



*St Edmundsbury*  
BOROUGH COUNCIL

# St Edmundsbury Borough Local Plan

Monitoring Report for  
2013/14  
and  
2014/15

March 2016

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## **1. Introduction**

- 1.1 This is the tenth Authority Monitoring Report (previously Annual Monitoring Report) to be produced by St Edmundsbury Borough Council. An AMR was not published for 2011-2012, but a Housing Delivery Report was published in December 2012. This AMR covers two monitoring periods 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014 and 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015 and meets the requirements of the relevant legislation.
- 1.2 The Borough Council is responsible for preparing and delivering the Local Plan policies for the borough, 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 St Edmundsbury Borough Council's Core Strategy in December 2010. The three Vision 2031 local plan documents and the JDMPD were adopted in the current monitoring period 2014/2015, their indicators will be monitored in future AMRs.
- 1.5 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 Site Allocation documents, with Forest Heath's Single Issue Review and Site Allocation documents in the process of preparation. Each monitors different indicators. The Joint Development Management Policies Document (JDMPD) was adopted by both authorities, Forest Heath and St Edmundsbury, in February 2015. Now the authorities share these common JDMPD indicators, the future AMR 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 the July 2015 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 The Local Plan for St Edmundsbury as at 31st March 2015 comprised:

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

The following supplementary planning documents (SPDs):

- Open space, sport and recreation facilities – December 2012;
- Joint Affordable Housing – October 2013;
- West Suffolk shop front and advertisement design guidance – February 2015; and
- Haverhill Town Centre Master Plan, September 2015.

Supplementary Planning Guidance is set out in a number of documents

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

2.4 The Core Strategy adopted on 14 December 2010, sets out the vision, objectives, spatial strategy and overarching policies for the provision of new development in the Borough up to 2031.

2.5 The Vision 2031 consists of three Local Plans, Bury St Edmunds Vision 2031, Haverhill Vision 2031 and Rural Vision 2031. These were adopted on 23 September 2014 and identify where growth will be allowed and what local everyday services people will need to enjoy a good quality of life.

- 2.6 The Joint Development Management Policies Document (JDMPD) was adopted on 27 February 2015 by Forest Heath District Council and on 24 February 2015 by St Edmundsbury Borough Council. It contains policies that form an important tool for the day to day determination of planning applications in both St Edmundsbury Borough and Forest Heath District.
- 2.7 St Edmundsbury Policies map shows the areas where the policies of the adopted Core Strategy, the three Vision 2031 and Joint Development Management Policies local plan documents apply. For example, it shows sites allocated for housing development, employment or open space and any conservation area boundaries.
- 2.8 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 two development plan documents relating to St Edmundsbury BC, the three Vision 2031 local plans and the Joint Development Management policies document published July 2015.
- 2.9 The joint Statement of Community Involvement was adopted in February 2014. This sets out how we will consult on proposed planning policy documents and planning applications.
- 2.10 St Edmundsbury has four adopted Supplementary Planning Document (SPDs); Open space, sport and recreation facilities and Haverhill Town Centre Master Plan and two joint documents with Forest Heath, the Joint Affordable Housing and West Suffolk shop front and advertisement design guidance.
- 2.11 It can be seen from Appendix A that preparation of Local Plan documents for St Edmundsbury BC is now complete, the adoption of the last of these, the JDMPD, accords with the timetable published in July 2015.

### **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 have commissioned a Stage 2 study and will report to Members the outcomes from that work and 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 the National Planning Policy Framework (paragraphs 178-181 and 156). Specifically, 'the Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.' (para 178, NPPF).

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 St Edmundsbury 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: CS1, CS11 and CS12 Housing Development Indicators

- 5.1 Policy CS1 covers the Borough Council's approach to meeting projected housing needs to 2031, encouraging the development of new homes whilst protecting the natural and historic environment, along with the character of the borough. Policies CS11 and CS12 set out the approach to strategic growth in Bury St Edmunds and Haverhill.
- 5.2 The respective dwelling completion targets by settlement are 52% in Bury St Edmunds, 34% in Haverhill and 14% in the rural areas. These targets have been updated through the Vision 2031 local plans to reflect the distribution of dwelling completions which has taken place since 2001. The updated targets from 2012 indicates the new target of 50% in Bury St Edmunds, 36% in Haverhill and 13% in the rural areas is required.

#### CS1, CS11 and CS12: Annual net dwelling completions and geography of completions

	Bury St Edmunds	Haverhill	Rural Area	Total
2001-2002	92	182	64	338
2002-2003	321	83	64	468
2003-2004	306	206	100	612
2004-2005	86	47	37	170
2005-2006	190	135	42	367
2006-2007	285	109	142	536
2007-2008	320	168	58	546
2008-2009	159	107	85	351
2009-2010	239	85	38	362
2010-2011	215	24	28	267
2011-2012	78	15	41	134
2012-2013	85	16	32	133
2013-2014	148	57	33	238
2014-2015	133	134	147	414
<b>Totals:</b>	<b>2657</b>	<b>1368</b>	<b>911</b>	<b>4936</b>

Source: St Edmundsbury Borough Council 2013/2014 and 2014/2015

- 5.3 The percentage of completions by settlement since 2001 has broadly accorded with the distribution envisaged in policy CS1 with 54% in Bury St Edmunds, 28% in Haverhill and 18% in the rural area. Completions in the monitoring year 2013-14 have increased since the previous two financial years, with highest completions since 2008 being recorded in 2014/15. The distribution since 2012 was highest in Bury St Edmunds at 47%, then Haverhill at 26% and lowest at 27% in Rural Areas. It shows that the bulk of new development has been in Bury St Edmunds and Haverhill and the rural area have seen a similar level of growth since 2012. A number of local plan allocations in the rural areas have contributed to this growth including the former firework factory site in Chedburgh; land at Hopton Road, Barningham; land at Low Street; Bardwell; land east of Granary, Clare; Stourmead Close, Kedington; land between Uphorpe Road and Hepworth Road, Stanton and adjacent 43 The Green, Barrow. Growth in Bury St Edmunds has been broadly in line with the Vision



2031 target, whereas Haverhill has been slower and the rural areas higher. This may be attributed in part to the lead in time necessary for the two strategic sites in Haverhill which make up a large proportion of the allocated provision and smaller schemes in rural areas coming forward early in the plan period.

