

West Suffolk Authority Monitoring Report

1 April 2019 to 31 March 2020

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West Suffolk achievements between 1 April 2019 to 31 March 2020

Local plans

- adopted the former Forest Heath Single Issue Review and Site Allocations Local Plan in September 2019

Housing

- created 901 new homes between 1 April 2019 and 31 March 2020
- 36.3 per cent affordable

Employment

- Mildenhall Hub - a project to deliver a school, leisure facilities, and integrated community and public services - under construction
- Suffolk Business Park

Neighbourhood plans

- designated two neighbourhood plan areas (Barrow cum Denham and Withersfield)
- Formerly made one neighbourhood plan (Newmarket)

Housing land supply (published September 2019)

- 6.2 years housing land supply

1. Introduction

- 1.1. Authority monitoring reports (AMRs) are produced to show the extent to which planning objectives are achieved.
- 1.2. West Suffolk Council is 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.
- 1.3. Local plans are a statutory requirement for each council area. A local plan can be a single document or a suite of documents which can cover specific policies. The National Planning Policy Framework 2019 (NPPF) states that a local plan must consist of strategic policies. The development plan for an area comprises the combination of strategic and non-strategic policies (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).
- 1.4. The former Forest Heath and St Edmundsbury areas have separate and joint development plan documents comprising separate core strategies and site allocations documents where different indicators are currently monitored; the Joint Development Management Policies document (JDMPD); and separate and joint supplementary planning documents.
- 1.5. The development plan documents that are reported on in this document are set out below. The relevant planning policies are listed in Appendix b.

Former Forest Heath area

- Core strategy (2010)
- Single issue review of core strategy policy CS7 (SIR) (2019)
- Site allocations local plan (SALP) (2019)

Former St Edmundsbury area

- Core strategy (2010)
- Vision 2031 documents for Bury St Edmunds, Haverhill and rural areas (2014)

Jointly prepared document

- Joint development management policies document (JDMPD) (2015)
- [Adopted supplementary planning documents along with planning guidance documents](#), however these are not part of the local development scheme and therefore are not reported on in this AMR (as stated in the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 34)).

- 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 the policies set out in the development plan documents are working in order that changes in policy can be made if they are not.
- 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 authority monitoring reports, and the Town and Country Planning (Local Planning) (England) Regulations 2012 has implemented this change. In the future, they will monitor activities set out in the regulations and indicators that are relevant to local priorities.
- 1.10. This authority monitoring report 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 and reference to adopted policies (particularly those in the joint development management policies document).
- 1.11. The National Planning Policy Framework (NPPF) was revised and republished in February 2019 and is the version referred to throughout this report.

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 council is in relation to the community infrastructure levy (CIL).
- The duty to cooperate.
- Neighbourhood planning.

2.2. This is followed by sections reporting on the housing, employment, and economic development policies in both the previous councils' core strategies.

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. For the purpose of this monitoring report, which monitors indicators over the period 1 April 2019 to 31 March 2020, the June 2019 scheme has been used to check progress (appendix A). The LDS timeline was updated in January 2020 and has been further updated in light of the COVID-19 pandemic in June 2020. The timeline was updated in January 2021 following the West Suffolk Local Plan Issues and Options (Regulation 18) consultation. These updates do not affect this AMR period.
- 3.3. Regulations require the authority monitoring report (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 West Suffolk at 31 March 2020 comprised:
 - former Forest Heath area Site Allocations Local Plan – adopted September 2019
 - former Forest Heath area Single Issue Review of Core Strategy Policy CS7 – adopted September 2019
 - former Forest Heath area 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
 - former Forest Heath area policies map
 - former St Edmundsbury Core Strategy – adopted December 2010
 - former St Edmundsbury Vision 2031 – covering Bury St Edmunds, Haverhill and Rural – adopted September 2014
 - former St Edmunds policies map.
 - joint Development Management Policies Document – adopted February 2015.

And the following supplementary planning documents (SPDs):

- former Forest Heath area Open Space, Sport and Recreation – October 2011
- former St Edmundsbury area Open Space, Sport and Recreation Facilities – December 2012
- West Suffolk Affordable Housing – November 2019

- West Suffolk Shop Front and Advertisement Design Guidance – February 2015
- Haverhill Town Centre Masterplan – September 2015
- Bury St Edmunds Town Centre Masterplan – December 2017.

