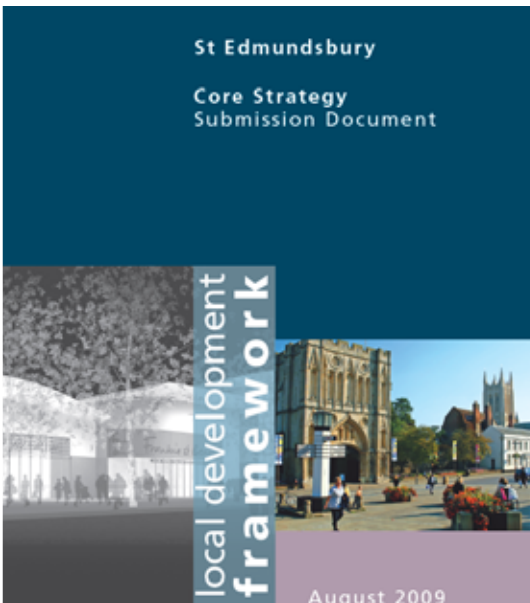




St Edmundsbury

Local Development Framework

Annual Monitoring Report 2008/9



St Edmundsbury Borough Council
Planning and Economic Development Services
December 2009



Executive Summary

This is the fifth Annual Monitoring Report (AMR) for St Edmundsbury's planning policies. It covers the period 1 April 2008 to 31 March 2009 and has been prepared in accordance with the governments published guidance Local Development Framework Monitoring: A Good Practice Guide published by the Office of the Deputy Prime Minister in March 2005.

An important role of the AMR is to monitor progress on the implementation of the Local Development Scheme (LDS). During 2008/9 the borough council met all of the key milestones set out in the adopted LDS as revised in March 2008.

Section 3 of the AMR provides details on the spatial profile, for example the matters and statistics that place the planning policies of the borough in context with wider issues in the local community. Much of this data has been collected in preparing the Scoping Report of the Local Development Framework Sustainability Appraisal. Some of the data, albeit the most recent available, is derived from the 2001 Census and is therefore becoming more and more out of date and unreliable.

In section 4, the report notes the performance of the council in implementing the Replacement Local Plan which was adopted June 2006 and plans for the period up until 2016. Section 5 provides some baseline data for the future monitoring of the performance of the Plan.

Section 6 addresses the core indicators required by the government in its guidance published in March 2005 and reports, where possible, against the updated set of Core Indicators published in July 2008. The results indicate that in relation to housing in particular, the council is on course to deliver the County Structure Plan requirement by 2016. However key targets for up to 2021, as stated in the Regional Spatial Strategy (East of England Plan) suggest the borough should provide a minimum of 10,000 new homes, with a further 5,400 between 2021 and 2031. Between 1996 and 2009 the average annual completion rate was 488 homes compared with the Structure Plan requirement of 440 homes. In addition, the monitoring reveals that sufficient land is readily available to deliver sufficient housing over the next five years and that the level of affordable housing being delivered is also increasing.

Finally, section 7 sets out significant effects indicators which are being developed through the Local Development Framework Sustainability Appraisal. The borough council has worked in partnership with the other Suffolk local planning authorities to develop indicators as part of the Suffolk's Environment project. As the council continues to develop Development Plan Documents, appropriate monitoring methodology will be developed to assess plan performance against the indicators.

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1 Introduction

This is the fifth annual monitoring report for St Edmundsbury's planning policies. It covers the period 1 April 2008 to 31 March 2009 and has been prepared in accordance with the governments published guidance Local Development Framework Monitoring: A Good Practice Guide published by the Office of the Deputy Prime Minister in March 2005. The Planning and Compulsory Purchase Act 2004 requires every local planning authority to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31 December.

The AMR is required to:

- review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
- assess the extent to which policies in local development documents are being implemented;
- where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- identify the significant effects of implementing policies in local development documents and whether they are as intended; and
- set out whether policies are to be amended or replaced.

The 2008/9 AMR was considered by the borough council's Sustainable Development Panel on 23 November 2009 and subsequently approved by Cabinet for submission to the Government Office for the East of England.

2 St Edmundsbury Local Development Scheme

This section reviews the progress achieved by the borough council in meeting the milestones set out in the Local Development Scheme (LDS) and establishes whether the timetable set out in the LDS is likely to be met during the year ahead.

Reflections from the 2007/8 AMR

The 2007/8 AMR noted that the priority for the borough council during that year had been the preparation of the Core Strategy Preferred Options document. The Preferred Options document was prepared and similarly to the previous draft, was subject to a six week consultation in November/December 2008.

Achievements in 2008/9

After the 2006/07 AMR was submitted to the Government Office the LDS was revised and approved in March 2008.

The 2008/09 AMR proposes a revision to the previously approved Local Development Scheme (March 2008), primarily due to concerns raised by the Government Office in relation to the delays in producing the evidence base required to support the Local Development Framework and the resources required to prepare newly proposed Area Action Plans for Bury St Edmunds and Haverhill.

The following section assesses progress in meeting the milestones for the documents set out in the latest, November 2009, revision of the LDS.

Statement of Community Involvement (SCI)

The SCI was submitted to the Secretary of State for examination in early June 2007 with the independent examination taking place in October 2007. The SCI was formally adopted in February 2008 which met the milestones set out in the March 2008 LDS amendment. The adopted version is available to download on the council's website. It is not considered that the SCI needs to be reviewed at this time.

Core Strategy and Policies Development Plan Document (DPD)

The programme for completing the Core Strategy has been amended since the last AMR and is set out below for comparison. In December 2008 an application was made to the Government Office for the East of England to save a number of our existing Local Plan policies to cover the period up to the adoption of our new Development Control Policies DPD. This was approved by the Government Office on 30 April 2009. A list of the saved policies is included at Appendix A.

Table 2.1 Revised Core Strategy and Policies progress 2008/09

Stage	March 2008 LDS	November 2009 LDS	Comments on progress
Pre-submission consultation/ commencement of document preparation			Scoping report for Strategic Environmental Assessment / Sustainability Appraisal completed in April 2007
Issues and Options consultation	Mar-Apr 2008	Mar-Apr 2008	Consultation took place from 14 March until 25 April 2008
Consideration of comments	Apr-Sep 2008	Apr-Sep 2008	Comments considered and presented to Sustainable Development Panel in July 2008
Preparation for preferred options consultation	Apr-Sep 2008	Apr-Sep 2008	Preferred Options document prepared and presented to Sustainable Development Panel October 2008
Preferred Options consultation	Nov-Dec 2008	Nov-Dec 2008	Consultation took place Nov 2008 - Jan 2009
Consideration of comments	Jan-Feb 2009	Jan-Feb 2009	Comments considered and presented to Sustainable Development Panel in February 2009
Preparation of LDD	Jan-Feb 2009	Jan-Feb 2009	February 2009-June 2009
SEBC to agree	Feb 2009		Submission DPD agreed by Full Council July 2009
Public consultation	Mar 2009	Aug-Oct 2009	Submission Consultation took place from 12 August to 7 October 2009
Submission of LDD to SoS	Mar 2009	Jan 2010	Anticipate submitting first week in January 2010
Pre-examination meeting	Jun 2009	Mar 2010	
Consideration of comments and preparation of examination evidence	Jul-Aug 2009	Jan-Mar 2010	
Independent examination	Sep 2009	Apr 2010	

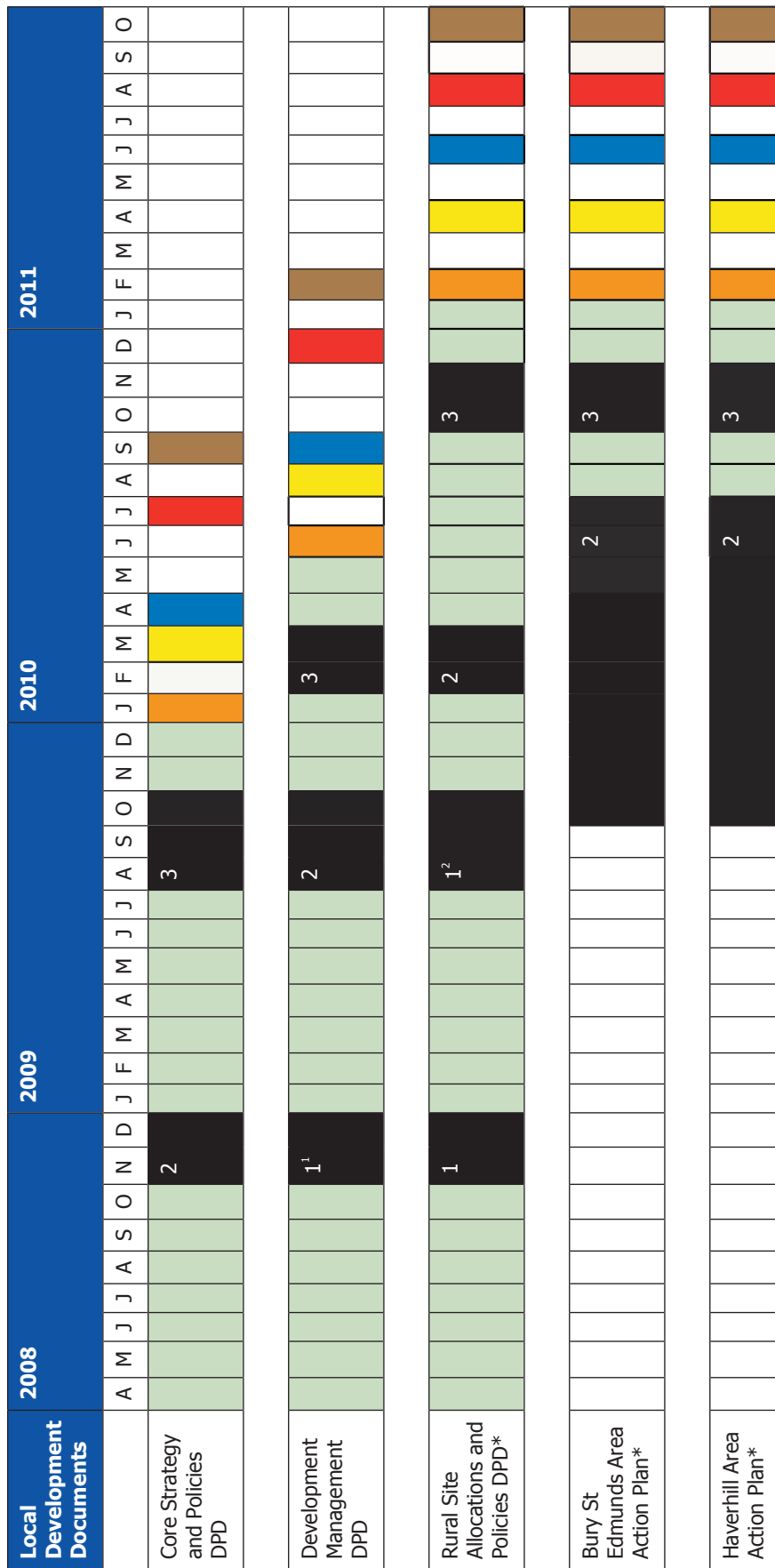
Stage	March 2008 LDS	November 2009 LDS	Comments on progress
Receive Inspectors Report	Mar 2010	July 2010	
Adopt LDD	May 2010	Sep 2010	

Revised Local Development Scheme November 2009

In December 2009 the council submitted a revised Local Development Scheme to the Government Office. This was to take into account concerns raised by the Government Office in relation to the delays in producing the substantial evidence base required to support the Local Development Framework, and the resources required to produce Area Action Plans for Bury St Edmunds and Haverhill.

The Preferred Options Core Strategy (November 2008) included within it a review of Development Control Policies, as at the time of the 2007/08 AMR it appeared that the Suffolk Local Government Review would progress a unitary authority prior to the submission of a separate Development Control Policies document. It was therefore important to ensure that the council had a robust and comprehensive Core Strategy submitted and adopted to carry forward to a new unitary authority. Since then, delays to the LGR have resulted in the council deciding to continue to progress a separate Development Management DPD in accordance with the Local Development Scheme.

It is proposed to prepare Area Action Plans for the whole of Bury St Edmunds and Haverhill as part of the Local Development Framework. The area action plans will provide a more detailed framework for managing the long-term sustainable growth of the towns and work commenced on them in October 2009.



