

Annual Monitoring Report 2007-2008



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Acronyms

AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
DPD	Development Plan Document
EERA	East of England Regional Assembly
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LPA	Local Planning Authority
PCPA	Planning and Compulsory Purchase Act (2004)
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RAMR	Regional Annual Monitoring Report
RSS	Regional Spatial Strategy
SCI	Statement of Community Involvement
SA	Sustainability Appraisal
SPD	Supplementary Planning Document

SECTION A: INTRODUCTION

1. Local Development Frameworks

Introduction

- 1.1. Following implementation of the Planning and Compulsory Purchase Act (PCPA) 2004, significant changes were seen in Local Authority planning policy practice, including the introduction of Local Development Frameworks (LDFs) and Regional Spatial Strategies (RSSs) to replace Local Plans and Structure Plans, which are intended to make the planning process clearer, simpler and more flexible.
- 1.2. LDFs comprise a suite of documents, as shown in figure 1.1. Each Local Planning Authority (LPA) is required to produce and regularly update these documents. There is an emphasis on community involvement (with a requirement for all authorities to have an up to date Statement of Community Involvement [SCI]) and sustainable development (all Local Development Documents (LDDs) must undergo a Sustainability Appraisal [SA]).

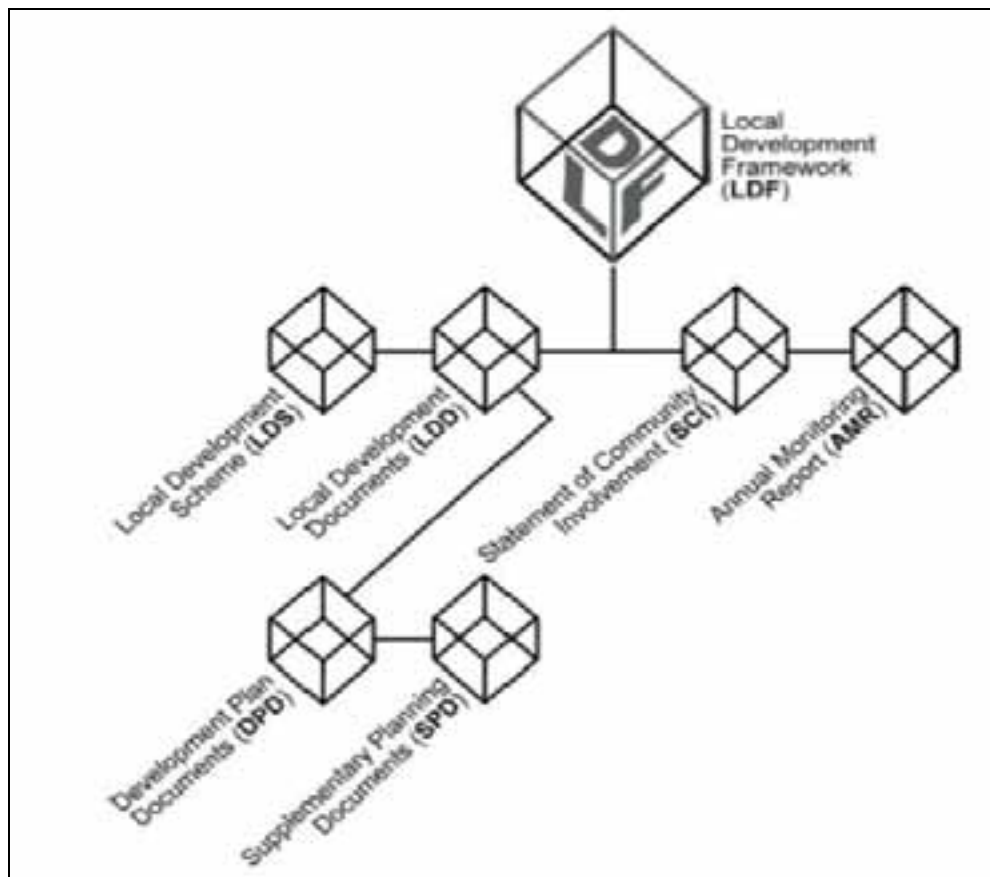


Figure 1.1: Showing composition of the Local Development Framework

- 1.3. The current plan covering Babergh is the Babergh Local Plan Alteration No. 2 (Adopted June 2006). Under the arrangements covering the

transition phase between Local Plans and LDFs, the policies in this document are saved until they are superseded by an adopted Development Plan Document (DPD). The Local Development Scheme (LDS) sets out the timetable for the preparation of these documents, and therefore replacement of the Local Plan by the new LDF. Current progress against the LDS is set out in this Annual Monitoring Report (AMR) in chapter 2.

- 1.4. The District Council is currently undergoing a process of saving the Local Plan policies that they wish to be retained. The final decision on which policies are saved will come in June 2009, when the adopted Local Plan Alteration No. 2 will no longer be the current plan having exceeded its 3 year lifespan.
- 1.5. The Regional Planning Body (currently the East of England Regional Assembly, EERA) prepares the Regional Spatial Strategy. The RSS covering the East of England (also known as the East of England Plan) was the first RSS to be adopted in England under the PCPA 2004 in May 2008. In order to maintain consistency at local and regional level monitoring, Central Government released a single set of Core Output Indicators (CLG, July 2008) that all Authorities are required to monitor annually. This consistency means that LDF AMRs can be developed against the backdrop of the wider regional level monitoring. These Core Output Indicators (COIs) are monitored in section C, chapter 5, of this report.

ROLE OF ANNUAL MONITORING REPORTS

- 1.6. Section 35 of the PCPA states that all LPAs must submit an annual report to the Secretary of State which sets out the implementation of the LDS and the extent to which policies in the LDDs are being achieved (PCPA 2004). These are generally known as Annual Monitoring Reports (AMR).
- 1.7. The Annual Monitoring Report must be prepared and submitted to the Secretary of State by 31st December every year, covering the 12 months up to the 31st March of the year of submission (i.e. this report, submitted by December 2008 covers the period from 1st April 2007 to 31st March 2008). All of the information reported here is valid at the time of submission.
- 1.8. An Annual Monitoring Report should:
 - Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
 - Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies

on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy.

- Include progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)7 of Town and Country (Local Development) Planning Regulations) and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area
- Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery

Taken from PPS12 (CLG, 2008), page 18.

1.9. Having a robust monitoring framework in place will ensure that the Local Development Framework process and policy development is transparent, flexible, simple and easily accessible. Well planned monitoring will enable the policy team to collect relevant and consistent data over appropriate timescales in order to assess the effectiveness of policies and how they are being used. This will aid the preparation of future iterations of policies and Development Plan Documents (DPDs). The AMR will evolve as the DPDs are adopted and then implemented, and by using the “Plan, Monitor, Manage” approach to planning, it will ensure flexible and effective policies.

CONTENT & METHODOLOGY

1.10. This document is the fourth Annual Monitoring Report produced by Babergh District Council. At the time of publishing, no LDF policies have been implemented, so this AMR monitors the Local Plan policies but with a view to identifying those indicators and policy areas that will be developed during the production of Development Plan Documents. This report aims to fill some gaps in data and analysis identified by previous years’ reports, but also identifies other information that should be collected or would be valuable to collect. The development of the policies and their subsequent monitoring through the AMR is an iterative process and as such, there may be gaps or required improvements which will be addressed at the next round of monitoring. These will be identified throughout the report.

1.11. Section B of this report looks at progress being made on each of the Local Development Framework documents against the Local Development Scheme. It also considers progress on some of the key evidence base studies and reports and how they are progressing. Section C identifies indicators that are to be monitored, gives some commentary on them and also identifies areas for improvement in terms of data to be collected or changes in methodology. Section C also

considers the use of current policies and planning decisions, including decisions made, which policies have been used the most and appeal decisions over the monitoring year. Section D contains a brief summary, of the report, with conclusions and it identifies points to note for future action.

CONTEXTUAL INTRODUCTION

1.12. The district covers an area of 230 square miles (596 square kilometres). Babergh has around 4000 listed buildings, 28 conservation areas, 26 scheduled ancient monuments and 4 registered historic parks and gardens which form an important part of the District's physical environment. Babergh contains many areas of attractive countryside including parts of the Dedham Vale and the Suffolk Coasts and Heaths Areas of Outstanding Natural Beauty (AONB). There are also a number of Special Landscape Areas centred on the many river valleys which are characteristic of this part of Suffolk. The value of the natural and built environment in the District, including the internationally renowned areas of 'Constable Country' and the medieval wool villages of Lavenham and Kersey, form the basis for a strong local tourism industry.



Figure 1.2: Babergh District

1.13. The largest settlement in Babergh is the town of Sudbury which, when counted with the adjoining village of Great Cornard, has a population of just over 20,000 people (2005 Mid year estimate (MYE)). Hadleigh, the second largest town, has a population of just over 12,000 people.

1.14. Due to the rural nature of the District, coupled with the good access by road and rail to Ipswich, Colchester, Bury St Edmunds and further afield to places including Norwich, Chelmsford, Cambridge and London, the

District is seen as an attractive location for both residents and visitors. There are currently two railway lines in the District- the mainline London to Norwich line and the Sudbury to Marks Tey line. This results in good services to London via Sudbury, Ipswich and Manningtree. There are also services running from Ipswich and Manningtree to the ports at Harwich and Felixstowe. There is a train station in Sudbury, which goes to Marks Tey where there is a mainline connection to Colchester, Chelmsford and London Liverpool Street (approximately 45 minutes). The availability of public transport contributes significantly to the economic and social well being of the District, although some villages still suffer from poor public transport links. The coordination of numerous services operating in the District, including community transport schemes, will continue to be encouraged as a way of supporting the local towns and their hinterlands.

LOCAL GOVERNMENT REVIEW

- 1.15. Currently, across Suffolk and Norfolk, the Boundary Committee are considering options for a proposed Local Government Review, whereby the current two tier system of Counties and Districts/Boroughs will be dissolved and all areas will be covered by single unitary planning authorities, which adopt all the responsibilities previously split between the two authorities. Various options for the 2 counties have been proposed for new boundaries for these unitary authorities, and the Boundary Committee are due to report their findings on these proposals to the Secretary of State during February 2009. This will be further commented upon in the 2008-09 AMR. More information is available from the Boundary Committee's website:
www.electoralcommission.org.uk/boundary-reviews/all-reviews/eastern/suffolk/suffolk-structural-review.

SECTION B: MILESTONE PROGRESS

2. Local Development Scheme Implementation

INTRODUCTION

- 2.1. The Local Development Scheme (LDS) is a document that all Local Planning Authorities (LPAs) are required to produce for their Local Development Framework (LDF). The LDS sets out the authority's intentions regarding the preparation of documents within its LDF over a minimum three-year period.
- 2.2. Babergh's first LDS was adopted in February 2005. Since then, it has been revised and the current LDS was adopted in July 2007 covering the 5 year period up to mid 2012. It was considered necessary for Babergh to look well beyond the minimum 3 year period as the LDF work would not have been completed within the 3 year period.
- 2.3. The following chapter considers each of the documents shown in the LDS separately, and an assessment of the progress being made in relation to that set out in the LDS. Where the predicted progress has not been made, an explanation is given along with a new outline timetable where this is known.

MILESTONE PROGRESS AGAINST LDS

- 2.4. Each of the documents is considered in turn, and assessed using a "traffic light" based system, marked against the progress made, where:

Indicates that the timetable has been reached or that progress is on target

Indicates that progress has been made but that the timetable has slipped by less than 6 months

Indicates that slippage of over 6 months has been made

2.5. STATEMENT OF COMMUNITY INVOLVEMENT

The Statement of Community Involvement was formally adopted by Council in December 2006 (as covered in 2006-07's Annual Monitoring Report). It forms the basis for involving the community in the planning system and covers the community involvement process for production of documents as well as consultation relating to individual applications.

