	6 units

Source – [West Suffolk Retail Study 2016](#)

Vision 2031 – BV17 and HV11 Out of Centre Retail Proposals

New retail floorspace in out of town locations

- 8.35. Two applications have been approved, one in Bury St Edmunds and one in Haverhill on out of centre sites in the two monitoring years:

St Edmundsbury: New retail floorspace in out of town locations - no target

	Total 2015/2016 (sqm)	Total 2016/2017 (sqm)
Bury St Edmunds	5,125	0
Haverhill	0	5,345

DM36 Local Centres

- 8.36. Local Centres are being audited in 2018 so that they can be monitored and reported on annually.

JDMPD – DM37 Public Realm Improvements

Number of applications approved which contribute to S106 or CIL to public realm improvements – no target

- 8.37. No applications were approved in either Forest Heath or St Edmundsbury which contribute S106 monies to public realm improvements in the monitoring years of this report.

DM41 Community Facilities and Services

Number of planning applications approved that resulted in the loss of a community facility – Target – Zero

- 8.38. Community facilities and services provide a vital role in contributing to the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community, and in reducing the need to travel. Such facilities and services may include shops, post offices, pubs, primary schools, healthcare facilities, community centres, allotments, village halls, indoor sport facilities, petrol filling stations and public transport.

	Number of applications approved that resulted in the loss of a community facility	
	Forest Heath	St Edmundsbury
2015/2016	1	1
2016/2017	2	0

Percentage of rural households within a 15 minute walk of an hourly bus service – Target - % increase
Proportion of population with access to key local services – Target - % increase

8.39. We do not collect data that would enable us to report on this indicator.

DM42 Open Space, Sport and Recreation Facilities

Additions to open space provision in the district – Target – maintain or increase

8.40. The target to increase open space provision in both the borough and district has been met.

Authority	Sites	Ward/ parish	Classification
2015-2016			
FHDC	0	0	0
SEBC	Flying Fortress Park	Moreton Hall	4.4ha, A1, Formal Park
2016-2017			
FHDC	Heathlands Play Park	Mildenhall	0.03, F2, LEAP
	Anvil Way	Kentford	0.3, E1, Residential Amenity greens
SEBC	0	0	0

Financial contributions secured for off-site public open space improvements (excluding CIL) – no target

8.41. This table shows monies secured under s106 agreements for off-site public open space, monies not spent.

	Forest Heath	St Edmundsbury
2015/2016	£0	£656,171
2016/2017	£4000	£144,280

New/improved play spaces including in housing estates and through planning obligations (inclusion in development and financial contributions) – Target – enhance and increase over the lifetime of the plan

Authority	Sites	Ward/ parish	Classification	Value (£)
2015-2016				
FHDC	0	0	0	
SEBC	Flying Fortress Park	Moreton Hall	F2, NEAP	£200,000
2016-2017				
FHDC	Heathlands Play Park	Mildenhall	F2, LEAP	£60,000
	Anvil Way	Kentford	F2, LEAP	£50,000
SEBC	0	0	0	0

- 8.42. This table shows that the target has been met, play spaces within West Suffolk have been enhanced/ increased in the monitoring years.
- 8.43. A new Open Space, Sport and Recreation Supplementary Planning Document is currently being drafted which will provide an up-to-date audit of open space and play space provision across West Suffolk.

Transport

DM45 Transport Assessments and Travel Plans

Number of developments where a travel plan is submitted or is a condition of development – Target – increase

- 8.44. There were two approved applications within Forest Heath that submitted travel plans, and 10 applications in St Edmundsbury in the two monitoring years of this report.

JDMPD – DM46 Parking Standards

Car parking standards (the number of spaces per development) – Target – decrease

- 8.45. Suffolk County Council's 'Suffolk Guidance for Parking' technical guidance document 2014 was updated in 2015 to reflect new Government guidance.
The guidance should be used for the **planning of developments** which are:
- new
 - have been extended
 - have changed use
- 8.46. Local planning authorities will take this guidance into account when determining planning applications.
- 8.47. The guidance is only one factor used by local planning authorities when judging applications. Parking provisions will be considered alongside existing local policy and all other material planning considerations. Further information is available on the [Suffolk County Council website](#).

JDMPD Monitoring and Review Framework

- 8.48. The following table lists JDMPD policies where either Appendix C of the JDMPD states "No current monitoring", or where it has not been possible to collect data for this indicator. It should be noted that although these policies are not reported on in this AMR, policies in the JDMPD are regarded as current, and are being implemented. It is intended that data collection and monitoring will be reviewed as part of scoping of and preparation for a new West Suffolk Local Plan.