1 Development Control Policies Issues and Options consultation undertaken as part of Core Strategy Preferred Options consultation

2 Site Allocation Issues and Options: Additional Sites consultation

* Consultation may be delayed by the calling of a General Election. This could delay the process towards the adoption of these documents

	Document preparation/consultation/consideration of responses
	Public participation /consultation: 1 – Issues and Options stage, 2 – Preferred Options stage, 3 – Final Document stage
	Submission to the Secretary of State
	Pre-examination meeting
	Independent examination. Please note, for the Site Allocations and Area Action Plans, the detailed examination time frames may be subject to change at the time of submission depending on the Planning Inspectorate's timetables.
	Receive Inspector's report
	Adoption
	Note: Not all stages apply to each Development Document

3 Spatial Profile

3.1 Characteristics of St Edmundsbury

In 2006/07 the borough council collected and analysed data for the Local Development Framework Sustainability Appraisal Scoping Report. This baseline data provides an important context for the development and monitoring of planning policies. This data has been updated, where appropriate, for 2008/09 and the key contextual data is set out below.

The borough of St Edmundsbury is a predominantly rural area covering nearly 660 square kilometres and comprising over 70 towns and villages ranging in size from a few residents to the historic market town of Bury St Edmunds with a 2001 population of 35,222. The estimated resident population of the borough in mid 2008 was 103,700, representing a growth of 13.4% since 1987.

The borough's strategic location in the heart of the East of England, combined with the attractive historic and natural environment, means there is significant pressure for housing and economic growth. The landscape of the borough contains considerable variety, ranging from the fens, heaths and forested areas of the Brecks in the north, to the elegant river valley of the Upper Stour in the south. Most of the borough is typified by gently rolling lowland dissected by small rivers and their tributaries. Within this area of generally high grade agricultural land are important areas of woodland and other distinctive wildlife habitats.

Bury St Edmunds plays an important role in the regional economy. The former county town for West Suffolk still acts as a sub-regional employment and service centre serving a wide, largely rural hinterland. It is well placed to benefit from further growth as part of the A14 Cambridge to Ipswich corridor, but this needs to be managed in the context of the towns historic built environment, the rural landscape and the local distinctiveness of the surrounding villages. The re-development of the former Cattle Market site for a new shopping centre, the 'arc' which opened in March 2009, has seen a significant increase in available floor space and ensuring a return of shoppers to the town from other shopping destinations.

Located at the south-western corner of the borough, Haverhill is the borough's second town and the fifth largest in Suffolk. It is a market town located within the Cambridge Sub-region and currently has a population of around 22,010. The town has experienced considerable housing and economic growth since the 1960's, but it is fair to say that the town centre infrastructure has not kept pace with this growth and the Borough Council is investing significant resources into the delivery of a regeneration masterplan for the central area. Haverhill is, however, well positioned to play a significant role in accommodating some of the additional development planned for the sub-region as well as potentially benefiting from the proximity of Stansted Airport. However, it is important that any such growth provides a balance of homes, jobs and improvements to services including health and shopping facilities.

3.2 Population and Demographics

Population

Approximately 43% of the population of St Edmundsbury live in the rural areas outside Bury St Edmunds and Haverhill. Access to jobs and services, including public transport, is a particular issue in these areas and especially in the smaller villages. The ability for local people to find housing in their own settlement is also a major issue as housing affordability, due to the lack of availability of mortgages, especially for first time buyers, continues to be an issue, despite the recent drop in housing prices.

According to the 2001 Census, within St Edmundsbury there are marked variations between the two urban centres and the rural area at both ends of the age profile. However, the central age band (25-64 years) is very similar. In the rural areas only 27% of the population is aged 0-24 compared to 33% in Haverhill, this situation is reversed for the 65+ population where 24% of the rural population in this age group compared to only 17% in Haverhill. Table 3.1 illustrates this census data and compares it with the county and the region.

Table 3.1

Population by age (% of total population). Source: 2001 Census						
	0-15	16-24	25-44	45-64	65-74	75+
St Edmundsbury	19.3	9.7	28.9	20.4	13.9	7.8
Bury St Edmunds	18.6	9.9	30.0	19.3	13.4	8.9
Haverhill	22.5	10.8	32.1	18.1	11.5	5.0
Rural St Edmundsbury	18.3	9.0	26.2	22.5	15.7	8.4
Suffolk	20.0	9.6	27.1	25.1	9.4	9.0
East of England	20.0	10.2	28.7	24.5	8.6	7.8

However, according to the mid-2008 population estimates Office for National Statistics (ONS) the current age profile for St Edmundsbury is comparable to that of Suffolk, the East of England and England. However the borough does have a slightly larger proportion of 25-44 year old residents than that of Suffolk. This could be linked to the fact that St Edmundsbury has a good level of employment opportunities.

Table 3.2

Population by age (mid-year population estimates 2008). Source: ONS							
	0-15	16-24	25-44	45-64	65-74	75+	Total
St Edmundsbury (persons)	18,000	11,600	27,900	27,400	10,100	8,700	103,700
St Edmundsbury (%)	17.4	11.2	26.9	26.4	9.7	8.4	100
Suffolk (persons)	123,700	83,300	182,700	189,600	69,600	66,800	715,700
Suffolk (%)	17.3	11.6	25.5	26.5	9.7	9.4	100
East of England (persons)	1,015,600	713,800	1,558,300	1,470,600	497,500	472,900	5,728,700
East of England (%)	17.7	12.5	27.2	25.7	8.6	8.3	100

Where St Edmundsbury differs from Suffolk and the East of England in terms of age profiles is in the levels of growth for each of the three main age groups. Table 3.3 below shows how the demographics of St Edmundsbury have changed over the past six years compared with Suffolk, the East of England and England. The growth of the group of 65+ residents has increased in St Edmundsbury by a third more than the county rate, almost double the regional rate and three times more than the rate for England. The Children and young persons population is now showing a small increase, where as over the past 20 years it hasn't risen.

Table 3.3

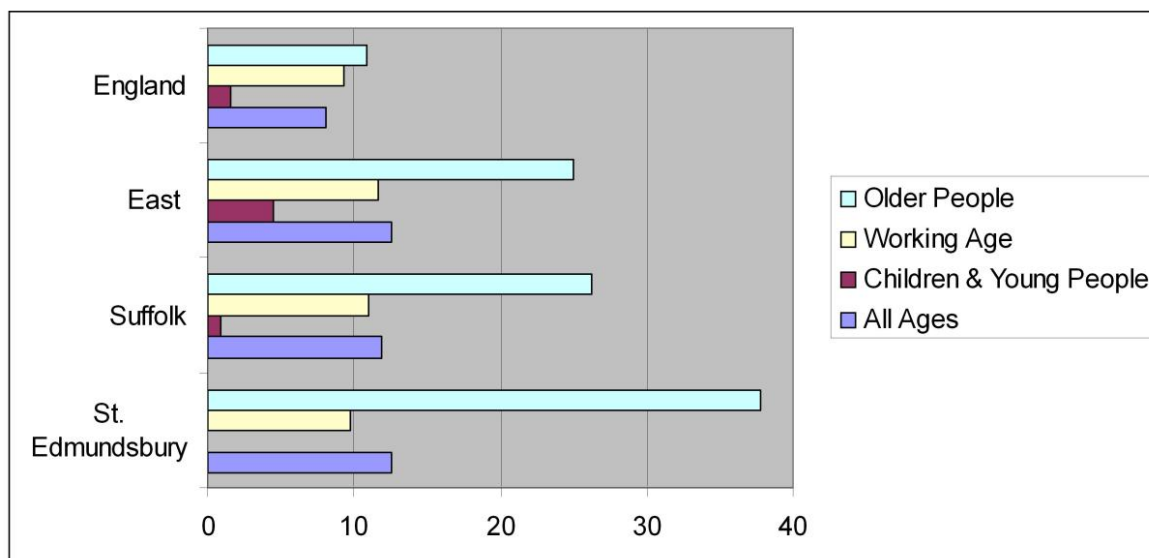
Change in population 2002-08 (% of total population) Source: Suffolk Observatory (Experimental)				
	All Ages	Children and young people (under 18)	Working age	Older people
St Edmundsbury	+5.2%	+3.8%	+3.2%	+14.6%
Suffolk	+6.4%	+2.8%	+7.1%	+9.6%
East	+5.4%	+2.9%	+6.1%	+8.0%
England	+3.6%	-0.1%	+4.5%	+5.1%

Longer term analysis in Table 3.4 and Figure 3.1 shows this increase even more starkly with the older people population growing at a significantly higher rate in St Edmundsbury compared to others.

Table 3.4

Change in population 1987-2007 Source: ONS (Experimental)				
	All Ages	Children and young people (under 18)	Working age (18 – 64)	Older people
St Edmundsbury	+12.6%	+0.0%	+9.8%	+37.7%
Suffolk	+11.9%	+0.9%	+11.0%	+26.2%
East	+12.5%	+4.4%	+11.6%	+25.0%
England	+8.0%	+1.6%	+9.3%	+10.9%

Figure 3.1 Change in Population 1987-2007 (% increase)



The mid-2008 population estimates from the Office for National Statistics indicate that from 2007 – 2008 St Edmundsbury has experienced a total net population increase of 0.8% or around 800 people. 0.4% of this is estimated to be due to net migration and other changes aside from births and deaths.

Table 3.5

Total population increase (mid-population estimates 2007 - 2008). Source: ONS				
	Total change	% Total change	% Natural change	% Ch. due to net migration and other changes
St Edmundsbury	+800	+0.8	+0.4	+0.4
East	+67,600	+1.2	+0.3	+0.9
England	+354,200	+0.7	+0.4	+0.3

The following table provides information on the birth place of residents of the borough in 2001, comparing the borough with the region and England.

Table 3.6

Birth place 2001 (% of total population) Source: 2001 Census			
	St Edmundsbury	East of England	England
England	90.96	89.93	87.44
Scotland	1.83	1.63	1.62
Wales	1.09	1.01	1.24
Northern Ireland	0.45	0.4	0.44
Republic of Ireland	0.62	0.87	0.94
Other EU Countries	1.25	1.4	1.41
Elsewhere	3.8	4.75	6.91

Ethnicity

The population of St Edmundsbury borough is predominantly White, British. The 2001 Census recorded 98.03% for this group. This is significantly higher than the average for the East of England and England as a whole. The other main ethnic groups found within the borough are indicated in Table 3.7 below. Experimental statistics based on the Office of National Statistics mid-2007 population estimates show that the demographics of St Edmundsbury are changing although the population of the borough is still predominantly White, above the level of the rest of the East of England.

Table 3.7

Ethnic groups 2001 (% of total population). Source: 2001 Census			
	St Edmundsbury	East of England	England
White	98.03	95.12	90.92
Mixed	0.73	1.08	1.31
Asian or Asian British	0.47	2.26	4.58
Black or Black British	0.35	0.9	2.3
Chinese or Other Ethnic Group	0.42	0.65	0.89

Table 3.8

Revised ethnic groups 2007 Statistics (% of total population) Source: ONS (experimental)			
	St Edmundsbury	East of England	England
White	95.6	91.7	88.3
Mixed	1.2	1.5	1.7
Asian or Asian British	1.2	3.6	5.7
Black or Black British	1.0	1.9	2.8
Chinese or Other Ethnic Group	1.0	1.3	1.5

3.3 Community Indicators

Health

Life expectancy from birth within the borough during the period 2003 - 2007 was 78.5 years for males and 82.4 years for females, which is higher than the national average.

Overall, residents within the borough and Suffolk as a whole are amongst the healthiest in the country with Standard Mortality Ratios (SMR) well below the UK. Comparing wards across Suffolk, there is a clear diversity of health levels reflected in the SMR values. Pakenham has the second-lowest of any ward in the county, with two others in the lowest 10%, but these contrast starkly with Haverhill South which has the highest SMR of all the wards in the county and Stanton which is also in the highest 10%. This diversity in health standards reflects the diverse nature of the borough itself, reinforcing the fact that the borough is overall very affluent but with local pockets of deprivation.

St Edmundsbury has a lower rate of teenage conception at 30.5 per 1,000 girls, (2004-2006) when compared to the average for Suffolk which was recorded as 31.9 per 1,000 girls, (2004-2006). This shows a slight increase on the previous period's rate of 30.2 (2003-2005) but still reflects a drop of 7.8% since 1998 and is well below the county, regional and national rate.