- 5.4 Net dwellings are the total number of new homes built, minus the number of existing homes demolished, in a given year.
- 5.5 The Core Strategy makes provision for constructing an average of 520 new homes a year between 2001 to 2031. The Core Strategy recognised that housing delivery would increase later in the plan period, after 2016, as strategic sites in Bury St Edmunds and Haverhill start to be delivered. Paragraph 4.10 of the Core Strategy sets out the following estimated delivery rate:

2008 – 2016 481 per annum  
 2017 – 2021 577 per annum  
 2022 – 2031 583 per annum

- 5.6 Annual completions had fallen well below the 481 per annum rate since 2008, but have seen a rise in the monitoring year 2014/15 with completions reaching 414 dwellings. Although still below the target provision, this indicates signs of an improving housing market and the implementation of sites allocated in the local plan. Completions are expected to continue to rise in the future as commencements on the strategic sites begins.

**CS1: Number and percentage of dwelling completed on brownfield land or previously developed land that has been vacant or derelict for more than 5 years**

Target: 40%

- 5.7 Dwelling completions across the borough on brownfield and previously developed land in this monitoring year (2013-14) represents 53% of total completions and 57% for 2014/15, which is generally above the monitoring target of 40%, with exception to the rural areas in 2013/14 which fell below target.

	<b>Net completions on Brownfield/PDL 2013/14</b>	<b>Net Brownfield/PDL completions as percentage of all completions 2013/14</b>	<b>Net completions on brownfield/PDL 2014/15</b>	<b>Net Brownfield/PDL completions as percentage of all completions 2014/15</b>
<b>Bury St Edmunds</b>	61	41%	98	74%
<b>Haverhill</b>	57	100%	55	41%
<b>Rural areas</b>	8	24%	82	56%

Source: St Edmundsbury Borough Council 2014 & 2015

**Housing Requirement**

- 5.8 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.

- 5.9 In September 2014 St Edmundsbury Borough Council adopted three Vision 2031 local plan documents for the borough. The Vision 2031 plans set a requirement to delivery 11,480 dwellings over the period 2012 to 2031. This represents the residual need from that identified in the Core Strategy. The forecast need identified in the SHMA 2012, for 11,000 dwellings in the period 2011 to 2031 indicates that the planned housing growth in the Vision 2031 remains appropriate.
- 5.10 The Core Strategy (CS) recognised that housing delivery will increase later in the plan period, as strategic sites in Bury St Edmunds and Haverhill start to be developed. The five year housing supply in the previous AMR used the delivery targets set in CS para 4.10 to assess the housing requirement. Now the Vision 2031 local plans have now been adopted, they are used in establishing annual requirement.
- 5.11 The five year supply assessment uses completions data for the monitoring year 2014/15 and estimates completions arising in 2015/16 in order to establish a year forward 5 year supply for the period 2016 to 2021.

a. Vision 2031 local plan housing requirement 2012-2031 (604 pa)	11,480
b. Actual net dwelling completions 2012 – 2015	785
c. Annual requirement based on Vision 2031 local plan requirement plus 5% buffer (604 + 5%)	634 pa

### Housing Supply

- 5.12 The table below, which uses data from the housing trajectory (Appendix D) sets out the expected components of the projected housing supply for the period 2016 to 2021.

<b>Identified housing supply in the 5yrs (2016-2021)</b>	
Outstanding unimplemented planning permissions (large) minus those expected to be delivered in 2015-16	364
Outstanding unimplemented planning permissions (small) minus those expected to be delivered in 2015-16	213
Site Allocations (Core Strategy and Vision 2031 sites)	4015
<b>Total</b>	<b>4592</b>

## Five year Land Supply

- 5.13 The requirement calculation above would suggest that there is a need for sites for 3170 new homes over the five year period to satisfy the NPPF requirements for local planning authorities to be able to identify at least five years worth of sites available for new housing. This calculation includes an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land, in accordance with the NPPF. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and ensure choice and competition in the market for land. A higher buffer of 20% is not considered appropriate as although delivery rate since 2012 has been lower than expected, this only covers a 3 year period and is showing signs of improvement.
- 5.14 The housing supply identifies 4592 sites are available and deliverable in the period 2016-2021.
- Meeting the annual requirement set out in the Vision 2031 of 634 per annum including a 5% buffer, this would amount to 7.2 years supply
- 5.15 The councils preferred method in calculating the 5 year supply, takes the annual requirement from the Vision 2031 plan adopted in 2014 and adds a 5% buffer. This demonstrates the council has a **7.2 year supply of housing land**.

## Core Strategy Policy CS5: Homeless Numbers

- 5.16 The rate of homelessness in St Edmundsbury increased in the monitoring year 2013/2014 from the previous two years, but fell again in the monitoring year 2014/2015.

### CS5: Homeless numbers

Target: Reduce

	2011/12	2012/13	2013/14	2014/15
<b>St Edmundsbury</b>	1.5	3.6	4.3	3.9
<b>Forest Heath</b>	3.7	3.2	2.7	2.4
<b>Suffolk</b>	1.6	1.9	1.9	1.8

Source: Suffolk Observatory - Rate of homelessness per 1000 population

## Core Strategy Policy CS5: Affordable Housing Indicators

- 5.17 The delivery of additional affordable housing is a top priority for the Council, given the relative difficulty that many people have in purchasing homes in the borough. Policy CS5 seeks to ensure that the mix, size, type and tenure of affordable homes meets the local need. Affordable housing is housing that meets the needs of specified eligible households whose needs are not met by the market. It can include social rented housing and intermediate housing.

## CS5: Affordable Housing Completions

Target: 30% affordable housing

Affordable Housing information

	Gross completions		Net completions	
	2013/ 2014	2014/ 2015	2013/ 2014	2014/ 2015
<b>Bury St Edmunds</b>	52	29	52	29
<b>Haverhill</b>	36	48	36	44
<b>Rural</b>	11	29	11	28
<b>St Edmundsbury</b>	99	106	99	101

Source: St Edmundsbury Borough Council 2013/14 and 2014/15

5.18 Policy CS5 sets a target of affordable provision as follows:

- Where sites are between 0.17 hectares and 0.3 hectares or between 5 and 9 dwellings, 20% shall be affordable.
- Where sites are 0.3 hectares and above or 10 dwellings or more are proposed, 30% shall be affordable

5.19 The affordable completions in the two monitoring years represented 42% in 2013/2014 and 24% in 2014/15 of overall net dwelling completions, the latter of which is below the monitoring target of 30%. However the policy only requires affordable provision on schemes over 0.17 ha or above 5 dwellings and many of the completions either related to smaller schemes, were approved consent prior to the adoption of the Core Strategy or make affordable provision in a different monitoring year so are not recorded here.

The schemes that contributed to the affordable provision in each of the monitoring years are set out below.

Affordable completions in monitoring year 2013/14:

- The Maltings, Mildenhall Road, Bury St Edmunds;
- Vinefields, Bury St Edmunds;
- Hamlet Croft, Haverhill;
- Burton End, Haverhill;
- Church Street, Hundon; and
- Thurston Road, Great Barton.