Table of Development Management Policies where there is no current monitoring

DM2	<p>Creating Places – Development Principles and Local Distinctiveness</p> <p>Note: Indicator 1 is reported on in the table with paragraph 8.2 above.</p> <p>Collection of data to enable this indicator to be monitored is currently being reviewed.</p>
DM8	Low and Zero Carbon Energy Generation
DM11	Protected Species –collection of this data will commence in 2018
DM13	Landscape Features
DM14	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
DM20	Archaeology
DM21	Enabling Development
DM23	Special Housing Needs
DM24	Alterations or Extensions to Dwellings, including Self Contained Annexes
DM26	Agricultural and Essential Workers Dwellings
DM28	Residential Use of Redundant Buildings in the Countryside
DM32	Business and Domestic Equine Related Activities in the Countryside
DM33	Re-use or Replacement of Buildings in the Countryside
DM34	Tourism Development
DM36	<p>Local Centres</p> <p>Note: Local Centres are being audited in 2018 so that they can be monitored and reported on annually</p>
DM38	Shop fronts and Advertisements
DM39	Street Trading and Street Cafes
DM40	Ancillary Retail Uses
DM43	Leisure and Cultural Facilities
DM44	Rights of Way
DM47	Development Relating to the Horse Racing Industry
DM48	Development Affecting the Horse Racing Industry
DM49	Redevelopment of Existing Sites Relating to the Horse Racing Industry
DM50	Horse Walks

9. Neighbourhood Planning Update

- 9.1. Local Planning authorities are required to include updates on Neighbourhood Planning in their areas in the AMR.
- 9.2. During the monitoring years 2015/2016 two Neighbourhood Plan Areas were designated (the first step in preparing a Neighbourhood Plan) one in Hargrave (St Edmundsbury) and one in Newmarket (Forest Heath).
- 9.3. One neighbourhood area has been designated in 2016/2017 in Great Barton (St Edmundsbury).
- 9.4. St Edmundsbury Rural Vision 2031 has an indicator to monitor Policy RV2, and this is reported in the table below:

Vision 2031 – RV2 Neighbourhood Plans

Number of neighbourhood plans and/or neighbourhood development orders in preparation – target

Location	Neighbourhood plan designation date
Ixworth and Ixworth Thorpe	20/07/2017
Barningham	18/04/2017
Great Barton	16/11/2016
Hargrave	18/11/2015

- 9.5. Further information about neighbourhood planning can be found on the council's [neighbourhood planning webpage](#).

Localism

- 9.6. Between now and the publishing of next year's report, the councils will be considering ways in which future reports can better reflect the needs and wishes of communities in West Suffolk. If you have any ideas as to planning outcomes that are particularly relevant to your community and should be monitored by the Authority Monitoring Report, please let us know via the contact details below:

Email: planning.policy@westsuffolk.gov.uk

Post: Planning Strategy Team, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU.

Local Development Scheme
 2016 - 2017
 November 2016 update

	2015												2016												2017											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Forest Heath District Council Local Plan Documents																																				
Core Strategy Single Issue Review (Policy CS7 Housing)								1										2																		
Site Allocations Local Plan								1										2																		

KEY	
Document in preparation	Light Purple
Consultation (Regulation 18) (Issues and Options / Preferred Approach)	Blue
Consultation (Regulation 19) (Pre Submission)	Red
Submission to Secretary of State (Regulation 22)	Green
Examination in Public	Orange
Modification report and consultation	Purple
Inspectors Report	Yellow
Adoption of document	Black

N.B The FHDC Site Allocations and Core Strategy Single Issue Review was subject to two rounds of consultation at the Regulation 18 stage to allow for separate issues and preferred options consultations

Appendix B - Glossary of Terms

Acronym	Term	Definition
	Adoption	The final confirmation of a Local Development Document as having statutory status by a Local Planning Authority.
AH	Affordable housing	Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> - Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. - Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
AMR	Authority Monitoring Report	Annual report on the progress of preparing Local Plans and the extent to which policies are being achieved.
CIL	Community Infrastructure Levy	A new form of securing planning obligations to supplement and co exist with s106 is the community infrastructure levy (CIL). It has been designed to be generally paid up front and is a levy calculated on the size and type of development. Usually for off-site infrastructure (s106 continuing to secure on-site provision) the sums collected will be spent on infrastructure that can include the types listed above for s106.
CS	Core Strategy	The Core Strategy is a Local Plan that outlines the key principles regarding the development and use of land in a Local Planning Authority's area.
	Development Plan	The Development Plan includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
DtC	Duty to Cooperate	Requires local authorities to work with neighbouring authorities and other prescribed bodies in preparing their development plan documents.
DPD	Development Plan Document	Development Plan Documents outline the key development goals of the Local Development Framework.
JDMPD	Joint Development Management Policies Document	The document jointly prepared by Forest Heath and St Edmundsbury which contains policies which will be applied to ensure that all development meets the overall vision and strategic policies as set out within the overarching Core Strategy. When we make decisions about planning applications, we will take these policies into account.
I/O	Issues and Options	Document(s) produced during the early production stage of the preparation of Development Plan Documents and issued for consultation.