This overall low rate is not reflected in all wards within St Edmundsbury as Haverhill East recorded a high rate of 67.9, an increase of almost 11% on the previous period followed by Northgate which has seen a 48% increase from 42.8 to 63.6. However, this only equates to a very small increase in actual numbers given the size of populations these rates are based on. Once again, this points to the overall picture of a good borough average hiding significant local variations.

Crime and anti social activity

The crime rate for St Edmundsbury has decreased considerably from 81.1 (crimes per 1000 population) in 2005-6 to 60.4 in 2008-9. This significant decrease reflects a county-wide decline in crime rates with the rate for Suffolk standing at 65.6 in 2008-9.

The rate of burglaries at 5.7 per 1000 of population in 2008-9 for St Edmundsbury is lower than the regional rate of 8.7 and a Suffolk rate of 6.6. This shows a decrease from the rates recorded for 2006-7 and 2007-8. The rate of violent crimes in St Edmundsbury has fallen from 15.3 (per 1000 population) in 2007-8 to 9.3 in 2008-9. This represents a rate lower than both Suffolk (10.4), the East of England (12.2) and the national rate of 17.0.

Deprivation

A National Index of Multiple Deprivation is produced by the government based on indicators such as education, health, crime and employment used to rank relative deprivation for each local authority in England. St Edmundsbury borough is ranked as 260th out of the 354 local authorities, with 1 being the most deprived. The rank scores for multiple deprivation by lower super output area (LSOA) indicates that a LSOA in Northgate is the most deprived within the borough scoring 27.41 and ranked as the 9,361 (out of 34,378 LSOAs nationally), which is within the worst 30% in the country. However, the rankings show that LSOAs in Haverhill are more consistently deprived, suggesting that deprivation in Haverhill is more

widespread rather than just concentrated in small pockets. The three least deprived LSOAs in the borough are all in the ward of Moreton Hall, the least deprived of these being in the best 6% in the country. Whilst the overall rank of St Edmundsbury is good, both the borough's score and ranking has declined since the last Index of Deprivation in 2004.

Access to services and facilities

Many parishes in our rural areas lack essential services. For example 73% do not have a food shop or general store and 74% do not have a post office. A statistic which may worsen due to the possibility of further future closures. However 58% have a public house and 64% have a village hall or community centre.

However, despite many of the parishes lacking essential services, this is less of a problem when households with cars/vans are taken into consideration. Within St Edmundsbury the percentage of households with no car/van is 16.8 which is lower than the national average (27%) giving St Edmundsbury a rank of 281 out of 376. However this masks discrepancies within the borough as several wards have significantly more households with no car/van such as Eastgate, where 36.4% of households have no car/van.

The quality of neighbourhoods and community participation

The 2008/9 Suffolk Speak Survey is currently being finalised. However, the council was required also to undertake a Place Survey which looks at satisfaction with neighbourhoods, services and participation.

St Edmundsbury has a relatively high level of satisfaction for residents who are happy with their area as a place to live. 82% are satisfied (24% very satisfied and 58% fairly satisfied) the data for which comes from the 2006/07 Suffolk Speaks Survey and which is higher than the county average. In terms of community participation the turnout to local authority elections has fallen since the 1990's. As of March 2009, parish communities have completed 18 Parish Plans with a further seven underway. The completion or participation level in the production of these plans, which set down the thoughts of the community on local issues, is slightly lower than the average response rate seen across Suffolk as a whole.

Water and air quality

The quality of water within the borough's rivers is generally fair to good in terms of chemical and biological quality. Air quality is also generally good within St Edmundsbury.

Soil resources

One method of protecting soil resources is to reduce the amount of new housing development taking place on greenfield land and focus development on previously developed land, otherwise known as brownfield land. The borough percentage of development on previously developed land is low in relation to the government target of 60% which was established in the East of England Plan in May 2008. The target of 40% set in the Replacement Local Plan has, however, been exceeded. In 2008/09 the percentage of housing achieved on brownfield land was 56%, a slight improvement on the 54% achieved in 2007/08.

Waste

In 2008/9 St Edmundsbury was the second highest performing council in the county in terms of recycling. St Edmundsbury's recycling rate is at 51.3% compared with an average county figure of 46.13%.

St Edmundsbury was awarded Beacon Council status in 2001 and 2006 by the government. This award recognised that the borough council was a national leader in the field of waste management and recycling. Since then the council has been involved in helping other councils across the country to improve their recycling rates.

St Edmundsbury is also part of the Suffolk Recycling Consortium, a partnership of six Suffolk district and borough councils and Viridor Waste Management. Through the work of the consortium the total amount of recyclable material collected is approximately 43,000 tonnes per year. By working together with all Suffolk councils St Edmundsbury has helped achieve significant improvements in recycling rates across the county.

Energy consumption and climate change

St Edmundsbury's consumption of electricity is high for domestic use. Figures indicate that average domestic energy consumption in the borough is above both that for the East of England and Great Britain. Rates for industrial and commercial consumption in 2005 were above that for the East of England. Available figures also show an increase in both domestic and industrial electrical energy consumption over recent years.

Consumption of gas by domestic users within the borough is less than for the East of England and Great Britain. However industrial gas consumption is relatively high and is above the regional rate. Available figures appear to show increasing consumption of gas by domestic users over recent years.

Local estimates for 2006 show that St Edmundsbury has a higher domestic carbon emissions output (12.10 tonnes per capita) compared to the regional (8.11) and national (8.94) figures of CO₂ per capita. This is a 12% increase for the borough from 2005 and comes largely from increases in the industrial and commercial non-fuel and solid fuel sectors which are likely to be the result of the industrial growth seen in Haverhill between 2005 and 2006.

Renewable energy

There are no commercial renewable energy facilities within the borough.

Natural environment

Within the borough there are a number of internationally, nationally and locally important nature conservation sites. Special Landscape Areas cover the Lark Valley, the Brecks, the area south of Bury St Edmunds. In addition to these, the important natural environment sites include the historic parks and gardens at Culford, Euston, Ickworth and the Abbey Gardens and Precincts in Bury St Edmunds, and county and local wildlife sites. The borough also has a range of assets in terms of the built environment and these will continue to be preserved and enhanced. However, it is recognised that there are shortfalls in open space provision around some areas of population. A recreational open spaces assessment was prepared for the council in 2005, also a green infrastructure study has been commissioned

and is expected to be completed by the end of the year. This will follow up work in the context of the regional plan growth targets. Nearly 40% of the borough is covered by some form of environmental designation as the following table shows:

Table 3.9

Area type	Size of area (ha)	% of borough
Special Protection Area	3,473.00	5.3%
Sites of Special Scientific Interest	5,449.58	8.3%
National Nature Reserve	169.99	0.25%
Special Landscape Area	16,687.52	25.5%
Environmental Designation Total	25,780.09	39.5%
Total borough	65,450.00	-

3.4 Economic Indicators

Employment

2008 population survey statistics show that in St Edmundsbury 91.7% economically active people aged 16-74 were in full time employment, higher than the Regional rate of 81.3%. Unemployment within the borough has risen though, as early 2009 figures (February) show the number of job seekers allowance claimants at a rate of 3.0%, compared with last years figure of 1.6%. However the number of job seekers allowance claimants in St Edmundsbury is still lower than Suffolk's rate at 3.2%.

Business formations

The table below presents the most recent data on VAT registrations and de-registrations and also calculates the business formation rate typically registrations as a % of stock. During the 1990s the rate of formations in St Edmundsbury was consistently below the regional rate but from 2000 to 2004 they were broadly comparable. In 2007 St Edmundsbury's formation rate was the same as Suffolk's rate but below that of the East of England and shows a minor decline on the 2006's business formation rate of 8.1.

Environment

Table 3.10

VAT registrations and de-registrations 2007 source: Suffolk Observatory					
	Registrations	De-registrations	Stocks at end of year	Net-change	Business Formation Rate
St Edmundsbury	320	265	4,010	55	8.0
Suffolk	2,035	1,700	25,290	335	8.0
East of England	19,720	14,695	204,655	5,025	9.6

Economic activity and employment rates

The economically active population includes those people who are employed, self-employed, unemployed and certain students. In St Edmundsbury there is an economic activity rate (EAR) of 91.7% (55,600 people). St Edmundsbury's EAR has increased since 2006 and is well above the rate of both the county and the region.

The employment rate is defined as the proportion of the working age population in employment. St Edmundsbury has an employment rate of 85.5%, again higher than the county and regional rates of 81.0% and 77.2% respectively.

Table 3.11

Economic activity & employment rates 2008 source: Suffolk Observatory		
	Economic Activity Rate (%)	Employment Rate (%)
St Edmundsbury	91.7	85.5
Suffolk	84.9	81.0
East of England	81.3	77.2

Employment structure

Table 3.12

Employment by sector 2007 source: Suffolk Observatory						
	St Edmundsbury		Haverhill		Bury St Edmunds	
	Number	%	Number	%	Number	%
Agriculture	870	1.7	0	0	0	0
Energy	-	-	0	0	331	1.2
Manufacturing	8,670	17.2	2,762	34.5	3,263	11.4
Construction	2,702	5.4	361	4.5	1,195	4.2
Distribution	12,186	24.2	1,969	24.6	7,292	25.5
Transport	1,671	3.3	324	4.0	694	2.4
Banking	6,547	13.0	816	10.2	4,115	14.4
Public Administration	15,036	29.8	1,463	18.3	10,223	35.8
Other	2,319	4.6	313	3.9	1,441	5.0
Total	50,001	100	8,008	100	28,559	100

Table note: Where a '-' is supplied this means the figures have been suppressed under the data protection act.

Although employment figures for employment by sector have yet to be released, it was noted that in 2008 there were 51,900 people in employment in St Edmundsbury. Bury St Edmunds accounts for 57% of total employment and Haverhill 16%. The three largest sectors in the borough (public administration, manufacturing and distribution) account for 71% of total employment. There are major differences in employment between the borough's principal urban areas of Bury St Edmunds and Haverhill. Haverhill is more industrial in nature

with more than three times the proportion of manufacturing employment compared to Bury which is dominated by public sector employment, accounting for almost one third of total employment.

Changes in employment by sector vary significantly within St Edmundsbury (see Table 3.12 below). St Edmundsbury has experienced major growth in two sectors between 1998 and 2004; banking, finance and insurance (53.5% increase) and public administration, education and health (22.4% increase). However manufacturing has continued to decline, registering a 19.8% fall in employment during this period. The most significant fall was experienced in energy and water which fell by 38.4%.

Table 3.13

Sector growth within St Edmundsbury 1998-2004 Source: ABI	
	Sector % change ('98 to '04)
Agriculture and fishing	-0.9
Energy and water	-38.4
Manufacturing	-19.8
Construction	14.7
Distribution, hotels and restaurants	4.6
Transport and communications	0.2
Banking, finance and insurance	53.5
Public administration, education and health	22.4
Other	1.5

Unemployment

In recent years St Edmundsbury, along with most areas in the UK, has experienced historically low unemployment rates. In September 2009 3.0% of the population of St Edmundsbury was unemployed, which was an increase on the previous years figure of 1.6%. Haverhill has significantly higher unemployment than the rest of the borough.

Table 3.14

Unemployment rate within St Edmundsbury September 2009 Source: Suffolk Observatory	
	Rate (%)
St Edmundsbury	3.0
Bury St Edmunds	3.1
Haverhill	4.5

Unemployment rate within St Edmundsbury September 2009 Source: Suffolk Observatory

	Rate (%)
Suffolk	3.2
East of England	3.5

Earnings

Gross average earnings in St Edmundsbury in 2008 were £502 per week. The borough's earnings have nearly equalled that of the county, although still remain significantly lower than the regional and national averages. Earnings did increase by 5.9% between 2004 and 2005, which was above the county average of 3%, this decreased significantly during 2006 and 2007 to around 3.5%. However, the gross weekly wage growth for 2008 in St Edmundsbury experienced an increase of 7.7% which has overtaken growth on regional and national levels at 6.5% and 4.5% respectively.

The earnings figures in the table below relate to gross earnings for full-time employees.

Table 3.15

Earnings for 2008 Source: Suffolk Observatory		
	Gross weekly pay (£)	Hourly pay (£)
St Edmundsbury	502	12.40
Suffolk	506	12.47
East of England	575	14.35
England	585	14.79

Transport**Transport Infrastructure**

There is only one rail station in the borough, at Bury St Edmunds, but this does provide hourly services to Cambridge and Ipswich and two-hourly to Peterborough (for the East-Coast Mainline) and London Liverpool Street. However, across the remainder of the borough access to rail services is particularly limited and the opportunity to use public transport or journeys to work remain especially poor in many rural parishes.

