

# Forest Heath District Council Local Plan

## Monitoring Report 2012/13

Published April 2016

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## **1. Introduction**

- 1.1 This is the sixth Authority Monitoring Report (previously Annual Monitoring Report) to be produced by Forest Heath District Council. This AMR reports on indicators during the period 1st April 2012 to 31st March 2013 and provides updates on the progress of the local plan up to its publication date. It meets the requirements of the relevant legislation.
- 1.2 The District Council is responsible for preparing and delivering the Local Plan policies for the district, based on the objectives, of supporting required growth and development whilst protecting the environment and creating attractive places to live. AMRs are produced to show the extent to which planning objectives are achieved.
- 1.3 The Localism Act 2011 has changed the focus for AMRs, and the Town and Country Planning (Local Planning) (England) Regulations 2012 has implemented this change. In the future AMRs will monitor activities set out in the Regulations and indicators that are relevant to local priorities.
- 1.4 This report has been adapted since previous AMRs to reflect the adoption of Forest Heath District Council's Core Strategy in May 2010. It represents a transition from the old style of reporting to the new. A new format for the AMR is being developed that can be used by both Forest Heath District and St Edmundsbury Borough Councils to report on monitoring of Local Plans. The two authorities have separate Core Strategies and Forest Heath has an emerging Core Strategy Single Issue Review and Site Specific Allocations document with different monitoring indicators to the adopted St Edmundsbury Vision 2031 plans. The Joint Development Management Policies Document (JDMPD) was adopted by both authorities, Forest Heath and St Edmundsbury, in February 2015. In the future the AMR for both authorities will be published in a single monitoring report.

## **2. Local Development Scheme**

- 2.1 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. For the purpose of this monitoring report, which monitors indicators over the period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013, the May 2014 scheme has been used to check progress, appendix A.
- 2.2 Regulations require the AMR to contain the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme, and in relation to each of these documents:
- i) the timetable specified in the LDS for the document's preparation;
  - ii) the stage the document has reached in its preparation; and
  - iii) if it is behind the timetable the reasons for this.

This section of the AMR deals with this requirement.

- 2.3 Following adoption of Forest Heath's Core Strategy, the Development Plan for Forest Heath as at 31<sup>st</sup> March 2013 comprised:
- The Core Strategy adopted in May 2010, as amended following the High Court Order which quashed the majority of Policy CS7 and made consequential amendments to Policies CS1 and CS13;
  - Saved policies of the Forest Heath Local Plan 1995
  - The National Planning Policy Framework (NPPF)

### **Progress against LDS, May 2014**

- 2.4 Forest Heath and St Edmundsbury have implemented a shared planning service and have produced a joint Local Development Scheme that sets out the programme for the preparation of development plan documents across both districts. Appendix A sets out the timetable for progress of the three development plan documents relating to Forest Heath, the Single Issue Review, Site Specific Allocations DPD and the Joint Development Management Policies DPD prepared in May 2014. A revised LDS has since been produced as referred to in para 2.11.
- 2.5 The Joint Development Management Policies document (JDMPD) sets out generic development management control policies against which planning applications can be assessed. The preparation of this document commenced with Forest Heath and St Edmundsbury preparing the document independently, Forest Heath consulted in 2006 and prepared a revised document in 2010 whilst St Edmundsbury undertook three rounds of public consultation between 2008 and 2010. At this point the decision was made to proceed with the document on a joint basis. This change in approach required two further rounds of consultation on the revised joint document as follows; January - March 2012 – Preferred Options consultation; and October - December 2012 – Submission consultation.

A further round of consultation on an Addendum to the Sustainability Appraisal Report (incorporating the Strategic Environmental Assessment) was undertaken in December 2013 to January 2014. The JDMPD was submitted to the Secretary of State on 16th December 2013, the Examination followed in July 2014 and adoption followed in February 2015. This broadly accorded with the timeline in the LDS (May 2014).

- 2.6 The Forest Heath Core Strategy Single Issue Review (SIR) reconsiders the most appropriate general locations and phasing of delivery for housing growth throughout the District, the part of the plan 'quashed' by the High Court ruling. The SIR also considers the overall housing requirement for the district.
- 2.7 The Site Specific Allocations Plan will identify which sites should be developed, in order to achieve the visions and objectives of the Core Strategy. It will include proposals for new housing, employment, shopping and other development, together with other uses of land such as parks and open spaces.
- 2.8 The Statement of Community Involvement was adopted in February 2014.
- 2.9 The joint Affordable Housing Supplementary Planning Document (Oct 2013) was adopted by Forest Heath DC on 9<sup>th</sup> October 2013.
- 2.10 It can be seen from Appendix A that preparation of Local Plan documents for Forest Heath DC shows a slippage from the timetable published in May 2014. The Single Issue Review was due to go on consultation (Regulation 19 pre-submission) in June 2014 at the same time as the Site Specific Allocation (Regulation 18) but there was a delay due to the requirement to undertake further Habitat Regulation Assessment. The examination into the Joint Development Management Policies document took place in July 2014 in accordance with the timeline.

