

**Former Forest Heath area and St Edmundsbury area
Authority Monitoring Report**

2017/2018 and 2018/2019

Contents

1.	Introduction.....	1
2.	How this Authority Monitoring Report (AMR) is organised.....	3
3.	Local Development Scheme	4
4.	Community Infrastructure Levy (CIL) update	7
5.	Duty to cooperate	8
6.	Former Forest Heath area	10
	Housing	10
	Affordable housing provision	12
	Provision for Gypsy and Travellers	13
	Economy and tourism	14
7.	Former St Edmundsbury area.....	16
	Housing	16
	Affordable housing provision	18
	Provision for Gypsy and Traveller	20
	Jobs and the local economy	21
8.	Joint development management policies (JDMP).....	23
	The natural and historic environment.....	25
	Housing and homes	29
	Retail, community facilities and leisure	30
9.	Neighbourhood planning update	34
	Appendices	35
	Appendix A – Joint local development scheme	36
	Appendix B – Glossary of terms	38
	Appendix C – current relevant planning policies	42
	Former Forest Heath Core Strategy Policies (2010)	42
	Former Forest Heath Proposed Submission Site Allocations Local Plan	43
	Former St Edmundsbury Core Strategy policies (2010)	44
	Bury St Edmunds Vision 2031 policies (2014)	45
	Haverhill Vision 2031 policies (2014)	47
	Rural Vision 2031 policies (2014).....	48
	Joint Development Management Policies document (2015)	49

(Corrections have been made to tables at 6.2, 6.3, 7.4, 7.5 and 7.6 – August 2019)
(Correction has been made to table at 7.4 – October 2019)

1. Introduction

1.1. This is the second joint Authority Monitoring Report (AMR – previously know as Annual Monitoring Report) to be produced by the former Forest Heath area and the former St Edmundsbury area councils (now known as West Suffolk Council). This AMR meets the requirements of the relevant legislation. It covers two monitoring periods:

- 1 April 2017 to 31 March 2018
- 1 April 2018 to 31 March 2019

1.2. From 1 April 2019 the former Forest Heath area and the former St Edmundsbury area councils became one council known as West Suffolk Council, and whilst the Core Strategies of the former Forest Heath area, the former St Edmundsbury area and the Joint Development Management Policies will continue to be monitored this is the final AMR in this form. The two previous councils were 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
- creating attractive places to live.

AMRs are produced to show the extent to which planning objectives are achieved.

1.3. Local plans are a statutory requirement for each council area (or can be produced jointly if working together). A local plan can be a single document or a suite of documents which can cover specific policies. The NPPF 2018 states that a local plan can consist of either strategic or non-strategic policies, or a combination of both.¹ The documents which form a local plan are called development plan documents.

1.4. The two previous authorities have separate and joint development plan documents comprising separate core strategies and site allocations (St Edmundsbury Vision 2031) documents where different indicators are monitored, the Joint Development Management Policies document (JDMPD), and separate and joint supplementary planning documents. The development plan documents that are reported on in this document are set out below (and in more detail in Section 3), and the relevant planning policies are listed in Appendix C.

Former Forest Heath area	Former St Edmundsbury area
Core Strategy adopted 2010 SIR and SALP (at examination June 2019)	Core Strategy adopted 2010 Bury St Edmunds Vision) Haverhill Vision) adopted 2014 Rural Vision)
Jointly prepared Joint Development Management Policies Document adopted 2015	

¹ Strategic policies are those policies and site allocations which address strategic matters. Non-strategic policies are those in a Neighbourhood Plan, or those in a local plan which are not strategic.

- 1.5. Adopted supplementary planning documents are available, along with a planning guidance document, on the [West Suffolk Council website](#), however these are not part of the local development scheme and therefore are not reported on in this AMR²
- 1.6. Section 4 of the former Forest Heath Core Strategy and Section 8 and appendix 7 of the former 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.
- 1.7. 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.
- 1.8. 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.
- 1.9. 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.
- 1.10. This 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. West Suffolk Council is preparing a new local plan, and an essential part of the scoping work will be to review the efficacy of current policies which will require reviewing decision-making and the use of/reference to adopted policies (particularly those in the JDMPD).
- 1.11. The National Planning Policy Framework (NPPF) was revised and republished in July 2018. As the monitoring years for this AMR include the period 1 April 2017 to March 2018 references to the NPPF in this document are referred to as either NPPF 2012 or NPPF 2018 as appropriate.

² Town and Country Planning (Local Planning)(England) Regulations 2012 (Regulation 34)

2. How this Authority Monitoring Report (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 former councils were in relation to the community infrastructure levy (CIL)
- the duty to cooperate.