Acronym	Term	Definition
LDF	Local Development Framework	The name for the portfolio of Local Plans and Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for St Edmundsbury.
LDS	Local Development Scheme	Local Development Scheme (LDS) sets out a programme for the preparation of Local Plan documents. It is a project management tool that identifies which documents are to be prepared, the various stages required in their production together with a detailed timetable.
LP	Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority, (LPA), in consultation with the community. In law this is described as the Development Plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
	Localism Act	The Localism Act 2011 is an Act of Parliament to change the powers of local government in England. It includes "to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; "
LPA	Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. For west Suffolk this is Forest Heath and St Edmundsbury.
	Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area, (made under the Planning and Compulsory Purchase Act 2004).
NPPF	National Planning Policy Framework	The NPPF is designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework. The new Framework is intended to be user-friendly and accessible with clear policies for making robust local and neighbourhood plans and development management decisions.
PO	Preferred Options	Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. It shows the preferred "direction" of a Development Plan Document.
SA	Sustainability Appraisal	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.

Acronym	Term	Definition
SCI	Statement of Community Involvement	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consideration of individual planning applications).
SEA	Strategic Environmental Assessment	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. Combined with the Assessment Sustainability Appraisal.
	Shared services	In 2010 Forest Heath and St Edmundsbury formally agreed to a shared services structure with a single Chief Executive and Management Team. This new unified structure has seen staff working across the Forest Heath and St Edmundsbury council boundaries
	Site specific allocations	Allocations of sites for specific or mixed uses or development, contained in the Vision 2031 documents. The sites are shown on in the Vision 2031 Policies Map Book.
	Spatial planning	The concept of spatial planning is intended to be at the heart of the planning system. Previously, the focus of the planning system was narrow and regulatory. The spatial planning is much wider and more inclusive. Spatial planning concerns itself with places, how they function and relate together – and its objectives are to manage change to secure the best achievable quality of life for all in the community, without wasting scarce resources or spoiling the environment. It will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.
SPD	Supplementary Planning Document	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the formal Development Plan, (see above).
SPG	Supplementary Planning Guidance	Provides guidance or development briefs to supplement policies and proposals in a Local Plan (being replaced by SPD).
SA	Sustainability Appraisal	This is a tool for appraising policies to ensure that they reflect sustainable development objectives. An appraisal is required by legislation for all Local Plans and many SPDs.
SEA	Strategic Environment Assessment	The European Strategic Environment Assessment Directive, (2001/42/EC), requires an assessment of certain plans and programmes including those related to planning and land-use.

Acronym	Term	Definition
	The Planning and Compulsory Purchase Act 2004	Puts in place the statutory framework for preparing LDFs. This governs the preparation of development plan documents.
	Telecommunications equipment	Telecommunications equipment is hardware used mainly for telecommunications such as transmission lines, multiplexers and base transceiver stations. It encompasses different types of communication technologies including telephones, radios and even computers.
The Regulations	The Town and Country Planning (Local Planning) (England) Regulations 2012	These regulations came into force on 6th April 2012. They govern the process by which Local Planning Authorities prepare their development plans and associated documents.

Appendix C - Current Relevant Planning Policies
Forest Heath Core Strategy Policies (2010)

Spatial Strategy	Core Strategy Policies
CS1 Spatial Strategy (parts quashed at High Court challenge)	CS2 Natural Environment
	CS3 Landscape character and the Historic Environment
	CS4 Reduce Emissions, Mitigate and Adapt to future Climate Change
	CS5 Design Quality and Local Distinctiveness
	CS6 Sustainable Economic and Tourism Development
	CS7 Overall Housing Provision (quashed)
	CS8 Provision for Gypsy and Travellers
	CS9 Affordable Housing Provision
	CS10 Sustainable Rural Communities
	CS11 Retail and Town Centre Strategy
	CS12 Strategic Transport Improvement and Sustainable Transport
	CS13 Infrastructure and Developer Contributions - CS13(f) (wording amended)