3.5. Supplementary planning guidance is set out in a number of documents:

- concept statements
- masterplans
- development briefs.

3.6. The former Forest Heath area Core Strategy Single Issue Review (SIR) identifies 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 sets out the overall housing provision for the former Forest Heath area.

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

3.8. The former Forest Heath area Site Allocations Local Plan (SALP) and former St Edmundsbury area Vision 2031 documents identifies sites for new housing, employment, shopping and other development and uses of land. It shows where growth will be allowed and what local everyday services people will need to enjoy a good quality of life

3.9. The policies maps for West Suffolk Council (consisting of the former Forest Heath area and St Edmundsbury area) shows the areas where the policies of the West Suffolk Local Plan documents apply. For example, they show sites proposed to be allocated for housing development, employment or open space and any conservation area boundaries and environmental constraints. They can be viewed on the council's interactive mapping system ['find my nearest'](#)

3.10. The joint development management policies document (JDMPD) 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 West Suffolk district.

3.11. The [statement of community involvement](#) (SCI) was adopted in December 2018. This sets out how West Suffolk Council consults on proposed planning policy documents and planning applications.

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 2019 (NPPF) (paragraphs 24 to 27).

5.4. The NPPF 2019 states at paragraph 25 that when preparing plans local authorities should also 'engage with their local communities and relevant bodies including local enterprise partnerships and local nature partnerships'. Those bodies of relevance to West Suffolk are as follows:

- New Anglia Local Enterprise Partnership
- The Business Board of Cambridgeshire and Peterborough Combined Authority
- Wild Anglia Norfolk and Suffolk Nature Partnership.

5.5. Paragraph 16(c) of the NPPF 2019 states that 'plans should be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.

5.6. 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 Single Issue Review and Site Allocations Local Plan 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.

5.7. 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 2019) will be published in future AMRs.

6. Neighbourhood planning update

- 6.1. Local planning authorities are required to include updates on neighbourhood planning in their areas in the authority monitoring report (AMR).
- 6.2. Neighbourhood plans are prepared by the local community and set out policies for the designated neighbourhood area (usually the parish boundary). Once they are 'made' they form part of the development plan for that local planning authority.
- 6.3. Neighbourhood plans must be in general conformity with the strategic policies in the adopted plans. They must not propose less development than the adopted local plan.
- 6.4. During the monitoring year of 2019 to 2020 two neighbourhood areas were designated (first step in preparing a neighbourhood plan), one in Barrow cum Denham and one in Withersfield. In addition, the Newmarket Neighbourhood Plan was 'formally made'.

Table showing the number of neighbourhood plans in preparation

Location	Neighbourhood plan area designation
Barrow cum Denham	26 June 2019
Barningham	18 April 2017
Exning	01 June 2018
Freckenham	02 November 2018
Great Barton	16 November 2016 (area updated 14 January 2019) Submission consultation undertaken June to August 2020 Referendum set for May 2021
Ixworth and Ixworth Thorpe	20 July 2017
Withersfield	7 January 2020
Neighbourhood plans formally made	
Hargrave	17 July 2018
Newmarket	25 February 2020

- 6.5. There are no neighbourhood development orders in preparation for West Suffolk.
- 6.6. Further information about neighbourhood plans can be found on the [neighbourhood planning webpage](#).

