

West Suffolk Authority Monitoring Report

1 April 2020 to 31 March 2024

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West Suffolk achievements 1 April 2020 to 31 March 2024

Local plans

- July 2020 – Regulation 10A policy review.
- October to December 2020 – West Suffolk Local Plan Issues and Options consultation.
- May to July 2022 – West Suffolk Local Plan Preferred Options consultation.
- January to March 2024 – West Suffolk Local Plan Submission consultation.

Housing

- 1 April 2020 to 31 March 2021 – 821 new homes including 297 affordable homes created.
- 1 April 2021 to 31 March 2022 – 865 new homes including 257 affordable homes created.
- 1 April 2022 to 31 March 2023 – 1003 new homes including 212 affordable homes created.
- 1 April 2023 to 31 March 2024 – 611 new homes including 210 affordable homes created.

Employment

- Since 1 April 2020: Over 300 confirmed jobs created with opportunity for over 1,200 job opportunities.
- Planning permission granted for over 200,000 square metres of employment floor space.
- Several major businesses now operational, including Sketchers, Greene King storage facility, Evri (Hermes), Dellonda, Avant and the East of England Ambulance Hub.
- Haverhill Research Park EpiCentre building opened in November 2020.

Neighbourhood plans

- Designated seven neighbourhood plan areas – Lakenheath, West Row, Worlington, Wickhambrook, Barton Mills, Horringer cum Ickworth and Mildenhall.
- Made one neighbourhood plan – Great Barton (June 2021)

Housing land supply (Sept 2019)

- Former St Edmundsbury area – 5.2 years for decision taking
- West Suffolk – 5.6 years for plan making

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 2023 (NPPF) states that a local plan must contain strategic policies to address the local planning authority's priorities for the development and use of land in its area. 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 address more detailed matters and include those in made neighbourhood plans).
- 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 Policies Document (JDMPD) 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 changed the focus for authority monitoring reports, and the Town and Country Planning (Local Planning) (England) Regulations 2012 implemented this change. Reports should 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.
- 1.11. On 1 April 2019 St Edmundsbury and Forest Heath joined to become West Suffolk Council. West Suffolk Council is preparing a new district wide local plan, and an essential part of this process has been to review the efficacy of current policies (particularly those in the core strategies and joint development management policies document). The emerging West Suffolk Local Plan Issues and Options, and preferred options consultations took place between October 2020 and July 2022, with the submission draft regulation 19 local plan going out for consultation from January to March 2024.
- 1.12. The National Planning Policy Framework (NPPF) was revised and republished in July 2021 and September 2023 and the respective relevant version is referenced as appropriate 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 the council's position 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 to produce 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 2020 to 31 March 2024, the January 2023 scheme has been used to check progress (appendix A). The LDS timeline was updated in June 2023 and again in February 2025. These updates do not affect this authority's monitoring report (AMR) period.
- 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 West Suffolk](#) at 31 March 2024 comprised:
 - 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 Single Issue Review of Core Strategy Policy CS7 – adopted September 2019.
 - Former Forest Heath area Site Allocations Local Plan – adopted September 2019.
 - 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 areas – adopted September 2014.
 - Former St Edmundsbury 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.

- West Suffolk Open Space Assessment - December 2021.
 - West Suffolk Sports Facilities Assessment - March 2022.
 - West Suffolk Playing Pitch and Outdoor Sports Facilities Assessment - February 2022.
- 3.5. 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.
 - 3.6. 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.
 - 3.7. The former Forest Heath area Site Allocations Local Plan (SALP) and former St Edmundsbury area Vision 2031 documents identify sites for new housing, employment, shopping and other development and uses of land. They show where growth will be allowed and what local everyday services people will need to enjoy a good quality of life.
 - 3.8. 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 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'](#).
 - 3.9. The joint development management policies document (JDMPD) contains policies that will facilitate implementation of 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.
 - 3.10. 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. An [addendum](#) of amended practice in response to the COVID-19 pandemic was made in June 2020.

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, initial work has been undertaken to explore its introduction. However, following the Government's announcement to replace CIL, we await further consultation and announcements at this time.