2.6. ANNUAL MONITORING REPORT

This has been produced on time annually.

2.7. CORE STRATEGY, POLICIES AND PROPOSAL MAP

Schedule of milestones	Evidence gathering	Mar-Dec 2007
	Issues & Options Consultation, Regulation 25	April-May 2008

	Preferred Options Consultation, Regulation 26	Feb-Mar 2009
	Submission- reg 28	Nov-Dec 2009
	Adoption	Feb-Mar 2011
Targets for monitoring period:	Evidence gathering	
	Pre-submission consultation, commencement of Issues and Options Consultation	
Progress	<p>The evidence gathering began on schedule and is an ongoing process (see paragraph 2.13 and the LDS for the various studies and reports that will be produced as part of the evidence base for the LDF).</p> <p>The collation of a full and robust evidence base is key to allowing Babergh to develop suitable and effective policies for the Core Strategy and other Development Plan Documents. As Babergh adopted the Local Plan relatively recently and so has up to date policies in place, the emphasis has been on developing the evidence base; much of which has been done in-house. This has placed constraints on available resources, which have also been stretched due to staff changes, and means that the progression from evidence gathering to development of policies has been held up. The Regulations governing the production of Local Development Documents (Statutory Instrument 2004/2204) have also been updated (SI 2008/1371). These changes were brought into force in June 2008 and it was considered prudent to await the final changes before progressing further in case any significant methodological changes were to be introduced, which has also caused further delays.</p>	
Actions	<p>The evidence gathering will continue.</p> <p>The first formal consultation, Issues and Options, is intended to be published by March 2009. This could potentially result in overall slippage in the LDS timetable for production of the Core Strategy, but at this stage it is hoped to submit at the end of 2009. This will be reviewed in next year's AMR.</p> <p>The LDS will be amended accordingly to represent this alteration in timetable.</p>	

2.8. DEVELOPMENT CONTROL POLICIES (AND PROPOSALS MAP)

Schedule of milestones	Evidence gathering	Nov 07-Mar 08
	Issues & Options Consultation Regulation 25	Feb-Mar 2009
	Preferred Options Consultation Regulation 26	Sept- Oct 2009
	Submission	Dec 2010- Jan 2011
	Adoption	Dec 2011-Jan 2012

Targets for monitoring period:	Evidence gathering
Progress	As for the Core Strategy, the evidence base production is an ongoing process which has started well and will continue.
Actions	The first consultation stage is likely to happen following the equivalent Core Strategy consultation which may result in slippage at the beginning of the process. There is currently uncertainty relating to the future of the DC policies document. Local Government Review could have significant impacts on the emphasis placed on different types of development in specific locations, and as a result Babergh District Council are intending to determine if and when this document will be produced after the Boundary Committee have announced their proposals. The LDS will be amended to reflect these changes.

2.9. SITE SPECIFIC ALLOCATIONS, POLICIES AND PROPOSALS MAP AMENDMENT

Schedule of milestones	Evidence gathering	Jul-Dec 2008
	Issues & Options Consultation Regulation 25	May-June 2009
	Preferred Options Consultation Regulation 26	Jan-Feb 2010
	Submission	Dec 2010- Jan 2011
	Adoption	Apr-May 2012
Targets for monitoring period:	None	
Progress	As with documents discussed above, the evidence gathering has started and is progressing well.	
Actions	Similarly to the Development Control Policies document, there is currently uncertainty relating to the future of this DPD. Local Government Review could have significant impacts on the emphasis placed on different types of development in specific locations, and as a result Babergh District Council is intending to determine if and when this document will be produced after the Boundary Committee have announced their proposals. The LDS will be amended to reflect any changes deemed necessary.	

2.10. SUPPLEMENTARY PLANNING DOCUMENT (SPD) ON THE PROVISION OF AFFORDABLE HOUSING

Schedule of milestones	Evidence gathering	Mar- Sep 2007
	Public participation, reg 17	Apr-May 08
	Agree final SPD	Sep-Oct 2008
	Adoption	Oct/Nov 2008
Targets for monitoring period:	Evidence gathering exercise carried out	
	Public consultation to be commenced	
Progress	The draft SPD has not yet been published. It was identified that the commuted sums Babergh was requesting for affordable housing may have been set at the wrong level and so further research was commissioned to work on this. An additional study is therefore being carried out to inform the calculation used to determine commuted sums to ensure it is robust.	
Actions	It is hoped that a draft will be published late 2008 or early 2009. Although there has been some slippage in the timetable, this extra work will result in a far more robust calculation. The LDS will be amended to reflect these changes.	

2.11. SPD ON THE RETENTION OF EMPLOYMENT LAND

Schedule of milestones	Evidence gathering	Mar- Nov 2007
	Public participation, reg 17	Jun-Jul 2008
	Agree final SPD	Nov-Dec 2008
	Adoption	Dec 2008- Jan 2009
Targets for monitoring period:	Evidence gathering	
	Public participation exercise completed	
Progress	Ahead of schedule, the SPD was adopted by Council on the 6 th March 2008 and is available on line.	
Actions	None.	

2.12. SPD ON DESIGN

Schedule of milestones	Evidence gathering	Mar- 07-Feb 08
	Public participation, reg 17	Sep-Oct 09
	Agree final SPD	Feb-Mar 09
	Adoption	Mar-Apr 09
Targets for monitoring period:	Evidence gathering	
Progress	A draft was published but required some tightening up. The Suffolk wide Design guide is now being revised, and it was considered more appropriate to work jointly on that rather than continue with the Babergh only work.	

	A county wide working group has been formed, and they are trialling various methods of presenting data and looking at examples of best practice. Preliminary results are expected early 2009.
Actions	The implications of working jointly are that Babergh will have to work to the other authorities' timescales. The progress will be reviewed in 2008-09 AMR but slippage of the final timetable is inevitable. The LDS will be amended accordingly.

2.13. OTHER DOCUMENTS IN EVIDENCE BASE

The table below identifies some of the key documents which will make up the evidence base for the LDF and highlights progress made

Study/Research	Comments
Housing Market Assessment	Underway
Housing Needs Survey	Another study commissioned (DCA)
Housing Land Availability Assessment	The SHLAA is currently underway with outputs expected early 2009
G&T Accommodation needs	This was carried out with other Districts and is complete. Babergh has a very low demand.
ELR	Due to be commissioned end of 2008
SFRA	Due to finished Spring 2009
Retail Needs survey	Complete- report available on website
PPG17 open space work	Work is ongoing
Green Infrastructure	Haven Gateway Strategy endorsed by Council July 2008
Water cycle study	Haven Gateway expected to approve final report late 2008/early 2009

2.14. LOCAL DEVELOPMENT ORDERS

Regulation 48 (d-f) (Statutory Instrument 2004/2204) requires the Council to state whether any Local Development Orders (LDOs) have been adopted in the District (under section 61A of the Town and Country Planning Act 1990). None have been adopted over the year 2007-08.

SUMMARY AND NEXT STEPS

2.15. As Babergh adopted the Local Plan relatively recently, the policies contained therein are reasonably robust and up to date so there has not been the urgency to get new policies adopted as there has been in some Local Planning Authorities. This has allowed the planning policy team to ensure a full and robust evidence is in place for the LDF, much of which has been produced in house.

2.16. Excellent progress has been made with the evidence base, and although the production of some of the documents has slipped, by the

time formal consultation begins, the robust evidence base should be almost complete which will benefit policy development.

- 2.17. A completely new Local Development Scheme is required in 2009, reflecting all the necessary amendments highlighted above. The LDS review will have to revisit the timetable for production of the Core Strategy, the DC Policies and Site Allocations DPDs, the Affordable Housing SPD, the Design SPD and also a new SPD for the Sudbury Town Centre redevelopment.

SECTION C: MONITORING

3. Introduction

- 3.1. There are several types of indicators that will be used throughout this and future reports to provide information on different aspects of policy.
- 3.2. Contextual indicators essentially provide background information against which the effects of policies can be assessed, and are selected to highlight the key issues in the area being monitored. They are used to establish the starting point for the monitoring in terms of the wider social, environmental and economic issues and are drawn from a variety of sources.
- 3.3. Core Output Indicators (COIs) are centrally set indicators against which all Local Planning Authorities must measure their performance. The Government updated the set out of COIs in July 2008 to provide both LDF AMRs and Regional AMRs with the same COIs to ensure consistency between the two sets of reports.
- 3.4. Local output indicators are used where the COI does not cover what is of interest specifically to the local area.
- 3.5. Significant Effects Indicators monitor the significant effects of a plan or a programme. They tend to focus on environmental issues such as biodiversity, SSSI (Sites of Special Scientific Interest) and renewable energy. The indicators used in this report have been taken from the set of 198 National Indicators for Local Authorities and Local Authority Partnerships, which have been developed from the priorities identified through Public Service Agreements and Strategic Objectives.
- 3.6. As the AMR is still monitoring Local Plan policies, broad categories and areas for monitoring this year and in the future have been used. Specific indicators and targets will be developed in conjunction with policies in Development Plan Documents (DPDs).

KEY ISSUES IN THE AREA

- 3.7. The rural nature of the District, coupled with good access to higher order settlements and perceived high quality of life has attracted in-migrants from London and the south-east which has in turn increased the problems of affordability. Tables 4.13 and 4.14 show the differences between resident and workplace earnings, which could lead to increased problems with affordability (explained at 4.17). House prices are increasing and earnings are not increasing at the same proportional rate so affordability is decreasing. The credit crunch has affected Babergh as it has everywhere else in the country, reducing disposable income and making it difficult for people to get mortgages. As identified in previous years' monitoring report, striving to achieve the balance of provision of

market and affordable housing (both rented and intermediate) is a big issue for the Council to address.

- 3.8. The area has “an ageing population” as a result of both improved health care and lifestyle. There is also an in-migration of older people retiring to the area (which leads to a higher proportion of older people in the area) due to the low crime rate and high quality of life. This has implications on the economic activity of the area; although it is now the case that more people are working beyond the traditional retirement age, the jobs that they carry out can be different to those performed by younger people.
- 3.9. The countryside is under pressure from changes in development- e.g. farm diversification. This is an example of where planning seeks to balance social, environmental and economical issues and appropriate indicators and targets must be developed to monitor what effects changes such as farm diversification are having on economical, social and environmental issues within Babergh.
- 3.10. The attractive nature of both the countryside and built up areas has led to many landscape and environmental designations which increase development constraints. This highlights the need for development to take place in the most sustainable locations, and avoid piecemeal development around the district which could result in people’s access to services and facilities suffering in the long run.
- 3.11. The district is characterised by several river valleys running through it, which can be the cause of flood risk, and again places more constraints on development in some areas. There are additional threats from tidal flooding and erosion at particular areas around the Shotley peninsula, although these are not considered very severe partly due to the low demand for high levels of new housing in that area.
- 3.12. The documents that will comprise the evidence base (set out in the LDS) will provide a good description of constraints and key areas for concern, and may produce some potential mitigation measures which could be taken to allow development. The progress being made on these documents was discussed in chapter 2,

4. Contextual Indicators

DEMOGRAPHIC

- 4.1. The population of Babergh has been growing fairly steadily in recent years. Table 4.1 shows this growth with the figures in brackets indicating the percentage growth year on year. Over the period 2001-06, both Babergh and the East of England populations have risen by 3.8%, whilst Suffolk’s population grew by 4.8%.