### **LDS (February 2016) and Local plan update**

- 2.11 The LDS has since been updated, the latest version was published February 2016. It sets out the current timeline and progress of the Core Strategy Single Issue Review and the Site Allocations local plan which will be carried forward through the next stages of consultation together. The JDMPD was adopted in February 2015. Further updates are reported in the next AMR.

### **3. CIL Update**

- 3.1 The Community Infrastructure Levy (CIL) is a new 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.
- 3.2 The Suffolk Local Authorities, excluding Waveney District Council, commissioned Peter Brett Associates to undertake a Stage One Study looking at the potential to charge a Community Infrastructure Levy (CIL) within the local authority areas. Forest Heath District Council and St Edmundsbury Borough Council are now in the process of considering the content of this initial piece of work and working with Members to agree the next steps. As both Local Authorities are in the early stages of the process, no timetable has been agreed for the preparation, consultation, examination and adoption of a Community Infrastructure Levy.
- 3.3 Further information on CIL progress can be found at [www.westsuffolk.gov.uk/CIL](http://www.westsuffolk.gov.uk/CIL)

#### **4. Duty to Co-operate**

4.1 The Localism Act, which received Royal Assent on 15 November 2011, introduced a new 'duty to cooperate' which requires local authorities to work with neighbouring authorities and other prescribed bodies in preparing their development plan documents. The new duty:

Relates to sustainable development or use of land that would have a significant impact on at least two planning areas or on a planning matter that falls within the remit of a county council;

Requires that councils set out planning policies to address such issues;

Requires councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policies; and

Requires councils to consider joint approaches to plan making.

4.2 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.

4.3 Relevant planning policy issues to be considered under the duty to cooperate are also explained in National Planning Policy Framework (paragraphs 178-181 and 156). Specifically, 'the Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.' (para 178, NPPF).

4.4 The National Planning Policy Framework (NPPF) states at paragraph 180 that when preparing plans local authorities should also have regard to Local Enterprise Partnerships and Local Nature Partnerships in their area. Those bodies of relevance to Forest Heath are as follows;

- New Anglia Local Enterprise Partnership
- Great Cambridgeshire Greater Peterborough Local Enterprise Partnership
- Wild Anglia Norfolk and Suffolk Nature Partnership

4.5 Paragraph 181 of the NPPF clearly states that co-operation should be a continuous process of engagement from initial thinking through to implementation 'resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development'.

## 5. Monitoring performance against Core Strategy indicators

### Housing

#### Core Strategy Policies: CS7: Overall Housing Provision

- 5.1 Policy CS7 sets out the District Council's approach to meeting projected housing need to 2031. The council produced a Single Issue Review (Core Strategy Policy CS7) of its housing figures (2<sup>nd</sup> Regulation 18 stage) to establish new housing growth targets using the Cambridge Sub-Region's Strategic Housing Market Assessment update (SHMA), published June 2013. This takes a base date of 2011 and makes a fresh assessment of housing needs in the district. The SMHA assessed the full, objectively-assessed housing need in Forest Heath between 2011 and 2031 at 7,000 dwellings, giving an annual requirement of 350 homes.

#### CS7: Overall Housing Provision and Total amount of housing completed

New Target: 350 per annum updated by SHMA

|              | Net additional dwelling completions |
|--------------|-------------------------------------|
| 2001-2002    | 147                                 |
| 2002-2003    | 62                                  |
| 2003-2004    | 67                                  |
| 2004-2005    | 201                                 |
| 2005-2006    | 334                                 |
| 2006-2007    | 265                                 |
| 2007-2008    | 549                                 |
| 2008-2009    | 310                                 |
| 2009-2010    | 454                                 |
| 2010-2011    | 368                                 |
| 2011-2012    | 332                                 |
| 2012-2013    | 363                                 |
| <b>Total</b> | <b>3452</b>                         |

Source: Forest Heath District Council

- 5.2 Net dwellings completions are the total number of new homes built, minus the number of existing homes demolished, in a given year.
- 5.3 The table shows dwelling completions in the monitoring year were above the target of 350 per annum, as revised by the updated SHMA setting a new assessment of housing need.

#### CS1: Number and percentage of new dwelling completed on brownfield land

Target: 30%

| Monitoring year | Net completions on Brownfield/PDL | Net Brownfield/PDL completions as percentage of all completions |
|-----------------|-----------------------------------|---|
| 2012/13         | 111                               | 31%   |

Source: Forest Heath District Council



- 5.4 The table shows the percentage of dwellings completed on brownfield and previously developed land (PDL) represented 31% of overall completions. This is above the monitoring target of 30%.

### **Housing Requirement**

- 5.5 The Council is required to ensure that sufficient land is available that can readily come forward to provide for at least five years supply of housing.

|   |               |
|---|---------------|
| Housing Requirement   | 7,000         |
| Completed 2011 – 2013   | 695           |
| SHMA annual delivery rate 2013 – 2031                                       | 350 per annum |
| Shortfall in SHMA delivery since 2011                                       | 5             |
| Five year requirement including meeting shortfall since 2011 with 5% buffer | 1,843         |

Source: Forest Heath District Council

### **Five year Housing Land Supply**

- 5.6 The calculation above suggests there is a need for 1,843 new homes over the next five years to satisfy the NPPF requirements. This includes the requirement in the NPPF for an additional buffer of 5% to ensure choice and competition in the market for land and also addresses the 5 unit shortfall. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and ensure choice and competition in the market for land. This 20% buffer is not considered appropriate in this case given the good record of past delivery.
- 5.7 An assessment of sites likely to come forward in the five year period as reported in the five year supply published October 2014 suggests that sites for 1,896 homes are available. This includes sites with unimplemented planning permission and other potential including sites considered deliverable in the five year period. There is currently a 5.1 year supply of housing land including a 5% buffer.