Affordable completions in monitoring year 2014/15:

- Greenwood and Hazel Close, Haverhill;
- former Fireworks Factory, Chedburgh;
- Hanchett End, Haverhill;
- Millfields Way, Haverhill;
- Upthorpe Road, Stanton;
- Hamlet Croft, Haverhill;
- Rectory Road, Whepstead;
- School Yard, Risbygate Street, Bury St Edmunds; and
- The Green, Barrow; Hopton Road, Barningham.

5.20 The table below illustrates that new permissions arising in the two monitoring years, on large sites (over 10 dwellings) accords with policy requirement to seek to achieve 30% affordable provision. For a number of schemes 100%

provision has been approved.

<b>Large housing commitment sites (10 or more) 2013/2014</b>	<b>Number of affordable unit permitted</b>	<b>% affordable</b>
Linnett Service Station , Maynewater Lane, BSE (Known as Regency Place)	4	29%
Land East of the Granary, Stoke Road, Clare	18	30%
36-46 Withersfield Road, Haverhill	14	100%
Land rear of 36-46 Withersfield Road, Haverhill	13	100%
South of Hopton Road, Barningham (known as Lingwood Close)	6	29%
Land west of Barrow Hill, Barrow	24	30%
Land west of Westfield, Clare	11	100%
<b>TOTAL</b>	<b>90</b>	

<b>Large housing commitment sites (10 or more) 2014/2015</b>	<b>Number of affordable unit permitted</b>	<b>% affordable</b>
Haverhill Snooker Club, Chalkstone Way, Haverhill	21	100%
Ashend, East Barton Road, Great Barton	10	100%
Rear of 8 to 12 Westgate Street, BSE	7	28%
Land south of School Road, Risby	6	30%
Land south of Alexandra House, Hospital Road, BSE	25	100%
Priors Inn, Land south of Priors Avenue and 3 & 5 Priors Avenue, BSE	33	100%
Total	102	

Source: St Edmundsbury BC 2013/14 and 2014/15

### **CS5: Average Property price and housing affordability ratio**

Target: To decrease

Average prices based on sales and valuation (£)

	<b>Sept 2012</b>	<b>March 2013</b>	<b>Sept 2013</b>	<b>March 2014</b>	<b>Sept 2014</b>	<b>March 2015</b>
<b>SEBC</b>	227,057	221,574	230,989	234,449	252,190	248,026
<b>FHDC</b>	185,658	180,042	182,250	181,073	200,163	207,993
<b>East of England</b>	251,548	247,700	257,504	262,240	276,359	283,790

Source: Cambridge Sub Region Housing Market Bulletin Edition 25 published June 2015 (based on data March 2015)

<http://www.cambridgeshireinsight.org.uk/Housingmarketbulletin>

- 5.21 The table shows average house prices in St Edmundsbury rose from March 2013 to December 2014, the two monitoring periods, with a slight fall in September 2013 which may be due to seasonal variations. Average house prices followed a similar pattern in Forest Heath and the regional average, generally showing a rise in the same period.

Average house price: income ratio (rounded)

	March 2013	June 2013	Sept 2013	Dec 2013	March 2014	June 2014	Sept 2014	Dec 2014	March 2015
<b>SEBC</b>	6.2	6.3	6.3	6.5	6.7	6.8	7.1	7.3	7.4
<b>FHDC</b>	5.5	5.3	5.3	5.8	5.8	5.9	6.1	6.3	6.5
<b>East of England</b>	6.6	6.6	6.6	-	-	6.9	7.2	-	7.4

Source: Cambridge Sub Region Housing Market Bulletin published October 2015 (based on data June 2015)

<http://www.cambridgeshireinsight.org.uk/Housingmarketbulletin>

- 5.22 The above table shows the ratio of income to house prices. The higher the ratio the less affordable housing is in that area. Over the two monitoring years the affordability ratio in St Edmundsbury has risen from 6.2 in March 2013 to 7.4 in March 2015 which matched the sub regional average. This shows a worsening picture of affordability over the two monitoring years.

### **Gypsy and Traveller provision**

- 5.23 Policy CS6 states the Council will allocate sites for Gypsies, Travellers and Travelling Showpeople in line with national and regional policy.

#### **CS6: Provision for gypsy and traveller pitches**

Target: 20 pitches by 2011

- 5.24 Policy CS6 states that the need for Gypsies, Travellers and Travelling showpeople will be met in accordance with the Regional Spatial Strategy (RSS). 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 two permanent pitches for the period 2011 to 2016, a further two between 2016 and 2021 and three pitches are required for the period 2021-2031. One travelling showperson's pitch is required for the period 2011 to 2016. An update to the GTANA has been commissioned for completion in 2016.
- 5.25 The Council issued a call for any suitable, available and deliverable Gypsy and Traveller sites during the 2010 and 2012 Rural Site Allocations document consultation. No suitable sites were identified through this process.
- 5.26 Some provision has already been met and further provision is likely to come forward through the planning applications process over the plan period. These

proposals will need to satisfy the criteria set out in policy CS6 of the Core Strategy. In addition the Bury St Edmunds Vision 2031 document makes provision for Gypsy and Traveller accommodation at South East Bury St Edmunds should there be an unmet need at the time of the development.

### Jobs and the local economy

Policy CS9: Employment Indicators

- 5.27 Core Strategy Policy CS9 sets out to support St Edmundsbury's diverse and growing economy, by allocating employment land that will supply 13,000 additional jobs by 2026.

#### CS9: Unemployment Rate - % unemployed persons

Target: Reduce

Jobseekers Allowance Claimants quarterly

	May 2012	Nov 2012	May 2013	Nov 2013	May 2014	Nov 2014
St Edmundsbury BC	2.5	2.3	2.3	1.7	1.4	1.1
Forest Heath DC	2.5	2.2	2.2	1.6	1.2	0.9
Great Britain (unadjusted)	4.8	4.6	4.5	3.7	3.2	2.5

Source: NOMIS

<http://www.nomisweb.co.uk/reports/lmp/la/1946157240/report.aspx#tabearn>

- 5.28 The unemployment rate has fallen in St Edmundsbury over the two monitoring periods 2013/14 and 2014/15, with a fall from 2.3 to 1.1 in line with the monitoring target. Rates of unemployment in St Edmundsbury and Forest Heath remain well below the national average for Great Britain.