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 several 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 2023 (NPPF) (paragraphs 24 to 27).
- 5.4. The National Planning Policy Framework (NPPF) 2023 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'. During this monitoring period 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 2023 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 has progressed new records of cooperation have been produced and the details of these [statements of common ground](#) (as set out in paragraph 27 of the NPPF 2023) can be seen on the council's website.

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. Between 1 April 2020 to 31 March 2024 eight neighbourhood areas were designated (first step in preparing a neighbourhood plan) in:
 - Barton Mills – March 2022
 - Horringer cum Ickworth – March 2022
 - Lakenheath – Feb 2021
 - Mildenhall – Jan 2023
 - West Row – May 2021
 - Wickhambrook – October 2021
 - Withersfield – January 2020
 - Worlington – July 2021
- 6.5. The Great Barton Neighbourhood Plan was formally 'made' (adopted) and the made Hargrave and Newmarket plans commenced formal reviews.
- 6.6. There are no neighbourhood development orders in preparation for West Suffolk.
- 6.7. 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

Net dwelling completions for the monitoring years 2011 to 2024 are shown below:

2011 to 2012 total 466

- Former Forest Heath area 332
- Former St Edmundsbury area 134

2012 to 2013 total 496

- Former Forest Heath area 363
- Former St Edmundsbury area 133

2013 to 2014 total 484

- Former Forest Heath area 246
- Former St Edmundsbury area 238

2014 to 2015 total 596

- Former Forest Heath area 182
- Former St Edmundsbury area 414

2015 to 2016 total 629

- Former Forest Heath area 188
- Former St Edmundsbury area 441

2016 to 2017 total 732

- Former Forest Heath area 344
- Former St Edmundsbury area 388

2017 to 2018 total 615

- Former Forest Heath area 380
- Former St Edmundsbury area 235

2018 to 2019 total 815

- Former Forest Heath area 404
- Former St Edmundsbury area 411

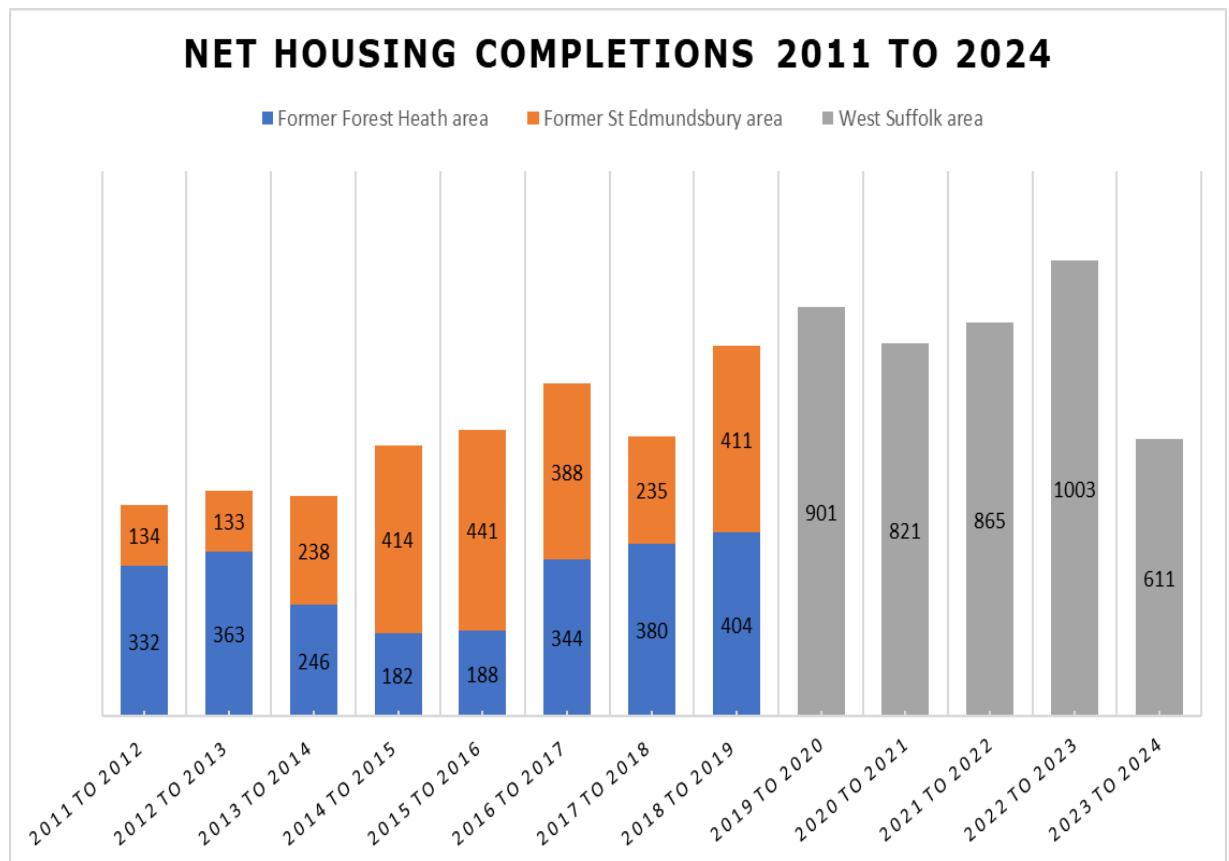
2019 to 2020 total for West Suffolk 901

2020 to 2021 total for West Suffolk 821

2021 to 2022 total for West Suffolk 865

2022 to 2023 total for West Suffolk 1003

2023 to 2024 total for West Suffolk 611



Geography of net dwelling completions on brownfield and greenfield land between 1 April 2010 and 31 March 2022.

Towns

Brandon net dwelling completions

- 2020 to 2021: zero on brownfield land and five on greenfield
- 2021 to 2022: nine on brownfield land and zero on greenfield
- 2022 to 2023: zero on brownfield land and one on greenfield
- 2023 to 2024: zero on brownfield land and zero on greenfield

Bury St Edmunds net dwelling completions

- 2020 to 2021: 65 on brownfield land and 211 on greenfield