2.2. This is followed by sections reporting on the housing and employment/economic development policies in both the previous councils' core strategies. Section eight 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, for example the former 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. The former Forest Heath area and former St Edmundsbury area councils implemented a shared planning service and produced a joint local development scheme that set out the programme for the preparation of local plan documents across both the previous local authority areas. For the purpose of this monitoring report, which monitors indicators over the period 1 April 2017 to 31 March 2019, the November 2016 scheme has been used to check progress (Appendix A). The most up-to-date LDS, June 2019, 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:
 - the timetable specified in the LDS for the document's preparation
 - the stage the document has reached in its preparation
 - 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 the former Forest Heath area as at 31 March 2018 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 in the Forest Heath Local Plan 1995
 - Policies map
 - Joint Development Management Policies Document – adopted February 2015.

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 Single Issue Review of Core Strategy Policy CS7, and the Site Allocations Local Plan are at an advanced stage of preparation (at examination June 2019) and can be given significant or moderate weight in decision-making (depending on the policy/ies) relevant to consideration of the proposal.

- 3.6. The local plan for the former St Edmundsbury area as at 31 March 2018 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
 - Joint affordable housing – October 2013
 - Haverhill town centre masterplan – September 2015
 - Joint West Suffolk shop front and advertisement design guidance – February 2015
 - Bury St Edmunds town centre masterplan – December 2017.
- 3.7. Supplementary planning guidance is set out in a number of documents:
- concept statements
 - masterplans
 - development briefs.
- 3.8. The proposed submission Forest Heath Core Strategy Single Issue Review (SIR) reconsiders the most appropriate general locations for housing growth throughout the former Forest Heath area, the part of the plan 'quashed' by the High Court ruling. It also considers the overall housing provision for the former Forest Heath area.
- 3.9. The proposed submission Forest Heath Site Allocations Local Plan (SALP) identifies sites for new housing, employment, shopping and other development and uses of land.
- 3.10. The policies map for the former Forest Heath area shows the areas where the policies of the adopted core strategy, the proposed submission Single Issue Review, proposed submission Site Allocations Local Plan and the Joint Development Management Policies Local Plan documents apply. For example, it shows sites proposed to be allocated for housing development, employment or open space and any conservation area boundaries.
- 3.11. The core strategy for the former St Edmundsbury sets out the vision, objectives, spatial strategy and overarching policies for the provision of new development in the area up to 2031.
- 3.12. The Vision 2031 documents for the former St Edmundsbury 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. The policies map for the former St Edmundsbury area 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 the former St Edmundsbury area and the former Forest Heath area. It now forms part of both of the former authorities' local plans.
- 3.15. The joint statement of community involvement (SCI) was adopted in February 2014. This sets out how the two authorities consulted on proposed planning policy documents and planning applications.
- 3.16. A new SCI and local development scheme (LDS) have been prepared for the West Suffolk Local Plan, and both can be found on the [planning policy supporting information page](#) on the West Suffolk Council website.

4. Community Infrastructure Levy (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. Although CIL is not currently in use in West Suffolk work has begun to explore its introduction but at this time no final decision has been made to introduce it.

5. Duty to cooperate

- 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
 - 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 2012 (NPPF) (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 2012).
- 5.4. The NPPF 2012 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 former the Forest Heath area and the former St Edmundsbury area 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 2012 clearly states that cooperation 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 previous monitoring periods the former Forest Heath area council was preparing the SIR and the SALP, and as part of this recorded 'duty to cooperate' activities. The [record of cooperation](#) is a submission document (C14), and is available on the examination page of the West Suffolk Council's website.
- 5.7. The former St Edmundsbury area and former Forest Heath area councils shared, and subsequently integrated, services in 2012. In May 2018 the Government signed the final Orders creating the new West Suffolk Council which came into being on 1 April 2019.

5.8. The core strategy and Vision 2031 development plan documents for the former St Edmundsbury area were adopted in 2010 and 2014 and therefore much of the record of cooperation produced for the former Forest Heath SIR and SALP Examinations will also be relevant to the former St Edmundsbury area. In addition, in terms of cross-boundary strategic issues for the former St Edmundsbury area, informal, officer level meetings continued and/or there was contact with:

- Suffolk County Council
- Babergh and Mid Suffolk Councils

where appropriate (pan-Suffolk issues) with:

- East Suffolk Council
- Ipswich Borough Council
- The Environment Agency
- Historic England
- Natural England
- Homes and Communities Agency
- local Clinical Commissioning Group
- NHS Commissioning Board
- New Anglia Local Enterprise Partnership.

5.9. 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 and any statements of common ground (as set out in paragraph 27 of the NPPF 2018) will be published in future AMRs.