### CS9: Employment land availability: urban and rural

Target: to maintain a supply of available land where appropriate

Employment commitments on brownfield/greenfield by type:

Use Class	2013/14			2014/15		
	Greenfield (floorspace sq m)	Brownfield (floorspace sq m)	Total	Greenfield (floorspace sq m)	Brownfield (floorspace sq m)	Total
<b>B1(a), (b) &amp; (c) (Office, research &amp; development and light industrial)</b>	0	31.21	31.21	2925.00	-3974.47	-1049.47
<b>B2 (General Industrial)</b>	0	5583.50	5583.50	0	686.50	686.50
<b>B8 (Storage and distribution)</b>	0	-703.5	-703.50	0	145.20	145.20
<b>A1 (Shopping)</b>	0	-1451.74	-1451.74	0	-1778.00	-1778.00
<b>A2 (Financial and professional services)</b>	0	108.00	108.00	0	471.19	471.19
<b>A3 (Restaurants and cafes)</b>	0	1193.94	1193.94	0	675.00	675.00
<b>A4 (Drinking establishments)</b>	0	-560.00	-560.00	0	-81.00	-81.00
<b>A5 (Hot food take-away)</b>	0	566.60	566.60	0	0	0
<b>D1 (Non- residential institutions)</b>	1601.30	515.16	2116.46	0	247.00	247.00
<b>D2 (Assembly and leisure)</b>	0	1410.50	1410.50	0	-118.00	-118.00
<b>Sui-Generis (Other employment uses within their own category)</b>	0	88.40	88.40	0	570.00	570.00
<b>Total (floorspace sq m)</b>	1601.30	6955.08	8383.37	2925	-1594.22	231.58

Source: St Edmundsbury Borough Council 2013/2014 & 2014/2015



Employment commitments on brownfield/greenfield land by location  
B1, B2 and B8 commitments (floorspace – sq m)

Location	2013/14			2014/15		
	Greenfield (floorspace sq m) 2013/14	Brownfield (floorspace sq m) 2013/14	Total	Greenfield (floorspace sq m) 2014/15	Brownfield (floorspace sq m) 2014/15	Total
<b>Bury St Edmunds</b>	0	-93.56	-93.56	0	-2933.60	-2933.60
<b>Haverhill</b>	0	1930.00	1930.00	2925.0	-692.50	2232.50
<b>Rural</b>	0	3074.77	3074.77	0	483.33	483.33
<b>Total</b>	0	4911.21	4911.21	2925.00	-3142.77	-217.77

Source: St Edmundsbury Borough Council 2013/14 and 2014/15

- 5.29 The employment data shows the majority of new commitments in the period 2013/14 occurred on brownfield sites whereas for 2014/15 the majority occurred on greenfield sites. Overall floorspace provision increased in the year 2013/14, for the monitoring year 2014/15 although there was an overall increase in provision this was fairly small.
- 5.30 The commitments by location show a fairly mixed picture over the two monitoring periods 2013/14 and 2014/15. Overall additional provision was made in the period 2013/14 whereas an overall loss occurred in 2014/15.

**CS9: Employment permissions and allocations urban and rural**

Target: None identified

- 5.31 The tables below shows land availability within General and Rural Employment Areas based on the Vision 2031 preferred options documents (1<sup>st</sup> April 2012) and updated to 1<sup>st</sup> April 2013 taking account of completions in the monitoring years 2012/13, 2013/14 and 2014/15. The new commitments have either related to change of use or redevelopment of existing allocations leaving the land availability unchanged since 2012.

Bury St Edmunds	Land available for development 1st April 2012 (hectares)	Land available for development 1st April 2013 (hectares)	Land available for development 1st April 2014 (hectares)	Land available for development 1st April 2015 (hectares)
<b>Anglian Lane</b>	0.40	0.40	0.40	0.40
<b>Blenheim Park</b>	0.77	0.77	0.77	0.77
<b>Suffolk Business Park</b>	5.51	5.51	5.51	5.51
<b>Chapel Pond Hill</b>	0.88	0.88	0.88	0.88
<b>Eastern Way</b>	0.20	0.20	0.20	0.20
<b>Mildenhall Road</b>	4.29	4.29	4.29	4.29
<b>Northern Way</b>	0.34	0.34	0.34	0.34
<b>Sub Total</b>	<b>12.39</b>	<b>12.39</b>	<b>12.39</b>	<b>12.39</b>

Haverhill	Land available for development 1st April 2012 (hectares)	Land available for development 1st April 2013 (hectares)	Land available for development 1st April 2014 (hectares)	Land available for development 1st April 2015 (hectares)
Bumpstead Road	2.33	2.33	2.33	2.33
Falconer Road	2.98	2.98	2.98	2.98
Haverhill Industrial Estate	5.88	5.88	5.88	5.88
Homefield Road	0.24	0.24	0.24	0.24
Stour Valley Road	1.37	1.37	1.37	1.37
Haverhill Research Park*	6.9	6.9	6.9	6.9
<b>Sub Total</b>	<b>19.7</b>	<b>19.7</b>	<b>19.7</b>	<b>19.7</b>

\*Haverhill Research Park is available for B1 employment uses.

Rural	Land available for development 1st April 2012 (hectares)	Land available for development 1st April 2013 (hectares)	Land available for development 1st April 2014 (hectares)	Land available for development 1st April 2015 (hectares)
Barrow Business Park	1.0	1.0	1.0	1.0
Chedburgh	1.1	1.1	1.1	1.1
Clare, Chilton Street	0.5	0.5	0.5	0.5
Ixworth land off Bardwell Road	1.6	1.6	1.6	1.6
Risby Business Park	2.5	2.5	2.5	2.5
Shepherd's Grove, Stanton/Hepworth	53.1	53.1	53.1	53.1
<b>Sub Total</b>	<b>59.8</b>	<b>59.8</b>	<b>59.8</b>	<b>59.8</b>

#### CS9: Number of farmers markets and farm shops

Target: Increase

- 5.32 There were 16 Farmers Markets and Farm Shops as of June 2011. No data was available to provide an update for the monitoring years 2013/14 and 2014/15.

#### CS10: New retail floor space in town centres

Target: No target set

#### Policy CS10 Retail, Leisure, Cultural and Office Provision Indicators

- 5.33 Core Strategy Policy CS10 covers retail, leisure and cultural provision. It identifies Bury St Edmunds and Haverhill as the focus for new development.