Forest Heath District Council
Forest Heath Local Plan 1995 Saved Policies – updated April 2015

The District Strategy and Settlement Policy	Housing	Employment and Tourism	Transport	Recreation and Leisure	Community and Utility Services	Red Lodge	Implementation of the Local Plan
Inset Maps	New Residential Allocations	New Allocations for Industrial and Commercial development	Roads Primary Route Network	Outdoor Playing Space	Health and Welfare and Other Community Facilities	Background	
Settlement boundaries only	4.40	5.4 Newmarket	6.2 Mildenhall (to be read with Core Strategy CS12 Strategic Transport Improvements)	10.4 Newmarket	11.5 Newmarket Hospital	13.1	14.1
Housing for the Military Air Bases	4.60	5.6 Lakenheath	6.5 Newmarket (to be read with Core Strategy CS12 Strategic Transport Improvements)			The Planning Framework	
3.60	4.70	Visitor Attractions (Horse Racing)				13.2	
	4.80	5.14 (partially replaced by DM34 and DM47)				13.3	
	4.90					13.4	
	4.10					13.5	
	4.12					Guidance for the preparation of the Masterplan	
						13.6	

St Edmundsbury Core Strategy Policies (2010)

Framework for Sustainable Development	Strategy for Bury St Edmunds	Strategy for Haverhill	Strategy for the Rural Areas	Infrastructure, Implementation and Monitoring
CS1 St Edmundsbury Spatial Strategy	CS11 Bury St Edmunds Strategic Growth	CS12 Haverhill Strategic Growth	CS13 Rural Areas	CS14 Community infrastructure capacity and Tariffs
CS2 Sustainable Development				CS15 Plan, Monitor, Manage
CS3 Design and Local Distinctiveness				
CS4 Settlement Hierarchy and Identity				
CS5 Affordable Housing				
CS6 Gypsies, Travellers and Travelling Showpeople				
CS7 Sustainable Transport				
CS8 Strategic Transport Improvements				
CS9 Employment and the Local Economy				
CS10 Retail, Leisure, Cultural and Office Provision				

Bury St Edmunds Vision 2031 Policies (2014)

Introduction	Home and communities	Jobs and Economy	Sustainability and climate change	Culture and leisure	Health and wellbeing	Education and skills	Historic and natural environment	Bury St Edmunds Town Centre
BV1 Presumption in Favour of Sustainable Development	BV2 Housing Development within Bury St Edmunds	BV13 Strategic Site – Extension to Suffolk Business Park, Moreton Hall, Bury St Edmunds	BV18 Community Infrastructure Levy and Allowable Solutions	BV19 Land West of Rougham Road	BV22 West Suffolk Hospital and St Nicholas Hospice	BV23 West Suffolk College	BV25 Conserving the Setting and Views from the Historic Core	BV27 Bury St Edmunds Town Centre Masterplan
	BV3 Strategic Site – North-west Bury St Edmunds	BV14 General Employment Areas – Bury St Edmunds		BV20 Rougham Airfield		BV24 Safeguarding Educational Establishments	BV26 Green Infrastructure in Bury St Edmunds	
	BV4 Strategic Site – Moreton Hall Bury St Edmunds	BV15 Alternative Business Development within General Employment Areas		BV21 Allotments				
	BV5 Strategic Site – West Bury St Edmunds	BV16 British Sugar Site – Areas North of Compiegne Way						
	BV6 Strategic Site – North-east Bury St Edmunds	BV17 Out of Centre Retail Proposals						

Introduction	Home and communities	Jobs and Economy	Sustainability and climate change	Culture and leisure	Health and wellbeing	Education and skills	Historic and natural environment	Bury St Edmunds Town Centre
	BV7 Strategic Site – South-east Bury St Edmunds							
	BV8 Station Hill Development Area – Bury St Edmunds							
	BV9 Tayfen Road – Bury St Edmunds							
	BV10 Housing on Brownfield Sites – Bury St Edmunds							
	BV11 Land at Ram Meadow							
	BV12 New and Existing Local Centres and Community Facilities							

Haverhill Vision 2031 Policies (2014)