6. Former Forest Heath area

Monitoring performance against the former Forest Heath's Core Strategy

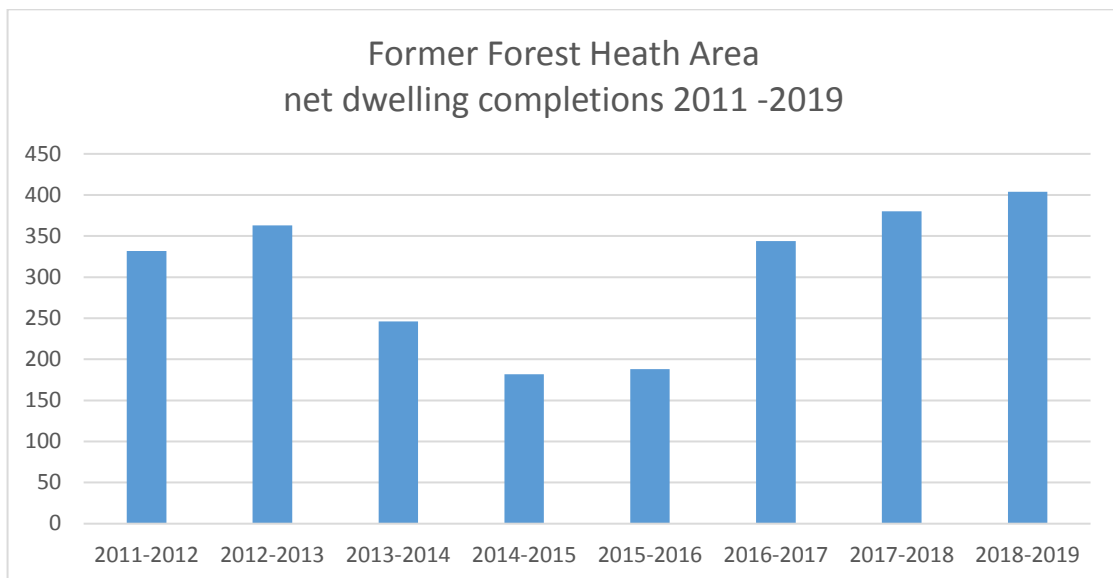
Housing

Core Strategy – CS7 overall housing provision

- 6.1. The proposed submission Single Issue Review (SIR) of Core Strategy Policy CS7 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 the former Forest Heath area in the period 2011 to 2031.
- 6.2. The table below shows that the target for dwelling completions was exceeded by 40 units in the monitoring year 2017/2018, and 63 units in the monitoring year 2018/2019.

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
2017-2018	380
2018-2019	404
Total	2439



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

Towns	Net dwelling completions 2017/2018	Net dwelling completions 2018/2019
Brandon	2	41
Mildenhall	8	15
Newmarket	11	45
Total towns	21	101
Lakenheath	2	5
Red Lodge	112	127
Total key Service centres	114	132
Beck Row	84	71
Exning	103	2
Kentford	32	26
West Row	10	10
Total primary villages	229	109
Total elsewhere	16	62
Total	380	404

- 6.3. The table below shows the net total and percentage of dwellings completed on brownfield land in the two monitoring years. This shows 10.5% of overall completions in 2017/18, and 31% in 2018/19 were on brownfield land. This is below the monitoring target of 30% in 2017/2018 but just over for 2018/2019. Net dwelling completions are the total number of new homes built (including change of use/conversions to dwelling) 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 2017/2018	Net brownfield completions as a percentage of all completions 2017/2018	Net dwelling completions on brownfield land 2018/2019	Net brownfield completions as a percentage of all completions 2018/2019
Brandon	2	100%	39	95.1%
Mildenhall	1	12.5%	9	60%
Newmarket	11	100%	40	91%
Total towns	14	66.6%	88	88%
Key service centres				
Lakenheath	0	0%	3	60%
Red Lodge	1	0.9%	1	0.7%

Towns	Net dwelling completions on brownfield land 2017/2018	Net brownfield completions as a percentage of all completions 2017/2018	Net dwelling completions on brownfield land 2018/2019	Net brownfield completions as a percentage of all completions 2018/2019
Total key service centres	1	0.9%	4	3%
Primary villages				
Beck Row	1	1.19%	7	9.86%
Exning	2	1.9%	1	50%
Kentford	5	15.6%	5	19.2%
West Row	0	0%	2	20%
Total primary villages	8	4.8%	15	13.8%
Elsewhere				
Total Elsewhere	14	87.5%	18	29%
Total	37	10.5%	125	31%

Affordable housing provision

Core Strategy – CS9 provision of affordable housing

- 6.4. The affordable housing completions in the monitoring year 2017/2018 represented 29.2% of all completions across the former Forest Heath area, and 34.5% in 2018/2019. This is near the top of the target of 20 to 30% in 2017/2018 and exceeding the target in 2018/2019. This increase in affordable housing completions, to the previous AMR, is due to large sites (over 10 dwellings) where completions will come forward over a number of monitoring years. For example in 2017/2018 Skeltons Drove in Beck Row provided 26 units and Fengate Drove, Brandon in 2018/2019 provided 49 units. 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 (for example 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 – target – between 20% and 30% affordable housing

	Affordable completions 2017/2018	Affordable completions 2018/2019
Towns	0	49
Key service centres	41	37
Primary villages	67	32
Elsewhere	4	21
Former Forest Heath area total	111	139

Provision for Gypsy and Travellers

Core Strategy – CS8 provision for Gypsy and Travellers

- 6.5. In August 2015 the government published '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, (i.e. that arising from the new definition) and concludes there is no identified need in the former Forest Heath area. Consequently, no site allocations are being proposed in the proposed submission 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 the former Forest Heath administrative area.