	2001	2002	2003	2004	2005	2006
Babergh	83.5 (0.7%)	83.8 (0.4%)	84.8 (1.2%)	85.6 (0.9%)	86.1 (0.6%)	86.7 (0.7%)
Suffolk	669.9 (0%)	672.8 (0.4%)	679.0 (0.9%)	686.9 (1.2%)	696.1 (1.3%)	702.0 (0.8%)
East of England	5,400.5 (0.5%)	5,432.7 (0.6%)	5,474.7 (0.8%)	5,510.9 (0.7%)	5,563.0 (0.9%)	5,606.6 (0.8%)

Table 4.1: Population (in 000's), with % growth each year in brackets. (Mid Year Estimates)

4.2. To meet with sustainable development objectives, development should be taking place in the larger settlements, with good access to services and facilities in order to promote social inclusion as well as preserving the countryside for its own sake. In Babergh, these areas include Sudbury (with Great Cornard), Hadleigh and also the Ipswich fringe (Pinewood). Also for consideration would be the Ipswich Policy Area (IPA) which comprises the parishes of Belstead, Copdock & Washbrook, Pinewood, Sproughton and Wherstead. Table 4.2 shows the population growth in these areas (data is not available at parish level for 2006). These figures show that the population of Sudbury and Great Cornard is not growing as quickly as that of Pinewood, and that Hadleigh has the fastest growing population proportionally (note that Pinewood is situated within the IPA). Comparing these figures to the overall growth, it can be seen that in general, over half of the net growth in the District takes place in these parishes. Between 2004 and 2005, however, this was reversed and the majority of growth took place in the more rural locations.

	2001	2002	2003	2004	2005
Sudbury & Great Cornard	19,940	19,880	20,180	20,150	20,140
Hadleigh	7,240	7,460	7,880	8,140	8,150
Pinewood	4,050	4,340	4,430	4,460	4,500
IPA	6,970	7,230	7,430	7,500	7,560
Babergh	83,540	83,960	85,160	85,770	86,170

Table 4.2: Population in particular areas of Babergh

4.3. Table 4.3 shows the population forecasts up to 2021, as produced from a dwellings led scenario (i.e. if the housing targets are met, this is the number of people that will be here). For Babergh, this shows an overall growth of 6.8% over the years 2001-2021.

	2001	2006	2011	2016	2021
Babergh	83,800	84,900	86,400	87,900	89,500
Suffolk	670,200	691,800	713,100	733,300	755,200

Table 4.3: RSS dwelling-led population projections

4.4. Figure 4.1 shows how this population splits in 2005 between males and females and by age. It can be seen that there is a large proportion of people over the age of 40, although this is split fairly evenly between males and females.

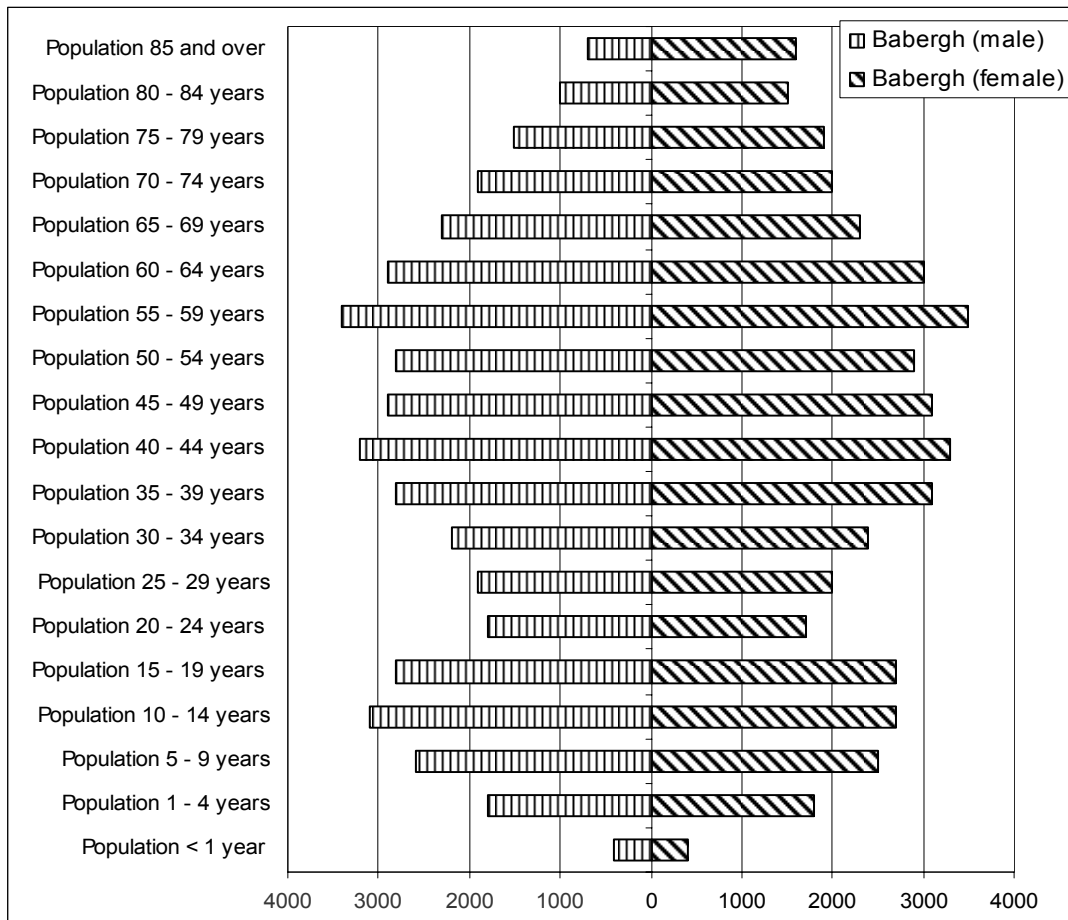


Figure 4.1: Age structure showing male/female split in Babergh

4.5. It can also be seen from the above graph that there is a relatively low number of people between the ages of 20 and 34, which suggests that although people are growing up in the area, they are not necessarily staying here to study or work as young adults, but then people of that age group moving back into the District in later life, perhaps with a young family. The fact that there are no universities or large higher education establishments in the area could impact on this and it may be that many young adults move towards the larger settlements of Bury St Edmunds, Ipswich or Colchester. This age distribution pattern may have implications in terms of economic activity and health care requirements.

SOCIO-CULTURAL INDICATORS

SKILLS & QUALIFICATIONS

4.6. Skills and qualifications in the district show the strengths of the potential workforce in the area. High educational attainment at local schools is also a reason for parents to move into the area as well as providing the District with a young workforce who may remain in the area.

4.7. Table 4.4 shows the percentage of year 6 pupils (11 years old) passing at level 4 in the Key Stage 2 tests (ONS), with table 4.5 showing the

average level 4 pass rates over time. In 2007, the pass rate in all subjects for Babergh was higher than both Suffolk and the East of England. Looking at the averages over time shows that Babergh, with the exception of 2006, has consistently achieved higher grades than both Suffolk and the East of England. Table 4.5 also shows that although the pass rates have not shown a consistent year on year improvement, there is a general increasing trend over the years.

	English	Maths	Science	Average
Babergh	83.2	79.3	89.5	84.0
Suffolk	79.2	75.3	87.8	80.8
East of England	81.0	77.7	89.0	82.6

Table 4.4: 2007 Primary school attainment (% passing Key Stage 2 at level 4) by subject.

	2002	2003	2004	2005	2006	2007
Babergh	81.6	80.3	82.8	83.2	81.4	84.0
Suffolk	76.1	76.8	77.7	78	79.4	80.8
East of England	78	78.3	79.3	80	81.6	82.6

Table 4.5: Primary school attainment (% passing Key Stage 2 at level 4) 2002-2007

4.8. Table 4.6 shows the exam results for year 11 school leavers (GCSEs). There were 959 year 11 school leavers in 2007 in Babergh, and 7765 in Suffolk. Babergh's pass rates seem to oscillate around the average mark for the period of 66.8%, although the rate is consistently higher than Suffolk's. Notwithstanding that, Suffolk's pass rate shows an increasing trend.

	2001	2002	2003	2004	2005	2006	2007
Babergh	64.1	68.1	66.1	66.6	66.1	68.7	67.7
Suffolk	54.3	56.5	57	57.3	61.9	62.8	64.4

Table 4.6: Percentage of year 11 school leavers achieving 5 or more A* to C grades

4.9. Figure 4.2 shows the destinations of the year 11 school leavers. The vast majority (81%) go into further education of some sort, with an additional 5% in employment with training (NVQ Level 2). The figure of 4.7% NEET (not in education, employment or training) is 1% lower than the Suffolk average in 2007.

4.10. Table 4.7 shows the percentages of year 11 school leavers who are classified as NEET (not in education, employment or training) after leaving school. This number is decreasing annually across both Babergh and Suffolk.

	2004	2005	2006	2007
Babergh	5.6	6.0	6.0	4.7
Suffolk	6.9	7.5	6.8	5.7

Table 4.7: Percentages of year 11 school leavers not in education, employment or training (NEET)

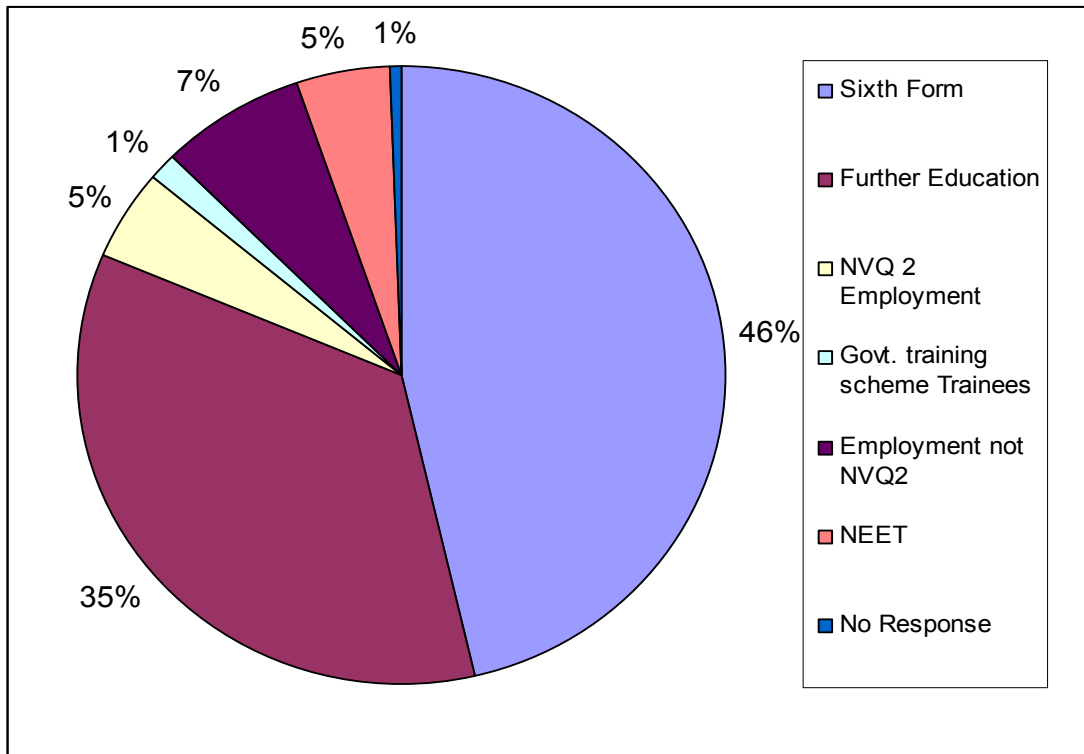


Figure 4.2: Showing year 11 school leaver destinations.