- 2021 to 2022: 206 on brownfield land and 237 on greenfield
- 2022 to 2023: 210 on brownfield land and 308 on greenfield
- 2023 to 2024: 60 on brownfield land and 172 on greenfield

Haverhill net dwelling completions

- 2020 to 2021: 16 on brownfield land and 131 on greenfield
- 2021 to 2022: 51 on brownfield land and 82 on greenfield
- 2022 to 2023: 95 completions on brownfield land and 117 on greenfield
- 2023 to 2024: 63 completions on brownfield land and 75 on greenfield

Mildenhall net dwelling completions

- 2020 to 2021: zero on brownfield land and 20 on greenfield
- 2021 to 2022: two on brownfield land and two on greenfield
- 2022 to 2023: 31 on brownfield land and zero on greenfield
- 2023 to 2024: one on brownfield land and three on greenfield

Newmarket net dwelling completions

- 2020 to 2021: 13 on brownfield land and zero on greenfield
- 2021 to 2022: 67 on brownfield land and zero on greenfield
- 2022 to 2023: 48 on brownfield land and ten on greenfield
- 2023 to 2024: 76 on brownfield land and four on greenfield

Key service centres net dwelling completions

- 2020 to 2021: 10 on brownfield land and 164 on greenfield
- 2021 to 2022: 18 on brownfield land and 100 on greenfield
- 2022 to 2023: three on brownfield land and seven on greenfield
- 2023 to 2024: five on brownfield land and 11 on greenfield

Local service centres and primary villages net dwelling completions

- 2020 to 2021: 79 on brownfield land and 63 on greenfield
- 2021 to 2022: 62 on brownfield land and 16 on greenfield
- 2022 to 2023: 30 on brownfield land and 100 on greenfield
- 2023 to 2024: 100 on brownfield land and nine on greenfield

Infill villages and secondary villages net dwelling completions

- 2020 to 2021: 17 on brownfield land and 11 on greenfield
- 2021 to 2022: four on brownfield land and two on greenfield
- 2022 to 2023: 18 on brownfield land and three on greenfield
- 2023 to 2024: 12 on brownfield land and 13 on greenfield

The countryside and small settlements net dwelling completions

- 2020 to 2021: 15 on brownfield land and two on greenfield
- 2021 to 2022: five on brownfield land and one on greenfield
- 2022 to 2023: 18 on brownfield land and four on greenfield
- 2023 to 2024: one completion on brownfield land and six on greenfield

Total net dwelling completions across West Suffolk

- 2020 to 2021: 214 on brownfield and 607 on greenfield
- 2021 to 2022: 425 on brownfield and 440 on greenfield
- 2022 to 2023: 453 on brownfield and 550 on greenfield
- 2023 to 2024: 233 on brownfield and 378 on greenfield

Affordable housing

FHDC core strategy – CS9 and SEBC core strategy – CS5

- 7.1. The National Planning Policy Framework states that affordable housing shall only be required for sites of 0.5 hectares and over or for 10 dwellings and over. Our core strategy policies require 30 per cent affordable housing on such sites.