### **CS9: Provision of Affordable Housing Dwellings**

New Target: 172 per annum affordable housing updated by SHMA

### **Affordable Housing gross completions 2012/2013**

|  |    |
|--|----|
| <b>Affordable homes completed (gross) in 2012/13</b> | 54 |
|--|----|

Source: Forest Heath District Council

- 5.8 The annual target set in the Core Strategy is based on the 2005 Housing Need Assessment which identified an affordable need for 259 new dwellings per annum. The SHMA update 2013 states there is a need for

3,437 affordable dwellings in the period 2011 to 2031. This equates to 172 per annum. The target has been updated accordingly.

- 5.9 The affordable completions in the monitoring year equates to 15% of all completions across the district. It should be noted some schemes may have received planning consent prior to the Core Strategy affordable policy being adopted, so have not secured delivery of 20- 30% target. Whilst others will fall below the threshold requiring provision to be made or may have viability issues.
- 5.10 Commitments arising in the monitoring year show the affordable target is being met in accordance with the Core Strategy affordable housing policy.

| <b>Housing commitment sites on sites of 5 or more units in primary or secondary villages and 10 or more in towns 2012/13</b> | <b>Number of affordable unit permitted</b> | <b>% affordable</b> |
|--|--|---------------------|
| Freckenham Road, Worlington  | 6  | 100%                |
| Burwell Road, Exning   | 36   | 30%                 |
| High Street, Lakenheath  | 4  | 30%                 |
| <b>Total</b>   | <b>46</b>                                  |                     |

Source: Forest Heath District Council

### **Provision for Gypsy and Travellers**

- 5.11 Policy CS8 states the Council will allocate land to address the accommodation needs of Gypsies and Travellers within the district.

#### **CS8: Number of permanent Gypsy and Travellers pitches provided**

Target: 18 pitches up to 2011

- 5.12 Policy CS8 states the district will allocate land to address the accommodation needs of Gypsies and Travellers in accordance with the Regional Spatial Strategy Single Issue Review (RSS). The monitoring target reflects the RSS assessed need for 18 pitches to 2011. However since the Core Strategy was adopted the RSS has been revoked. The Planning Policy for Travellers Sites and the NPPF states local authorities should make their own assessment of gypsy and traveller need. West Suffolk commissioned a Gypsy and Traveller Accommodation Need Assessment (GTANA) update which was undertaken in April 2012, it identifies a need for 9 permanent pitches for the period 2011 to 2016, a further 6 between 2016 and 2021 and 16 pitches are required for the period 2021-2031. 2 travelling showperson's pitches are required for the period 2011 to 2016. The monitoring target will need to be updated to reflect locally assessed need beyond 2011.
- 5.13 Provision will be met through sites allocations in the emerging Site Allocation local plan.

- 5.14 There were no new planning consents for gypsy and traveller sites in the monitoring year. The authorised and unauthorised provision remains unchanged since reported in the previous Monitoring Report 2012.

Authorised

- Sandy park, Skeltons Drove, Beck Row - 27 units
- Willow Park, Rookery Drove, Beck Row - 32 units
- Land off Elms Road, Red Lodge (F/2010/0012/FUL) – 5 units
- Land adjacent to 5A Wildmere Lane, Holywell Row (F/2011/0768/COU) – 2 units

Unauthorised

- Heath Farm Road, Red Lodge – 3 units

## Economy and Tourism

### Policy CS6 Sustainable Economic and Tourism Development

- 5.15 Core Strategy Policy CS6 aims to deliver 7,300 additional jobs in the District by 2026. Jobs growth will be achieved via the provision of employment land, as well as through tourism, leisure, retail and the rural economy.

#### CS6: Total amount of additional employment floorspace – by type

Target: Maximise

#### Employment completion by type arising in the monitoring year 2012/13:

- 5.16 There is no data available to report on the employment completions in the monitoring year 2012/13.

#### CS6: Employment land available – by type

Target: No loss

- 5.17 There were two unimplemented planning permissions for class B uses within the monitoring year.
- 5.18 There are two saved employment allocations from the Forest Heath Local Plan 1995, comprising policy 5.4 former George Lambton playing field, Newmarket for 8 hectare business/science park and policy 5.6 a small area of Land off High Street, Lakenheath allocated for the small craft workshop involving the reuse of existing traditional buildings. Overall this shows there is some employment land availability.

|                         | Outstanding permissions sq m | Outstanding allocations sq m |
|-------------------------|------------------------------|------------------------------|
| <b>B1(a) (office)</b>   | 0                            | 8 ha                         |
| <b>B1(b) (research)</b> | 0                            | business/science             |

|                                      | <b>Outstanding permissions sq m</b>                 | <b>Outstanding allocations sq m</b> |
|--------------------------------------|---|-------------------------------------|
| <b>B1(c) (light industrial)</b>      | 87.3 (gross internal) pp arising in monitoring year | park and small site at Lakenheath   |
| <b>B2 (General Industrial)</b>       | 0   | 0                                   |
| <b>B8 (Storage and distribution)</b> | 0   | 0                                   |
| <b>Total</b>                         | 87.3 +269*=<br>356.3sqm                             | 8ha +                               |

Source: Forest Heath District Council

\*269sqm consent for change of use is for B1/B2 and B8 with no breakdown given, it has therefore been shown in the total only

#### **CS6: Amount of employment floorspace on previously developed land – by type**

Target: Maximise

- 5.19 There is no data available to report on the employment completions on previously developed land in the monitoring year 2012/13.