4.11. Figure 4.3 shows the destination of year 13 leavers (post A/A-S levels)

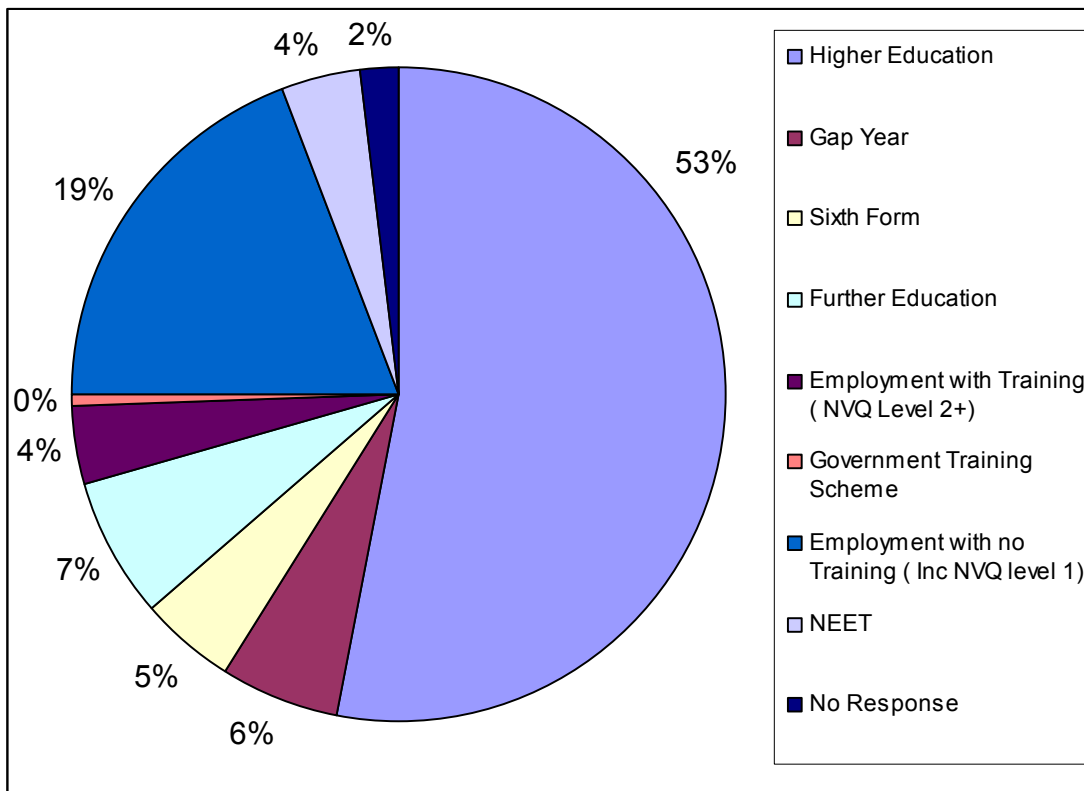


Figure 4.3: Showing year 13 leaver destinations

4.12. Table 4.8 shows the highest level of qualification by NVQ level (where NVQ L4 is equivalent to an undergraduate degree) of residents of working age in 2007. The 2006 figures are shown in brackets. This suggests that Suffolk has lower levels of people with Level 4 or above, whereas Babergh has high levels of the highest qualified people. The proportion of people with no qualifications is dropping in all three areas considered here.

%	No qualifications	Other qualifications	NVQ L1	NVQ L2	NVQ L3	NVQ L4+
Babergh	13.1 (13.6)	4.9 (6.0)	11.6 (13.5)	26.0 (26.3)	16.9 (15.1)	27.5 (25.6)
Suffolk	13.6 (16.0)	9.2 (8.4)	15.8 (14.9)	20.0 (22.2)	18.6 (15.8)	22.8 (22.7)
East of England	12.5 (14.1)	9.3 (8.2)	16.0 (15.8)	18.8 (20.1)	17.4 (16.8)	26.0 (25.0)

Table 4.8: Highest level of qualification of Babergh residents 2007 (%)

HEALTH & WELLBEING

4.13. The rural Suffolk districts are pictured as having a healthy lifestyle and high quality of life. Tables 4.9a and b show that life expectancy for both males and females is higher in Suffolk than in the rest of the East of England, and higher in Babergh than Suffolk as a whole.

	1999-01	2000-02	2001-03	2002-04	2003-05	2004-06
Babergh	82.0	82.1	82.4	82.5	82.6	83.3
E of England	81.4	81.4	81.4	81.6	81.9	82.3
England	80.4	80.7	80.7	80.9	81.1	81.6

Table 4.9a: Life Expectancy (females) (years).

	1999-01	2000-02	2001-03	2002-04	2003-05	2004-06
Babergh	77.3	78.2	78.7	78.6	78.9	78.7
E of England	76.9	77.0	77.3	77.6	78.0	78.3
England	75.7	75.9	76.1	76.5	76.9	77.3

Table 4.9b: Life Expectancy (males) (years).

4.14. The most up to date information on general health within the District is from the Census (2001) which shows that Babergh, Suffolk and the East of England are all fairly similar in terms of proportion of people classifying themselves in each class. Table 4.10 shows these figures.

	Babergh	Suffolk	East
All people	83,461	668,553	5,388,140
Good health	58,793 (70.4%)	463,977 (69.4%)	3,790,644 (70.4%)
Fairly good health	18,767 (22.5%)	152,352 (22.8%)	1,187,940 (22.0%)
Not good health	5,901 (7.1%)	52,224 (7.8%)	409,556 (7.6%)

People with a long term limiting illness	13,422 (16.1%)	114,292 (17.1%)	873,168 (16.2%)
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Table 4.10: Number of people and their general health (Census 2001).

4.15. Table 4.11 shows the number of people claiming a variety of types of benefits as a percentage of the whole population. These figures have not changed more than 0.1% over the past 4 years, and hence no historical figures have been shown.

%	Babergh	Suffolk	East	England
Disability Living Allowance	0.8	0.7	0.8	0.9
Incapacity benefit	1.3	1.4	1.5	1.8
Income Support	1.2	1.6	1.8	2.3
Job Seeker Allowance	1.2	1.7	1.7	2.2

Table 4.11: Number of claimants of various benefits (% of all people)

CRIME

4.16. The crime rate for an area is measured in reported crimes per 1000 population. The figures here cover all reported crimes. The statistics shown in table 4.12 support the perception that Suffolk, and particularly Babergh, are relatively “safe” places to live with a low, and reducing, incidence of crime.

	2003-04	2004-05	2005-06	2006-07	2007-08
Babergh	56.2	55.4	56.3	52.9	49.4
Suffolk	79.5	76.8	77.9	74.6	68.8
East of England	93.2	85.9	85.9	82.8	74.9

Table 4.12: Crime rates (number of reported crimes per 1000 population)

HOUSE PRICES & AFFORDABILITY

	2002	2003	2004	2005	2006	2007
Babergh	394.9	424.8	402.3	416.9	442.9	444.6
Suffolk	371.3	381.4	391.2	394.2	424.6	428.6
East	415.9	431.7	447.6	456.7	466.0	479.9

Table 4.13: Residents' (median) gross weekly earnings (£)

	2002	2003	2004	2005	2006	2007
Babergh	370.6	364.7	376.9	384.8	403.6	441.6
Suffolk	354.8	376.9	383.9	383.1	407.9	418.3
East	392.6	407.6	419.1	427.7	440.6	450.5

Table 4.14: Workplace analysis of median gross weekly earnings for Babergh (£)

4.17. Tables 4.13 and 4.14 show the differences in earnings between the resident population (people who live in Babergh and may or may not work there) and the workforce population (people who work in Babergh and may or may not live there). This indicates that people that live in Babergh are earning more (as a median value) than those who work

there, although the gap is narrowing. This reducing difference suggests either a smaller gap between the pay for jobs inside and outside Babergh, or that more people live and work in the same place (or a mixture of the two). This suggests that people commute out of the District to take on more highly paid jobs. The same difference is apparent in Suffolk, where the residents earn more than the workers although the difference is not getting smaller. It is similar in the East as a whole, but with a larger gap.

4.18. Figure 4.4 is the graphical representation of house prices in the area and how they have increased annually in recent years.

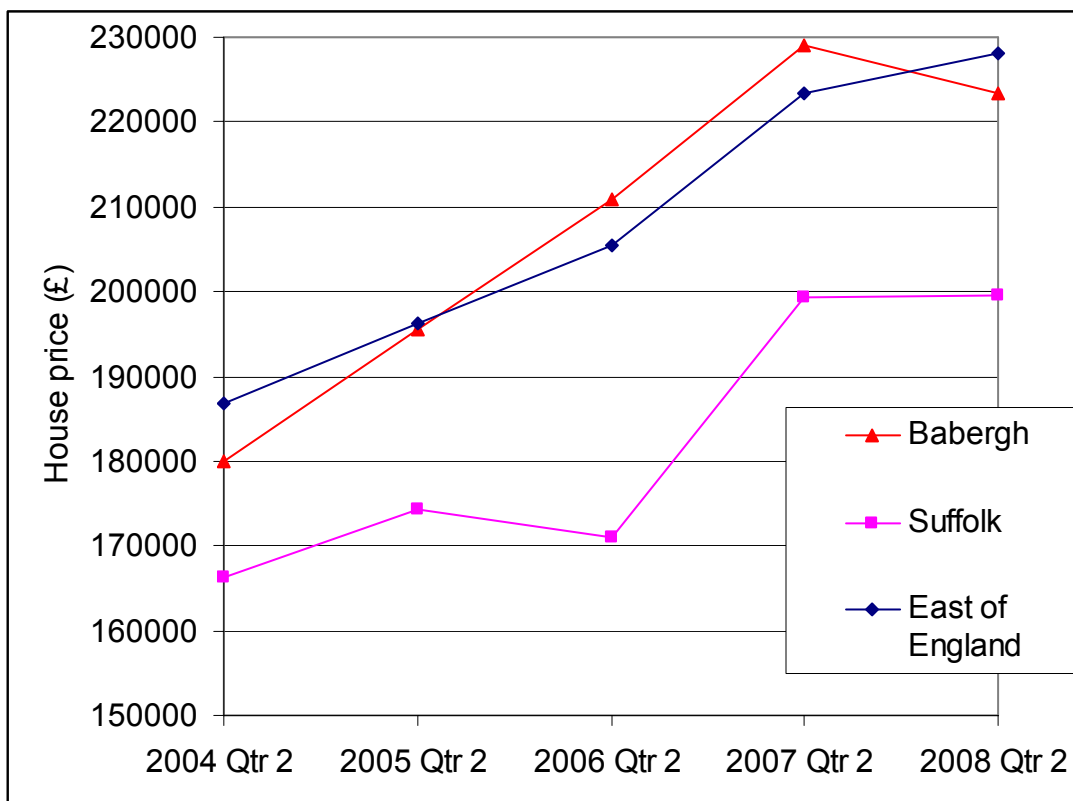


Figure 4.4: Average house prices (£) (measured over the 2nd quarter annually)

4.19. Figure 4.5 shows how the affordability ratio has changed since 2004. The affordability ratio is calculated by determining the ratio of average house price against average incomes across the area. The calculation is slightly less realistic in today's economic climate as a 5% deposit is assumed, which is now unlikely to secure the purchase of a house. The higher the numerical value of the affordability, the less affordable the property is as it is a ratio between 95% house price (counting a 5% deposit) and average wages in the area i.e. an affordability of 10 shows that the 95% of an average house price is 10 times higher than the average wages. Although the numbers are coming down again, in real terms people would still find buying a house unaffordable.