7. Monitoring performance against the former Forest Heath (FHDC) and St Edmundsbury (SEBC) Local Plans.

Housing

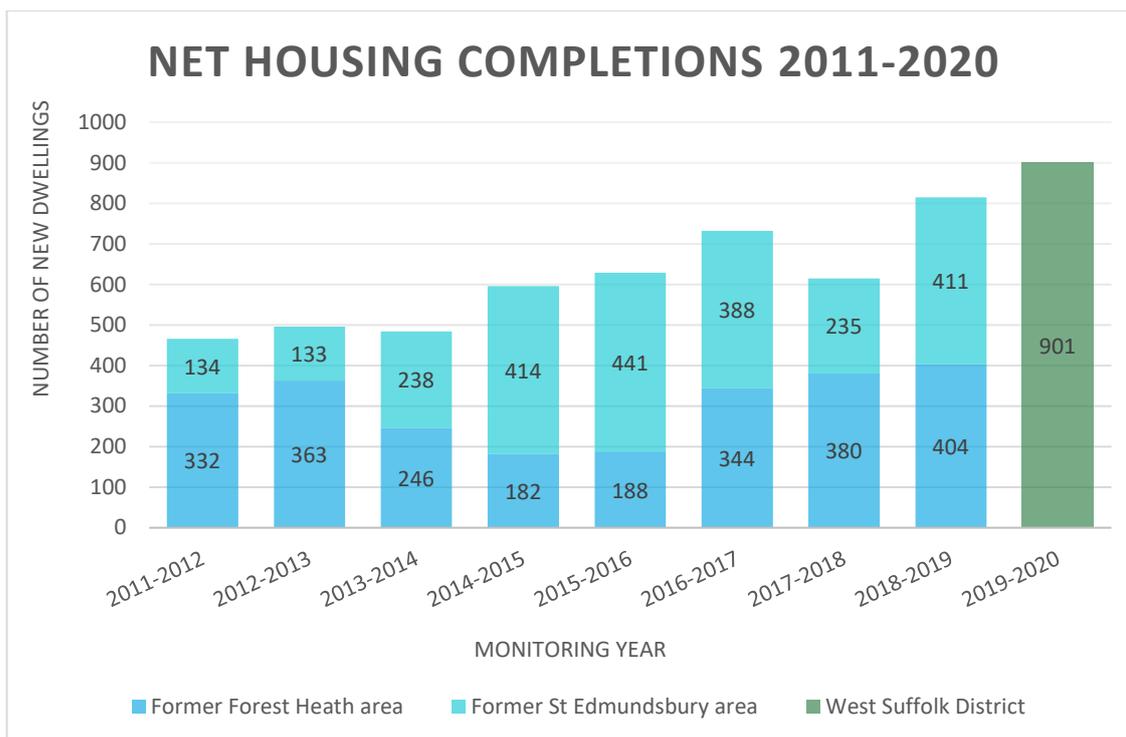
FHDC core strategy – CS7
SEBC core strategy – CS1, CS11 and CS12 and SEBC Vision 2031 – BV3-BV11, HV3-HV7, RV10-RV25

- 7.1. On 1 April 2019 St Edmundsbury and Forest Heath joined to become West Suffolk Council. In the absence of a combined local housing need (LHN) figure the council has taken what it considers to be a reasonable and appropriate approach in combining the former St Edmundsbury area and the former Forest Heath area current assessment housing requirement. This approach aggregates the LHN figure for the two areas producing a combined requirement of **816** dwellings per annum (dpa) for the monitoring year 2019 to 2020.
- 7.2. Further information on how the figure was calculated can be found in the councils [Five Year Housing Land Supply Report 2019](#)
- 7.3. Net dwelling completions for 2011-2020 are shown in the table below:

	Former FHDC area	Former SEBC area	Total
2011 to 2012	332	134	466
2012 to 2013	363	133	496
2013 to 2014	246	238	484
2014 to 2015	182	414	596
2015 to 2016	188	441	629
2016 to 2017	344	388	732
2017 to 2018	380	235	615
2018 to 2019	404	411	815

West Suffolk Council

2019 to 2020 – **901** dwellings



7.4. Geography of net dwelling completions

Settlements	Net dwelling completions on brownfield land	Net dwelling completions on Greenfield land	Net dwelling completions of all land
Towns			
Brandon	0	3	3
Bury St Edmunds	134	278	412
Haverhill	63	67	130
Mildenhall	0	22	22
Newmarket	36	21	57
Key Service Centres	18	113	131
Local service centres and Primary villages	39	78	117
Secondary villages and Infill Villages	6	12	18
Small settlements and countryside	7	4	11
Total	303	598	901

Affordable housing

FHDC core strategy – CS9 and SEBC core strategy – CS5

- 7.5. The National Planning Policy Framework states that affordable housing shall only be required for sites of 0.5ha and over or for 10 dwellings and over. Our core strategy policies would then require 30 per cent affordable housing
- 7.6. The number of affordable units completed in West Suffolk in 2019 to 2020 was 327 (gross). This equates to 36.3 per cent of the overall net completions for the district in this monitoring year. (Please note that we do not assess on a like for like basis, therefore the percentage is not completely accurate as the gross number of affordable units is used but a net figure of total completions).