Number of permanent pitches

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

Economy and tourism

Core Strategy – CS6 economy and tourism
JDMP – DM30 appropriate employment uses and protection of employment land and existing businesses

- 6.8. The Core Strategy Policy CS6 for the former Forest Heath area aims to deliver 7,300 additional jobs in the area by 2026. Jobs growth will be achieved via the provision of employment land, as well as through 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.
- 6.9. The amount of land available for employment uses on the existing employment areas is set out in SALP Policy SA16 confirms 14 existing employment areas in the former Forest Heath area 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. Much of this land is currently occupied and in use.

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

- 6.10. Over the years since the core strategies and JDMPD were produced government changes to 'permitted development' and changes in priorities at the councils has meant that monitoring completions, (for example the implementation of planning permissions) has got increasingly difficult, time consuming and an

inefficient and ineffective use of scarce resources. This document therefore does not include data that was monitored and reported on in previous AMRs:

- Employment land availability – completions by floorspace (net gains in square metres) of B1 (a), (b) and (c) (Office, research and development and light industrial), B2 (General Industrial), B8 (Storage and distribution) and sui-generis (other employment uses) employment development
- outstanding planning permissions for B1, B2 and B8 Uses
- Employment land availability by floorspace for 11 use classes divided into urban and rural locations
- Employment permissions and completions on brownfield land by floorspace for the three B use classes and Sui Generis.

7. Former St Edmundsbury area

Monitoring performance against the former St Edmundsbury Core Strategy and Vision 2031 documents

Housing

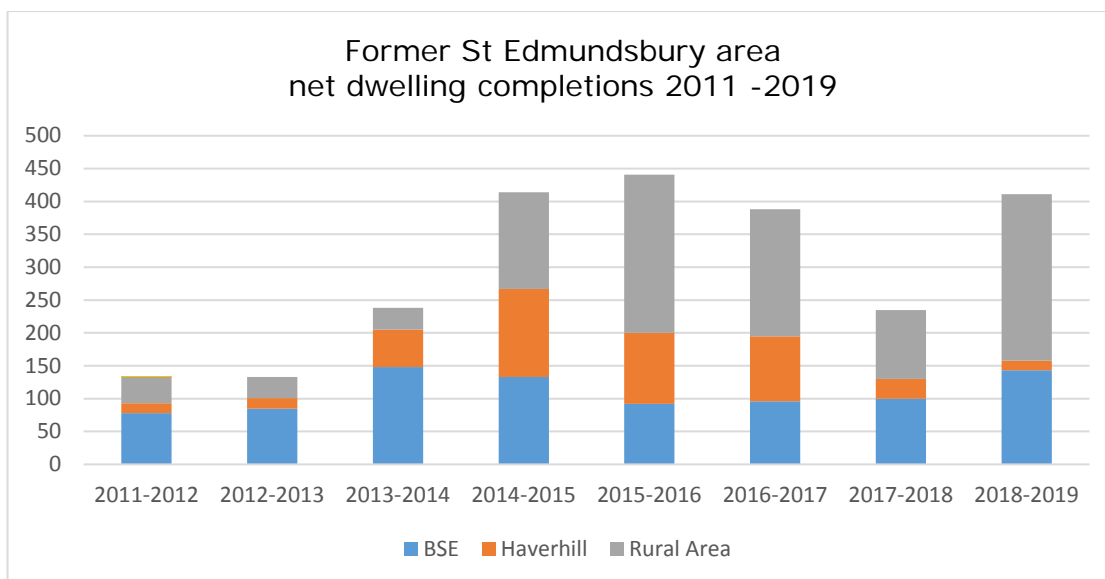
- 7.1. The former St Edmundsbury Core Strategy Policy CS1 covers the former council's approach to meeting projected housing needs to 2031, encouraging the development of new homes whilst protecting the natural and historic environment, along with the character of the former St Edmundsbury area. Policies 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

	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
2017-2018	100	42.5	30	12.8	105	44.7	235
2018-2019	143	34.7	15	3.65	253	61.6	411
Total	875	36.7	474	19.9	1045	43.8	2394



**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

- 7.5. From 2012 the distribution of completions is 50% in Bury St Edmunds, 36% in Haverhill and 13% in the rural areas.