The A14 trunk-road passes east-west through the borough and bisects Bury St Edmunds. Recent improvements have provided an additional junction to the east of the town but the central and eastern interchanges (junctions 43 and 44) are congested at peak periods and place restrictions on the ability of the town to accommodate further growth.

At the southern end of the borough, the A1307 provides a major access route for Haverhill from the west, including Cambridge and the M11. Once again this route suffers from congestion at peak times and a high level of accidents. The borough council is, however, working with Cambridgeshire local authorities to manage the demand for car-based journeys along this corridor. In 2008 the A1307 attracted considerable press attention across Suffolk and Cambridgeshire following a series of fatal accidents.

Traffic

Traffic volumes increased year on year between 1996 and 2006 with the exception of a small decrease in 2005. Over the past year traffic volumes have decreased by 1.2% on the A14 through Bury St Edmunds. This could be due to both fuel prices increasing and the economic downturn. It is considered that the majority of traffic is caused by an increase in car use, particularly for the journey to work, however the number of lorries using the roads has dropped for possible reasons mentioned above.

The 2001 Census revealed that of all people in the borough aged 16 – 74 in employment 62.45% usually travel to work by driving a van or car. This is higher than the levels for both Suffolk as a whole (60.57%) and the East of England (58.87%).

Current planning policy at both the borough and national level directs most residential development towards towns. It is anticipated that this approach will, in time, restrict the rate of growth in car-based travel.

Commuting Patterns

The 2001 Census provides the only comprehensive assessment of commuting across the whole of the country. The data shows that a large majority of people who live in St Edmundsbury also work in the borough (71%), furthermore 76% of the borough's residents work within Suffolk and 92% work within the East of England. The district of Forest Heath has the greatest number of commuters from St Edmundsbury with over 2,200 people or 4.5% of the boroughs working age population. Outside of Suffolk the district with the greatest number of commuters from St Edmundsbury is Cambridge with 2,130 commuters or 4.2% of the resident working age population. The county of Cambridgeshire as a whole accounts for over 9% (over 4,600 people) of commuters from St Edmundsbury. Only 751 people (1.5%) commute to London from the borough and 644 (1.3%) commute outside the region. The table below provides information on the local authority districts/counties that employees living in the borough commute to.

Table 3.16

Commuting destinations from St Edmundsbury 2001 Source: 2001 Census	
	People
Babergh	881
Forest Heath	2,223
Ipswich	621
St Edmundsbury	35,515

Commuting destinations from St Edmundsbury 2001 Source: 2001 Census	
	People
Suffolk Coastal	162
Waveney	21
Suffolk	38,012
Bedfordshire	56
Cambridgeshire	4,630
Essex	1,612
Hertfordshire	338
Norfolk	1,279
East of England	45,927
London	751
Other regions	337
Outside UK	128

Education and skills

The average percentage of year 11 students attaining 5 A-C grades at GCSE for Suffolk was 66.2% in 2008, while the rate for St Edmundsbury was well above average at 74.8%, the highest in the county and significantly higher than the regional and national percentages of 67.5% and 65.3% respectively.

Workforce skills

Around 7,100 people have low or no qualifications in St Edmundsbury, which equates to 11.7% of the working age population according to figures for 2008. Almost 19,300 people of working age have NVQ level 4+ qualifications (degree or higher) accounting for 31.8%. This is an increase on the 2007 figures and represents the highest proportion since 2001. The proportion of people with low/no qualifications is a lesser figure than the Suffolk, East of England and the national figure and also of all but two of the other Suffolk districts (Babergh and Mid Suffolk). The proportion of the working age population with NVQ level 4+ qualifications in St Edmundsbury is slightly higher than the county but remains slightly lower than the regional and national proportion.

3.5 Housing and Planning

Housing

At the time of the 2001 census there were 40,560 households with residents in St Edmundsbury. Bury St Edmunds had 15,591 and Haverhill 9017. According to the 2008 House Condition Survey there were a total of 45,100 dwellings identified in St Edmundsbury of which, 37,200 (82%) are Private Sector housing and 7,900 (18%) are Social housing. Using a combination of sources, including survey, Council Tax lists, the census and the Council's own figures, the study indicates that there are 1,390 dwellings, 3.7% of the private housing, within St Edmundsbury that are considered as vacant. The national average is approximately 3.5%. Based on the house condition survey data 9,900 dwellings (26.6%) can be classified non decent, which is lower than the proportion in England (27.1%). Classification of 'non decent' could be for reasons of hazardous, in need of repair, lacking modern facilities and a poor degree of thermal comfort.

The results of the 2001 census show that overall housing tenure in St Edmundsbury reflects that of the national average. However marginal differences indicate that there is a higher percentage of owner occupied households in the borough principally with a mortgage or loan. The statistics are illustrated in table 3.17 below.

Table 3.17

Housing tenure source (%): 2001 Census			
	St Edmundsbury	East of England	England and Wales
Owner occupied: owns outright	30.0	30.9	29.7
Owner occupied: with a mortgage or loan	40.8	41.7	38.9
Rented from: council (local authority)	13.9	11.7	13.2
Rented from: housing association/registered social landlord	3.4	4.9	6.2
Rented from: private landlord/letting agency	7.5	7.6	8.8
Rented from: other	4.4	3.2	3.3

In 2004 the borough council transferred its housing stock to Havebury Housing Association

The most significant difference in St Edmundsbury from the national average was in the number of households that were rented from housing association/registered social landlord. This accounts for only 3.4% of households in St Edmundsbury compared to 6% nationally. Although this was the most apparent deviance from the national averages it was in line with trends identified throughout the east of England. This was not the case for the number of

households rented from the council, where St Edmundsbury shows a higher percentage (13.8%) than that of the national average (13.2%) but more noticeably higher than that found over the East of England in general (11.6%). However, since 2001 the local authority housing stock has been transferred to the Havebury Housing Partnership.

In St Edmundsbury the number of households on the Home-Link Register as at 1 April 2009 was 5,094, an increase of 6 on the previous year. Of these, 128 households were accepted as homeless in 2008/09.

House prices

The average house price in St Edmundsbury in the second quarter of 2009 has decreased since 2008 and was £187,564 making it the fourth most expensive borough in Suffolk.

Table 3.18

House prices second quarter 2009 source: Suffolk Observatory					
	Flats	Terraced	Semi-detached	Detached	Average
St Edmundsbury	£120,734	£153,716	£165,855	£255,939	£187,564
Suffolk	£106,085	£135,236	£154,032	£250,565	£179,577

Table 3.19

Short term house price changes source: Suffolk Observatory		
	2007-08 % change	2008-09 % change
St Edmundsbury	-3.9	-5.03
Suffolk	3.3	-10.1

Housing affordability

Housing affordability has become an increasingly more talked about subject over the past few years. House prices in particular had been ever inflating in price over the last decade or so. However in 2008 the market finally experienced this change. Figures from the second quarter of 2009 show that house prices have decreased in St Edmundsbury by 5%. However, the borough actually experienced the least change in house prices in the entire county. Other areas such as Ipswich borough, Waveney and Forest Heath have seen a much larger change in price.

The most widely used method to determine affordable housing, is the Housing Affordability ratio. This determines the affordability of housing by comparing the average house price for each housing category against average incomes. The calculation assumes a 5% deposit therefore the ratio is that of average house price multiplied by 95% to average income. It is evident from the table below that whilst housing affordability in St Edmundsbury is improving slightly it is still poor.

Table 3.20

Housing affordability for 2009 quarter 2 Source: Suffolk Observatory						
	Detached ratio	Semi detached ratio	Terraced ratio	Flats / maisonettes ratio	Average ratio	2007/08 AMR average
St Edmundsbury	9.31	6.04	5.59	4.39	6.83	8.58
Suffolk	9.05	5.56	4.88	3.83	6.48	7.79
East of England	9.31	6.02	5.27	4.55	6.60	8.34

The 'average ratio' column represents housing affordability across all housing groups.

Planning context

The Replacement St Edmundsbury Borough Local Plan 2016 was adopted by the borough council on 27 June 2006 and uses the Suffolk County Structure Plan as its strategic framework in terms of the amount and location of growth.

This Annual Monitoring Report uses figures relating to housing and employment land supply and the contextual analysis prepared in relation to content of the Replacement Local Plan.

At a regional level, the East of England Plan was adopted and published by the Government Office for the East of England in May 2008. The plan, which forms the governments Regional Spatial Strategy, sets out strategic planning guidance for the period to 2021. However, as instructed by Government, work has already commenced by the East of England Regional Assembly on rolling the plan forward to 2031, the same period to which St Edmundsbury is planning for in the LDF. The decision of the borough to plan for the same extended period will ensure there is synergy between the review of the Regional Plan and the strategy for development in St Edmundsbury. However, it will be some time before the full LDF is in place to plan for the additional housing requirement.

The Suffolk County Structure Plan Review was adopted in 2001 and the saved policies of that Plan provide the strategic guidance for the Replacement St Edmundsbury Borough Local Plan 2016. In particular, the Structure Plan makes provision for 8,800 new homes in St Edmundsbury in the period 1996-2016 and provides the strategy for the location of growth within the borough. The Replacement Local Plan makes provision for 4,590 new homes between 2004 and 2016 which, when added to the completions, will provide a 2% over provision of housing compared with the Structure Plan requirement.

National indicators

As of April 2008, Best Value Performance Indicators were superseded by a new set of National Indicators (NIs), the data for which will be collected during the 2008/09 monitoring period. However, where information is already available the indicators are reported for 2008/09 in Section 6 of the AMR Core Indicators.

4 Replacement Local Plan Policy Implementation

This AMR assesses the policy performance of the development plan for the period 2008/9. During that period the statutory development plan for the borough was the Replacement St Edmundsbury Borough Local Plan 2016 adopted in June 2006 and planning for a period up until 2016.

The table below details each chapter and notes policies which are monitored through targets/indicators and progress that has been made towards their implementation.

The tables below indicate that the borough council have generally been successful in implementing the policies of the Replacement Local Plan.

Policy assessment

Table 4.1

Policy	Indicator	Achievements 2008/09		
Local plan Chapter 2: Development strategy				
DS1: settlement hierarchy	Monitor the geography of housing completions		Net	Gross
		Bury St Edmunds	159	204
		Haverhill	107	109
		Key Service Centres	07	11
		Local Service Centres	44	64
		Infill villages	28	34
		Countryside	06	08
		Totals	351	430
		Monitor the geography of employment completions (B1, B2 + B8 use classes)		Square Metres
		Bury St Edmunds	7891	
	Haverhill	18,773		
	Key service centres	0		

Policy	Indicator	Achievements 2008/09	
Local plan Chapter 2: Development strategy			
		Local service centres	748
		All Others	1627
		Total	29,039 Square Metres

Table 4.2

Policy	Indicator	Achievements 2008/09	
Local Plan Chapter 2: Development Strategy			
DS2: The Sequential Approach to Development	Monitor the percentage of housing completions on previously developed land	Net	Gross
		55.8%	63.9%

Table 4.3

Policy	Indicator	Achievements 2008/09	
Local Plan Chapter 2: Development Strategy			
DS3: Development Design and Impact	Crime rates per 1000 population	60.4	
		Density of housing development	
	Based on net completions		
	20% less than 30 units a hectare		
41% between 30 – 50 units a hectare			
39% above 50 units a hectare			

Table 4.4

Policy	Indicator	
Local Plan Chapter 2: Development Strategy		
DS4: Masterplans	Total number of masterplans adopted	• Risby Business Park redevelopment - adopted June 2007
		• Moreton Hall East - revised - adopted February 2008
		• West Suffolk College - adopted February 2007

Policy	Indicator
Local Plan Chapter 2: Development Strategy	
	<ul style="list-style-type: none"> West Suffolk House - adopted February 2007 Hardwick Industrial Estate - adopted June 2006 Chedburgh (former fireworks factory site) - adopted January 2007 Tayfen Road, Bury St Edmunds - adopted March 2009 North West Haverhill - adopted June 2009
	Number of masterplans currently being prepared <ul style="list-style-type: none"> Station Hill, Bury St Edmunds Land East of Suffolk Business Park, Bury St Edmunds

Table 4.5

Policy	Indicator
Local Plan Chapter 2: Development Strategy	
DS5: Design guidance and development briefs	Design Guidance adopted by council <ul style="list-style-type: none"> The Suffolk Design Guide was adopted by the council when it was published in 1993 CABE, Buildings for Life Initiative
	Development Briefs adopted by council <ul style="list-style-type: none"> Shire Hall, Bury St Edmunds - Adopted May 2008 Upthorpe Road/Hepworth Road, Stanton - Adopted September 2009

Table 4.6

Policy	Indicator	Achievements 2008/09	
Local Plan Chapter 3: Housing			
H1: Scale of Housing Provision	Annual housing completions (2008/09)	Net	Gross
		351	430
	Housing stock changes in relation to Structure Plan rates of development	Structure Plan annual requirement: 440 homes Annual average completions 1996 - 2009: 488 homes	

Table 4.7

Policy	Indicator	Achievements 2008/09	
Local Plan Chapter 3: Housing			
H3: Affordable housing	Number of affordable housing completions (2008/09)	Net	Gross
		127	144
	Number of units for affordable housing approved	129	185

Table 4.8

Policy	Indicator	Achievements 2008/09		
Local Plan Chapter 3: Housing				
H5: Mix of housing	House sizes (2008/09)	Net	Gross	
		1 bedroom	27	53
		2 bedrooms	142	169
		3 bedrooms	114	134
		4+ bedrooms	62	74

Table 4.9

Policy	Indicator	Achievements 2008/09
Local Plan Chapter 3: Housing		
H8: Provision for Gypsies and Travelling People	Number of pitches required within the borough	EERA Study and Cambs Regional Study January 2008: Need for 15 pitches identified. Draft Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England Regional Spatial Strategy Single Issues Review - Proposed Change March 2008: requires minimum of 20 pitches.