Historic affordable housing completions

Year	Former St Edmundsbury	Former Forest Heath	West Suffolk
2011 to 2012	25	103	
2012 to 2013	7	54	
2013 to 2014	99	73	
2014 to 2015	106	62	
2015 to 2016	163	17	
2016 to 2017	116	57	
2017 to 2018	63	111	
2018 to 2019	28	139	
2019 to 2020			327

Homeless numbers (per 1000)

	West Suffolk	East of England
April to June 2019	1.90	1.30
July to September 2019	1.90	1.34
October to December 2019	1.35	1.24
January to March 2020	0.54	0.69

Source [live tables on homelessness](#)

Planning permissions on large sites (10 units or over) approved in monitoring year and percentage of affordable

	Number of units approved in monitoring year on sites of 10 or more dwellings	Number of affordable units approved in monitoring year on sites of 10 or more dwellings	Percentage of affordable on large sites in monitoring year
2019 to 2020	2443	817	33.4%

Average property price based on sales and valuations (£)

	Former FHDC area	Former SEBC area	East of England
March 2019	240,741	309,144	343,619
September 2019	242,368	312,054	350,619
March 2020	248,415	301,529	351,077

Source [Cambridge insight housing market bulletins](#)

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

	Former FHDC area	Former SEBC area	East of England
March 2019	6.9%	7.6%	8.2%
October 2019	7.2%	7.5%	8.1%
March 2020	7.1%	7.2%	7.9%

Source [Cambridge insight housing market bulletins](#)

Please note that Cambridge Insight are publishing the data as two separate areas and not one West Suffolk area (data taken from Edition 45 published July 2020 (March 2020 data))

Provision for Gypsy and Travellers

FHDC core strategy – CS8 and SEBC core strategy – CS6

Number of permanent pitches

- 7.7. 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.

- 7.8. 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. The study shows that, arising from the new definition, there is no identified need in the former Forest Heath and St Edmundsbury area.
- 7.9. A criteria-based approach set out in policy CS8 (FH) and CS6 (SE), 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.
- 7.10. The table below shows the existing permanent pitch provision in West Suffolk district.

	Existing number of permanent pitches provided
Barningham	1
Beck Row	47
Bradfield	2
Holywell Row	2
Red Lodge	8
Wickhambrook	3
Total	63
	Number of travelling showperson yards
Ingham	1
Bradfield	1
Total	2

Economy and tourism and Jobs and the local economy

FHDC core strategy – CS9, SEBC core strategy – CS9 and JDMPD – DM30

- 7.11. 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 site allocations local plan (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.

7.12. 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 (hectares)	Urban (hectares)
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

7.13. The vision 2031 documents for Bury St Edmunds, Haverhill and the rural area (of the former St Edmundsbury area) designates general employment areas and allocates new employment areas. The table below lists the general employment areas totalling 602.5 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.

7.14. There were 72.34 hectares of land available at site BV13 Suffolk Business Park when the eastern relief road (now known as Rougham Tower Avenue) was completed in September 2017. In that time (approximately 3.5 years) 37.27 hectares (51.5 per cent) of land has been committed by the following plots:

- RC Treatts (B1, B2 and B8 use)
- Internal road (Fortress Way)
- Sealeys (B8 use)
- East of England Ambulance Depot (sui generis use)
- Two large storage and distribution warehouses (B8 uses)
- Forefarmers headquarters (B1 use)
- Festool (B1 with ancillary B8 use)
- Weerts (B8 use)