#### **Policy CS11 Retail and Town Centre Strategy**

- 5.20 There are three towns identified in Forest Heath; Brandon, Mildenhall and Newmarket each has a defined town centre boundary. Commitments for additional main town centre uses in town centres arising in the monitoring period were 143 sqm, these relate to the town centres of Brandon and Newmarket. Commitments for main town centre uses arising in out of centre locations totalled 872sqm, all of which related to change of use.

| <b>Additional main town centre uses committed in town centres in monitoring year</b> | <b>Additional main town centre uses committed elsewhere in monitoring year</b> |
|--|--|
| 143 sq m   | 872 sq m   |

Source: Forest Heath District Council

#### **Environmental and sustainable development**

#### **CS2: Change in number and area of designated nature conservation sites**

Target: no loss

- 5.21 The District contains a wealth of important nature conservation designations including part of Breckland Special Protection Area (SPA) designated for its European importance; 3 Special Areas of Conservation (SAC) designated for their European importance; 27 Sites of Special Scientific Interest (SSSI) designated for national importance and 75 County Wildlife Sites (CWS) locally designated sites. Details of site area are included in the table below;

|  | <b>Designation site</b> | <b>Area (ha)</b> |
|--|-------------------------|------------------|
| <b>Special Protection Areas (SPA)</b>              | Breckland (part)        | 11,570.5         |
| <b>Special Areas of Conservation (SAC)</b>         | Breckland (part)        | 1,634.4          |
|  | Devils Dyke (part)      | 1.8              |
|  | Rex Graham Reserve      | 2.7              |
| <b>Sites of Special Scientific Interest (SSSI)</b> | 28                      | 12,090           |
| <b>County Wildlife Site (CWS)</b>                  | 65                      | 5,468            |
| <b>National Nature Reserve</b>                     | Weeting Heath           |                  |
|  | Cavenham Heath          | 203              |
| <b>Local Nature Reserve</b>                        | Aspal Close             | 18.9             |
|  | Barton Mills            | 10.9             |
|  | Maidscross Hill         | 49.7             |
| <b>Local Wildlife Site</b>                         | 0                       | 0                |

Source: Forest Heath District Council

### **CS2: Reported condition of SSSIs**

Target: no target

- 5.22 A report on the condition of Sites of Special Scientific Interest (SSSI's) is undertaken by Natural England. This reports on condition of the each SSSI by unit, a divisions of the SSSIs used to record management and condition details. In the monitoring year 2012/13 the following SSSI's units in Forest Heath were assessed. Two of these were found to have unfavourable conditions, albeit Cherry Hill and The Gallops was found to be recovering due to positive management of the arable margins. Maids Cross Hill unit 1, although some favourable conditions were recorded, there has been both a loss and decline in extent and population size of species present. Full details can be viewed on the Natural England's website.

### **Condition of SSSI units in Forest Heath assessed in the monitoring year 2012/13**

| <b>SSSI name</b>                         | <b>Unit number</b> | <b>Main habitat</b>                           | <b>Assessment description</b> | <b>Unit area (hectares)</b> | <b>Date assessed</b> |
|--|--------------------|---|-------------------------------|-----------------------------|----------------------|
| Cavenham, - Icklingham Heaths            | 20                 | Broadleaved, mixed and yew woodland - lowland | Favourable                    | 5.85                        | 7 Dec 2012           |
| Cherryhill and The Gallops, Barton Mills | 8                  | Arable and horticulture                       | Unfavourable recovering       | 7.74                        | 14 Aug 2012          |
| Maids cross Hill                         | 1                  | Acid grassland - lowland                      | Unfavourable declining        | 44.38                       | 9 Feb 2013           |
| Maids cross Hill                         | 2                  | Acid grassland -                              | Favourable                    | 0.39                        | 15 March 2013        |

| SSSI name          | Unit number | Main habitat                   | Assessment description | Unit area (hectares) | Date assessed |
|--------------------|-------------|--------------------------------|------------------------|----------------------|---------------|
|                    |             | lowland                        |                        |                      |               |
| Rex Graham Reserve | 1           | Calcareous grassland - lowland | Favourable             | 2.67                 | 9 Feb 2013    |

Source: Natural England, Condition of SSSIs

### **CS2: Achievement of habitat action plan targets**

Target: Maximise

- 5.23 Suffolk Biodiversity Partnership brings together a range of organisations to protect and enhance biodiversity in Suffolk. A Local Biodiversity Action Plan for habitats and some species was produced by the Suffolk Biodiversity Partnership Planning Support Group in May 2012.
- 5.24 It sets the following action plan targets:
1. Ensure development avoids adverse impacts on biodiversity
  2. Where avoidance is not possible, mitigate residual impacts of developments.
  3. Where mitigation is not possible, compensate for losses incurred during development.
  4. Enhance developments for biodiversity.
  5. Ensure biodiversity is taken into consideration during, and after, the construction phase of development.
- 5.25 The Biodiversity Action Plan will be monitored and revised by the SBP Planning Support Group. This will provide opportunity in the future to monitor the target for policy CS2.
- 5.26 Factsheets are published to help with identification of species and some practical actions that can be taken to help in that species' conservation.