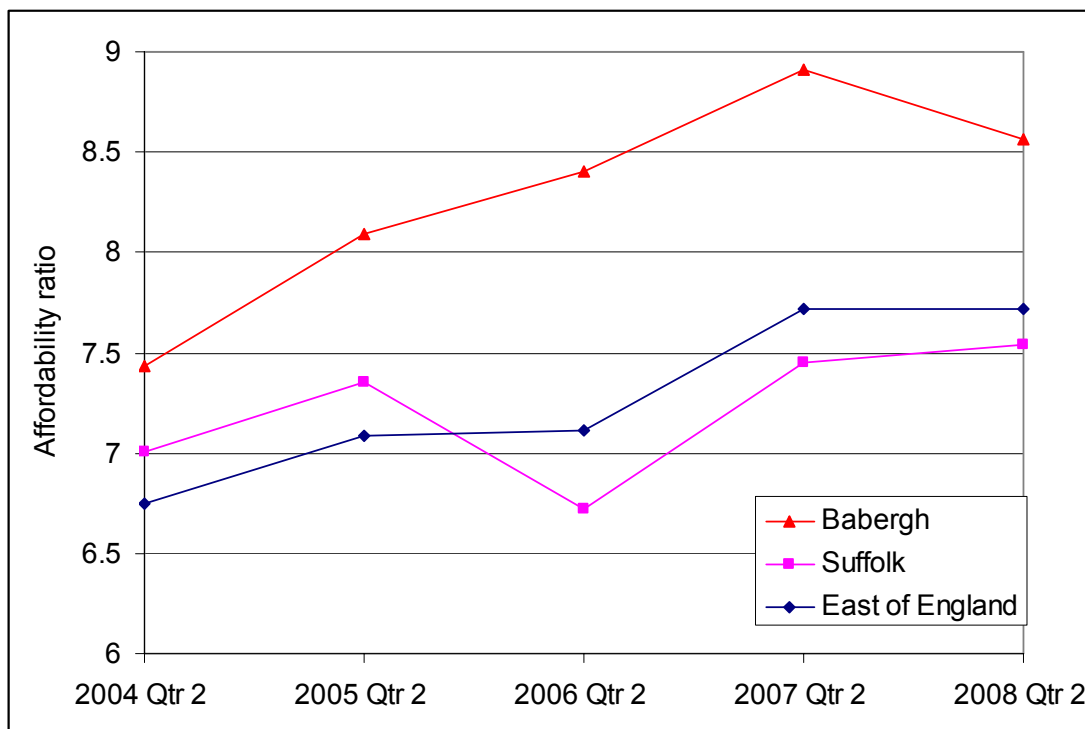


Figure 4.5: Affordability ratio, using average house price and 5% deposit assumption

4.20. At the same time as considering affordability of open market housing, it would also be sensible to consider affordable housing delivery. This is addressed under Core Output indicator H5.

ECONOMIC INDICATORS

ECONOMIC ACTIVITY & EMPLOYMENT

4.21. There is often pressure on land in the District which has been allocated for employment to be developed for alternative uses. Because of this, it is vital that accurate monitoring takes place on the demand and supply of employment land to ensure that the correct amount of land is retained for employment uses, and that the allocations are in the right places. Anecdotally, it is believed that land and property of the right type in the right location will be developed or occupied extremely quickly- often before the Council becomes involved, hence there is little quantitative evidence to support this. There is, therefore, potentially an unproven shortage of suitable employment land in the most desirable locations.

4.22. Babergh has historically had a thriving tourism based industry. It is yet to be seen whether the current “credit crunch” will have an effect on that- it could go either way with people having less disposable income and therefore not spending as much, or it could work to Babergh’s advantage with fewer people travelling overseas and the area being more attractive to locally based tourists for short holidays. This is the kind of information that will be monitored over the coming years.

4.23. Table 4.15 shows economic activity as a proportion of all people aged 16 and above. This age range is used instead of “working age” population because more people are now economically active until a later age. Following recent stories in the news relating to unemployment potentially increasing in the coming year, this figure will be monitored carefully. It will also be useful to monitor the number of people employed, as shown in table 4.16. The figures in 4.16 are given as percentages of all people over 16, not just those who are economically active (so the difference is economically active people who are not employed, including for example people claiming Job Seeker Allowance).

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Babergh	63.2	60.9	69.2	59.6	61.2	66.2
Suffolk	63.0	62.2	62.3	62.4	62.6	63.7
East	64.9	64.7	65.0	65.1	64.4	64.1

Table 4.15: Percentage of all people over 16 years old who are economically active

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Babergh	61.8	59.4	67.5	57.4	59.2	64.1
Suffolk	60.7	60.3	60.2	60.8	60.0	60.6
East	62.5	62.1	62.6	62.6	61.8	61.2

Table 4.16: Percentage of all people over 16 years old who are in employment

4.24. Also of interest to monitor the changing economic climate and where people are employed is the analysis of the industrial composition. Table 4.17 shows the number of employees in each sector, where:

1	<i>Manager and Senior Officials</i>
2	<i>Professional Occupations</i>
3	<i>Associate Prof & Tech Occupations</i>
4	<i>Administrative and Secretarial Occupations</i>
5	<i>Skilled Trades Occupations</i>
6	<i>Personal Service Occupations</i>
7	<i>Sales and Customer Service Occupations</i>
8	<i>Process, Plant and Machine Operatives</i>
9	<i>Elementary occupations</i>

(Numbers are given in 000s).

	1	2	3	4	5	6	7	8	9
Babergh	17.7 (19.5)	10.1 (12.0)	14.7 (11.5)	11.4 (12.6)	17.3 (11.3)	* (*)	* (*)	* (8.1)	13.2 (15.1)
Suffolk	13.9 (14.5)	10.9 (12.7)	12.5 (12.9)	11.6 (10.2)	14.1 (12.8)	8.5 (6.8)	6.5 (7.6)	8.1 (9.9)	13.5 (12.6)
East	15.4 (15.7)	12.9 (13.1)	14.5 (14.1)	11.4 (12.2)	12.0 (11.5)	7.5 (7.3)	7.4 (7.5)	7.2 (7.7)	11.5 (10.7)

Table 4.17: % Workplace composition 2006-07, with 2005-06 figures in brackets.

* denotes sample sizes too small to be considered robust enough to use.

- 4.25. It should be noted that some of the data shown above has been taken from the Annual Business Inquiry. Data from this source is known for being unreliable at times due to errors in collection and reporting of data. This is something that ONS are aware of and are keen to improve.
- 4.26. Another set of indicators to monitor relate to VAT registrations. Table 4.18 shows the number of registrations and deregistrations. These figures must also be taken with care, as only companies with taxable supplies, sales or acquisitions exceeding £61,000 per annum are required to register so some smaller businesses will be missed out. Despite that, as part of a wider monitoring framework, VAT registration, stock and survival rates can provide useful economic contextual information.

	Registrations	Deregistrations	Stock	Net change
Babergh	245	240	3565	5
Suffolk	1885	1630	24360	255
East	17495	14020	196480	3475
GB	177765	139205	1892385	38560

Table 4.18: Information on numbers of VAT registered companies

- 4.27. The figures shown in table 4.19 are the percentage of companies registered in 2002 and still trading after 3 years, and also those registered in 2004 and still trading after a year.

	Babergh	Suffolk	East	UK
1 year survival (2004)	95.0	93.0	92.7	92.1
3 year survival (2002)	73.0	75.0	72.9	71.3

Table 4.19: VAT registered company survival rates (numbers)

SUMMARY & CONCLUSIONS

- 4.28. One of the main differences in the Annual Monitoring Report this year is the inclusion of much of this contextual data. It is felt that this contributes to building up a fuller picture and therefore a greater understanding of the District and the issues that affect it. These contextual indicators will show the effects that the policies and their implementation are having on the ground, and it is important to have them collected consistently and reported in one place on an annual basis.
- 4.29. In general, considering these contextual indicators shown here, Babergh is in a relatively strong position within Suffolk and the East, with high educational achievement and low unemployment and low crime rate.
- 4.30. In addition to those locations identified in paragraph 4.2 (the larger settlements and more sustainable locations) it is felt that some of the larger villages, including Long Melford for example, could also be considered at this point.

4.31. For the AMR 2008-09, an additional indicator relating to industry composition by job sector should be included, either in addition to or replacing the break down used at table 4.17. This would give a more accurate representation of, for example, whether the credit crunch was adversely affecting the tourism industry through there being fewer jobs, or conversely whether the number of jobs in the service and tourism industry had increased suggesting that the tourism industry was growing.

5. Core Output Indicators

BUSINESS DEVELOPMENT

5.1. Core Output Indicator BD1 monitors the total amount of additional employment floorspace developed, by type (B1a,b,c, B2, B8). Table 5.1 shows the amounts completed.

	B1a		B1b		B1c		B2		B8	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
2007-08	3370	272	943	0	2053	0	3454	847	2416	472

Table 5.1: COI BD1- Gains and losses in employment land (floorspace- sq m)

NET	B1a	B1b	B1c	B2	B8	Total
2007-08	3098	943	2053	2607	1944	10645
2006-07	1086	412	412	1975	387	4272
2005-06	2200	296	420	1088	2143	6147
2004-05	473	0	1509	128	0	2110

Table 5.2: COI BD1 history (net gains in employment land) (floorspace- sq m)

5.2. Table 5.2 shows completions in employment use classes over the years. There were significantly higher levels of completion of floorspace in 2007-08 than previously. This can be attributed to some large completions around the District. Table 5.3 shows the break down of where these completions took place. Many of the larger developments took place in Sudbury and Hadleigh, which meets with Babergh's objective of development taking place in the most sustainable locations. By its nature, B8 development (storage and distribution) often has large floorspace related to completions. There were four B8 completions which account in part for the higher than previous years completions in the District. In addition to these, there was a mill conversion in Sudbury which contributed significant amounts of floorspace to the B1a total.

DC ref	Parish	Description	Completion date	Use	PDL	Area (Ha)	Floor space
00/1430	Thorpe Morieux	Erection of storage building	05/07/07	B8	Y	0.58	110
02/666	Hadleigh	2 storey building- offices, showroom, workshop	20/07/07	B1a B1c	Y	0.14	316*
03/1394	Copdock	Mezzanine floor	21/05/07	B1a	Y	0.32	276*
04/908	Hadleigh	3 Industrial units	29/11/07	B1c	N	0.21	952

04/2250	Hadleigh	New business units and associated infrastructure	18/05/07	B1 B2	N	0.6	2548
05/677	Nayland	Extension to workshop	12/04/07	B2	Y	0.04	68
05/849	Sudbury	13 B1/B2 Industrial units	17/08/07	B1 B2	N	0.67	1488
05/955	Polstead	Extension to facility	11/01/08	B2	Y	3.0	990
05/975	Sudbury	Erection of industrial unit	17/08/07	B2	Y	0.36	875
06/904	Sudbury	Conversion of mill to offices	16/05/07	B1a	Y	3.2	970
07/475	Acton	Erection of 2 replacement stores (net expansion)	27/03/08	B8	Y	0.06	105
07/191	Semer	Conversion of store to offices	26/10/07	B1a	Y	0.17	472*
				B8		-0.17	-472*
07/1604	Wherstead	First floor extension to office	28/02/08	B1a	Y	4.52	124
06/1306	Elmsett	Conversion of business units to domestic	12/07/07	B1a	Y	0.07	-272
04/406	Stoke by Nayland	B2 extension	13/06/07	B2	Y	0.2	202
06/981	Sudbury	Erection of B8 storage unit	07/01/08	B2 B8	Y	0.31	1012
06/1981	Glemsford	New warehouse and office extension	03/04/07	B1a B8	Y	0.32	658
07/145	Sudbury	C/U B2 to B1a and B8	07/06/07	B2	Y	0.5	-847
				B8		0.5	847
06/1425	Sproughton	B1 office extension to warehouse	25/07/07	B1a	Y	2.0	223

Table 5.3: Completions 2007-08 (**estimate from GIS- 40% of building size*)

5.3. In table 5.3, where there was an unknown split in terms of final use (e.g. permission was granted for speculative development for B1 or B2), the final amount has simply been shared equally between those use classes that would be permitted.