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
2020 to 2021	-	-	297
2021 to 2022	-	-	257
2022 to 2023	-	-	212
2023 to 2024	-	-	210

(Note from 2020 to 2021 the above figures have been calculated using affordable housing completion data from West Suffolk Strategic Housing which gives a more accurate figure than building control data which has been used in the past. The figures for these years update those in the previous published housing delivery monitoring report for 2020 to 2021 and 2021 to 2022.)

Households assessed as homeless (per 1000) revised data from [gov uk homelessness-statistics](#)

	West Suffolk	East of England
2020 to 2021	9.08	5.78
2021 to 2022	7.61	5.17
2022 to 2023	7.52	5.45
2023 to 2024	7.55	6.07

(Annual data from 2020 to 2023, quarterly data only available for 2023 to 2024) 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
2020 to 2023	2632	724.7	27.5
2023 to 2024	312	73.2	23.5

(Note: The affordable figure includes homes secured at full and reserved matters applications and does not include those secured as a percentage at the outline stage)

Average property price based on sales and valuations (£)

	Former FHDC area	Former SEBC area	East of England
June 2020	250,334	300,862	351,705
December 2020	263,788	339,163	378,206
June 2021	277,879	347,971	389,268
December 2021	277,840	353,490	392,498
June 2022	298,274	347,448	408,797
December 2022	300,147	378,194	421,896
June 2023	296,227	342,790	412,943
December 2023	290,150	364,295	413,149
June 2024	285,225	340,808	411,633

Source [Cambridge insight housing market bulletins](#) (Data from December 2020 taken from Edition 60)

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

	Former FHDC area	Former SEBC area	East of England
March 2021	7.6	7.5	8.3
December 2021	7.8	7.9	8.8
March 2022	7.8	8.0	8.9
December 2022	Not available	Not available	Not available
March 2023	7.4	7.4	8.6
December 2023	6.7	6.8	7.9
June 2024	6.3	6.3	7.3

Source [Cambridge insight housing market bulletins](#)

(Note that Cambridge Insight are publishing the data as two separate areas and not one West Suffolk area (data taken from Edition 60))

Provision for Gypsy and Travellers

FHDC core strategy – CS8 and SEBC core strategy – CS6

Number of permanent pitches

- 7.2. 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:
- 7.3. 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.
- 7.4. However, an Appeal Court ruling in October 2022, found it was unreasonable for a local planning authority to plan using the PPTS 2015 definition, and therefore the council seeks to meet its overall cultural need whilst recognising that from a planning policy perspective, five-year land supply continues to be measured using the PPTS 2015 level of need.
- 7.5. In February 2023 independent consultants, ARC⁴ were commissioned to prepare a Gypsy and Traveller and Travelling Snowperson Accommodation Assessment to establish the current and future need for accommodation in West Suffolk. The [Report](#) was finalised in November 2023.
- 7.6. A criteria-based approach set out in policy CS8 (FH) and CS6 (SE), has been used to assess the need for new provision where it meets the relevant 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.
- 7.7. In this monitoring period 30 additional pitches have been authorised, comprising 12 pitches in Isleham Road, Worlington in January 2022 and 18 pitches on land off Skeletons Drove, Beck Row in March 2023.
- 7.8. The table below shows the existing permanent pitch provision in West Suffolk district.

	Existing number of permanent pitches provided
Barningham	1
Beck Row	55
Bradfield St George	4
Exning	2
Holywell Row	2
Ingham	2
Red Lodge	7
Rougham Hill, Bury	5
Wickhambrook	8

	Existing number of permanent pitches provided
Worlington	12
Total	98

	Number of travelling show person yards
Bradfield St George	1
Total	1

Economy and tourism and jobs and the local economy

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

- 7.9. 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.
- 7.10. The site allocations local plan (SALP) confirms the designation of 14 existing employment areas in policy SA16 (see the table below), and policy SA17 proposes five employment allocations (either on their own or as part of mixed-use developments).