Introduction	Home and communities	Jobs and Economy	Travel	Sustainability and climate change	Health and wellbeing	Education and skills	Historic and natural environment	Haverhill Town Centre
HV1 Presumption in Favour of Sustainable Development	HV2 Housing Development within Haverhill	HV9 General Employment Areas – Haverhill	HV12 Haverhill North-west Relief Road	HV13 Community Infrastructure Levy and Allowable Solutions	HV14 Allotments	HV15 Safeguarding Educational Establishments	HV18 Green Infrastructure in Haverhill	HV19 Haverhill Town Centre Masterplan
	HV3 Strategic Site – North-west Haverhill	HV10 Strategic employment site – Hanchet End, Haverhill				HV16 Castle Manor Academy		
	HV4 Strategic Site – North-east Haverhill	HV11 Out of Centre Retail Proposals				HV17 Further Education Facility		
	HV5 Housing on greenfield sites							
	HV6 Housing on Brownfield Sites							
	HV7 Mixed use development of brownfield sites							
	HV8 New and Existing Local Centres and Community Facilities							

Rural Vision 2031 Policies (2014)

Strategic Context	Home and communities	Jobs and Economy	Culture and Leisure	Health and wellbeing	Education and skills	Historic and natural environment	Key Service Centres	Local Service Centres
RV1 Presumption in Favour of Sustainable Development	RV2 Neighbourhood plans and neighbourhood development orders in the rural areas	RV4 Rural Employment Areas	RV6 Park Farm, Ingham	RV7 Allotments	RV8 Safeguarding Educational Establishments	RV9 Green Infrastructure in the rural areas	RV10 Barrow	RV15 Barningham
	RV3 Housing settlement boundaries	RV5 Protection of special areas					RV11 Clare	RV16 Cavendish
							RV12 Ixworth	RV17 Chedburgh
							RV13 Kedington	RV18 Great Barton
							RV14 Stanton	RV19 Great Thurlow
								RV20 Great and Little Whelnetham
								RV21 Hopton
								RV22 Ingham
								RV23 Risby
								RV24 Rougham
								RV25 Wickhambrook

Joint Development Management Policies Document (2015)

Context	Sustainable Growth, Development and Design Principles	The Natural and Historic Environment	Housing and Homes	Sustainable Economic and Tourism Development	Retail, Community Facilities and Leisure	Transport	Horse Racing
DM1 Presumption in Favour of Sustainable Development	DM2 Creating Places – Development Principles and Local Distinctiveness	DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance	DM22 Residential Design	DM30 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses	DM35 Proposals for main town centre uses	DM45 Transport Assessments and Travel Plans	DM47 Development Relating to the Horse Racing Industry
	DM3 Masterplans	DM11 Protected Species	DM23 Special Housing Needs	DM31 Farm Diversification	DM36 Local Centres	DM46 Parking Standards	DM48 Development Affecting the Horse Racing Industry
	DM4 Development Briefs	DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity	DM24 Alterations or Extensions to Dwellings, including self contained Annexes and Development within the Curtilage Alterations or Extensions to Dwellings, including self contained Annexes and Development	DM32 Business and Domestic Equine Related Activities in the Countryside	DM37 Public Realm Improvements		DM49 Redevelopment of Existing Sites Relating to the Horse Racing Industry

Context	Sustainable Growth, Development and Design Principles	The Natural and Historic Environment	Housing and Homes	Sustainable Economic and Tourism Development	Retail, Community Facilities and Leisure	Transport	Horse Racing
			within the Curtilage				
	DM5 Development in the Countryside	DM13 Landscape Features	DM25 Extension to Domestic Gardens within the countryside	DM33 Re-Use or Replacement of Buildings in the Countryside	DM38 Shop Fronts and Advertisements		DM50 Horse Walks Objectives
	DM6 Flooding and Sustainable Development	DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	DM26 Agricultural and Essential Workers Dwellings	DM34 Tourism Development	DM39 Street Trading and Street Cafes		
	DM7 Sustainable Design and Construction	DM15 Listed Buildings	DM27 Housing in the Countryside		DM40 Ancillary Retail Uses		
	DM8 Low and Zero Carbon Energy Generation	DM16 Local Heritage Assets and Buildings Protected by an Article 4 Direction	DM28 Residential use of redundant buildings in the countryside		DM41 Community Facilities and Services		
	DM9 Infrastructure and Services and Telecommunications Development	DM17 Conservation Areas	DM29 Rural Housing Exception		DM42 Open Space, Sport and Recreation Facilities		

Context	Sustainable Growth, Development and Design Principles	The Natural and Historic Environment	Housing and Homes	Sustainable Economic and Tourism Development	Retail, Community Facilities and Leisure	Transport	Horse Racing
			Sites in St Edmundsbury				
		DM18 New Uses for Historic Buildings			DM43 Leisure and Cultural Facilities		
		DM19 Development Affecting Parks and Gardens of Special Historic Interest			DM44 Rights of Way		
		DM20 Archaeology					
		DM21 Enabling Development					