#### New commitments arising in monitoring year for Retail, Office and Leisure development in shopping centres by type 2013-2014 and 2014-2015

Commitments				
Use Class	Bury St Edmunds 2013-2014	Bury St Edmunds 2014-2015	Haverhill 2013-2014	Haverhill 2014-2015
A1 (Shopping)	960	0	0	-54
A2 (Financial &	73	299	0	0

<b>professional services</b>				
<b>A3 (Restaurant &amp; cafes)</b>	988	643	0	32
<b>A4 (Drinking establishments)</b>	153	0	0	0
<b>A5 (Hot food take-away)</b>	0	0	0	0
<b>B1(a) (Office)</b>	269	0	0	0
<b>C1 (Hotels)</b>	0	0	0	0
<b>D1 (Non residential institutions)</b>	587	0	0	0
<b>D2 (Assembly and Leisure)</b>	53	0	0	0
<b>Total (sq m)</b>	3,083	942	0	-22

Source: St Edmundsbury Borough Council 2015

- 5.34 The table shows new commitments arising over the monitoring period, including changes of use and pavement cafes. It does not reflect net gains. It shows the highest rise was in restaurants and cafes 988 sqm floorspace (Class A3) closely followed by 960sqm shopping floorspace (Class A1) in Bury St Edmunds. There was also a notable amount of non residential institutional uses (Class D1), with 587sqm permitted in the Bury St Edmunds town centre. An overall loss, albeit fairly small, in provision is shown in the monitoring period 2014/15 in Haverhill town centre.

#### **CS10: Percentage of vacant units in BSE and Haverhill town centres**

Target: Not exceed the national average

	<b>Bury St Edmunds</b>	<b>Haverhill</b>	<b>National Average</b>
<b>Aug 2008</b>	5%	no data	
<b>Aug 2010</b>	8%	No data	
<b>Aug 2011</b>	7.2%	4.8%	
<b>April 2012</b>	8.7%	3.75%	
<b>May 2012</b>	8.5%	3.2%	
<b>June 2012</b>	8.9%	4.2%	
<b>July 2012</b>	10.5%	No data	
<b>Oct 2012</b>	10.3%	No data	
<b>Jan 2013</b>	10.1%	No data	10.9%
<b>Apr 2013</b>	10.4%	No data	11.9%
<b>July 2013</b>	10.5%	No data	11.1%
<b>Sept 2013</b>	10.1%	4.8%	11.1%
<b>Jan 2014</b>	8.1%	5.6%	11.0%
<b>March 2014</b>	7.0%	6.3%	11.0%
<b>June 2014</b>	7.3%	(July 2014) 5.7%	10.6%
<b>Sept 2014</b>	8.1%	(August 2014) 5.9%	10.1%
<b>Jan 2015</b>	6.5%	5.1%	10.4%
<b>March 2015</b>	6.3%	5.2%	10.4%
<b>June 2015</b>	8.0%	5.2%	10.2%
<b>Sept 2015</b>	7.0%	4.7%	9.8%

Source: St Edmundsbury Borough Council 2015

- 5.35 The Council's monitoring data has shown town centre vacancy rates range between 6.3% to 10.5% in Bury St Edmunds and 4.7% to 6.3% in Haverhill during the monitoring years 2013/14 and 2014/15. This levels broadly accords with the 5 to 10% Association of Town and City Centre Management (ATCM) considers to be healthy and falls well below the national vacancy rate of 14% (Experian Goad Report 2013, vacancy by number of outlets in UK).

### Environmental and sustainable development indicators

#### CS2: Change in number and area of designated ecological sites

Target: no net loss

Site type	2010/11	2012/13	2014/15
<b>Wetland of International Importance (RAMSAR)</b>	0	0	0
<b>Special Protection Area (SPA)</b>	1 - Brecks Area	1 - Breckland (part) 3,814 ha	1 – Breckland (part) 3,814ha
<b>Special Areas of Conservation (SAC)</b>	2 - Brecks (part), and Waveney and Little Ouse Valley Fens (part)	2 - Brecks (part) 253.2 ha, and Waveney and Little Ouse Valley Fens (part) 58.5 ha	2 Brecks (part) 253.2 ha, and Waveney and Little Ouse Valley Fens (part) 58.5 ha
<b>Sites of Special Scientific Interest (SSSI)</b>	27 (4,627 ha)	27 (4,644 ha)	27 (4,644 ha)
<b>County Wildlife Sites (CWS)</b>	153 (3,527 ha)	147 (3,540 ha)	149 (3,546ha)
<b>National Nature Reserve</b>		2 - (161.6 ha) Thetford Heath (98.3) and Bradfield Woods (63.3ha)	2 - (161.6 ha) Thetford Heath (98.3) and Bradfield Woods (63.3ha)
<b>Local Nature Reserves (LNR)</b>	3 - (42.4 ha) Haverhill Railway Walks, Moreton Hall Community Woods, Bury St Edmunds and Rede Wood	2 - (32.5ha) Haverhill Railway Walks (13.8ha) and Moreton Hall Community Woods (18.7ha)	2 - (32.5ha) Haverhill Railway Walks (13.8ha) and Moreton Hall Community Woods (18.7ha)
<b>Local Wildlife Sites (LWS)</b>	32 (307.22 ha)	31 (342.2 ha)	31 (342.2ha)
<b>Environmentally Sensitive Areas (ESA's)</b>	2 (17,489 ha)	No data available at time of publication	No data available at time of publication

Source: West Suffolk Council 2015

- 5.36 The number and area of designated ecological sites has not shown any fall between 2012/13 to 2014/15 in accordance with the target. There has been an increase of 2 County Wildlife Sites, resulting in an increase in area of 6 hectares.

#### CS2: Development proposals affecting BAP habitats outside protected areas

Target: zero

- 5.37 No information was available at the time of publication to report on this monitoring indicator.

### **CS2: Water quality in rivers**

Target: Improve

- 5.38 No information was available at the time of publication to report on this monitoring indicator.

### **CS2: Groundwater quality**

Target: Improve

- 5.39 No information was available at the time of publication to report on this monitoring indicator. The Environment Agency have advised that data on groundwater quality is not assessed annually.

### **CS2: Flood risk – planning applications approved against Environment Agency advice**

Target: Compliance with ES advice

- 5.40 We are not aware of any planning applications having been approved against Environment Agency advice in the monitoring years 2013/14 and 2014/15.

### **CS2: Properties at risk of flooding from rivers**

Target: Decrease/Maintain/Stable

- 5.41 The table below shows the percentage of properties in flood zone 2 at risk of flooding has declined from 3% to 2.7% since 2006, thereby meeting the monitoring target.