Forest Heath SALP – policy SA17: employment allocations		
Employment Sites	Area	Status
SA17(a) Mildenhall Academy and Dome	4.0 ha	
SA17(b) St Ledger, Mildenhall	1.6 ha	Site built out B2 and/or B8 units
Mixed use sites		
SA4(a) Land West of Mildenhall	5.0 ha	Hybrid application submitted and pending consideration.
SA10(a) Land North of Acorn Way, Red Lodge	8.0 ha	Outline application submitted and pending consideration.
SA6(g) Hatchfield Farm, Newmarket	5.0 ha	

- 7.11. The existing employment areas in the former Forest Heath area total 146.7 hectares. These are identified on the policies map and are areas where employment in use classes B1 (now replaced by use class E), B2 and B8 take place and will be permitted in the future. Much of this land is currently occupied and in use. West Suffolk Economic Development's employment land and availability monitoring indicates that most general employment areas are built out and there are signs of densification on industrial estates, In particular, Haverhill, Newmarket and Mildenhall.

Existing employment areas in former Forest Heath	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, Lanwades 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		2.0
SA16(m) – Industrial estate north of settlement, Newmarket		47.7
SA16(n) – North of settlement, Red Lodge	3.5	
Total	22.2	124.6

- 7.12. 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 sites. 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 (now replaced by use class E), B2 and B8 take place and will generally be permitted. Much of this land is currently occupied and in use.
- 7.13. Of the 73 hectares of land available at site BV13 Suffolk Business Park Extension, Bury St Edmunds in March 2024 there were just two parcels of land remaining unsold (location R and land remaining in Zone 1). Since the last recording period a further 22.4 hectares (approximately 39 per cent) of land has been acquired for employment, including for the following users:
- McDonalds and Costa
 - Greene King
 - EVRI (Hermes)
 - Dellonda
 - Weerts
 - Sketchers
 - Avant Tecno UK Ltd
 - Ambulance Hub
 - Sealey

- AME (subject to planning)

Existing general and rural employment areas in former St Edmundsbury	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 Rd, 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 Rd, 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
HV(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 and Hepworth	95.5	
RV4(k) Wratting	9.2	
Total	160.6	441.9

Unemployment rate – percentage of unemployed persons – target reduce (Ref [Nomis](#))

	West Suffolk	East	Great Britain
2019 to 2020	2.6	3.2	3.9
2020 to 2021	3.6	4.3	4.9
2021 to 2022	3.0	3.3	4.1
2022 to 2023	3.1	3.0	3.6
Jan to Dec 2024	3.0	3.3	3.8

- 7.14. 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 the East of England and Great Britain as a comparison.
- 7.15. 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](#)).
- 7.16. It can be seen from the data that the West Suffolk area claimants significantly increased in the period to April 2021 because of the Covid-19 pandemic. However, both the West Suffolk and National levels have decreased again and are now nearer 2019 levels.
- 7.17. Over the period 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 resources.
- 7.18. An [employment land review](#) has been produced to inform the West Suffolk Local Plan (November 2021, [revised addendum](#) May 2022). This undertook a detailed assessment of the employment land availability and need for the district.
- 7.19. This document therefore does not include data that was monitored and reported on in previous authority monitoring reports:
- 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.
- 7.20. The West Suffolk Economic Development Team estimate from the annual employment land monitoring assessment that there is a total supply of 89.324 hectares of employment land. However, only 10.44 hectares is actively marketed or readily available.

Retail, community facilities and leisure

- 7.21. A [West Suffolk Retail and Town Centre Uses Study](#) was undertaken for West Suffolk Council and published in May 2022. The study looked at retail and town centre trends, retail capacity assessments and commercial leisure needs assessments.

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

- 7.22. In the West Suffolk administrative area there were a number of applications approved which contribute to S106 public realm improvements over the reporting periods:

- 15 in the monitoring year 2020-2021.
- 4 in the monitoring year 2021-2022.
- 4 in the monitoring year 2022-2023
- 6 in the monitoring year 2023-2024

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

- 7.23. 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.