Location	Completions 2017/18	Percentage of total completions for 2017/18	Completions 2018/219	Percentage of total completions for 2018/19
Towns	130	55.3%	158	38.4%
Key service centres	11	4.8%	34	8.3%
Local service centres	66	28%	61	15.1%
Infill villages	20	8.5%	154	*38.1%
Countryside	8	3.4%	4	1%

* For the monitoring year 2018-19 completions on the strategic housing allocation Bury St Edmunds north west, now known as Marham Park, were recorded as being in the parish of Fornham All Saints. However, the boundary has been changed and from April 2019 this area is within Bury St Edmunds.

**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 two monitoring years. The data shows that the former St Edmundsbury area exceeded 40% brownfield completions in the 2017/18 monitoring year, but just over 30% in 2018/19.

	Net dwelling completions on brownfield land	Net brownfield completions as percentage of all completions	Net dwelling completions on greenfield land	Net greenfield completions as percentage of all completions
2017/2018				
Bury St Edmunds	58	24.7%	42	17.9%
Haverhill	9	3.8%	21	8.9%
Rural	69	29.4%	36	15.3%
Total	136	57.9%	99	42.1%
2018/2019				
Bury St Edmunds	76	18.5%	67	16.3%
Haverhill	-8	-2.0%	23	5.6%
Rural	66	16.1%	187	45.5%
Total	134	32.6%	277	67.4%

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 West Suffolk given the difficulty many people have accessing affordable housing in the area. The former 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 monitoring year 2017/18 shows a small decrease with 26.8% affordable homes being delivered. It should be noted that some sites fall below the threshold or make off-site contributions to affordable housing provision.

	Affordable completions 2017/18	Percentage of all completions 2017/18	Affordable completions 2018/2019	Percentage of all completions 2018/2019
Bury St Edmunds	8	3.4%	21	5.2%
Haverhill	18	7.7%	*-13	-32.5%
Rural	37	15.7%	20	4.95%
Total	63	26.8%	28	6.9%

*the minus number in Haverhill is as a result of a scheme involving demolition and redevelopment with a fewer number of dwellings.

Homeless numbers – target – reduce

7.9. The table below shows that the rate of homelessness in the former St Edmundsbury area decreased in the monitoring year 2017/2018 (figures in the table are the number of households accepted as homeless per 1000 households).

	2014/15	2015/16	2016/17	2017/18	2018/19
Former St Edmundsbury area	3.9	2.92	3.07	2.88	³ Info not currently available
East of England	2.32	2.49	2.56	2.39	³ Info not currently available

Source – <https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness>

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

	Large housing commitment sites (10 or more)		
	Number of units approved in monitoring year on sites of 10 or more units	Number of affordable units permitted in monitoring year on sites of 10 or more units	Percentage of affordable
2017/2018	495	107	21.6%
2018/2019	2673	782	29.2%

³ The method of reporting homelessness has changed since the data for 2017/18 was collected. Figures for 2018/19 were not available as this AMR was being prepared. Data will be published on the gov.uk website (see above) in due course.

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

- 7.10. The table below shows average house prices in the former St Edmundsbury area increased from April 2016 to April 2018. Average house prices followed a similar pattern in the former Forest Heath area (with a slight fall from October 2017 to April 2018) generally showing a rise in the same period.

	Mar 2017 data	Sep 2017 data	Apr 2018 data	Sep 2018 data	Dec 2018 data
Former St Edmundsbury area	289,507	313,290	313,907	330,404	336,104
Former Forest Heath area	236,573	247,889	247,789	243,948	243,635
East of England	330,170	345,070	343,818	350,071	350,308

Source – [Cambridge Insight Housing Bulletin](#)

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

	Mar 2017	Sep 2017	Apr 2018	Sep 2018	Dec 2018
Former St Edmundsbury area	7.7	7.5	7.9	7.8	7.6
Former Forest Heath area	7.1	7.0	7.4	7.4	6.9
East of England	8.2	8.2	8.4	8.1	8.1

Source – [Cambridge Insight Housing Bulletin](#)

Provision for Gypsy and Traveller

Core Strategy – CS6 Gypsies, Travellers and Travelling Showpeople

- 7.11. 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.

- 7.12. 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 and West Norfolk, the former Forest Heath area and the former St Edmundsbury area councils.

- 7.13. 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.
- 7.14. The tables below shows the existing authorised permanent pitch provision and travelling showperson yards in the former St Edmundsbury area.

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

<p>Core Strategy – CS9 employment and the local economy JDMPD – DM30 appropriate employment uses and protection of employment land and existing businesses</p>

- 7.15. The Vision 2031 documents for Bury St Edmunds, Haverhill and the Rural Area (of the former St Edmundsbury area) designate general employment areas, and allocate new employment areas. Tables listing the general employment areas and the combination of B Use Classes permitted on these sites are set out in the three documents. The Vision 2031 documents can be accessed via the West Suffolk website:
https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/vision2031.cfm.
- 7.16. Over the years since the core strategies and JDMPD were produced government changes to 'permitted development' and changes in priorities at the councils has meant that monitoring completions (for example the implementation of planning permissions) has got increasingly difficult, time consuming and an inefficient and ineffective use of scarce resources. This document therefore does not include data that was monitored and reported on in previous AMRs:
- employment land availability – land available for development at each of the general employment areas in hectares
 - completions by floorspace in hectares at each of the general employment area

- number of application approved for alternative uses on employment land at each of the general employment areas.