### **CS2: Achievement of species action plan targets**

Target: Maximise

- 5.27 Suffolk Wildlife Trust has targeted actions for key species across Suffolk which includes barn owls, bats, dragonflies, badgers and other mammals, dormice and sparrows. Progress on protection of these species is reported on the Suffolk Wildlife Trust website.
- 5.28 Forest Heath contains 72% of the rare species identified for special protection in the Suffolk Biodiversity Action Plan.
- 5.29 A Local Biodiversity Action Plan 2012 covers some species and sets targets as stated above. This will provide opportunity in the future to monitor the target for policy CS2.

### **CS2: Achievement of geodiversity action plan targets**

Target: Maximise

- 5.30 Suffolk Local Geodiversity Action Plan was published in draft in March 2006. Geodiversity is described in this plan as 'the variety of rocks, fossils, minerals, landforms and soils, along with the natural processes that shape the landscape. It interacts with living things and the climate, influencing the distribution of habitats and species. It provides resources such as groundwater, minerals and soils upon which economic life depends'.
- 5.31 There is no data currently available to report on the geodiversity action plan target.

### **CS4: Properties at risk of flooding**

Target: Minimise

- 5.32 The table below shows the percentage of properties in flood zone 2 at risk of flooding. This represents 6.5% of the total number of properties in the district.

|   |             |
|---|-------------|
|   | <b>2013</b> |
| <b>Properties at risk from flooding (in Flood Zone 2)</b>       | 2057        |
| <b>Percentage of total number of properties in Forest Heath</b> | 6.5         |

Source: Forest Heath District Council

### **CS4: Flood risk – planning applications approved against Environment Agency advice**

Target: 0 per annum

- 5.33 There is no information available to monitor this indicator.

### **CS4: Number of air quality management areas and dwellings affected**

Target: 0 per annum

- 5.34 The Air Quality Progress Report for Forest Heath District Council April 2013 reports exceedances of the annual mean for nitrogen dioxide in 2012, were found at the following locations:
- Newmarket within the boundary of the AQMA
  - Elveden – construction to dual the A11 from the Fiveways Roundabout to Thetford has begun in earnest and is due to be completed by the end of 2014.
- 5.35 The report states 'there are currently no new local developments that will require more detailed consideration in the next Updating and Screening Assessment.' 'Work will be continued with the implementation of the Air Quality Action Plan for Newmarket, in conjunction with the objectives of

the revised Local Air Quality Strategy. The Council aims to manage local air quality in order to discharge its statutory responsibilities arising from the National Air Quality Strategy and in doing so, improving local air quality to ensure air pollution remains below prescribed levels, thus maintaining the health and well-being of our residents. Local air quality is also dealt with through the planning system, where it may be a material consideration that requires an assessment to be made on the impact of the projected increase in road transport that will have on future air quality'.

- 5.36 The Newmarket AQMA boundary includes properties in a mix of uses including residential uses. The exact number of dwellings affected is not known.

**CS4: Number of developments that provide 10% + of there energy from renewable sources**

Target: Maximise

- 5.37 The target set in the Core Strategy has become outdated by the quashing of the RSS policy ENG1. However the policy can be monitored by assessing if the Council has achieved Code level 3 and BREEAM in new commitments arising as set out below.
- 5.38 The Code for Sustainable Homes became operational in April 2007 in England, and a Code rating for new build homes became mandatory (with certain exceptions) from 1st May 2008.
- 5.39 The emerging policy DM7 of the submission Joint Development Management Policies document (2012), states the Councils requirements for Code and BREEAM. Code states all new dwellings in the monitoring period would be required to meet at least Code level 3.
- 5.40 All new non-residential development over 1000 square metres will be required to achieve the BREEAM "Very Good" standard or equivalent until 2013 when development will be required to meet BREEAM "Excellent" standard or equivalent. New non-residential developments below this threshold will also be encouraged to meet this standard.
- 5.41 Given the Code and BREEAM were mandatory during the monitoring year there was no need to monitor the outcome of the indicator.