Open Space Provision

- 7.24. Audits or reviews of open space, sport and recreation have been undertaken as part of the evidence gathering work and preparation for the Local Plan. See links below.

Current provision of open space sites (Hectares per 1000 population)

West Suffolk

Parks and Gardens	1.11
Natural and semi natural green space	1.28
Amenity greenspace	1.43
Play provision	0.08
Allotments	0.24
Cemeteries and churchyards (number of sites)	117.0

Brandon

Parks and Gardens	1.2
Natural and semi natural green space	0.75

Amenity greenspace	1.47
Play provision	0.15
Allotments	0.15
Cemeteries and churchyards (number of sites)	2.0

Bury St Edmunds

Parks and Gardens	2.16
Natural and semi natural green space	1.38
Amenity greenspace	1.28
Play provision	0.08
Allotments	0.21
Cemeteries and churchyards (number of sites)	61.0

Haverhill

Parks and Gardens	0.67
Natural and semi natural green space	1.00
Amenity greenspace	2.18
Play provision	0.07
Allotments	0.28
Cemeteries and churchyards (number of sites)	28.0

Mildenhall

Parks and Gardens	0.06
Natural and semi natural green space	2.12
Amenity greenspace	0.85
Play provision	0.08
Allotments	0.10
Cemeteries and churchyards (number of sites)	13.0

Newmarket

Parks and Gardens	0.03
Natural and semi natural green space	0.36
Amenity greenspace	1.36
Play provision	0.08
Allotments	0.54
Cemeteries and churchyards (number of sites)	13.0

[Open Space Assessment Report – December 2021](#)

[Playing Pitch and Outdoor Sports Facilities Assessment – February 2022](#)

[Sports Facilities Assessment – March 2022](#)

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 expand upon or do not fit neatly with the core strategy policies of the former Forest Heath area (FHDC) and former St Edmundsbury area (SEBC) councils. However, it is appropriate to monitor JDMP policies across the two authority areas even if this involves an element of repetition.
- 8.2. JDMPD policies have been monitored where possible, however if the policy is not addressed below, we do not currently collect data for the indicators listed in Appendix B of the JDMPD for that policy. A table listing those policies that cannot be monitored at this time can be found at the end of this section.

Sustainable growth, development, and design principles

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

- 8.3. Masterplans, concept statements and development briefs are available on the [supplementary planning documents and guidance webpage](#)

JDMPD – DM6 Flooding and Sustainable Drainage

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

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

- 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 Design Guide \(Appendix A to the Suffolk Flood Risk Management Strategy\)](#)
- 8.6. 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)

- 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 22 applications for telecommunications development in the West Suffolk area between 1 April 2020 to 31 March 2024, of which five were refused, fifteen were approved and one was withdrawn.

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:
- Nineteen per cent of the districts total area are Areas of Particular Importance for Biodiversity (APIB). This area includes designations such as Special Protection Areas (SPA), Special Areas of Conservation (SAC), National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), and County Wildlife Sites (CWS).
 - In addition, 32 per cent of the districts total area could become of particular importance for biodiversity. These areas are identified to be of strategic significance and present opportunities for nature recovery.
(Source - Suffolk Local Nature Recovery Strategy)
- 8.11. We do not collect data that would enable us to report on the joint development management policies (JDMP) indicators and/or the condition of sites as is the responsibility of Natural England. See [Natural England designated site search](#)

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

- 8.12. At the time of publication of this report there are around 2911 records of listed buildings on the National Heritage List for England. See [listed building within the West Suffolk district](#) and 19 [buildings at risk](#).

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

- 8.13. West Suffolk has 48 conservation areas which have been designated for their special architectural or historical interest. Together these conservation areas total 2342 hectares representing approx. 2.26 per cent of the district. Conservation area appraisals have been completed for 14 of the Conservation areas.