Existing employment sites	Rural (hectares)	Urban (hectares)
BV13 Suffolk Business Park, Bury St Edmunds		72.3
BV14(a) Anglian Lane, Bury St Edmunds		6.2
BV14(b) Barton Road, Bury St Edmunds		4.4
BV14(c) Blenheim Park, Bury St Edmunds		10.5
BV14(d) British Sugar, Hollow Road, Bury St Edmunds		60.8
BV14(e) Business Park, Bury St Edmunds		28.4
BV14(f) Chapel Pond Hill, Bury St Edmunds		20.1
BV14(g) Eastern Way, Bury St Edmunds		17.6
BV14(h) Enterprise Park, Etna Road, Bury St Edmunds		1.0
BV14(i) Mildenhall Road, Bury St Edmunds		15.6
BV14(j) Moreton Hall, Bury St Edmunds		18.1
BV14(k) Northern Way, Bury St Edmunds		14.3
BV14(l) Western Way, Bury St Edmunds		18.7
BV14(m) Greene King, Friars Lane		6.9
BV14(n) Rougham Industrial Estate, Bury St Edmunds		21.3
HV9(a) Bumpstead Road, Haverhill		14.3
HV9(b) Falconer Road, Haverhill		21.6
HV9(c) Industrial Estate, Haverhill		73.3
HV9(d) Homefield Road, Haverhill		12.2
HV9(e) Stour Valley Road, Haverhill		4.3
RV(a) Barrow Business park	1.1	
RV4(b) Chedburgh	11.9	
RV4(c) Chilton Street Business Park, Clare	0.5	
RV4(d) Bridewell Industrial Estate, Clare	0.5	
RV4(e) Gorse Industrial Estate, Barnham	11.6	
RV4(f) Ingham	2.3	
RV4(g) Land off Bardwell road, Ixworth	1.6	
RV4(h) Risby Business Park	3.1	
RV4(i) Saxham	23.3	
RV4(j) Shepherd's Grove Stanton/Hepworth	95.5	

Existing employment sites	Rural (hectares)	Urban (hectares)
RV4(k) Wrattling	9.2	
Total	160.6	441.9

Unemployment rate – percentage of unemployed persons – target reduce

	April 201	April 201	April 201	April 201	April 2020
West Suffolk	0.9	1.1	1.4	1.7	3.6
Great Britain	1.9	2.0	2.2	2.7	5.1

- 7.15. Previous authority monitoring reports (AMR) reports have monitored the unemployment rate within the former St Edmundsbury area, in line with the monitoring targets set out for policy CS9 within the St Edmundsbury Core Strategy. However, since April 2019 data for out of work benefit claimants for the former St Edmundsbury and Forest Heath areas have been merged for the West Suffolk area as shown above and is shown against the data for Great Britain as a comparison.
- 7.16. 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](#)).
- 7.17. It can be seen from the data that the West Suffolk area claimants have significantly increased since April 2019 (and as seen in many other parts of the country) which is likely a result of the response to the Covid-19 pandemic as the initial nationwide lockdown began in March 2020. Although this figure is lower than the Great Britain figure.
- 7.18. Over the years since the core strategies and joint development management policies document 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 become increasingly difficult, time consuming and an inefficient and ineffective use of scarce resources.
- 7.19. An employment land review will be commissioned to inform the West Suffolk Local Plan and this will undertake a detailed assessment of the employment land availability and need for the district. 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.
- Completions by floorspace in hectares at each of the general employment area.
- Number of applications approved for alternative uses on employment land at each of the general employment areas.

Retail, community facilities and leisure

JDMPD – DM35 proposals for main town centre uses

- 7.20. 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](#).
- 7.21. Local centres in the former St Edmundsbury area were surveyed and audited in 2018. These audits are intended to be carried out annually, however the opening of a number of services and facilities have been restricted in response to the COVID-19 pandemic which has made it difficult to carry out an audit local centre and monitor vacancies and changes. An audit of local centres within West Suffolk is expected to be carried out within the next monitoring period.
- 7.22. There is no comparable monitoring indicator for local centre designation in the former Forest Heath Core Strategy, however it is anticipated that local centres within the former Forest Heath area will audited as part of any upcoming local centre audit to provide consistency across the two local plan areas within West Suffolk.

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

- 7.23. Fourteen applications were approved in the West Suffolk administrative areas which contribute to S106 to public realm improvements in the monitoring year of this report.

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

- 7.24. 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.

- 7.25. 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.
- 7.26. All information relating to S106 contributions can be found in the [West Suffolk S106 contributions annual reports](#).

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 B 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

- 8.3. The number of developments approved that result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a) in the West Suffolk area is not available at this time.

JDMPD – DM6 Flooding and Sustainable Drainage

- 8.4. The percentage of properties in flood zone 2 in West Suffolk area is 0.63% (508 properties) and in flood zone 3 there are 401 properties, which is 0.5% of the district. (Please note that the flood zone layers are from April 2020 but the property numbers are as of February 2021).