**CS10 and C13: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre**

Target: Maximise

- 5.42 The Core Strategy identifies the settlement hierarchy for the district and illustrates the range of service provided by each. The larger settlements are the towns of Newmarket, Brandon and Mildenhall. Each of which provides GP services, hospital, primary and secondary schools, employment and a major health centre. With exception to Brandon, being a smaller town which has a healthy living centre, providing a range of health facilities. The key service centres also have a wide range of



facilities and public transport links to the towns including Bury St Edmunds which lies outside the district. As it is not possible to monitor the percentage of new residential development within 30 minutes public transport of these facilities, we have instead recorded the percentage of residential completions in these larger settlements which have access to these facilities. This shows 75% of residential completions in the monitoring period were in the towns or key service centres which have access to public transport within 30 minutes of the facilities.

| <b>Distribution of residential completions (net) in monitoring year 2012/13</b> |         |            |            |           |           |       |
|---|---------|------------|------------|-----------|-----------|-------|
| Newmarket   | Brandon | Mildenhall | Lakenheath | Red Lodge | Elsewhere | Total |
| 29  | 6       | 0          | 24         | 213       | 91        | 363   |

Source: Forest Heath District Council

### **CS3: Number of listed buildings and buildings at risk**

Target: Minimise buildings at risk

#### **Number of listed buildings and buildings at risk in Forest Heath**

|                | <b>Number of listed buildings</b> | <b>Number of buildings at risk</b> |
|----------------|-----------------------------------|------------------------------------|
| <b>2009/10</b> | 437                               | 9                                  |
| <b>2010/11</b> | 437                               | 9                                  |
| <b>2011/12</b> | 437                               | 9                                  |
| <b>2012/13</b> | 437                               | 9                                  |

Source: Forest Heath District Council

- 5.43 There are 437 listed buildings recorded in the district. There has been no change in number of listed buildings and buildings at risk in the last four monitoring years thereby consistently meeting the target.

### **CS3: Number and area of Conservation Areas and Article 4 Directions**

Target: Maximise

- 5.44 The District has 13 Conservation Areas which have been designated for their special architectural or historical interest. Together these Conservation Areas total 631.24 ha representing approx. 1.5% of the District's Area. Exning Conservation Area was extended by 13.14 ha in 2012 through the Conservation Area Appraisal, incorporating an area of parkland to the east and northeast of Exning House which has important historic connections to the house. This illustrates the monitoring target has been met.
- 5.45 There are no Article 4 directions relating to Conservation Areas.

#### **Design and local distinctiveness**

### **CS5: % of residents who are happy with their neighbourhood**

Target: Maximise

| <b>Life satisfaction scores</b> |      |
|---------------------------------|------|
| England                         | 7.44 |
| Forest Heath                    | 7.86 |
| St Edmundsbury                  | 7.52 |
| Suffolk                         | 7.61 |

Source: ONS's Annual Population Survey 2012-13

- 5.46 The ONS survey asked adults aged 16 and over their 'Overall, how satisfied are you with your life nowadays?', 'Overall, to what extent do you feel the things you do in your life are worthwhile?', 'Overall, how happy did you feel yesterday?' and 'Overall, how anxious did you feel yesterday?' where nought is 'not at all' and 10 is 'completely'. The results for 2012/13 showed satisfaction levels were higher in Forest Heath than on average in both Suffolk and England.

### **Sustainable Transport**

#### **CS12: % footpaths and other rights of way which are easy to use by members of the public**

Target: Maximise

- 5.47 There is no information currently available to report on this indicator.

#### **CS12: Proportion of journeys to work on foot or by cycle**

Target: Maximise

#### **Most used travel mode to work – average across participating organisations in Suffolk**

|   |   | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> |
|---|---|-------------|-------------|-------------|-------------|
| Average across organisations participating in survey in Suffolk | Bus   | 5.8%        | 5.3%        | 4.4%        | 4.6%        |
|   | Car driver – single occupant (whole journey)                    | 55.5%       | 55.9%       | 55.6%       | 58.6%       |
|   | Car driver with a passenger/car share (any part of the journey) | 9.6%        | 9.4%        | 9.6%        | 9.3%        |
|   | Car passenger   | 3.9%        | 3.9%        | 3.1%        | 2.7%        |
|   | Cycle   | 7.8%        | 7.9%        | 9.4%        | 9.4%        |
|   | Motor cycle/moped/motor scooter                                 | 1.3%        | 1.1%        | 1.2%        | 0.9%        |
|   | Park and ride   | 1.2%        | 1.5%        | 0.9%        | 1.0%        |
|   | Train   | 3.2%        | 3.2%        | 3.5%        | 3.3%        |
|   | Work from home  | 1.2%        | 1.2%        | 1.6%        | 1.5%        |
|   | Walk  | 10.2%       | 10.9%       | 10.6%       | 8.7%        |
|   | Other   | 0.1%        | 0.2%        | 0.1%        | 0.1%        |
|   | Sustainability  | 33.4%       | 33.4%       | 33.4%       | 31.2%       |

|                 |                |       |       |       |       |
|-----------------|----------------|-------|-------|-------|-------|
| Forest Heath DC | Sustainability | 11.3% | 10.9% | 16.9% | 10.9% |
|-----------------|----------------|-------|-------|-------|-------|

Source: Suffolk County Council, Travel to Work Report 2012, tables 3 and 9

5.48 The above table was based on an online travel to work survey conducted on the 16th May 2012. 17 organisations in Suffolk participated with a total of 4512 respondents. The full report can be viewed on Suffolk CC's website. The table above shows across Suffolk there has been a slight fall in use of sustainability modes of transport to work in 2012 and a small decline in Forest Heath DC over the period 2009 to 2012. Journeys to work on foot in Forest Heath from 2011 to 2012 represent a small decrease from 8% to 5% and small decrease in cycling from 4% to 3%, the overall use of sustainable modes has decreased from 16.9% to 10.9% over this time.