Table 4.10

Policy	Indicator	Achievements 2008/09
Local Plan Chapter 4: Employment		
E1: Existing Employment Land and premises	Employment completions on brownfield land (2008/09)	9739 sq m (B1, B2 and B8)

Table 4.11

Policy	Indicator	Achievements 2008/09
Local Plan Chapter 5: The rural area		
RU2: Farm diversification	Approvals for farm diversification	0
RU3: Equine-related activities outside housing settlement boundaries	Number of consents	1 (SE/08/1623)

Table 4.12

Policy	Indicator	Achievements 2008/09
Local Plan Chapter 6: Leisure		
L2: Tourism development	Number of consents	5 (SE/09/0174, SE/08/0442, SE/08/0640, SE/08/0902, SE/08/1105)
L5: Safeguarding parks and open spaces	Number of recreational facilities lost as a result of development	0

Table 4.13

Policy	Indicator	Achievements 2008/09
Local Plan Chapter 8: Travel		
T1: Transport assessments	Transport Assessments undertaken during monitoring year	1

Table 4.14

Policy	Indicator	Achievements 2008/09	
Local Plan Chapter 8: Travel			
T3: Travel plans	Number of employers in the county with green travel plans	St Edmundsbury Borough Council	Suffolk County Council
		11	70
	Number of applications where a green travel plan is submitted or required by a condition or legal agreement	1 (Tesco - Haverhill)	

Table 4.15

Policy	Indicator	Achievements 2008/09	
Local Plan Chapter 9: Heritage and Conservation			
HC1: Alterations and extensions to listed buildings and development within their curtilage	Number of applications submitted requiring listed building consent	Total determined	152
		Approved	146
		Refused	6

Table 4.16

Policy	Indicator
Local Plan Chapter 9: Heritage and Conservation	
HC4: Buildings of local architectural or historic significance or protected by an article 4 direction	Number of properties protected by an Article 4 Direction 1,015

Table 4.17

Policy	Indicator
Local Plan Chapter 9: Heritage and Conservation	
HC8: Development Affecting parks and gardens of special historic or design interest	Historic parks and gardens (all grades) Ickworth Park Euston Park Culford School Abbey Gardens and precincts, Bury St Edmunds

Table 4.18

Policy	Indicator
Local Plan Chapter 10: Natural Environment	
NE1: Impact of development on sites of biodiversity and geological importance	Areas designated for landscape value The Special Landscape Area is identified in the Local Plan Brecks Special Protection Area

Table 4.19

Policy	Indicator
Local Plan Chapter 11: Facilities for the community	
FC1: Community services	S106 agreements requiring the provision of community facilities 3 (SE/06/2562, SE/06/2583, SE/08/0957)

Policy	Indicator
Local Plan Chapter 11: Facilities for the community	
	Masterplans with requirements for the provision of community facilities <ul style="list-style-type: none"> • North West Haverhill Development • Chedburgh, Former Fireworks Factory • Tayfen Road, Bury St Edmunds

Table 4.20

Policy	Indicator	Achievements 2008/09
Local Plan Chapter 11: Facilities for the Community		
FC4: Renewable energy proposals	Installed electricity generating capacity using renewable energy	0

Table 4.21

Policy	Indicator	Achievements 2008/09
Local Plan Chapter 12: Implementing the Plan		
IM1: Developer contributions	Amount of S106 money secured	<ul style="list-style-type: none"> • £ 52,988 - Moreton Hall, Area A (SE/07/1277) • £ 641,041 - Moreton Hall, Area B (SE/06/2583) • £ 1,078,125 - Moreton Hall, Area F2 (SE/06/2562) • £ 5,000 - Norse Avenue, Stanningfield (SE/08/0957)

5 Replacement Local Plan Performance

The following pages summarise the progress that has been made in meeting the strategic aims of the replacement local plan by examining a number of indicators. In addition, the housing requirements which are laid down in the County Structure Plan Review 2001 and upon which the Replacement Local Plan is based, are also assessed.

Additional local indicators will be included as and when data becomes available. It is likely that the commentary on progress will develop over time as trends become apparent.

Strategic Aim A

To meet the requirements for housing in such a way that is sustainable and will best serve the whole community

Local Indicator A1- Housing completions compared with structure plan requirements

Table 5.1

Structure Plan requirement	8,800 homes
Annual requirement	440 homes per annum
Completions 1996 – 2009	6,351 homes
Average annual completions 1996-2009	488 homes

Local Indicator A2 – House prices

Table 5.2

Average house price (2nd quarter 2009)	£187,564
Suffolk average for same period	£179,577

Local Indicator A3 – Number of housing benefits recipients

Table 5.3

May 2005	4,530
May 2006	4,760
March 2007	4,814
March 2008	4,936
March 2009	5,265

Local Indicator A4 – Location of 2008/9 housing completions (net figures)

Table 5.4

Location	Greenfield	Brownfield	Total	Percent of total completions
Bury St Edmunds	56	103	159	45.3
Haverhill	73	34	107	30.5
Key Service Centres	0	7	7	2.0
Rest of rural area	26	52	78	22.2
Total	155	196	351	-

Paragraph 3.6 of the Replacement Local Plan states that approximately 43% of the borough's structure plan housing allocation will be built in Bury St Edmunds, 38% in Haverhill and the remaining 18% in the rural areas. Between 1996 and 2009, the proportion of housing completions (based on net figures) in these centres was as follows:

Table 5.5

Bury St Edmunds	45.3%
Haverhill	30.5%
Rural Area	24.2%

Local Indicator A5 – Affordable housing completions (gross figures)

Table 5.6

2008/9	144
Total completed since 2001	675

Note: This represents percent of all completions.

Strategic Aim B

To secure economic vitality and wealth creation in all communities without causing unacceptable harm to the environment.

Local Indicator B1 – 2008/9 employment land availability

Table 5.7

Bury St Edmunds	8.41 hectares
Haverhill	32.86 hectares
Rural Areas	67.03* hectares
Total	105.12 hectares

* The Rural areas total is distorted by the IKEA site with extant planning permission on 32.78 hectares of land, and the former mushroom processing factory comprising approximately 23 hectares of land and buildings (same part of Shepherds Grove Industrial Estate as the IKEA site).

Local Indicator B2 – Employment completions

B1, B2 and B8 completions (floor space –m²) 2008/9

Table 5.8

Location	Greenfield sites	Brownfield sites	Total
Bury	0	7,891	7,891
Haverhill	18,552	221	18,773
Key Service Centres	0	0	0
Local Service Centres	0	748	748
Rest of rural areas	0	1,627	1,627
Total	18,552	10,487	29,039

Local Indicator B3 – Employment commitmentsB1, B2 and B8 commitments (floor space –m²) 2008/9**Table 5.9**

Location	Greenfield sites	Brownfield sites	Total
Bury	14,381	20,625	35,006
Haverhill	10,709	19,154	29,863
Key Service Centres	488	115,915*	116,407*
Local Service Centres	815	25,823	26,638
Rest of rural areas	695	33,053	33,748
Total	27,088	214,574*	241,662*

* The rural areas total is distorted by the IKEA site with extant planning permission on 32.78 hectares of land, and the former mushroom processing factory comprising approximately 23 hectares of land and buildings (same part of Shepherds Grove Industrial Estate as the IKEA site).

Strategic Aim C

To sustain and enhance rural communities while maintaining and where possible improving the rural environment.

Local Indicator C1 – Rural employment completions

B1, B2 and B8 completions (floor space –m²) 2008/9

Table 5.10

Location	Greenfield sites	Brownfield sites	Total
Key Service Centres	0	0	0
Local Service Centres	0	748	748
Rest of rural areas	0	1,627	1,627
Total	0	2,375	2,375

Local Indicator C2 – Rural employment commitments

B1, B2 and B8 commitments (floor space –m²) 2008/9

Table 5.11

Location	Greenfield sites	Brownfield sites	Total
Rural service centres	-	-	-
Rest of rural areas	480	28,805	29,285
Total	480	28,805	29,285

Local Indicator C3 – Rural access to key services

Table 5.12

Percentage of rural population living in parishes which have a food shop, post office, pub, primary school and meeting place	12.5%
--	-------

Local Indicator C4 – Rural methods of transport to work

Table 5.13

Percentage of rural population travelling to work by sustainable means 2001	10.26%
Percentage of rural population travelling to work by private means 2001	72.04%

Strategic Aim D

To maintain and develop leisure, cultural, educational and community facilities to meet the needs of residents and visitors

Local Indicator D1 – Leisure/cultural/educational/community facilities completions

D1 and D2 completions (floor space – m²) 2008/9

Table 5.14

Location	Completions
Bury	1,216
Haverhill	3,084
Key Service Centres	525
Local Service Centres	990
Rest of rural areas	938
Total	6,753

Local Indicator D2 – 2008/9 commitments

D1 and D2 commitments (floor space – m²) 2008/9

Table 5.15

Location	Commitments
Bury	10,334
Haverhill	8,651
Key Service Centres	2,148
Local Service Centres	1,123
Rest of rural areas	2,640
Total	24,896

Strategic Aim E

To provide opportunities for people to shop for all their needs by sustainable means in towns, local and district centres, which are thriving and viable locations

Indicator E1 – 2008/9 retail completions and commitments (floor space – m²)

Class A1 completions and commitments (floor space – m²) 2008/9

Table 5.16

Location	Completions	Commitments	Total
Bury	32,227	22,714	54,941
Haverhill	2,347	7,117	9,464
Total	34,574	29,831	64,405

Local Indicator E2 – Access to shops

Households within 15-30 minutes of a food shop by public transport 2004

Table 5.17

15 minutes	26,295	(64.8%)
30 minutes	6,086	(88.9%)

Households without access to a car within 15-30 minutes of a food shop by public transport 2004

Table 5.18

15 minutes	5,325	(78.5%)
30 minutes	6,452	(94.7%)

Strategic Aim F

To enable people and goods to move around efficiently and safely to the benefit of the economy and community, with minimum harm to the environment and by seeking to reduce car dependency and encouraging more sustainable forms of transport where appropriate and providing greater accessibility to services for all.