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

- 8.5. 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.
- [Suffolk County Council Construction Surface Water Management Plan](#)

- [Suffolk SuDS Guidance, Standards and Information \(Appendix A to the Suffolk Flood Risk Management Strategy\)](#)

8.6. Collection of the data to monitor the 100 per cent 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

8.7. 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.

8.8. 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

8.9. There were three applications for telecommunications development for the West Suffolk area in 2019 to 2020, of which two were refused and one was approved.

The natural and historic environment

JDMPD – DM10 impact on sites of biodiversity importance

8.10. The West Suffolk area contains a wealth of important nature conservation designations including:

- part of Breckland special protection area (SPA) designated for its European importance
- five special areas of conservation (SAC) designated for their European importance

- Fifty five sites of special scientific interest (SSSI) designated for national importance
- Two hundred and fifty one county wildlife sites (CWS) locally designated sites.

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

8.12. Details of site areas for West Suffolk is shown 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 as is the responsibility of another body.

Site type	West Suffolk	total area (ha)
Wetland of international importance (RAMSAR)	Zero	0
Special protection area (SPA)	Breckland (part)	15384
Special areas of conservation (SAC)	Breckland (part) – Rex Graham Reserve	1,888
	Brecks (part) – Waveney and Little Ouse Valley Fens (part)	58.5
Sites of special scientific interest (SSSI)	55	16,728
County wildlife sites (CWS)	251	2,547
National nature reserve (NNR)	Cavenham Heath and Thetford Heath and Bradfield Woods	371.7
Local nature reserves (LNR)	Aspal Close, Barton Mills and Maidscross Hill and Haverhill Railway Walks and Moreton Hall Community Woods	111
Local wildlife sites (LWS)	34	272.8
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

8.13. 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.

- 8.14. 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

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

- 8.15. At the time of publication of this report there are 2907 listed building within the West Suffolk district and 23 buildings at risk. Further information can be found on the [Suffolk County Council – Buildings at risk in Suffolk](#)

Number and location of Conservation Areas – target – maximise

Number and location of conservation area appraisals completed and environmental schemes (in conservation areas) implemented – target – increase

- 8.16. Conservation area appraisals have been completed for all of the conservation areas listed below.
- 8.17. West Suffolk has 48 conservation areas which have been designated for their special architectural or historical interest.
- 8.18. Together these conservation areas total 2342 hectares representing approx. 2.26 per cent of the district.

Conservation areas in West Suffolk

- Ampton
- Bardwell
- Barnham
- Barton Mills
- Brandon
- Bury St Edmunds Town Centre and Bury St Edmund Victoria Street
- Cavendish
- Clare
- Dalham
- Denston
- Elveden
- Eriswell
- Euston
- Exning
- Fakenham Magna
- Flempton
- Fornham All Saints
- Freckenham
- Great Livermere
- Great and Little Thurlow

- Great Wratting
- Haverhill Hamlet Road and Haverhill Queen Street
- Hawkedon
- Hengrave
- Higham
- Honington
- Hopton
- Horringer
- Hundon
- Ixworth
- Lakenheath
- Lidgate
- Mildenhall
- Moulton
- Newmarket
- Pakenham
- Risby
- Santon Downham
- Sicklesmere
- Stanton
- Stoke by Clare
- Stradishall
- West Stow and Culford Park
- Wepstead
- Wickhambrook
- Withersfield

Location of Article 4 directions

- Bradfield Combust
- Bury St Edmunds
- Clare
- Culford
- Great Barton
- Haverhill
- Honington
- Hundon

8.19. There are a total of six conservation area appraisals for the former St Edmundsbury area. All were completed prior to this report.

- 8.20. There are currently no environmental schemes being implemented in West Suffolk 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

- 8.21. There are four Historic Parks within West Suffolk. Further information about the parks can be found on the [Historic England website](#).

Area of historic parks and gardens:

- Abbey Gardens and precincts, Bury St Edmunds
- Culford Park, Culford
- Euston Park, Euston
- Ickworth House, Horringer

JDMPD – DM22 residential design

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

- 8.22. The requirement for a design and access statement is identified through the planning application validation process.
- 8.23. 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
- 8.24. 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](#)

JDMPD – DM25 extension to domestic gardens within the countryside

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

- 8.25. No applications have been received in the two monitoring year(s) for domestic garden extensions in the countryside in West Suffolk District.