**CS13: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre**

Target: No target identified

5.49 See results of this indicator as recorded in CS10 above.

## **6. Future monitoring and reporting**

- 6.1 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 recognise whether or not the objectives set out by the Core Strategy are achieved, in order that changes in policy can be made.
- 6.2 Section 4 of the Core Strategy identifies performance indicators are relevant targets to be achieved.

## **7. Neighbourhood Planning Update**

7.1 The Coalition Government has set localism as the central tenet of its agenda. It seeks to give communities a much greater say in planning. Local Planning authorities are <sup>1</sup>required to include in AMRs updates on Neighbourhood Planning in their areas. During the monitoring year 2012 – 2013 there was no approach from town or parish councils or neighbourhood forum within the district for designation of a Neighbourhood Plan Area (the first step in preparing a Neighbourhood Plan).

7.2 Further information about neighbourhood planning can be found at [www.westsuffolk.gov.uk/neighbourhoodplanning](http://www.westsuffolk.gov.uk/neighbourhoodplanning)

### **Localism**

7.3 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 the district. 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:

7.4 Email: [planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)  
Post: Monitoring Comments, Strategic Planning Team, St Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU.

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<sup>1</sup> Town and Country Planning (Local Planning) (England) Regulations 2012

**Local Development Scheme 2014 - 2016**

|  | 2014 |   |   |   |   |   |   |   |   |   |   |   | 2015 |   |   |   |   |   |   |   |   |   |   |   | 2016 |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
|--|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|--|--|--|--|--|--|--|--|--|--|
|  | J    | F | M | A | M | J | J | A | S | O | N | D | J    | F | M | A | M | J | J | A | S | O | N | D | J    | F | M | A | M | J | J | A | S | O | N | D |  |  |  |  |  |  |  |  |  |  |
| <b>Joint Local Plan Documents (covering both Forest Heath District Council and St Edmundsbury Borough Council)</b> |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
| Development Management Policies DPD  |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
| <b>Forest Heath District Council Local Plan Documents</b>  |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
| Core Strategy Single Issue Review (Policy CS7 Housing)   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
| Site Specific Allocations  |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
| <b>St Edmundsbury Borough Council Local Plan Documents</b>   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
| Bury St Edmunds Vision 2031  |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
| Haverhill Vision 2031  |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |
| Rural Vision 2031  |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |      |   |   |   |   |   |   |   |   |   |   |   |  |  |  |  |  |  |  |  |  |  |

| KEY  |  |
|--|--|
| Document in preparation  |  |
| Consultation (Regulation 18) (Issues and Options / Preferred Approach) |  |
| Consultation (Regulation 19) (Pre Submission)                          |  |
| Submission to Secretary of State (Regulation 22)                       |  |
| Examination in Public  |  |
| Inspectors Report  |  |
| Adoption of document   |  |
|  |  |

## Appendix B

### Glossary of Terms

List of acronyms and technical terms.

Items in italics each have a definition

| Glossary |  |  |
|----------|--|--|
| Acronym  | Term   | Definition   |
|          | Adoption                                       | The final confirmation of a Local Development Document as having statutory status by a Local Planning Authority.   |
|          | 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"> <li>– 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.</li> <li>– 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.</li> </ul> |
| AMR      | Annual Monitoring Report                       | Annual report on the progress of preparing Local Plans and the extent to which policies are being achieved.  |
|          | Core Strategy                                  | The Core Strategy is a Local Plan that outlines the key principles regarding the development and use of land in a <a href="#">Local Planning Authority's</a> 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.   |
| DPD      | Development Plan Document                      | Development Plan Documents outline the key development goals of the Local Development Framework.   |
|          | Joint Development Management Policies Document | The document jointly prepared by Forest Heath and St Edmundsbury which contains policies which will be applied to ensure that all development meets the overall vision and strategic policies as set out within the overarching Core Strategy. When we make decisions about planning applications, we will take these policies into account.   |
|          | 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 St Edmundsbury.  |
| LDS  | Local Development Scheme           | Local Development Scheme (LDS) sets out a programme for the preparation of Local Plan documents. It is a project management tool that identifies which documents are to be prepared, the various stages required in their production together with a detailed timetable.  |
|      | 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 <a href="#">Act of Parliament</a> to change the powers of <a href="#">local government in England</a> . It includes "to make provision about town and country planning, the <a href="#">Community Infrastructure Levy</a> and the authorisation of nationally significant infrastructure projects; "  |
| LPA  | Local Planning Authority           | The public authority whose duty it is to carry out specific planning functions for a particular area. For west Suffolk this is Forest Heath and St Edmundsbury.   |
|      | Neighbourhood Plans                | A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area, (made under the Planning and Compulsory Purchase Act 2004).   |
| NPPF | National Planning Policy Framework | The NPPF is designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework. The new Framework is intended to be user-friendly and accessible with clear policies for making robust local and neighbourhood plans and development management decisions.   |