Local Indicator F1 – Housing completions with access to services

2008/9 percentage of completed houses within 30 minutes of:

Table 5.19

GP	80.5%
Hospital	47.7%
Primary school	86.0%
Secondary school	78.4%
Employment*	75.6%
Major retail centre**	47.7%

* Only applicable to Bury St Edmunds and Haverhill

** Only applicable in Bury St Edmunds

Strategic Aim G

To maintain and improve the quality of the built environment

Local Indicator G1 – Buildings at risk

Table 5.20

Number of buildings at risk 2009	23
Number of buildings taken off at risk register 2009	0 (3 added)

Local Indicator G2 – Listed Building grants

Table 5.21

Number of listed building grants offered 2008/9	23
Total (£) of listed building grants offered 2008/9	£47,171

Local Indicator G3 – 2009 Listed Building numbers

Table 5.22

Grade I	98
Grade II*	160
Grade II	2,986
Total	3,244

Local Indicator G5 – Housing development density(net figures)

2008/9 percentage of new developments completed with densities of:

Table 5.23

1. less than 30 dwellings/hectare	20%
2. between 30-50drellings/hectare	41%
3. above 50 dwellings/hectare	39%

Local Indicator G6 – Housing mix (net figures)

Number of bedrooms in completed dwelling units 2008/9 with:

Table 5.24

1 bedroom	27
2 bedrooms	142
3 bedrooms	114
4 or more bedrooms	62

Local Indicator G7 – Conservation Area**Table 5.25**

Number of conservation areas	35
Area of conservation areas 2008/9	1,864 ha

Local Indicator G8 – Article IV Direction**Table 5.26**

Number of Article IV Directions: 2008/9	1,015 properties
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Strategic Aim H

To achieve a balanced natural environment where the use of resources and energy is minimised, materials and waste recycled and development undertaken with minimum adverse impact, giving close regard to the principles of sustainability.

Local Indicator H1 – Number of confirmed Tree Preservation Orders (TPO)**Table 5.27**

Confirmed TPOs as of 31 March 2009	594
TPOs created in 2008/9	10

Local Indicator H2 – Housing completions on previously developed land

Housing Completions 1997 - 2009 on Previously Developed Land (PDL) (net figures)

Table 5.28

	Completions on PDL	Total Completions	% completions on PDL
Bury St Edmunds	1,247	2,689	46.4
Haverhill	339	2,463	13.8
Rural areas	513	1,199	42.8
St Edmundsbury	2,099	6,351	33.0

Housing Completions 2008/09 on Previously Developed Land (PDL) (net figures):

Table 5.29

	Completions on PDL	Total Completions	% completions on PDL
Bury St Edmunds	103	159	64.8
Haverhill	34	107	31.8
Rural areas	59	85	69.4
St Edmundsbury	196	351	55.8

Local Indicator H4 – Employment completionsB1, B2 and B8 completions (floor space – m²) 2008/9:

Table 5.30

	Greenfield sites	Brownfield sites
Total	18,552	10,487

Local Indicator H4 – Employment commitmentsB1, B2 and B8 commitments (floor space –m²) 2008/9:

Table 5.31

	Greenfield sites	Brownfield sites
Total	23,384	42,220

Local Indicator H5 – Recycled household waste

Percentage of household waste recycled:

Table 5.32

2008/9	51.3%
2007/8	50.4%
2006/7	50.1%
2005/6	46.6%

Local Indicator H6 – Flood risk**Table 5.33**

Number of properties at risk of flooding from rivers 2009	1,337 (97 of which are commercial)
Planning applications approved against Environment Agency advice 2008/9	0

Strategic Aim I

To ensure that existing and new development is adequately served by community facilities and public services which are accessible by sustainable forms of transport.

Local Indicator I1 – Access to health care

Households within 30-60 minutes of a hospital by public transport 2004:

Table 5.34

30 minutes	23,849 (58.8%)
60 minutes	38,666 (95.3%)

Households without access to a car within 30-60 minutes of a hospital by public transport 2004:

Table 5.35

30 minutes	5,030 (73.8%)
60 minutes	6,657 (97.7%)

Households within 15-30 minutes of a GP or surgery by public transport 2004:

Table 5.36

15 minutes	27,912 (68.8%)
30 minutes	38,339 (94.5%)

Households without access to a car within 15-30 minutes of a GP or surgery by public transport 2004:

Table 5.37

15 minutes	5,563 (81.6%)
30 minutes	6,676 (97.9%)

Local Indicator I2 – Access to shops

Households within 15-30 minutes of a food shop by public transport 2004:

Table 5.38

15 minutes	26,295 (64.8%)
30 minutes	6,086 (88.9%)

Households without access to a car within 15-30 minutes of a food shop by public transport 2004:

Table 5.39

15 minutes	5,325 (78.5%)
30 minutes	6,452 (94.7%)

Local Indicator I3 – Travel to work

Table 5.40

Percentage of journeys to work by public transport 2001	1.5%
Percentage of journeys to work by car 2001	62.4%

6 Core Indicators

The following pages present the results of the core indicators as set out in the ODPM publication Local Development Framework Core Output Indicators Update 1/20 published in October 2005.

Business development

Indicator 1a – Amount of floor space developed for employment by type:

In the monitoring period 2008/9, the following amount of employment floorspace has been developed in St Edmundsbury:

Table 6.1

Use class	Completed gross internal floorspace (m ²)
B1(a + b + c)	3,362
B2	4,303
B8	21,374
Total	29,039

The borough council has monitored the amount of land developed in designated general employment areas on a regular basis since 1998. However, this has not necessarily monitored the amount of floorspace developed. This will form the basis for future monitoring and, where possible, development completed prior to this will also be assessed to provide an indication of a longer term trend in future AMR's.

Indicator 1b – Amount of floorspace developed for employment by type, in employment or regeneration areas:

The Replacement Local Plan identifies 'General Employment Areas' across St Edmundsbury where land is available for development. There are no designated regeneration areas in the borough. The amount of floor space developed in General Employment Areas in 2008/9 is illustrated below:

Table 6.2

Use class	Completed gross internal floorspace (m ²)
B1(a + b + c)	1,155
B2	4,303
B8	21,374

Use class	Completed gross internal floorspace (m ²)
Total	26,832

Indicator 1c – Amount of floor space by employment type, which is on previously developed land:

In the monitoring period 2008/9, the following amounts of employment floor space have been developed in St Edmundsbury on previously developed land:

Table 6.3

Use class	Completed gross internal floorspace (m ²)
B1(a + b + c)	3,362
B2	4,303
B8	2,822
Total	10,487

Indicator 1d – Employment land available by type:

At 31 March 2009 the following land was available for employment use:

Land available on sites defined and allocated in the Replacement Local Plan

Table 6.4

Site	Total area (ha)	Land remaining available (ha)
Bury St Edmunds		
Anglian Lane - BSE 4 (a)	6.4	0.4
Barton Road - BSE 4 (b)	0.4	0.29
Blenheim Park - BSE 4 (c)	10.5	0.77
British Sugar, Hollow Road - BSE 4 (d)	34.2	0
BSE Business and Industrial Park - BSE 4 (e)	26.0	5.2
Compiegne Way / Hollow Road - BSE 4 (f)	20.6	0.88
Eastern Way - BSE 4 (g)	18.4	0

Site	Total area (ha)	Land remaining available (ha)
Enterprise Park, Etna Road - BSE 4 (h)	1.0	0
Mildenhall Road - BSE 4 (i)	15.8	0
Moreton Hall - BSE 4 (j)	29.7	0
Northern Way - BSE 4 (k)	14.1	0.34
Western Way - BSE 4 (l)	21.1	0.53
Greene King, Friars Lane - BSE 4(m)	7.5	0
Total	211.1	8.41
Haverhill		
Bumpstead Road - HAV 4 (a)	14.7	9.1
Falconer Road - HAV 4 (b)	21.4	4.69
Haverhill Industrial Estate – HAV 4 (c)	74.3	6.07
Homefield Road Business Park – HAV 4 (d)	11.2	0
Project Office Furniture, Stour Valley Rd -HAV4 (e)	5.5	2.3
Hanchet End Business Park (not GEA)	12.1	12.1
Total	139.2	34.26
Rural areas		
Chedburgh	13.3	4.14
Gorse Industrial Estate, Barnham	11.8	0
Ingham	2.1	0
Rougham	16.8	0

Site	Total area (ha)	Land remaining available (ha)
Saxham	24.0	9.6
Shepherd's Grove, Stanton	92.5	53.29
Wrattling	8.3	0
Total	168.8	67.03
Overall	519.1	109.7

Commentary: The Replacement Local Plan which was adopted in June 2006 makes significant provision for additional employment land across the borough, including the allocation of a strategic site at Bury St Edmunds that is expected to last beyond the local plan period.

Indicator 1e – Losses of employment land in 1) employment / regeneration areas and 2) local authority area

During 2008/9 the following amounts of employment land were lost to non-employment uses. Loss is defined as where non B1 (a), (b) and (c), B2 and B8 has been completed in 1) General Employment Areas and 2) across the borough.

Table 6.5

Land lost on general employment areas	0 ha
Employment land lost across the borough outside general employment areas	0.34 ha
Total land lost	0.34 ha

Indicator 1f – Amount of employment land lost to residential use

During the year 2008/9 0.34 hectares of land was lost to residential use. Loss is calculated when a residential planning consent has been implemented.

Housing

Housing trajectory

The East of England Plan was published in May 2008 and sets out the regional strategy for planning and development in the east of England to the year 2021. It covers economic development, housing, the environment, transport, waste management, culture, sport and recreation, mineral extraction and more. The Suffolk Structure Plan 2001 sets out requirements for housing growth in each district/borough in the county covering the period from mid 1996 to mid 2016. However, with the approval of the Regional Spatial Strategy, new housing targets are set out for the borough extending to 2021. It is these new requirements that are being monitored in this report.

The council has been monitoring housing completions since 1996, the commencement of the Structure Plan monitoring period. The amount of completions has been assessed based on planning and building regulations records and supplemented with on-site surveys on an occasional basis to validate the numbers. The table below illustrates the number of homes completed each year, broken down into the two major urban centres and the rural area. It can be seen that the annual average achieved so far is above that required by the county Structure Plan.

Housing completions – based on net figures - 1996 – 2009

Table 6.6

Year	Bury St Edmunds	Haverhill	Rural Area	Total
1996-97	278	331	144	753
1997-98	203	273	110	586
1998-99	177	261	140	578
1999-00	135	317	116	568
2000-01	137	244	97	478
2001-02	92	182	64	338
2002-03	321	83	64	468
2003-04	306	206	100	612
2004-05	86	47	37	170
2005-06	190	135	42	367
2006-07	285	109	142	536
2007-08	320	168	58	546
2008-09	159	107	85	351
Total	2,689	2,463	1,199	6,351
Annual average	207	189	92	488
Completions (2001 - 2009)	1,789	1,037	592	3,388
Annual Average (2001 - 2009)	220	130	74	42

In order to monitor how the delivery of the Structure Plan requirement is being met, a simple calculation has been undertaken as follows:

Table 6.7

Suffolk Structure Plan housing requirement	8,800
Minus Housing completions to date	6,351
Residual total	2,449
Divided by remaining years of the Development Plan (7)	350 homes per annum

Table 6.8 below provides an update of Table 1 in the Replacement St Edmundsbury Local Plan 2016. That table sets out the housing requirement in the borough, based on the County Structure Plan, and indicates how this will be met from various delivery components.

Table 6.8 Projected additional dwellings up to 2016 (Structure Plan requirements)

(a) Commitments at 31/3/2009 (planning permissions)	
Bury St Edmunds	818
Haverhill	291
Rural areas	245
Borough total	1354
(b) Remaining Allocated Sites in the Replacement St Edmundsbury Borough Local Plan 2016	
Bury St Edmunds	441
Haverhill	914
Rural Allocations	275
Borough total	1630
(c) Windfall	
Unidentified Urban Capacity Sites	630
Rural windfall estimate (23 pa)	160
Less 5% deduction for non-implementation of permissions	-68
Borough total	722
Total (a) + (b) + (c) =	3706

Based on a Structure Plan requirement of 440 dwellings per annum, this figure would provide for 8.4 years of housing land. However, if the residual requirement for the remainder of the Structure Plan period is taken into account, having regard to the amount of housing already completed, the figure would provide 10.6 years supply of housing.

The housing trajectory graph, Figure 1, illustrates both past and projected future completion rates for housing across the borough. It compares these figures with the annualised Suffolk County Structure Plan requirement (the yellow line) and indicates a projected annual requirement for each year based on the delivery of the Structure Plan figure (the blue line). The graph also indicates a projected annual completion rate based on the number of homes that the council expects to be built over the 20 year period. Projected growth is calculated from the information gathered plus the allowance for rural windfall completions and urban capacity sites provided for in the Replacement Local Plan. The trajectory does not necessarily take account of planning consents on small sites (under 10 homes) that have yet to be completed. It is assumed that this figure is accounted for in the Urban Capacity Study and the allowance for small site windfall consents in the rural areas.