	<b>2006</b>	<b>2011</b>	<b>2013</b>	<b>2015</b>
<b>Properties at risk from flooding (in Flood Zone 2)</b>	1,337	1,345	1,346	1373
<b>Percentage of total number of properties in St Edmundsbury</b>	3%	2.8%	2.7%	2.7%

Source: St Edmundsbury Borough Council 2015

### **CS2: Have annual mean concentrations of any key pollutants been exceeded?**

Target: Zero exceedances

2015 Updating and Screening Assessment

- 5.42 An Updating and Screening Assessment was published for St Edmundsbury Borough Council in April 2015. The assessment concluded that for the most part air quality in St Edmundsbury remains good. Road traffic emissions continue to be the main source of pollution where pollutant levels are close to the objective levels. The only exceedance of the annual mean objective level is recorded at the revoked AQMA in Great Barton. This AQMA was revoked in 2012 as there were no members of the public regularly present at the location therefore there is no risk to residents or members of the public. It was concluded that the Air Quality Management Order should not have been designated. The recorded levels at the Great Barton Post Office site have shown a steady decrease over the past 5 years. There have been no significant trends at other sites throughout the Borough over the past five years, with all other sites remaining under the national objective for nitrogen dioxide. The locations of some sites will be slightly adjusted in 2015 to take into account

location of junctions on narrow streets.

- 5.43 The report concludes, with regards to the Borough, there have been no material changes or developments that put the Government's objectives for the seven prescribed pollutants at risk of being exceeded. It is concluded that a detailed assessment is not required.

**CS2: Conserving soil quality – number and percentage of new dwellings completed on greenfield land**

Target: Not identified

- 5.44 In the monitoring year 2013/14 there were 238 dwelling completions (net) of which 77 were built on greenfield land, representing 32%. In the monitoring year 2014/15 there were 414 dwelling completions (net) of which 179 were built on greenfield land, representing 43%.

**CS2: Daily domestic water use (per capita consumption, litres) for St Edmundsbury**

Target: Achieving the equivalent of 3 stars under the Code for Sustainable Homes for water use (105 litres/person capita/day) is a desirable target for new homes

<b>HOUSEHOLD WATER USE – (Litres per person per day)</b>		
<b>Year</b>	<b>Unmetered</b>	<b>Metered</b>
<b>2000-1</b>	155	114
<b>2001-2</b>	150	119
<b>2002-3</b>	159	123
<b>2003-4</b>	163	127
<b>2004-5</b>	160	125
<b>2005-6</b>	160	128
<b>2006-7</b>	156	137
<b>2007-8</b>	158	142
<b>2008-9</b>	158	139
<b>2009-10</b>	Information not published	Information not published
<b>2010-11</b>	Information not published	Information not published
<b>2011-12</b>	Information not published	Information not published
<b>2012-13</b>	155	127
<b>2013-14</b>	Not available	Not available
<b>2014-15</b>	150	124

Source: Anglian Water Services 2014-2015 data from [http://www.anglianwater.co.uk/\\_assets/media/WRMP\\_2015.pdf](http://www.anglianwater.co.uk/_assets/media/WRMP_2015.pdf)

- 5.45 The above table shows the average water consumption for the whole of the Anglian Water region for all households. No data was available for St Edmundsbury for new dwellings only and therefore this information source is limited in monitoring the performance of the indicator. The table indicates that overall water consumption for existing and new homes exceeds the monitoring target of 105 lpd. However it has shown a slight fall in 2014/15 from previous data in 2012/13.

**CS2: Consumption of electricity – Domestic use per consumer and total commercial and industrial use**

Target: Decrease

	Domestic consumers		Non-domestic consumers		Sales per consumer	
	Sales - GWh	Number of MPANs (1000's)	Sales - GWh	Number of MPANs (1000's)	Average domestic consumption kWh	Average non-domestic consumption kWh
<b>2010</b>	212	47	332	4	4,557	74,306
<b>2011</b>	208	47	291	4	4,468	64,974
<b>2012</b>	205	47	347	5	4,387	76,375
<b>2013</b>	202	47	349	5	4,323	76,859
<b>2014</b>	204	47	400	5	4,308	85,713
<b>2015</b>	Not yet published	Not yet published	Not yet published	Not yet published	Not yet published	Not yet published

Source: <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011>

- 5.46 The table shows average electricity consumption per domestic consumer has decreased over the period 2010 to 2012. Average commercial and industrial consumption has decreased from 2010 to 2012, although there was a drop in consumption in 2011.

**CS2: Consumption of gas – Domestic use per consumer and total commercial and industrial use**

Target: Decrease

	Domestic consumers		Non-domestic consumers		Sales per consumer	
	Sales - GWh	Number of MPANs (1000's)	Sales - GWh	Number of MPANs (1000's)	Average domestic consumption kWh	Average non-domestic consumption kWh
<b>2010</b>	459	32	2,213	0	14,166	4,895,730
<b>2011</b>	430	33	1,684	0	13,210	3,751,668
<b>2012</b>	429	33	1,632	0	13,113	3,786,855
<b>2013</b>	419	33	1,487	0	12,759	3,411,251
<b>2014</b>	412	33	1,668	0	12,392	4,087,988
<b>2015</b>	Not yet published	Not yet published	Not yet published	Not yet published	Not yet published	Not yet published

Source:

- 5.47 The table shows average gas consumption per domestic consumer decreased in St Edmundsbury over the period 2010 to 2011. There was also a decrease in commercial and industrial gas consumption from 2010 to 2011. No data was available for 2012 at the time of publishing this report.

**CS2: Household and municipal waste reduced**

Target: Year on year reduction

Financial Year	Domestic Waste	Municipal Waste
2011/12	21,063.72T	25,576.85T
2012/13	21,531.23T	26,400.60T
2013/14	21,257.07T	26,652.659T
2014/15	22,231.12T	27,630.06T

Source: St Edmundsbury BC 2015

- 5.48 An overall decrease cannot be observed in the amount of reported domestic waste produced over the last 2 financial years. Also, an increase in municipal, (or local authority collected waste from a number of domestic and commercial customers) is evident. Our target is not being met.

**CS2: Tonnage/proportion of household (and municipal) waste recycled and composted**

Target: Year on year increase

Financial Year	Domestic Recycled	Municipal Recycled
2011/12	24,379.28T	25,575.28T
2012/13	23,573.76T	24,816.70T
2013/14	24,903.55T	26,293.37T
2014/15	23,842.17T	24,934.92T

Source: St Edmundsbury BC 2015

- 5.49 An increase in reported waste recycling and composting was evident in 2013/14 in both the domestic and municipal categories, but this was followed by a decrease in 2014/15. Therefore, the target for domestic recycling is being met but not for municipal recycling.

**CS2: Percentage of buildings achieving desired rating against national building standards such as Code for Sustainable Homes or BREEAM**

Desirable targets: All new dwellings meeting code 3 by 2010, code 4 by 2013 and code 6 by 2016

- 5.50 The Code for Sustainable Homes has been withdrawn following an review of technical housing standards.
- 5.51 Policy DM7 of the adopted Joint Development Management Policies document (2015), 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. All new non residential developments over 1000sqm will be expected to achieve the BREEAM Excellent standard.
- 5.52 The Core Strategy target is no longer applicable as it refers to a Code which is no longer an adopted standard. It has not been possible to monitor this target.