JDMPD – DM27 housing in the countryside

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

- 8.26. There has not been any applications received in West Suffolk for new dwellings in the countryside.

JDMPD – DM29 rural housing exception sites in St Edmundsbury

- 8.27. There was one application for rural exception sites (former St Edmundsbury) in the monitoring year, this was refused.

Sustainable economic and tourism development

JDMPD – DM31 farm diversification

Number of farmers markets and shops – target – increase

- 8.28. 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](#).

JDMPD – DM36 local centres

- 8.29. Local Centres in the former St Edmundsbury area were surveyed and audited in 2018 with the aim of reporting annually on vacancies and changes.
- 8.30. 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

- 8.31. No applications were approved in the West Suffolk district 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

- 8.32. 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

- 8.33. 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.
- 8.34. 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

- 8.35. This policy has not been monitored for the year 2019 to 2020.

JDMPD – DM46 parking standards

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

- 8.36. 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.
- 8.37. Local planning authorities will take this guidance into account when determining planning applications.
- 8.38. 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 – Parking guidance](#)

JDMPD monitoring and review framework

- 8.39. 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>
DM6	<p>Number of planning applications approved against Environment Agency advice – target – zero</p> <p>Number of properties damaged by flooding – target – decrease or increase or stable</p>
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	<p>Local centres</p> <p>Note: local centres were 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
DM41	Percentage of rural households within a 15 minute walk of an hourly bus service – target – percentage increase

	Table of development management policies where there is no current monitoring
	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. Localism

- 9.1. 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.

Appendix A

Local development scheme June 2019

West Suffolk Local Plan

Document in preparation	January to December 2019 March to April 2020 November to March 2021
Consultation (Regulation 18) (Issues and Options and Preferred Options approach)	January to February 2020 September to October 2020
Consultation (Regulation 19) (Pre Submission)	April to May 2021
Submission to the Secretary of State (Regulation 22)	July 2021
Examination in Public (Regulation 24)	January to February 2022
Modification report and consultation	September 2022
Inspectors report	March 2023
Adoption of document (Regulation 26)	May 2023

Forest Heath Single Issue Review and review of Core Strategy Policy CS7 and Forest Heath Site Allocations Local Plan

Modification report and consultation	May to June 2019
Inspectors report	August 2019
Adoption of document (Regulation 26)	October 2019

Please note: The Forest Heath Local Plan timeline is up to date at 13 June 2019

Appendix B

Former Forest Heath Core Strategy Policies (2010)

Spatial strategy

CS1 Spatial Strategy (parts quashed at High Court challenge)

Core Strategy policies

- 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 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)

Note: The CS7 Single Issue Review (SIR) of Core Strategy Policy CS7 Overall Housing Provision and Distribution and Site Allocations Local Plan (SALP) were adopted in September 2019.

Former Forest Heath Site Allocations Local Plan (2019)

- 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

- CS1 St Edmundsbury Spatial Strategy
- CS2 Sustainable Development
- 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

Strategy for Bury St Edmunds

CS11 Bury St Edmunds Strategic Growth

Strategy for Haverhill

CS12 Haverhill Strategic Growth

Strategy for the Rural Areas

CS13 Rural Areas

Infrastructure, implementation and monitoring

- CS14 Community infrastructure capacity and Tariffs
- CS15 Plan, Monitor, Manage

Bury St Edmunds Vision 2031 policies (2014)

Introduction

BV1 Presumption in Favour of Sustainable Development

Home and communities

- BV2 Housing Development within Bury St Edmunds
- BV3 Strategic Site – north-west Bury St Edmunds
- BV4 Strategic Site – Moreton Hall Bury St Edmunds
- BV5 Strategic Site – west Bury St Edmunds
- BV6 Strategic Site – North 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

Jobs and economy

- BV13 Strategic Site – Extension to Suffolk Business Park, Moreton Hall, Bury St Edmunds
- BV14 General Employment Areas – Bury St Edmunds
- BV15 Alternative Business Development within General Employment Areas
- BV16 British Sugar Site – Areas North of Compiegne Way
- BV17 Out of Centre Retail Proposals