Regional Spatial Strategy

As reported elsewhere, the East of England Plan was published in May 2008. The plan makes an allocation of 10,000 additional homes in St Edmundsbury in the period 2001 to 2021. In order to monitor how the delivery of the RSS is being met, a simple calculation has been undertaken as follows:

Table 6.9

East of England Plan housing requirement	10,000
Minus Housing completions to date	3,388
Residual total	6,612
Divided by remaining years of the Development Plan (12)	551 homes per annum

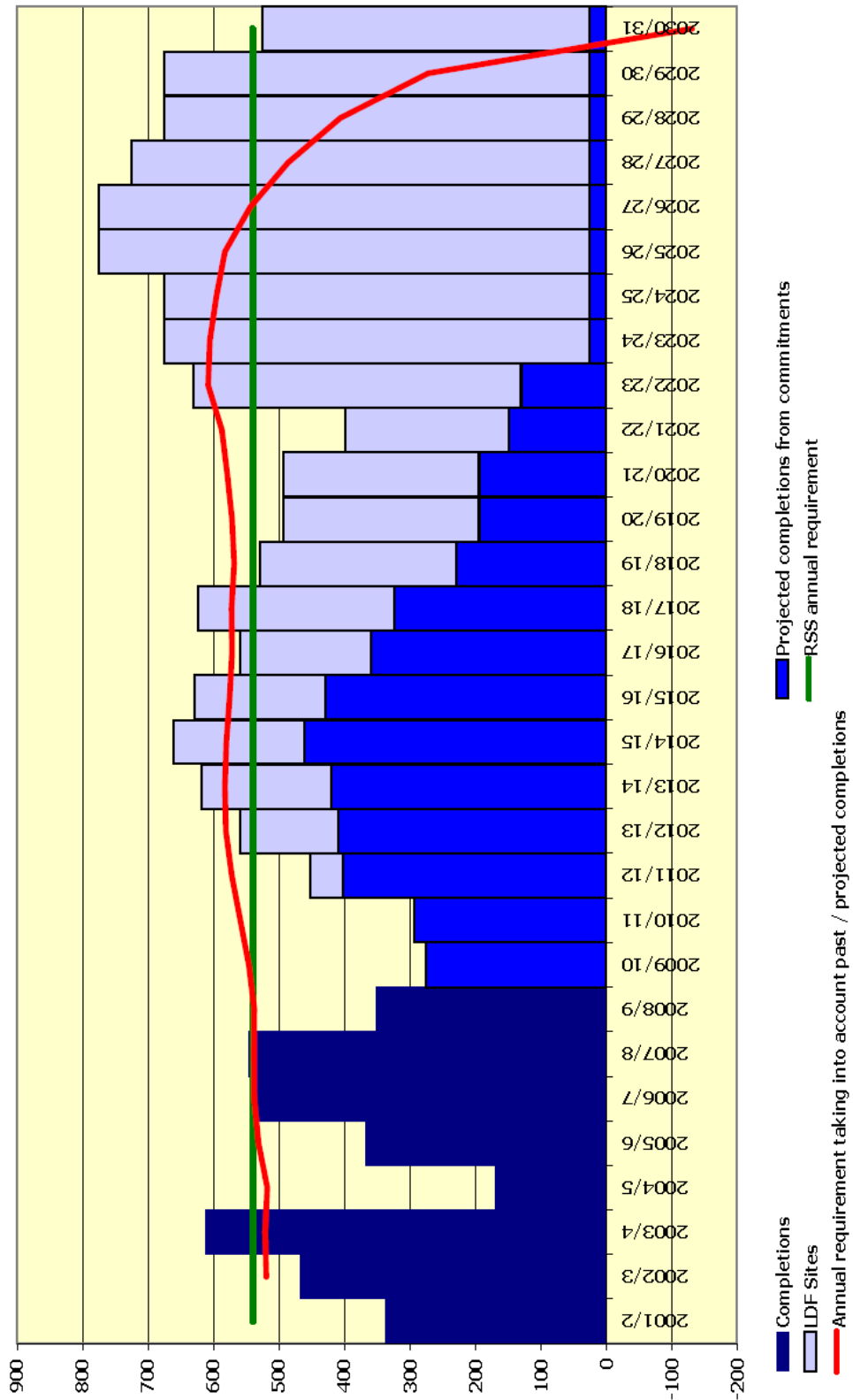
Table 6.10 below provides an update of the housing requirements compared with the RSS requirements in a similar manner to Table 6.8 above. It removes an allowance for rural windfall housing in accordance with PPS3 but includes the housing allocated on the strategic site at north-west Haverhill in the replacement local plan.

Table 6.10 Updated projected additional dwellings up to 2016 (RSS requirements)

(a) Commitments at 31/3/2009 (planning permissions)	
Bury St Edmunds	818
Haverhill	291
Rural areas	245
Borough total	1,354
(b) Remaining Allocated Sites in the Replacement St Edmundsbury Borough Local Plan 2016	
Bury St Edmunds	441
Haverhill	914
Rural allocations	275
Borough total	1,630
(c) Other development potential	
Unidentified Urban Capacity Sites	630
Strategic local plan sites	350
Less 5% deduction for non-implementation of permissions	-68
Borough total	912
Total (a) + (b) + (c) =	3918

Based on the East of England Plan requirement of 500 dwellings per annum, this figure would provide for 7.8 years of housing land. However, if the residual requirement for the remainder of the regional plan period is taken into account, having regard to the amount of housing already completed, the figure would provide 7.1 years supply of housing.

Figure 6.1 Housing Trajectory



Commentary: The trajectory in Figure 1 illustrates that, despite a recent slowing down in the housing completion rate across the borough, the average is still above the Structure Plan required rate and that when account is taken of projected completions from sources agreed through the Replacement Local Plan examination process, sufficient housing will be available both in the short and longer term to meet the needs of the borough. Consequently there is no need to bring forward the timetable for preparing the Site Allocations DPD nor is there a need for an early review of the allocations in the Replacement Local Plan 2016.

Figure 6.1 Housing Trajectory Sites

Policy	Site	Capacity	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Local Plan Allocations																								
BSE1 a	Garage Site, St Johns Place	11		11																				
BSE1 b	Jacqueline Close	50								10	20	20												
BSE1 c	Telephone Exchange	30														30								
BSE1 d	Hospital Road	65																						
BSE1 e	Garages & Bus Depot	50																						
BSE1 h	Coach Park, Cotton Lane	45																						
BSE2	Vinefields	50				25	25																	
BSE6	Station Hill	140																						
BSE9	Tayfen Road	100			25	50	25																	
HAV1 a	Gasworks	10						10																
HAV1 b	Telephone Exchange	24													24									
HAV1 c	Hamlet Croft	100																						
HAV1	Atterton & Ellis	39																						
HAV2	North-west Haverhill	755			50	75	100	100	100	100	100	100	30											
RA1	Reeves Farm, Ixworth	20																						
RA1	Fireworks Factory, Chesburgh	35																						
RA2	Stanton	70		25	45																			
RA2	Ixworth	70			10	50	10																	
RA2	Barrow	20							20															
RA2	Clare	60						20	40															
	Total	1744	0	25	141	255	215	289	245	205	170	135	30	0	24	30	0							
Large Sites with planning consent																								
BSE	Peach Mallings	106	41																					
BSE	Eastgate Grange	30							30															
BSE	Area A Moreton Hall	123	15																					
BSE	Area B Moreton Hall	86	25	36																				

Figure 6.1 Housing Trajectory Sites

Policy	Site	Capacity	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
BSE	Area F Mbreton Hall	301			20	50	50	28																
BSE1 i	Cattle Market, Bury St Edmunds	62	4																					
BSE1 f	Hardwick Industrial Estate	163	20	40	52																			
BSE	Queens Road	10		10																				
BSE	5a Kings Road	19			19																			
BSE	Rear 10 Risbygate Street	14			14																			
BSE	no 82-104 Out Westgate	30	30																					
BSE	Borough Offices, Angel Hill	11		11																				
HAV	Haycocks Road	53		10	43																			
HAV	Appleacre Road	111	39	33																				
HAV	Hales Barn	393																						
HAV	Anglian House, Burton End, Haverhill	27	5	15																				
HAV	Bradhams / Fullers Yard, Haverhill	62																						
HAV	Chalkstone Way	76	24																					
HAV	York Rd, Haverhill	17		8	9																			
HAV	York Rd, Haverhill (fronting Burton End)	14	14																					
HAV	Horace Eves Close, Witherfield Rd	24		24																				
RUR	Risby	19																						
RUR	Smithy Close, Rougham	18																						
RUR	Troston Road, Honington	11																						
RUR	Barningham	12																						
RUR	Norse Close, Stanningfield	22		22																				
	TOTAL	1814	217	209	157	50	50	28	30															
	Other known potential capacity																							
BSE6	Station Hill additional capacity	260					30	50	60	60	60													
BSE	Shire Hall	100					20	50	30															
BSE	Mallings, Mildenhall Road	40			40																			

Figure 6.1 Housing Trajectory Sites

Policy	Site	Capacity	2008/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
HAV	North-west Haverhill phase 2	345											70	100	100	75									
HAV	Quiteens	80			40	40																			
	Other Total	825	0	40	40	90	100	90	60	60	0	70	100	100	100	75									
	LDF Strategic Sites																								
BSE	Fornham	900			50	100	100	100	100	100	100	100	100	100	100	50									
BSE	Wesley	450							50	100	100	100	100	100											
BSE	Merton Hall	500			50	100	100	100	100	50															
BSE	Compiegne Way	1250														50	100	100	200	200	200	150	100	100	
BSE	Rougham Road	1250													50	100	200	200	200	200	100	100	100	100	
HAV	NE Haverhill	2500													50	250	250	250	250	250	300	300	300	300	
	Other LDF sites across borough	1400									100	100	100	100	100	100	100	100	100	100	100	100	100	100	
	LDF Total	8250		50	150	200	200	200	200	200	300	300	300	300	250	500	650	650	750	750	700	650	650	500	

Commentary: This trajectory would see the delivery of at least 10,500 new homes in St Edmundsbury in the Regional Plan period. This projection is dependent on the actual numbers of dwellings allocated in the Local Development Framework. Based on these projections, it is estimated that by 2016/17 an additional 5,022 new homes will have been built in the borough, and that in the period 2008/9 – 2010/11 the net additional completions will amount to just under 23% of this total.

Indicator 2b - Percentage of new and converted dwellings completed on previously developed land (PDL) (gross figures)

Table 6.11

	No. on PDL	Total No.	% PDL
Bury St Edmunds	148	204	72.5
Haverhill	36	109	33.0
Rural Areas	91	117	77.8
Total	275	430	63.9

Commentary: The amount of housing completed on previously developed land is above the Council's target of 40% referred to in the replacement local plan.

Indicator 2c – New housing densities

Percentage of new dwellings completed (based on gross figures) at:

- 1) less than 30 dwellings a hectare;
- 2) between 30 and 50 dwellings a hectare; and
- 3) above 50 dwellings a hectare.

Table 6.12

Density	Percentage completed
1) Under 30 dwellings a hectare	20
2) 30 – 50 dwellings a hectare	41
3) Above 50 dwellings a hectare	39

Indicator 2d - Affordable housing completions (based on gross figures)

A total of 144 affordable homes were completed across the borough in 2008/9. This is a slight increase on the 136 that were completed across St Edmundsbury in 2007/8. However, it represents only around 33.5% of all completions during the year.