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

|                 |   |   |
|-----------------|---|---|
| SPG             | Supplementary Planning Guidance   | Provides guidance or development briefs to supplement policies and proposals in a Local Plan (being replaced by SPD).   |
| SA              | Sustainability Appraisal  | This is a tool for appraising policies to ensure that they reflect sustainable development objectives. An appraisal is required by legislation for all Local Plans and many SPDs. |
|                 | Sustainable Development   |   |
| 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.   |
| The Regulations | The Town and Country Planning (Local Planning) (England) Regulations 2012 | These regulations came into force on 6th April 2012. They govern the process by which Local Planning Authorities prepare their development plans and associated documents.        |

## Appendix C

### Core Strategy 2010 Policies

|      |   |
|------|---|
| CS1  | Spatial Strategy  |
| CS2  | Natural Environment   |
| CS3  | Landscape Character and the Historic Environment              |
| CS4  | Reduce Emissions, Mitigate and Adapt to future Climate Change |
| CS5  | Design Quality and Local Distinctiveness                      |
| CS6  | Sustainable Economic and Tourism Development                  |
| CS7  | Overall Housing Provision – Quashed at High Court Challenge   |
| 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                    |

### Saved Policies of 1995 Local Plan

| <b>Saved Local Plan Policy Number</b>  | <b>Local Plan Policies to be saved or replaced by the Core Strategy</b> |
|--|---|
| 3.1 The Towns and Red Lodge  | Replaced by CS1: Spatial Strategy                                       |
| 3.2 The Villages   | Replaced by CS1: Spatial Strategy                                       |
| 3.3 The Minor Settlements  | Replaced by CS1: Spatial Strategy                                       |
| 3.6 Housing for the Military Air Bases   | Retained  |
| 4.4, 4.6 to 4.10 and 4.12<br>New Residential Allocations                       | Retained  |
| 4.14 Windfall Sites - Towns  | Retained  |
| 4.15 Windfall Sites - Villages   | Retained  |
| 4.16 Windfall Sites – Minor Settlements  | Retained  |
| 4.24 Replacement or Extended Dwellings in the Countryside                      | Retained  |
| 4.28 Conversion of Existing Properties to Flats/Housing in Multiple Occupation | Retained  |
| 4.31 Self-contained Residential Annexes  | Retained  |
| 4.32 Extension to Dwellings  | Retained  |

|      |  |  |
|------|--|--|
| 5.4  | New Allocations for Industrial and Commercial Development - Newmarket  | Retained   |
| 5.6  | New Allocations for Industrial and Commercial Development - Lakenheath | Retained   |
| 5.14 | Visitor Attractions (related Retained to horse racing)                 | Retained   |
| 6.2  | Roads Primary Route Network - Mildenhall                               | Retained. To be read with CS12 Strategic Transport Improvements                      |
| 6.5  | Roads Primary Route Network - Newmarket                                | Retained. To be read with CS12 Strategic Transport Improvements                      |
| 6.10 | Horse Walks  | Retained   |
| 6.12 | Lorry Parking  | Retained   |
| 7.2  | Newmarket Town Centre  | Replaced by CS11 Retail and Town Centre Strategy                                     |
| 7.3  | Mildenhall Town Centre   | Replaced by CS11 Retail and Town Centre Strategy                                     |
| 7.4  | Brandon Town Centre  | Replaced by CS11 Retail and Town Centre Strategy                                     |
| 7.5  | Non-Retail Uses in Town Centres  | Retained   |
| 8.19 | Advertisements and Shop Fronts in Conservation Areas                   | Retained   |
| 8.37 | Vacant Sites   | Retained   |
| 9.1  | The Rural Area and New Development                                     | Retained. To be read with CS10 Sustainable Rural Communities                         |
| 9.2  | The Rural Area and New Development                                     | Retained. To be read with CS10 Sustainable Rural Communities                         |
| 10.2 | Outdoor Playing Space  | Retained. To be read with CS13 Infrastructure and Sustainable Communities            |
| 10.3 | Outdoor Playing Space  | Retained. To be read with CS13 Infrastructure and Sustainable Communities            |
| 10.4 | Recreational Development Retained at Newmarket                         | Retained   |
| 10.5 | Loss of Public or Private Open Space or Recreational Facilities        | Retained   |
| 11.2 | Red Lodge Schools  | Replaced by CS1 Spatial Strategy and CS13 Infrastructure and Sustainable Communities |
| 11.5 | Newmarket Hospital   | Retained   |
| 12.1 | Racecourse and Training Grounds  | Retained   |
| 12.2 | The Studs  | Retained   |
| 12.3 | The Studs  | Retained   |
| 12.4 | Training Establishments  | Retained   |
| 12.5 | Training Establishments  | Retained   |
| 12.6 | Training Establishments  | Retained   |
| 12.7 | Training Establishments  | Retained   |
| 12.8 | Training Establishments  | Retained   |

|   |          |
|---|----------|
| 12.10 Other Facilities                              | Retained |
| 13.1 General Expansion of Red Lodge                 | Retained |
| 13.2 Master Plan                                    | Retained |
| 13.3 Master Plan                                    | Retained |
| 13.4 Legal Agreements                               | Retained |
| 13.5 Completion of Master Plan and Legal Agreements | Retained |
| 13.6 Development Diagram                            | Retained |
| 14.1 Implementation of Red Lodge                    | Retained |