Sustainability and climate change

BV18 Community Infrastructure Levy and Allowable Solutions

Culture and leisure

- BV19 Land West of Rougham Road
- BV20 Rougham Airfield
- BV21 Allotments

Health and wellbeing

BV22 West Suffolk Hospital and St Nicholas Hospice

Education and skills

- BV23 West Suffolk College
- BV24 Safeguarding Educational Establishments

Historic and natural environment

- BV25 Conserving the Setting and Views from the Historic Core
- BV26 Green Infrastructure in Bury St Edmunds

Bury St Edmunds town centre

BV27 Bury St Edmunds Town Centre Masterplan

Haverhill Vision 2031 policies (2014)

Introduction

HV1 Presumption in Favour of Sustainable Development

Home and communities

- HV2 Housing Development within Haverhill
- HV3 Strategic Site – North west Haverhill
- HV4 Strategic Site – North east Haverhill
- 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

Jobs and economy

- HV9 General Employment Areas – Haverhill
- HV10 Strategic employment site – Hanchet End, Haverhill
- HV11 Out of Centre Retail Proposals

Travel

HV12 Haverhill North west Relief Road

Sustainability and climate change

HV13 Community Infrastructure Levy and Allowable Solutions

Rural Vision 2031 policies (2014)

RV1 Presumption in Favour of Sustainable Development

Home and communities

- RV2 Neighbourhood plans and neighbourhood development orders in the rural areas
- RV3 Housing settlement boundaries

Jobs and economy

- RV4 Rural Employment Areas
- RV5 Protection of special areas

Culture and leisure

RV6 Park Farm, Ingham

Health and wellbeing

RV7 Allotments

Education and skills

RV8 Safeguarding Educational Establishments

Historic and natural environment

RV9 Green Infrastructure in the rural areas

Key service centres

- RV10 Barrow
- RV11 Clare
- RV12 Ixworth
- RV13 Kedington
- RV14 Stanton

Local service centres

- RV15 Barningham
- RV16 Cavendish
- RV17 Chedburgh
- RV18 Great Barton
- 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

DM1 Presumption in Favour of Sustainable Development

Sustainable growth, development and design principles

- DM2 Creating Places – Development Principles and Local Distinctiveness
- DM3 Masterplans
- DM4 Development Briefs
- DM5 Development in the Countryside
- DM6 Flooding and Sustainable Development
- DM7 Sustainable Design and Construction
- DM8 Low and Zero Carbon Energy Generation
- DM9 Infrastructure and Services and Telecommunications Development

The natural and historic environment

- DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- DM11 Protected Species
- DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- DM13 Landscape Features
- DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- DM15 Listed Buildings
- DM16 Local Heritage Assets and Buildings Protected by an Article 4 Direction
- DM17 Conservation Areas
- DM18 New Uses for Historic Buildings
- DM19 Development Affecting Parks and Gardens of Special Historic Interest
- DM20 Archaeology
- DM21 Enabling Development

Housing and homes

- DM22 Residential Design
- DM23 Special Housing Needs
- DM24 Alterations or Extensions to Dwellings, including self-contained Annexes and Development within the Curtilage

- DM25 Extension to Domestic Gardens within the countryside
- DM26 Agricultural and Essential Workers Dwellings
- DM27 Housing in the Countryside
- DM28 Residential use of redundant buildings in the countryside
- DM29 Rural Housing Exception Sites in St Edmundsbury

Sustainable economic and tourism development

- DM30 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
- DM31 Farm Diversification
- DM32 Business and Domestic Equine Related Activities in the Countryside
- DM33 Re-Use or Replacement of Buildings in the Countryside
- DM34 Tourism Development

Retail, community facilities and leisure

- DM35 Proposals for main town centre uses
- DM36 Local Centres
- DM37 Public Realm Improvements
- DM38 Shop Fronts and Advertisements
- DM39 Street Trading and Street Cafes
- DM40 Ancillary Retail Uses
- DM41 Community Facilities and Services
- DM42 Open Space, Sport and Recreation Facilities
- DM43 Leisure and Cultural Facilities
- DM44 Rights of Way

Transport

- DM45 Transport Assessments and Travel Plans
- DM46 Parking Standards

Horse Racing

- 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 Objectives

Appendix C

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.

Acronym	Term	Definition
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 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

Acronym	Term	Definition
		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 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

Acronym	Term	Definition
		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 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

Acronym	Term	Definition
		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.