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 and Great and Little Whelnetham
- Stanton
- Stoke by Clare
- Stradishall
- West Stow and Culford Park
- Wepstead
- Wickhambrook
- Withersfield

Location of Article 4 directions

- 8.14. Article 4 directions in the context of the historic environment are planning controls that remove permitted development rights, requiring planning permission for certain minor works to buildings within a conservation area. These directions are implemented to protect the special character or appearance of these areas by controlling changes that could negatively impact their historic or architectural significance. West Suffolk has Article 4 directions in the following conservation areas:

- Bury St Edmunds
- Clare
- Haverhill
- Honington
- Hundon

- 8.15. 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
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Number and area of historic parks and gardens – target – no net loss

- 8.16. There are four historic parks within West Suffolk which are listed below. Further information about these parks and gardens can be found on the [Historic England website](#).

- 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

- 8.17. The requirement for a design and access statement is identified through the planning application validation process.
- 8.18. 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.
- 8.19. 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 council's website at [West Suffolk planning applications](#)

Sustainable economic and tourism development

JDMPD – DM31 farm diversification

Number of farmers markets and shops – target – increase

- 8.20. 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

- 8.21. Local Centres in the former St Edmundsbury area were surveyed and audited in 2018 with the aim of reporting periodically on vacancies and changes. A resurvey was undertaken to support the emerging West Suffolk Local Plan in 2023.
- 8.22. 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 public realm improvements – no target

In the West Suffolk administrative area there were a number of applications approved which contribute to S106 public realm improvements over the reporting periods:

- 15 in the monitoring year 2020-2021.
- 4 in the monitoring year 2021-2022.
- 4 in the monitoring year 2022-2023
- 6 in the monitoring year 2023-2024

JDMPD – DM41 community facilities and services

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

- 8.23. 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

- 8.24. An audit and review of open spaces, playing pitches and outdoor sports facilities has been undertaken as part of the evidence gathering work and preparation for the West Suffolk Local Plan.

[Open Space Assessment Report – December 2021](#)

[Playing Pitch and Outdoor Sports Facilities Assessment – February 2022](#)

[Sports Facilities Assessment – March 2022](#)

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

Transport

JDMPD – DM46 parking standards

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

- 8.26. Suffolk County Council's '[Suffolk Guidance for Parking](#)' technical guidance document 2014 was updated in October 2023 to reflect new government

guidance. The guidance should be used to inform the design and planning of development and is relevant to new build, extensions and changes of use.

- 8.27. Local planning authorities will take this guidance into account when determining planning applications.
- 8.28. 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.

Joint Development Management Policies Document (JDMPD) monitoring and review framework

- 8.29. 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 annual 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>
DM5	Number of developments approved that result in the irreversible loss of the best and most versatile agricultural land.
DM6	<p>Number of planning applications approved against Environment Agency advice</p> <p>Number of properties damaged by flooding</p>
DM8	Low and zero carbon energy generation
DM10	Impact of development on sites of biodiversity and geodiversity importance
DM11	<p>Protected species</p> <p>Number of planning applications with an ecological report or ecological condition attached – no target</p>
DM12	Mitigation, Enhancement, Management and Monitoring of Biodiversity
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

	Table of development management policies where there is no current annual monitoring
DM24	Alterations or extensions to dwellings, including self-contained annexes
DM25	Extensions 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
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, and a resurvey was undertaken to support the emerging West Suffolk Local Plan in 2023. Surveys are carried out periodically to monitor vacancies and changes.
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. Localism

- 9.1. Between now and the publishing of the next monitoring 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

West Suffolk Local Plan Local development scheme June 2023

Document in preparation

- January to September 2020

Consultation (Regulation 18 - Issues and Options)

- October to December 2020

Document in preparation

- January 2021 to May 2022

Consultation (Regulation 18 Preferred Options)

- May to July 2022

Document in preparation

- July 2022 to Winter 2023

Consultation (Regulation 19 - Submission Draft)

- January to March 2024

Submission to the Secretary of State (Regulation 22)

- Spring 2024

Examination in Public (Regulation 24)

- Summer to Winter 2024

Modification report and consultation

- Early 2025

Inspectors report

- Spring 2025

Adoption of document (Regulation 26)

- Spring 2025

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 on 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 regarding 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 strategic policies as set out within the overarching core strategy. When we make decisions about planning applications, we will take these policies into account.

Acronym	Term	Definition
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 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.

Acronym	Term	Definition
SCI	Statement of community involvement	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consideration of individual planning applications).
	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 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.

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