Core Strategy – CS9 employment and the local economy

Unemployment rate – percentage of unemployed persons – target reduce

	April 2016	April 2017	April 2018	April 2019
Former St Edmundsbury	1.0	1.2	1.7	2.0
Great Britain	1.9	2.0	2.2	2.7

- 7.17. The data shown shows out of work benefit claimants for the former St Edmundsbury area with Great Britain as a comparison.
- 7.18. 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](#)).
- 7.19. It can be seen from the data that the former St Edmundsbury area claimants have increased since April 2016 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 the former Forest Heath area (FHDC) and former St Edmundsbury area (SEBC) councils. As work starts 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 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

JDMPD – 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](#)

JDMPD – 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)

	2017-2018	2018-2019
Former St Edmundsbury area	61	41
Former Forest Heath area	42	20
Total	103	61

JDMPD – DM6 Flooding and Sustainable Drainage

- 8.3. The table below shows the percentage of properties in flood zone 2 at risk of flooding. For the two time periods shown the number of properties at risk has risen, so in the former Forest Heath area this represents 6% of the total number of properties and for the former St Edmundsbury area it is 2.5%.

Properties at risk of flooding from rivers – target – decrease/increase/stable

	As at January 2017		As at November 2018	
	FHDC	SEBC	FHDC	SEBC
Properties at risk of flooding (Flood Zone 2)	1447	1235	2024	1391
Percentage of total number of properties	4.9%	2.5%	5.98%	2.54%

Number and proportion of major schemes that incorporate SuDS (Sustainable drainage systems) – target – 100%

- 8.4. Sustainable drainage systems (SuDS) 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. A ministerial statement issued in 2014 described the expectation that local planning policies and decision on applications of 10 or more homes (or equivalent non-residential and/or mixed development) should ensure sustainable drainage systems are put in place unless demonstrated to be inappropriate. Suffolk County Council is the lead local flood authority, and a statutory consultee. SCC have produced a protocol to inform local planning authorities and developers, and a local surface water drainage guide outlines the various design criteria and local interpretation. The construction surface water management plan and Suffolk SuDS Guidance, Standards and Information (Appendix A to the Suffolk Flood Risk Management Strategy) can be downloaded from the website: www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/ and www.greensuffolk.org/assets/Greenest-County/Water--Coast/Suffolk-Flood-Partnership/2018-Strategy-Documents/2018-10-01-SFRMS-SuDS-Guidance-Appendix-A-.pdf
- 8.5. Collection of the data to monitor the 100% target for SuDS on major schemes has proved difficult and time-consuming. West Suffolk supports the aim of achieving the target and will review the current policy (DM6) and ways of monitoring implementation of SuDS in the future.

JDMPD – DM7 sustainable design and construction

Percentage of buildings achieving desired rating against national building standards such as code for sustainable homes or Building Research Establishment Environmental Assessment Method (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. Data on compliance with this policy has proved difficult to obtain. West Suffolk supports the policy target and will review the current policy and ways of monitoring implementation in the future.

JDMPD – 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 the former Forest Heath area in 2017/2018 and 2018/2019.
- 8.9. There were no applications submitted for new telecommunications in the former St Edmundsbury area in 2017/2018 and 2018/2019.

The natural and historic environment

JDMPD – DM10 impact on sites of biodiversity importance

- 8.10. The former Forest Heath area contains a wealth of important nature conservation designations including:
- part of Breckland special protection area (SPA) designated for its European importance
 - three special areas of conservation (SAC) designated for their European importance
 - 28 sites of special scientific interest (SSSI) designated for national importance
 - 76 County Wildlife Sites (CWS) locally designated sites.
- 8.11. The former St Edmundsbury area contains:
- part of Breckland special protection area (SPA) designated for its European importance
 - two special areas of conservation (SAC) designated for their European importance
 - 27 Sites of special scientific interest (SSSI) designated for national importance
 - 175 county wildlife sites (CWS) locally designated sites.

Details of site area updated in January 2018 are included in the table below.

- 8.12. The former Forest Heath area contains 72% of the rare species identified for special protection in the [Suffolk Biodiversity Action Plan](#).

- 8.13. 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	Former Forest Heath area (FHDC) or former St Edmundsbury area (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 SEBC – Brecks (part) – Waveney and Little Ouse Valley Fens (part)	1,633 310.5
Sites of special scientific interest (SSSI)	FHDC – 28 SEBC – 27	12,040 4,626
County wildlife sites (CWS)	FHDC – 76 SEBC – 175	5,471 3,538
National nature reserve (NNR)	FHDC – Cavenham Heath SEBC – Thetford Heath and Bradfield Woods	202.3 167.66
Local nature reserves (LNR)	FHDC – Aspal Close, Barton Mills and Maidscross Hill SEBC – Haverhill Railway Walks and Moreton Hall Community Woods	79.18 32.37
Local wildlife sites (LWS)	FHDC – 0 SEBC – 34	0 281.7
Environmentally sensitive areas (ESA's)	No data available at time of publication	

JDMPD – 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.