5.4. COI BD2 monitors the total amount of the employment floorspace that has been developed on PDL of that shown in indicator BD1. Gross figures are used and shown in tables 5.4 and 5.5.

	B1a		B1b		B1c		B2		B8	
	PDL	%	PDL	%	PDL	%	PDL	%	PDL	%
2007-08	2427	72.0	0	0	158	7.7	2247	65.1	2416	100

Table 5.4: COI BD2: Floorspace (sq m) and % of employment development by class on PDL.

%	B1a	B1b	B1c	B2	B8
2007-08	72.0	0.0	7.7	65.1	100.0
2006-07	5.5	0	0	56.8	0
2005-06	36.9	0	0	0	0
2004-05	0	0	0	53.1	n/a

Table 5.5: COI BD2: % floorspace developed historically on PDL

5.5. As can be seen in table 5.5, historically there have been low proportions of completions of business and industrial development taking place on PDL. Due to many of the B-class use completions in 2007-08 taking place on PDL, in particular B1a, B2 and B8 developments, these percentages have risen significantly compared to previous years .

5.6. BD3 monitors employment land available by type, in hectares. This land is made up of allocated sites that have not yet been developed, and also plots within other sites or windfall sites that have been granted planning permission or are under construction but not yet developed. Table 5.6 shows how much land is available for each of the uses.

	B1a	B1b	B1c	B2	B8	Total
2007-08	13.6	7.9	4.3	5.0	9.7	40.6
2006-07	23.8	5.5	5.5	31.9	2.4	69.1
2005-06	23.9	5.0	5.6	32.2	2.4	69.1

Table 5.6: COI BD3: Available land by use class

5.7. The figures in table 5.6 suggest that this year, for the first time in several years, significant employment developments have taken place on sites previously recorded as “available” as there have been no sites unallocated and decreases in B1a and B2 land available can be seen. Some of these sites were allocated for employment use, and some of them may have had permission for several years so had been counted as available through those years. No new allocations have been made for employment uses, so the increase in available land (B8) is through additional permission being granted on non-allocated sites. The reduction in available land in the B1a, B1c and B2 classes matches the completions that have taken place for these use classes (table 5.3).

5.8. There are several large brownfield employment allocations in Babergh. One of these is the former British Sugar Factory at Sproughton, on the edge of the Ipswich urban area. This is the subject of a High Court Challenge following refusal and subsequent quashing of an appeal related to a residential led application for the site. The outcome of this challenge will be covered in the 2008-09 AMR. The Industrial Area at Brantham (ICI and formerly Wardle Storeys) is also allocated for employment uses. The current owners are keen to make progress with redeveloping the site and are keen to work with the Council to develop a plan for the site.

5.9. BD4 relates to the amount of floorspace completed for ‘town centre uses’, which include retail (A1), offices (A2 and B1a) and leisure (D2). Table 5.7 shows the district wide developments and 5.9 shows that which took place within town centres. It should also be noted that although there is not a lot of development in town centres, there was quite a large amount on edge of town locations of that which happened.

	A1	A2	B1a	D2	Total
Gross	450	0	3370	0	3820
Loss	44	0	272	0	316
Net	406	0	3098	0	3504
Gross PDL	450	0	2427	0	2877
PDL %	100	0	72.0	0	75.31

Table 5.7: COI BD4: Floorspace completions (sq m) 2007-08 for town centre uses (Babergh)

5.10. Table 5.8 shows that there has been significantly greater development for non-residential uses than in the preceding 2 years. Tables 5.9 and 5.10 show that relatively little town centre use development is taking place in town centres, nor has it done so historically.

	A1	A2	B1a	D2	Total
2007-08	406	0	3098	0	3504
2006-07	189	0	1086	0	1275
2005-06	486	0	1199*	591	2276

Table 5.8: COI BD4: Net floorspace developed in Babergh

* There is a discrepancy here between the B1a return (above) which is 2200 sq m and this one of 1199 sq m. This has been taken directly from the 2005-06 AMR.

	A1	A2	B1a	D2	Total
Gross	76	0	0	0	76
Loss	44	0	0	0	44
Net	32	0	0	0	32
PDL %	16.9	0	0	0	2.0

Table 5.9: COI BD4 Development (sq m) within town centres in Babergh

	A1	A2	B1a	D2	Total
2007-08	32	0	0	0	32
2006-07	0	0	0	0	0
2005-06	166	0	0	0	166

Table 5.10: COI BD4 Net floorspace developed for town centre uses in town centres

5.11. There are no clear emerging patterns from the figures above. It will be interesting to see if the employment completions were especially high this year, or whether they will go lower again. This high level of completions may also impact on the economic statistics. Future monitoring will also be carried out to assess the impacts of the credit crunch on the non-residential development in the District.

HOUSING MONITORING

5.12. Core Output Indicator H1 covers the plan period and respective housing targets. These targets come directly from the East of England Plan (Adopted May 2008) and are shown in table 5.11 below. It is felt that these targets are high and will be challenging, particularly in the current economic climate where levels of residential completions are expected to decrease significantly as opposed to increasing.

Start of Plan Period	End of Plan Period	Total Housing Required	Source of plan target
01/04/2001	31/03/2021	5600	Regional Spatial Strategy

Table 5.11: COI H1 Housing targets (from Regional Spatial Strategy for the East of England)

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Completions	242	510	212	187	189	275	256

Table 5.12: COI H2 a and b: net completions since 2002 in Babergh

- 5.13. Table 5.12 sets out the completions up to and including the reporting year 2007-08, in line with COI H2a and H2b, which monitor net additional dwellings for previous years and for the reporting year respectively.
- 5.14. As shown in table 5.11, the RSS sets a target of an additional 5,600 dwellings in the District between 2001 and 2021. The total completions over 2001-2008, as shown in table 5.12, comes to 1,871, which gives a remainder of 3,729 dwellings to be built over 2008-2021. This means an average annual rate of 287 dwellings per annum up to 2021, and a total of 1,434 required over the next 5 years. From the trajectory figures shown in appendix 1, a total of 2,394 dwellings are potentially deliverable in the next 5 years (between 01/04/08 and 31/03/2013), or 167% of our target supply is available. In the short term, therefore, the required supply of housing is in theory achievable. Most of the sites counted in the trajectory, however, are deliverable in the relative short term. Beyond 5 years it is difficult to comment upon the delivery of housing as no further sites have been identified yet through the LDF process. The trajectory was researched and produced before it was realised that the credit crunch would be as severe as it has now proved to be. The figures are still an accurate reflection of what is deliverable in theory, although it may be optimistic and some sites may experience more severe hold ups than anticipated.
- 5.15. There is no particular pattern over time with regards to the level of completions, as it is dependent on a variety of matters. From a target led point of view, it would be expected to see the completions increase, however with the current economic climate, this is unlikely to be seen for several years now. Even after the economy recovers, there still may be a delay in seeing numbers of completions rise again. Anecdotally, developers are expected to complete developments that have already been started, but this is often on a dwelling by dwelling basis and some developers are attempting to sell parts of sites to Housing Associations to recoup money. As mentioned in the 2006-07 AMR, it was expected at that point that completions would increase in the coming years but this is unlikely to happen under current conditions.
- 5.16. COI H2c and d consider the future provision of housing in the District, by considering how many dwellings are required to be built to meet the target and also how to manage the delivery of the requirements. Theoretically, the projections and trajectory should be looking to the end of the planning period (in the RSS) and beyond, but because Babergh is at such an early stage within the process we are not able to look with any certainty beyond 5 years. The credit crunch has also made it difficult to predict and many developments have either stopped or not started, or the developers are only building out what has been started. Originally when the trajectory was first published it was considered that completions would increase whilst this happened and the completions for the first quarter of 2008-09 supported this, but since then

completions have dropped significantly and the trajectory will need reviewing for the next AMR. The supply of housing land over the next 5 years is adequate to cater for the committed development.

5.17. Table 5.13 shows H2b, c, and d. It can be seen that we are unable to comment with any certainty beyond about 5 years into the future, as there are no new sites predicted to come on line and the dwellings are coming from those large sites that are already committed. Once the SHLAA has been completed and the Council has progressed further with site specific allocations, more sites can be identified for future developments and the trajectory will become more robust. The figures for H2c are derived from the trajectory, the data for which is shown at annex 1. The AMR indicator set out by government relating to the housing trajectory requests information up to 2023. For Babergh this is not practical as explained above between the stage that we are at with the DPDs, the LGR and the current economic climate.

5.18. COI H2c(a) in table 5.13 shows the predicted supply over the years, and 2c(b) gives the area (in hectares) that these occupy. H2c(c) gives the annualised dwellings led target from the RSS. H2d then shows the managed forecast for each year which takes into account the number of dwellings already completed and forecast and the number of years remaining in the plan. It can be seen from the way that the figures rise drastically in the future that more sites would need to be brought forwards to cater for the required levels of development in the RSS.

		2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
H2b		256												
H2c	a) Net additions		523	438	634	483	310	152	70	70	70	70	70	0
	b) Hectares		25.0	15.1	21.8	16.6	10.5	5.9	1.9	1.9	1.9	1.9	1.9	0
	c) Target			280	280	280	280	280	280	280	280	280	280	280
H2d			267	252	213	183	168	170	187	210	245	303	420	839

Table 5.13: COI H2b, c, and d- future housing supply.

5.19. COI H3 looks at all new and converted dwellings, and monitors the proportion that has been built on previously developed land (PDL). In the current monitoring year, 268 dwellings were built (gross). Of these, 162 were constructed on previously developed land, as shown in table 5.14.

	Gross % PDL
2007-08	61
2006-07	66
2005-06	68
2004-05	43

Table 5.14: COI H3 % PDL residential development.

5.20. The target for development on PDL as set out in the RSS is a minimum 60% so this has been achieved for this monitoring year. There have been some large scale developments on greenfield sites over 2007-08, but only a slight drop in the proportion being completed on PDL sites.

5.21. COI H4 asks for the number of Gypsy and Traveller permanent and transit sites that have been permitted over the year in the district, For Babergh, both of these figures are 0. Table 5.15 shows that no permissions have been granted over the past four years in Babergh, although there has been submitted for decision in 2008-09. This confirms what the Gypsy and Traveller Needs Assessment found- that there is a very low demand for pitches in Babergh.

5.22. Following a Single Issue Review of the relevant section in the RSS, an Examination in Public was recently held into the provision of pitches for Gypsies and Travellers in the East of England Region. The report following this EIP (which took place at the end of October 2008) is expected by early 2009. For more details see <http://www.eera.gov.uk/What-we-do/developing-regional-strategies/east-of-england-plan/planning-for-gypsy-and-traveller-accommodation-single-issue-review/>. In short, the issue is whether the provision of pitches for Gypsies and Travellers should be split over the whole region more equally or whether it should be based upon the Needs Assessments carried out for each district (Babergh's was completed in 2007).