**CS2: Number of properties receiving grants to increase energy efficiency in their homes (e.g. from Carbon Emissions Reduced Scheme or the Warm Front Scheme)**

Target: Increase

Energy efficiency measures installed under grant funding in St Edmundsbury

	<b>Cavity wall insulation</b>	<b>Loft insulation measures</b>	<b>Total</b>
<b>2008/9</b>	1,013	1,403	2,416
<b>2009/10</b>	735	827	1,562
<b>2010/11</b>	601	754	1,355
<b>2011/12</b>	No data	No data	No data
<b>2012/13</b>	1,042	1,684	2,726
<b>2013/14</b>	145	87	232
<b>2014/15 (up to 30.06.2015)</b>	131	102	233

Source: St Edmundsbury Borough Council 2016

- 5.53 The table shows the number of properties with energy efficiency measures installed under grant rose in the monitoring year 2012/13 before falling in 2013/14 and 2014/15. The Central government energy efficiency grant programme changed significantly during this period. The Carbon Emission Reduction Target (CERT), a government mandated obligation on the utility companies ended and Green Deal and the Energy Company Obligation was introduced.

**CS2: Number of listed buildings and buildings at risk**

Target: Decrease

Number of listed buildings and buildings at risk in St Edmundsbury

	<b>Number of listed buildings</b>	<b>Number of buildings at risk</b>
<b>2009/10</b>	3244	21
<b>2010/11</b>	3243	21
<b>2011/12</b>	No data	No data
<b>2012/13</b>	3249	14
<b>2013/14</b>	No information	No information
<b>2014/15</b>	3249	14

Source: St Edmundsbury Borough Council 2015

- 5.54 The table shows the number of listed buildings has increased in the Borough, with the number of buildings reported at risk declining to 14. This meets the monitoring target to decrease the number of buildings at risk.

**CS2: Areas of historic parks and gardens**

Target: No net loss

- 5.55 There was no change in areas of historic parks and gardens in the monitoring year.

**CS2: Number and area of Conservation Areas and Article 4 Directions**

Target: No net loss

- 5.56 There has been no change since the last monitoring year.

**CS2: Number and Area of Conservation Area Appraisal completed and enhancement schemes (in conservation areas) implemented**

Target: Increase

- 5.57 There have been no Conservation Area Appraisals completed and enhancement schemes implemented in the monitoring year.

**CS2: Number of scheduled ancient monuments (SAMs) damaged as a result of development**

Target: Zero

- 5.58 There has been no reported damage to scheduled ancient monuments in the monitoring year.

**CS2: Number of applications affecting known or unknown archaeological sites but judged of high potential and approved with conditions requiring prior excavation or recording during development**

Target: Not identified

- 5.59 In the monitoring period 2013/2014 there were 17 applications with an archaeological condition and for the period 2014/2015 there were 38 applications with an archaeological condition.

**Design and Local Distinctiveness**

**CS3: Number of approved concept statements and masterplans**

Target: Not identified

- 5.60 Six concept statements were adopted in May 2013. A masterplan was adopted in each of the following months, December 2013, February 2014 and June 2014.

- 5.61 An update on consultations is reported on the Council's website at [www.westsuffolk.gov.uk/supplementaryplanningguidance](http://www.westsuffolk.gov.uk/supplementaryplanningguidance)

**Masterplan adopted in the monitoring years 2013/14 and 2014/15**

North-west BSE – December 2013  
Moreton Hall BSE – February 2014  
North-east BSE – June 2014

**Concept statements adopted in the monitoring years 2013/14 and 2014/15**

South-east BSE Concept Statement – May 2013  
North-east BSE Concept Statement – May 2013  
West BSE Concept Statement – May 2013  
Moreton Hall BSE Concept Statement – May 2013

## Sustainable Transport

### CS7: Number of developments where a travel plan is submitted or is a condition of development

Target: Increase

- 5.62 No information was available at the time of publication to report on this monitoring indicator.

### CS7: Percentage of journeys to work undertaken by sustainable means

Target: Increase

- 5.63 Most used travel mode to work – average across participating organisations in Suffolk

Suffolk County Council	2010	2011	2012	2013	2014	2015
Bus	5.3%	4.4%	4.6%	5.2%	5.2%	6.47%
Car driver – single occupant (whole journey)	55.9%	55.6%	58.6%	54.0%	56.4%	55.64%
Car driver with a passenger/car share (any part of the journey)	9.4%	9.6%	9.3%	9.5%	7.8%	6.90%
Car passenger	3.9%	3.1%	2.7%	3.3%	2.9%	2.73%
Cycle	7.9%	9.4%	9.4%	9.4%	7.7%	8.12%
Motor cycle/moped/motor scooter	1.1%	1.2%	0.9%	0.9%	1.0%	0.65%
Park and ride	1.5%	0.9%	1.0%	1.1%	2.0%	2.01%
Train	3.2%	3.5%	3.3%	4.4%	5.9%	5.25%
Work from home	1.2%	1.6%	1.5%	1.5%	0.6%	0.36%
Walk	10.9%	10.6%	8.7%	10.0%	10.6%	11.14%
Other	0.2%	0.1%	0.1%	0.8%	No data	No data
<b>Sustainability</b>	<b>33.4%</b>	<b>33.4%</b>	<b>31.2%</b>	<b>34.8%</b>	<b>34.8%</b>	<b>36.0%</b>

St Edmundsbury Borough Council	2010	2011	2012	2013	2014	2015
Bus	2.3%	3%	2%	1.7%	0%	4.55%
Car driver – single occupant (whole journey)	62.4%	61%	66%	68.3%	61.3%	63.64%
Car driver with a passenger/car share (any part of the journey)	9.4%	12%	13%	8.3%	6.5%	9.09%
Car passenger	3.3%	3%	3%	3.3%	3.2%	0%
Cycle	6.6%	3%	6%	3.3%	9.7%	13.54%
Motor cycle/moped/motor scooter	0%	1%	1%	0%	0%	0%
Park and ride	0%	1%	0%	0%	0%	0%
Train	0.9%	2%	0%	1.7%	0%	0%
Work from home	0.9%	1%	1%	0.8%	0%	0%
Walk	14.1%	14%	8%	12.5%	19.4%	9.09%
Other	No data	No data	No data	No data	No data	No data
<b>Sustainability</b>	<b>28.2%</b>	<b>26.1%</b>	<b>20.4%</b>	<b>23.3%</b>	<b>32.3%</b>	<b>27.2%</b>

Source: Suffolk County Council, Travel to Work Report 2013, tables 3 and 9 - 2014 and 2015 – table 12 and (9 for sustainability)  
 Suffolk Observatory <http://www.suffolkobservatory.info/IAS/explorer/resources/>

- 5.64 The above table records results from an online travel to work survey conducted by Suffolk County Council. The full report can be viewed at <http://www.suffolkobservatory.info/IAS/explorer/resources/>. The table shows across Suffolk there has been an increase in use of sustainability modes of transport to work in since 2013 but with a rise in 2014 followed by a fall in 2015 of sustainable modes in St Edmundsbury.