JDMPD – 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 the former Forest Heath area and 2504 listed buildings recorded in the former St Edmundsbury area. Further information can be found on the [Suffolk County Council website](http://www.suffolk.gov.uk)

Number of listed buildings and buildings at risk – target – minimise

As at June 2019	Number of listed buildings	Number of buildings at risk
Former Forest Heath area	440	9
Former St Edmundsbury area	2504	14

Source: SCC website: <https://www.suffolk.gov.uk/planning-waste-and-environment/buildings-in-suffolk/buildings-at-risk-in-suffolk/>

Number and location of Conservation Areas – target – maximise

- 8.17. The former Forest Heath area 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 area.

Locations of conservation areas in the former Forest Heath area 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.
- 8.19. The former St Edmundsbury area 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 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 the former St Edmundsbury area. All were completed prior to this report.
- 8.21. There are currently no environmental schemes being implemented in either the former Forest Heath or the former St Edmundsbury conservation areas. Further information on conservation areas and appraisals can be found on the [Building conservation and Article 4 Directions webpage](#) of the West Suffolk website.

JDMPD – DM19 development affecting parks and gardens of special historic or design interest

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

- 8.22. There are four Historic Parks within the former St Edmundsbury area. Further information about the parks can be found on the [Historic England website](#). There are none in the former Forest Heath area.

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

JDMPD – DM22 residential design
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Number of applications approved with a design and access statement – no target

- 8.23. The requirement for a design and access statement is identified through the planning application validation process.
- 8.24. 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
- 8.25. It has not been possible to monitor accurately the number of applications received and approved with a design and access statement. Further information regarding design and access statements can be found on the [West Suffolk planning applications website](#)

JDMPD – DM25 extension to domestic gardens within the countryside
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Number of applications received against the number approved for domestic garden extensions – no target

- 8.26. No applications have been received in the two monitoring year(s) for domestic garden extensions in the countryside for the former Forest Heath area.
- 8.27. One application for a Lawful Development Certificate for a domestic garden extension in the countryside, was received and approved in the former St Edmundsbury area in 2017/2018.

JDMPD – 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	
	former Forest Heath area	former St Edmundsbury area	former Forest Heath area	former St Edmundsbury area
2017/2018	2	56	2	33
2018/2019	1	64	1	40

JDMPD – DM29 rural housing exception sites in St Edmundsbury

- 8.28. No applications have been received in the monitoring year(s) for rural exception sites in the former St Edmundsbury administrative area.

Sustainable economic and tourism development

JDMPD – DM31 farm diversification

Number of farmers markets and shops – target – increase

- 8.29. There are a number of farmers' markets, craft markets and farm shops in the west Suffolk area, some are well-established and others are occasional and/or seasonal. We do not monitor these and further information on markets can be found on the [Suffolk Market Events website](#) and [The Tourist Trail website](#).

Retail, community facilities and leisure

JDMPD – DM35 proposals for main town centre uses

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

JDMPD – DM36 local centres

- 8.31. Local Centres in the former St Edmundsbury area were surveyed and audited in 2018 with the aim of reporting annually on vacancies and changes.
- 8.32. There is no comparable local centre designation in the former Forest Heath Core Strategy.

JDMPD – DM37 public realm improvements

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

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

JDMPD – DM41 community facilities and services

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

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. However, the limitations of the system currently available have meant that monitoring such losses through planning applications for alternative uses (including demolition) has proved more difficult than anticipated.

JDMPD – DM42 open space, sport and recreation facilities

- 8.34. An audit and review of open space, sport and recreation will be undertaken as part of the evidence gathering work and preparation for the West Suffolk Local Plan.
- 8.35. All information relating to S106 contributions can be found in the [West Suffolk S106 contributions annual reports](#).

Transport

JDMPD – DM45 transport assessments and travel plans

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

- 8.36. There were two applications for planning permission and two applications to discharge conditions approved in the former St Edmundsbury area in the 2017/2018 monitoring year where a travel plan was submitted and/or was a condition of development. Three planning applications were granted with a travel plan as a condition in the former Forest Heath administrative area in 2017/2018. This policy has not been monitored for the year 2018/2019.