	Permanent	Transit	Total
2007-08	0	0	0
2006-07	0	0	0
2005-06	0	0	0
2004-05	0	0	0

Table 5.15: COI H4- applications granted for Gypsy and Traveller sites

5.23. Affordable housing is a key issue for the District. 43 affordable homes were delivered through 2007-08, compared to 73 (net) in 2006-07. Of these, 38 were for social rent, and 5 are for intermediate "low cost" housing. This means that 16% of dwellings were affordable, and within this 88% of them were social rented. The housing department's aim for housing is 75% social rent and 25% intermediate of the affordable homes.

	Total (net)
2007-08	43 *
2006-07	73
2005-06	56
2004-05	43

Table 5.16: COI H5: Affordable housing provision (*see paragraph 5.24)

- 5.24. Nearly 70% of the affordable housing completions over 2007-08 were funded through Registered Social Landlords or by the Local Authority, with 13 of them funded by Developer Contributions.
- 5.25. There are some significant discrepancies between our returns for the Regional and Local AMRs and the HSSA (returned by the housing team). The individual plots that are the cause of these differences have been identified and are due to inconsistencies in the monitoring processes which are currently being discussed. These will be included and explained again in next year's monitoring report. It is expected that the returns will be higher for next year's affordable completions, which will include those missed this year as well as any from 08-09. Time will be taken prior to the publication of next year's figures to ensure that the sets of figures can be consolidated over the recent years.
- 5.26. COI H6 is currently not monitored by Babergh DC- this is hoping to be implemented during the monitoring year to provide a partial return for the year 2008-09, and then have a complete monitoring year for 2009-10. Discussions are ongoing to determine the best way to do this.

ENVIRONMENTAL QUALITY

- 5.27. The Environment Agency (EA) publishes an annual list of applications to which they raised objections on grounds of either flooding or water quality. The vast majority of the objections are later removed following the imposition of conditions on the applicant or resubmission of the application. COI E1 monitors the number of applications granted contrary to the EA advice. During 2007-08, one application was granted contrary to EA advice.

Ground of objection	Number granted	Details
Flooding	1	B/07/0859- grit blasting facility at Wherstead marina
Water quality	0	n/a

Table 5.17: COI E1: Permission granted contrary to EA advice

- 5.28. COI E2 relates to changes in areas of biodiversity importance. Over 2007-08, Babergh had 6 County Wildlife sites, a total of 67.7 ha, added to its inventory. Appendix 2 shows the maps of these areas, whilst table 5.16 shows the sites and their areas. It should be noted that Roadside Nature Reserves (RNRs) have been incorporated into the main County Wildlife Site (CWS) register unless they already have a higher designation (e.g. SSSI) following a major review of RNRs by Suffolk County Council in 2003.

Site Name	Parish	Area (m ²)
CWS # U8417 (Previously Aldham Roadside Nature Reserve (RNR) 71)	Aldham	439
Layham Pits woodland and meadow	Layham	67811
Milden Meadow	Milden	9216
CWS # B1115 (Milden RNR 138)	Milden	1195
Sproughton Park	Sproughton	96163
Sudbury Common Lands	Sudbury	502674
	Total	677498

Table 5.18: COI E2: Changes in biodiversity designations.

5.29. A number of developments also took place in areas featuring in Suffolk's Biodiversity Action Plan (BAP) over the year. These are displayed in table 5.19.

Species	Number of applications
Bats/sightings	2
Non-defined protected species	1
Lizards	1
Slow worm	1
Marsh tit	1

Table 5.19: Development in area featured in BAP

5.30. Core Output Indicator E3 relates to renewable energy regeneration. Several permissions were granted over the year 2007-08, with some completed (see table 5.20).

	Description	Capacity	Status	Date
B/07/00673	Wind turbine	6 kW (6-12)	Permission granted	06/07/07
06/2124/FHA	Wind turbine (householder application)	1 kWh	Works complete	16/04/07
B/07/00160/FUL	Householder-installation of solar panels	1.7kW	Works complete	20/07/07

Table 5.20: COI E3: Completions for renewables

B/06/01721/FUL	9m high wind turbine	6 kWh	Permission granted	22/12/06
07/272	CHP Scheme (generator)	105 kWh	Permission granted	21/03/07

Table 5.21: Applications for renewables granted but not yet developed

5.31. Table 5.21 also shows other permission previously granted but not yet completed for renewable energy. There are now increased Permitted Development rights concerning renewables so some smaller scale

developments may not be picked up through planning permission monitoring (for more information see <http://www.publications.parliament.uk/pa/cm200405/cmbills/067/2005067.htm>).

MINERALS & WASTE

5.32. Monitored by Suffolk County Council & EERA.

SUMMARY & CONCLUSIONS

- 5.33. The development monitored in this report (01/04/2007- 31/03/2008) was commenced prior to the recent “credit crunch” that is now being experienced. Although it is not clear exactly what effect this will have on development in Babergh, it is likely that development will slow, although the extent to which the effects will be felt are unclear. The time lag involved with physical development, however, means that the effects may not be seen in development taking place for another year or so. Anecdotally, those developments which have started already may be completed (e.g. large scale housing developments). It may also be the case that sites with fewer infrastructure requirements are developed. The Government is encouraging Local Planning Authorities to continue business as usual and as a result we must still encourage development to reach the targets for housing and jobs growth.
- 5.34. The employment levels in the area, as discussed in the previous section, will be closely monitored and will give some idea of what is happening.. Economic development is likely to slow down with many smaller businesses potentially not surviving. This will have a knock on effect on the economy and all development.
- 5.35. The following comments relate specifically to what has happened in the district this year which is unlikely to have been affected significantly by the developing credit crunch. The possible future implications are discussed at the end of this report.
- 5.36. Business and commercial completions have been significantly higher in 2007-08 than previous years. This will continue to be monitored, along with the related contextual indicators, to see the effects that the credit crunch is having on the District’s economy. An Employment Land Review is to be carried out as part of the evidence base for the District, and following this report, we will be able to identify whether there is an over or under supply of employment land. At the moment, it appears that there is an undersupply of office and light industrial/starter units.
- 5.37. The housing completions show that some of the larger allocations are being developed over time, including the Rugby Ground (Bures Road, Sudbury), Guilford Europe and Cornard Mills. Some of the other largest

sites, however, are still at an earlier stage and are still not expected to start construction for several years and potentially will be put back further due to the economic situation. These include Chilton Woods, Carson's Drive and former HMS Ganges/Shotley Marina. Appendix 1 shows the predicted development timescales for all sites over 5 dwellings, although it is already thought that these may be optimistic and this will need amending for next year.

- 5.38. Babergh finds it difficult to forecast future sites that may come forward for residential development with much certainty as we are at such an early stage with the LDF and the SHLAA. Although it is clear from the trajectory that we have a good supply of residential land coming forwards over the next 5 years, after these sites have been developed we have no further information for more sites. With a fuller evidence base and progress in the LDF we should be able to identify a more robust supply for the future. As discussed at paragraph 5.14, there is a more than adequate supply of land committed and allocated for housing that is likely to be developed in the short term future (within 5 years) but no firm comments can be made on residential development beyond the 5 years. Even within five years, the trajectory only shows what is potentially developable- other issues may come up and sites could be held up further, particularly with the current economic situation.
- 5.39. Anecdotal evidence suggests developers are continuing to build what has already been started but not starting new plots or sites until they have been paid for. This is leading to whole site development being severely held up. They are also selling sites or part sites on to Housing Associations/RSLs where funding is available, but this is not a long term solution for all developers as it is important that a mix of affordable and market housing is retained. Developers are also seeking funding for more social rented properties, as the demand for intermediate housing is not as strong due to the fact that people are unable to raise mortgages.
- 5.40. Policies HS08 and HS09 relate specifically to the provision of affordable housing in settlements over and under 3,000 population (respectively) as part of larger developments. Neither of them have been used for any refusals at Development Committee (as shown in chapter 8), which suggests that they have been successful in that they have been used to ensure the provision of 35% affordable housing within larger projects in both urban and rural locations.
- 5.41. Delivery of affordable housing is still falling short of the requirements identified. The fact that developers are looking to Housing Associations and Registered Social Landlords for assistance will ease this in the short term, but it is not necessarily a long term solution as the funding will not be available. It is therefore vital that policies developed as part of the LDF deliver high levels of affordable housing.

5.42. Looking to the future of monitoring, although it is clear that the COIs will continue to be monitored, as progress is made towards the LDF being produced, a variety of local indicators will be developed through the consideration of the specific issues and needs of the District.

6. Local Output Indicators

6.1. As stated above, as Babergh are at an early stage in the LDF, no local indicators have yet been developed. For this section this year, the COIs have been used as a base, but split down to more local areas- i.e. the COIs have been monitored for Babergh's town Hadleigh and Sudbury (with Great Cornard) and also the Ipswich Policy Area (IPA) and the Haven Gateway. See appendix 3 for a list of which parishes are included in these areas.

6.2. As this is the first year this has been done, there are no historical figures for these indicators. After this year it may be decided to continue with these, alter the indicators, or change them completely as is most appropriate.

ECONOMIC DEVELOPMENT

6.3. Table 6.1 shows the economic completions in each of the areas. Comparing this to the overall completions in BD1, it can be seen that the vast majority of completions are in these largest areas. This is expected as the towns and edge of Ipswich have better access to services and infrastructure that are vital for successful businesses. In addition, many of the completions took place on allocated sites.

	B1a		B1b		B1c		B2		B8	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
Sudbury & Great Cornard	1174	0	0	0	0	0	987	847	2201	0
Hadleigh	853	0	695	0	1805	0	463	0	0	0
IPA	499	0	0	0	0	0	0	0	0	0
Haven Gateway	623	0	0	0	0	0	1058	0	0	0

Table 6.1: LOI BD1- Employment completions (sq m) in particular areas

Table 6.2 shows that apart from in Hadleigh, all employment completions were on previously developed land. Hadleigh had very low brownfield completions.

	B1a		B1b		B1c		B2		B8	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
Sudbury & Great Cornard	1174	0	0	0	0	0	987	847	2201	0
Hadleigh	158	0	0	0	158	0	0	0	0	0

IPA	499	0	0	0	0	0	0	0	0	0
Haven Gateway	623	0	0	0	0	0	1058	0	0	0

Table 6.2: LOI BD1 Employment completions on PDL (sq m)

6.4. Table 6.3 shows that there is still some available land in the main areas. It should be noted that the former British Sugar site has not been included in this table, pending the outcome of the High Court Appeal.

	B1a	B1b	B1c	B2	B8	Total
Sudbury & Great Cornard	0.5	0.5	0.6	1.2	0.8	3.6
Hadleigh	1.2	1.1	1.1	1.5	2.1	7
IPA	10.6	5.6	1.3	0	2.1	19.6
Haven Gateway	10.6	5.6	1.6	0.2	3.6	21.6

Table 6.3 LOI BD3: Available land in specific areas in Babergh (hectares)

HOUSING MONITORING

6.5. Table 6.4 shows that half of the overall completions for this year took place in Sudbury/Great Cornard. Over the coming years, the majority of the developments will be taking place in these areas too (it should be noted that the IPA is within the Haven Gateway area).

Net additions	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Sudbury & Gt Cornard	131	378	280	265	225	126	70	70	70	70	70
Hadleigh	1	38	45	45	44	44	0	0	0	0	0
IPA	0	0	5	68	63	59	0	0	0	0	0
Haven Gateway	4	21	5	229	214	140	82	0	0	0	0
Total	136	437	335	607	546	369	152	70	70	70	70

Table 6.4: LOI H2b & c: Future completions in specific areas

CONCLUSIONS

- 6.6. As mentioned previously, relevant local output indicators will be developed in conjunction with developing the DPDs in the LDF.
- 6.7. One area for progress in terms of indicators is to look at even more local levels. Work on the parish profiles and an assessment of what services and facilities are available in each village could be used to identify the most sustainable villages in the district (work based on the supporting text to RSS policy SS4, relating to Key Service Centres). From there, a closer look could be taken at the levels and types of housing being developed in each of the villages, which could in turn lead to development of policies relating to these smaller villages. Affordable housing should also be included within the Local Output Indicators.