Figure 6.1 Annual affordable housing completions since 2001 (gross figures)

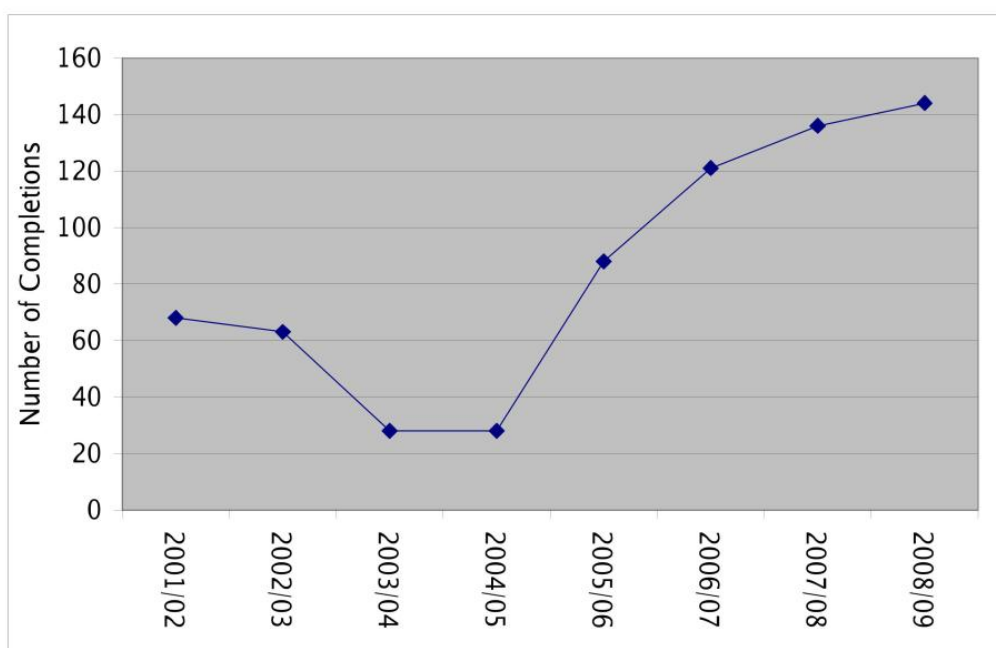


Table 6.13 Affordable Housing completions 2008/09 (gross figures)

Sites	Settlement	Housing association	Dwelling numbers (gross)	Dwelling Numbers(net)
Plots 15-20 Peach Maltings	BSE	ICENI Homes/Suffolk Housing Society	6	6
Plots 47-63 Part Area A Site, Moreton Hall	BSE	Granta Housing Society	17	17

Sites	Settlement	Housing association	Dwelling numbers (gross)	Dwelling Numbers(net)
Plots 139-141 Site Off Kings Road	BSE	Havebury Housing Partnership	12	12
Plots 26/26a Site off Blomfield Street	BSE	Havebury Housing Partnership	2	2
Plots 17-18 Hardwick Industrial Est Site	BSE	Havebury Housing Partnership	2	2
Plots 7-8 Queens Close	BSE	Havebury Housing Partnership	2	-2
Plots 56, 72-97, 102-104 Appleacre Road	Haverhill	ICENI Homes/Suffolk Housing Society	30	30
Plots 1-10, 1 York Road	Haverhill	Havebury Housing Partnership	10	9
Plots 31-34, 40-43, 52-53, 64-69 Land Off Chalkstone Way	Haverhill	Granta Housing Society	16	16
Plots 1-12 Anglian House Burton End	Haverhill	Flagship Housing	12	12
Plots 1-30 Smithy Close	Rougham	Havebury Housing Partnership	30	18
PLots 7-11 Troston Road	Honington	Havebury Housing Partnership	5	5
Total			Gross: 144	Net: 127

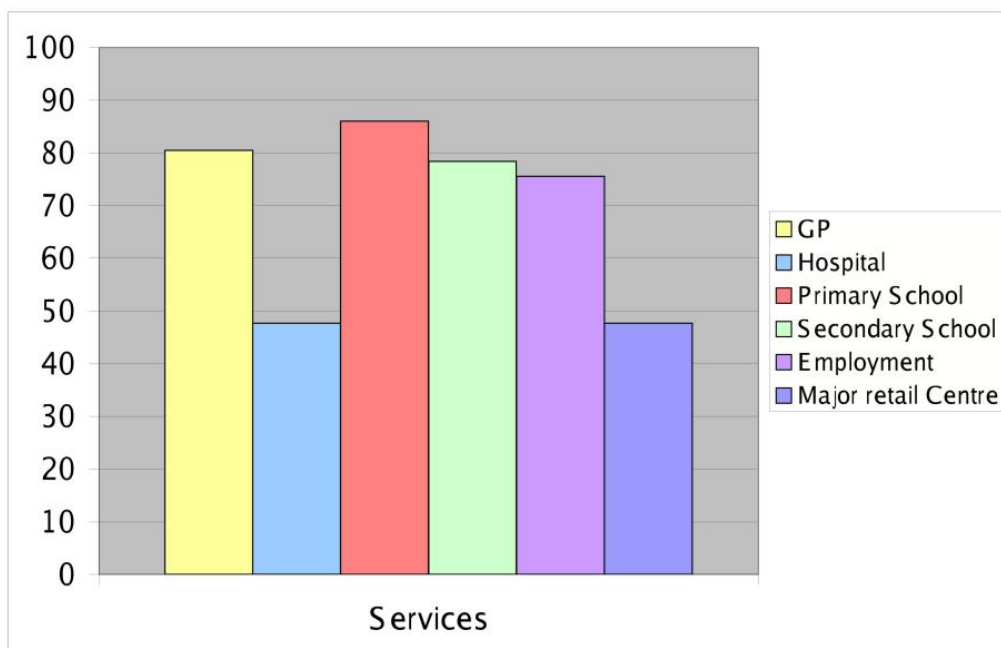
Commentary: The proportion of affordable housing completed during the year shows a percentage below the standards set out in the replacement local plan of 40%. However, it must be recognised that the policy in the replacement local plan refers to sites over a certain threshold. More detailed monitoring is being undertaken to assess delivery on sites that meet this threshold.

Indicator 3a – Amount of completed non-residential development within Use Classes Order's A, B and D complying with car-parking standards set out in the Local Plan.

All the development completed during 2008/9 within Use Classes Order's A, B and D (a total of 68,470 m²) complied with the car parking standards as set out in the replacement local plan.

Indicator 3b – Amount of new residential development within 30 minutes by public transport, walking and/or cycling time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.

Figure 6.2 Percentage of new homes built within 30 minutes public transport time of services (based on gors figures).



Indicator 4a – Amount of completed retail, office, and leisure development.

Table 6.14

Use Class	Completed gross internal floor space (m ²)
B1(a)	5,051
A1	34,574
A2	100
D2	3,298
Total	43,023

Indicator 4b – Amount of completed retail, office and leisure development in town centres

Table 6.15

Use class	Completed gross internal floorspace (m ²)
B1(a)	0
A1	25,668
A2	100
D2	0
Total	25,768

Indicator 4c – Amount of eligible open spaces managed to Green Flag Award Standard.

The total amount of green space in St Edmundsbury is 335 ha; the area managed to Green Flag Award Standard is 79.48 ha (23.7%). Nowton Park and East Town Park currently hold the Green Flag Award Standard.

Indicator 7 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

No planning applications were granted during 2008/9 for development that would constitute either 1) inappropriate development in the flood plain or, 2) development that adversely affects water quality.

Indicator 8 – Change in areas and populations of biodiversity importance

The borough has the following number of designated ecological sites:

Table 6.16

Site type	No. of sites
Wetland of International Importance (RAMSAR)	0
Special Protection Area (SPA)	1 - Brecks Area
Special Areas of Conservation (SAC)	2 <ul style="list-style-type: none"> • Brecks (part), and • Waveney and Little Ouse Valley Fens (part)
Sites of Special Scientific Interest (SSSI)	22 (1,881 ha)
County Wildlife Sites (CWS)	145 (3,541 ha)
Local Nature Reserves (LNR)	3 (42.4 ha) <ul style="list-style-type: none"> • Haverhill Railway Walks • Moreton Hall Community Woods • Rede Wood

Indicator 9 – Renewable energy capacity installed by type.

There have been no renewable energy installations completed across St Edmundsbury in 2008/9.

7 Significant Effects Indicators

The significant effects indicators are being developed through the Sustainability Appraisal and DPD preparation process. In some instances they will overlap with some of the contextual indicators included in this report. These indicators will be used to ensure a robust assessment of the implementation of the council's planning policies and towards achieving sustainable development.

The borough council has worked in partnership with the other Suffolk local planning authorities to develop indicators as part of the Suffolk's Environment project. The headline objectives are listed in the box below and as the council continues to develop DPD's appropriate monitoring methodology will be developed to assess plan performance against the indicators.

Headline Sustainability Appraisal Objectives.

Social objectives

1. To improve the health of the population overall.
2. To maintain and improve levels of education and skills in the population overall.
3. To reduce crime and anti-social activity.
4. To reduce poverty and social exclusion.
5. To improve access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment.
7. To meet the housing requirements of the whole community.
8. To improve the quality of where people live and to encourage community participation.

Environmental objectives

9. To maintain and where possible improve water and air quality.
10. To conserve soil resources and quality.
11. To use water and mineral resources efficiently, and re-use and recycle where possible.
12. To reduce waste.
13. To reduce the effects of traffic on the environment.
14. To reduce contributions to climate change.
15. To reduce vulnerability to climatic events.
16. To conserve and enhance biodiversity.
17. To conserve and where appropriate enhance areas of historical and archaeological importance.
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.

Economic objectives

19. To achieve sustainable levels of prosperity and economic growth throughout the plan area.
20. To revitalise town centres.
21. To encourage efficient patterns of movement in support of economic growth.
22. To encourage and accommodate both indigenous and inward investment.

1 Appendix A

List of saved replacement local plan policies

Details of all our policies can be found in our replacement local plan at www.stedmundsbury.gov.uk/sebc/live/localplan/

Policy number	Policy name
DS1	Settlement Hierarchy
DS3	Development Design and Impact
DS4	Master plans
DS5	Design guidance and Development Briefs
H2	Housing Development Within Bury St Edmunds and Haverhill
H3	Affordable Housing
H4	Housing Density
H5	Mix of Housing
H6	Alterations or Extensions to Dwellings
H7	Special Housing Needs
H8	Provision for Gypsies and Travelling People
E1	Existing Employment Land and Premises
RU1	Employment Development in the Rural Areas
RU2	Farm Diversification
RU3	Equine-related Activities Outside Housing Settlement Boundaries
RU4	Re-use of Rural Buildings in the Countryside
RU5	Replacement of Buildings in the Rural Areas
RU6	Housing Development in the Rural Areas
RU7	Removal of Agricultural Occupancy Conditions
RU8	Rural Housing Exception Sites
RU9	Retail Proposals Within Rural Housing Settlement Boundaries
RU10	Protection of Rural Services
RU11	Touring Holiday Caravan and Camping Sites
L1	Golf Courses and Related Facilities

Policy number	Policy name
L2	Tourism Development
L3	Visitor Accommodation
L4	Standards of Open Space and Recreation Provision
L5	Safeguarding Parks and Open Spaces
L6	Allotments
L7	Public Rights of Way
TCR1	Shopping Centres
TCR2	Protection of Primary Shopping Areas and Shopping Centres
TCR3	Shopfronts and Advertisements
TCR4	Amusement Arcades
TCR5	Street Trading and Street Cafes
TCR6	Ancillary Retail Uses
T1	Transport Assessments
T2	Hierarchical Approach to Site Access
T3	Travel Plans
T4	Private Non-residential Parking
T5	Parking Standards
T6	Off-Street Car Parking
T7	Lorry Parking
HC1	Alternations and Extensions to Listed Buildings within their curtilage
HC2	Demolition of Listed Buildings
HC3	Enabling Development
HC4	Buildings of Local Architectural or Historic Significance or Protected by an Article 4 Direction
HC5	Demolition of Unlisted buildings, structures or features within Conservation Areas
HC6	New Development in Conservation Areas
HC7	New Uses for Historic Buildings

Policy number	Policy name
HC8	Development affecting Parks and Gardens of Special Historic or Design Interest
HC9	Sites and Features of Archaeological Importance
FC1	Community Services
FC2	Utility Services
FC3	Telecommunications Development
FC4	Renewable Energy Proposals
IM1	Developer Contributions
BSE1	Housing on brownfield sites – Bury St Edmunds
BSE2	Vinefields Farm
BSE3	Strategic Site – Suffolk Business Park, Moreton Hall, Bury St Edmunds
BSE4	General Employment Area
BSE5	British Sugar
BSE6	Station Hill Development Area
HAV1	Housing on Urban Sites - Haverhill
HAV2	Strategic Site – North West Haverhill
HAV3	Strategic Employment Site – Hanchett End, Haverhill
HAV4	General Employment Areas - Haverhill
HAV5	Haverhill Town Centre Masterplan
HAV6	Haverhill Retail Park
HAV7	New Local Centres and Facilities - Haverhill
HAV8	Haverhill Northern Relief Road
RA2	Greenfield Allocations – Rural Service Centres
RA3	General Employment Areas – Rural Areas
RA4	New open space provision