**CS7: Percentage of schoolchildren travelling to school by sustainable means**

Target: Increase

- 5.65 There is no information available to report on this indicator for the monitoring year.

**CS7: Car parking standards (the number of spaces per Development)**

Target: Decrease

- 5.66 There is no information available to report on this indicator for the monitoring years 2013/14 and 2014/15.

## **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 Core Strategy Policy CS15 sets out the mechanisms that will be triggered, if it appears that policies and allocations are not being met.

- Review of housing and employment land supply and allocations;
- Action to bring forward sites for development, wherever possible in partnership with landowners and developers;
- Action to bring forward development on previously developed land;
- Action to secure the timely provision of infrastructure.

Review of relevant parts of the Local Plan

## **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 required to include in AMRs updates on Neighbourhood Planning in their areas. During the monitoring years 2013/14 and 2014-2015 no Neighbourhood Plan Areas were designated (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)

### **Vision 2031 and Localism**

7.3 Vision 2031 is a project to create a community-led vision for different parts of the borough, which has taken place whilst this report was being prepared.

7.4 With consultation having taken place across the borough on ten themes, it will be the most comprehensive expression of community issues possible. It is therefore proposed that following adoption of the Vision 2031 documents (see paragraph 2.6 above) future Authority Monitoring Reports will focus on those Core Strategy indicators that are relevant to the outcomes identified by Vision 2031.

7.5 Between now and the publishing of next year's report, the council will be considering ways in which future reports can better reflect the needs and wishes of the borough. 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](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.

# Appendix A Local Development Scheme 2015-2017

## Local Development Scheme 2015 - 2017 (July 2015 update)

	2015												2016												2017											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<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																																				

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

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

## Appendix B

### Glossary of Terms

List of acronyms and technical terms.

<b>Glossary</b>		
<b>Acronym</b>	<b>Term</b>	<b>Definition</b>
	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 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.
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.



<b>Glossary</b>		
<b>Acronym</b>	<b>Term</b>	<b>Definition</b>
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 <u>Act of Parliament</u> to change the powers of <u>local government in England</u> . It includes "to make provision about town and country planning, the <u>Community Infrastructure Levy</u> 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

<b>Glossary</b>		
<b>Acronym</b>	<b>Term</b>	<b>Definition</b>
		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.

<b>Glossary</b>		
<b>Acronym</b>	<b>Term</b>	<b>Definition</b>
The Regulations	The Town and Country Planning (Local Planning) (England) Regulations 2012	These regulations came into force on 6th April 2012. They govern the process by which Local Planning Authorities prepare their development plans and associated documents.

## Appendix C

### Current Relevant Planning Policies

The St Edmundsbury Local Plan is made up of the following:

- Core Strategy; which was adopted on 14 December 2010
- Vision 2031; which consists of three local plans, Bury St Edmunds Vision 2031, Haverhill Vision 2031 and Rural Vision 2031 adopted on 23 September 2014
- Joint Development Management Policies document; which was adopted on 27 February 2015
- St Edmundsbury Policies Map

The relevant planning policies by which applications will be assessed are set out below:

Relevant Policy	Title
<b>Core Strategy Policies</b>	
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
CS11	Bury St Edmunds Strategic Growth
CS12	Haverhill Strategic Growth
CS13	Rural Areas
CS14	Community infrastructure capacity and tariffs
CS15	Plan, Monitor, Manage
<b>Local Plan Policies – Vision 2031</b>	
<b>Bury St Edmunds Vision 2031</b>	
BV1	Presumption in favour of Sustainable Development
BV2	Housing Development in 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
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 – Compiegne Way
BV17	Out of Centre Retail Proposals
BV18	Community Infrastructure Levy and Allowable Solutions
BV19	Land West of Rougham Road
BV20	Rougham Airfield
BV21	Allotments
BV22	West Suffolk Hospital and St Nicholas' Hospice
BV23	West Suffolk College
BV24	Safeguarding Educational Establishments
BV25	Conserving the setting and views from the historic core
BV26	Green Infrastructure in Bury St Edmunds
BV27	Bury St Edmunds Town Centre Masterplan
<b>Haverhill Vision 2031</b>	
HV1	Presumption in favour of Sustainable Development
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 Redevelopment of Brownfield Land
HV8	New and Existing Local Centres and Community Facilities
HV9	General Employment Areas – Haverhill
HV10	Strategic Employment Site – Hanchet End Haverhill
HV11	Out of Centre Retail Proposals
HV12	Haverhill North-West Relief Road
HV13	Community Infrastructure Levy and Allowable Solutions
HV14	Allotments
HV15	Safeguarding Educational Establishments
HV16	Castle Manor Academy
HV17	Further Education Facility
HV18	Haverhill Green Infrastructure
HV19	Haverhill Town Centre Masterplan
<b>Rural Vision 2031</b>	
RV1	Presumption in favour of Sustainable Development
RV2	Neighbourhood Plans
RV3	Housing Settlement Boundaries
RV4	Rural Employment Areas
RV5	Protection of Special Uses
RV6	Park Farm, Ingham
RV7	Allotments
RV8	Safeguarding Educational Establishments
RV9	Green Infrastructure in the Rural Areas

RV10	Barrow
RV11	Clare
RV12	Ixworth
RV13	Kedington
RV14	Stanton
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
<b>Joint Development Management Policies Document</b>	
DM1	Presumption in Favour of Sustainable Development
DM2	Creating Places – Development Principles and Local Distinctiveness
DM3	Masterplans
DM4	Development Briefs
DM5	Development in the Countryside
DM6	Flooding and Sustainable Drainage
DM7	Sustainable Design and Construction
DM8	Low and Zero Carbon Energy Generation
DM9	Infrastructure and Services and Telecommunications Development
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 Building
DM19	Development Affecting Parks and Gardens of Special Historic or Design Interest
DM20	Archaeology
DM21	Enabling Development
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
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
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
DM45	Transport Assessments and Travel Plans
DM46	Parking Standards
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