JDMPD – DM46 parking standards

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

- 8.37. 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.
- 8.38. Local planning authorities will take this guidance into account when determining planning applications.
- 8.39. 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

- 8.40. 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	Creating Places – Development Principles and Local Distinctiveness Note: Indicator 1 is reported on in the table with paragraph 8.2 above. Collection of data to enable this indicator to be monitored is currently being reviewed.
DM6	Number of planning applications approved against Environment Agency advice – target – zero Number of properties damaged by flooding – target – decrease/increase/stable
DM8	Low and zero carbon energy generation
DM11	Protected species – collection of this data will commence in 2018
DM11	Number of planning applications with an ecological report or ecological condition attached – no target
DM13	Landscape features
DM14	Protecting and enhancing natural resources, minimising pollution and safeguarding from hazards

DM18	New uses for historic buildings
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
DM30	Appropriate employment uses and protection of employment land and existing businesses
DM32	Business and domestic equine related activities in the countryside
DM33	Re-use or replacement of buildings in the countryside
DM34	Tourism development
DM35	Proposals for main town centre uses
DM36	Local centres Note: local centres were audited in 2018 so that they can be monitored and reported on annually
DM38	Shop fronts and advertisements
DM39	Street trading and street cafes
DM40	Ancillary retail uses
DM41	Percentage of rural households within a 15 minute walk of an hourly bus service – target – percentage increase proportion of population with access to key local services – target – percentage increase
DM42	Open space, sport and recreation facilities
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 2017/2018 two neighbourhood plan areas were designated (the first step in preparing a neighbourhood plan) one in Barningham and Ixworth and Ixworth Thorpe (former St Edmundsbury area). In 2018/2019 Newmarket, Exning and Freckenham (former Forest Heath area) all had neighbourhood plan areas designated.
- 9.3. The former 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 – no target

Location	Neighbourhood plan area designation date
Barningham	18/04/2017
Exning	01/06/2018
Freckenham	02/11/2018
Great Barton	16/11/2016 (area updated 14 January 2019)
Ixworth and Ixworth Thorpe	20/07/2017
Newmarket	15/06/2018
	(Neighbourhood plan formally made – date)
Hargrave	17/07/2018

- 9.4. Further information about neighbourhood planning can be found on the councils' [neighbourhood planning webpage](#).

Localism

- 9.5. Between now and the publishing of next year's report, the council 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.

Appendices

Appendix A – Joint local development scheme

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 the former Forest Heath area and the former St Edmundsbury area councils which contains policies which will be applied to ensure that all development meets the overall vision and

Acronym	Term	Definition
		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.
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 the former St Edmundsbury area.
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 the former Forest Heath and the former St Edmundsbury area councils – now known as West Suffolk Council
	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

Acronym	Term	Definition
		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.
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).
	Shared services	In 2010 the former Forest Heath area and former St Edmundsbury area councils 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 former Forest Heath area and former St Edmundsbury area 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.
	Sui generis	A term used to categorise buildings that do not fall within any particular use class for the purposes of planning permission. The different

Acronym	Term	Definition
		use classes are set out in the Town and Country Planning (Use Classes) Order 1987.
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.
	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 6 April 2012. They govern the process by which local planning authorities prepare their development plans and associated documents.

Appendix C – current relevant planning policies

Former 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 Single Issue Review (SIR) of Core Strategy Policy CS7 Overall Housing Provision and Distribution
	CS8 Provision for Gypsy and Travelers
	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)

*Note: The CS7 Single Issue Review (SIR) of Core Strategy Policy CS7 Overall Housing Provision and Distribution and Site Allocations Local Plan (SALP) were submitted to the Secretary of State for examination on 24 March 2017. Two planning inspectors were appointed to examine the plans, and public hearings took place in September and October 2017, with post modification hearings taking place in July 2018. The examination is ongoing following comments from the Newmarket Horsemen’s Group regarding the Habitats Regulations Assessment submitted on 26 November 2018, and subsequent questions to the council from the inspectors. However, the advanced stage of these local plan documents means that they can be given significant weight in the decision making process where there are no substantial unresolved objections and moderate weight if contentious, and are therefore included in this appendix.

Former Forest Heath Proposed Submission Site Allocations Local Plan

Policy SA1	Settlement boundaries
Policy SA2	Housing allocations in Brandon
Policy SA3	Brandon Cemetery
Policy SA4	Focus of growth – Land west of Mildenhall
Policy SA5	Housing allocations in Mildenhall
Policy SA6	Housing and mixed use allocations in Newmarket
Policy SA7	Housing and mixed use allocations in Lakenheath
Policy SA8	Focus of growth – North Lakenheath
Policy SA9	Housing allocations in Red Lodge
Policy SA10	Focus of growth – North Red Lodge
Policy SA11	Housing allocations in Beck Row
Policy SA12	Housing allocation in Exning
Policy SA13	Housing and mixed use allocations in Kentford
Policy SA14	Housing allocation and school expansion in West Row
Policy SA15	Moulton Primary School
Policy SA16	Existing employment areas
Policy SA17	Employment allocations
Policy SA18	Retail allocations
Policy SA19	Town centre masterplans

Former 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	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
	east Bury St Edmunds							
	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					