7. Significant Effects Indicators

7.1. One area that should be monitored and will become increasingly important is that of CO₂ emissions. Table 7.1 shows the emissions from various sectors over 2007-08 in tonnes per annum. Overall, the emissions are dropping generally, although there was a slight increase to 2006.

	Industry & commercial	Domestic	Road transport	Total
2006	226	220	290	736
2005	217	216	292	725
2004	281	240	321	842

Table 7.1: Carbon emissions in Babergh (tonnes per annum)

7.2. Table 7.2 shows that Babergh recycles more dry household goods than the Suffolk average, but significantly lower compost recycling by weight. This may also be in part that in the rural areas, people have their own compost heaps. Very little household waste is recycled for energy recovery, and the amount going to landfill as a County is reducing.

%	Household dry recycling	Household compost	Household for energy recovery	Household landfill
2007-08	30.6 (25.6)	8.6 (20.2)	- (<0.01)	- (54.1)
2006-07	28.6 (23.9)	7.8 (19.0)	- (0.04)	- (57.1)
2005-06	26.9 (22.6)	6.5 (18.1)	- (0)	- (59.3)

Table 7.2: Recycling in Babergh: % of total waste (figures in brackets are Suffolk)

7.3. All households in Babergh are served by at least 2 roadside waste and recycling collections. They also all exceed the target of 21% of waste to be sent to recycling. Table 7.3 shows that the total amount of collected waste is being reduced (as shown also by the increasing amount of waste being recycled year on year), and that the cost per household is also going down.

	Collected household waste per person (kg)	Cost of waste collection per household (£)
2007-08	387.2	30.19
2006-07	404.4	34.61
2005-06	403.1	32.50

Table 7.3: Waste collection statistics

7.4. Table 7.4 shows the condition and the area of the SSSI designated plots in Babergh. Appendix 4 shows the table with the details in it. Much of the unfavourable declining is the Stour Estuary SSSI.

Condition	Number of sites	Total area (ha)
Favourable	19	80.8
Unfavourable no change	16	197.8
Unfavourable recovering	21	318.2
Unfavourable declining	22	1361.9

Table 7.4: Change of condition of SSSI sites in Babergh

SUMMARY & CONCLUSIONS

7.5. There are other areas that will become apparent which should be monitored and have indicators and targets developed for them through the LDF production process.

7.6. The relevant strategies (if any are in place) to support recycling and biodiversity should also be identified and this will be done for the next AMR.

8. Policy Monitoring

8.1. There are no clear policy monitoring processes set up currently. It is hoped that Babergh's planning application system can be interrogated to automatically produce reports on what policies are used in all decisions for next year, but this has not been possible for this report. In order to obtain some quantitative data on what policies are used, the decision notices of all applications going to Development Committee have been studied and a tally kept of which policies are used for granting and refusing the applications. The outcomes of this analysis are in table 8.1.

Policy	APPROVAL	REFUSAL
LP01- Planning Obligations	7	0
EN01- SPAs, SACs, RAMSAR, NNRs, SSSIs	1	0
EN03- Protected Species	4	0
EN04- Semi Natural Habitats	2	0
EN05- Biodiversity	2	0
EN08- Stour and Orwell Estuaries	2	0
EN11- Floodplains & Washlands- protection	3	0
EN15- Surface Water Run-off	2	0
EN16- Water quality and resources	1	0
EN18- Sewerage and Sewage disposal	1	0
EN19- Hazardous installations & contaminated land	4	0
EN22- Outdoor lighting	2	0
EN25- Noise generating developments	4	0
HS01- Towns	11	4
HS02- Villages	32	4
HS03- Non-sustainable and sustainable villages	20	0
HS04- Protecting the countryside	4	3
HS05- Replacement dwellings	1	0

HS06- Rural exception- local needs housing (location/need)	4	0
HS07- Rural exception- local needs housing (management/occupation)	4	0
HS08- Affordable housing- allocated sites	4	0
HS09- Affordable housing- small settlements	6	0
HS12- Housing allocation- William Armes	2	0
HS22- Housing allocation- Folly Road	1	0
HS26- Residential development- Ipswich	1	0
HS27- Density & house type	32	3
HS28- Infilling	24	11
HS30- Design of new houses	34	8
HS31- Public open space (sites of >1.5ha)	1	0
HS32- Public open space (new dwellings and sites <1.5ha)	20	10
HS33- Extensions to existing dwellings	13	0
HS34- Smaller dwellings	2	0
HS35- Residential annexes	2	0
HS41- Low impact housing	1	0
EM01- General employment	7	0
EM02- General employment areas- existing and new allocations	2	0
EM08- Warehousing & distribution	1	0
EM15- Allocation- off Brook Street, Glemsford	1	0
EM20- Expansion/extension of existing employment uses	7	0
EM24- Retention of existing employment sites	8	2
SP01- Retail strategy	4	0
SP02- New retail development	2	0
SP03- Retail development outside town centres	3	0
SP04- Shopping in local centres and villages	2	1
SP05- Farm shops	1	0
CR01- Landscaping Quality	27	4
CR02- AONB Landscape	10	0
CR04- Special landscape areas	5	2
CR07- Landscaping schemes	8	0
CR08- Hedgerows	1	0
CR12- Agricultural worker's dwellings	2	0
CR17- Farm diversification	2	0
CR18- Buildings in the countryside- non residential	2	0
CR19- Buildings in the countryside- residential	5	0
CR20- Protecting existing village facilities	4	1
CN01- Design standards	74	14
CN02- Facilities for the disabled	1	0
CN04- Design & crime prevention	1	0
CN05- Listed buildings- demolition	2	0
CN06- Listed buildings-	20	2

alteration/extension/change of use		
CN08- Development in or near conservation areas	11	6
CN16- Ancient monuments	1	0
CN17- Archaeology	2	0
CN18- Sudbury and Hadleigh archaeological sites	1	0
RE01- Sports facilities	2	0
RE03- Existing playing fields	1	0
RE06- Small and medium scale recreation	1	0
TP01- Pedestrians	2	0
TP02- Public right of way	1	0
TP03- Provision of cycle routes	3	0
TP09- Traffic calming	1	0
TP12- Car parking	1	0
TP15- Parking standards- new development	10	1
SD02- Sudbury- Mixed use areas- business & service	1	0
SD03- Sudbury- Mixed use areas- shopping and commercial	2	0
SD04- Sudbury- Mixed use areas- residential development	2	0
SD05- Bus/rail interchange	1	0
HD04- Hadleigh- Town centre residential development	1	0

Table 8.1: Policy use for decisions made by Development Committee

- 8.2. From this analysis, it seems that the most frequently used policies are the more generic ones relating to general development principles, for example design standards and landscaping qualities. Also used are those relating to areas such as development in villages (as Babergh is a largely rural district, this is not surprising). There will be very thorough discussions with Development Control officers prior to new policies being drawn up.
- 8.3. Of the 55 appeals over the year 2007-08, 8 were withdrawn, 2 were part allowed, 36 were dismissed and 9 were allowed. This means that 80% of the appeals were either dismissed or withdrawn which is a good performance.
- 8.4. No Local Plan policies are not being implemented for the next year.

Section D: Conclusions

9. Key points & Conclusions

- 9.1. The Local Government Review will affect the development of the Local Development Framework. The Secretary of State's announcement was originally due by the 31st December 2008, but this has been put back 6 weeks.
- 9.2. There will be a strong evidence base in place for the development of the Local Development Documents. Most of the available resources have been focussed on preparing this evidence base, and now is the time that the emphasis will shift on to using the evidence base in the preparation of and consultation on the documents.
- 9.3. The Local Development Scheme (LDS) will need to be amended. The timetables of most of the documents featured in the LDS have altered and deadlines need to be revisited. This cannot be done until the initial outcomes of the Local Government Review have been released by Central Government (due in February) so until that point, the Council will continue with the collation of the evidence base and continue to work towards the production of the Core Strategy Issues and Options document, which will be produced regardless of Local Government Review outcomes.
- 9.4. The credit crunch could hold back all types of development including economic and residential. Residents will have less disposable income which means that small scale, householder applications are likely to drop (e.g, extensions and conversions). Equally, businesses are likely to suffer and either contract or not expand as hoped- this may well result in job cuts and higher unemployment as well as not encouraging inward investment which will have a knock on effect on the local economy. Developers, as a business, are also struggling and house-building on a larger scale is likely to slow down significantly. Although the demand for housing is still present, the money available for buying houses is not there and, anecdotally, developers are only building what has been paid for. It is vital that the Council supports economic strategies and develops spatial policies that promote economic growth in order to maintain a healthy and vibrant local economy in the District.
- 9.5. Climate change is also an issue in the area. Flood risk could well increase as a result of climate change. One planning permission was granted contrary to Environment Agency advice on flooding in 2007-08. Carbon emissions from the three main sectors are reducing and also more waste is being recycled. Babergh needs to maintain this trend and should develop spatial policies within the Development Plan Documents which support both recycling initiatives and also the use of alternative energy.

- 9.6. There is pressure on employment allocations to be developed for other uses, as there is in much of the region. The recently published SPD on Retention of Employment Land should help prevent land that is likely to come forward for employment uses being redeveloped for alternative uses. The Employment Land Review will also be useful in identifying whether there is a need for further sites to be allocated, as well as ensuring that the best type of sites in the most suitable locations are allocated through the new LDF documents.
- 9.7. 2007-08 saw significantly higher employment completions than in previous years. This will continue to be monitored to see whether this was a one off occurrence or whether changes in monitoring methodology is resulting in more development being picked up. Several large sites were completed over the year, so it may be that it is a 'one-off' year. This high level of completions is also reflected in the fact that the level of available land has reduced. As mentioned above, the Employment Land Review will identify whether there is a need for further allocations to be made, and of what sort they would need to be.
- 9.8. There were higher levels of business and industrial completions on Previously Developed Land (PDL) than previously seen in the District. This is largely due to several significant developments on brownfield land completing this year.
- 9.9. Housing completions (Building Control records) fall below the annual average required to meet the dwelling led targets set out in the Regional Spatial Strategy (RSS). Using the anecdotal evidence available, it is considered that these challenging targets will be difficult to achieve bearing in mind that conditions have been favourable for house-builders over the past few years and even then Babergh has struggled to reach the average annual increase in dwellings set down in the RSS. Now that the credit crunch has taken hold, it is difficult to see these targets being reached. Theoretically, particularly in the short term, these targets are achievable. The 5 years supply of housing exceeds the RSS target, but whether these dwellings will actually be delivered is another question. Over the longer term, more allocations for residential/mixed-use development will need to be identified.
- 9.10. Over 60% (the target in the RSS) of residential development was built on PDL over the year 2007-08. The District Council will need to ensure a supply of allocated, suitable brownfield land to maintain these levels.
- 9.11. Affordable housing provision is lower over 2007-08 than previous years. This is partly due to issues in monitoring which have resulted in some properties not being counted at the correct time. These properties will be included in the 2008-09 monitoring report; team members from both Housing and Planning Policy will work together to ensure consistent approaches to monitoring in the future and account for all completions at the correct time. Notwithstanding that, affordable housing completions

still fall short of the demand in the District. The Council will need to ensure effective policies are developed through the Development Plan Documents that reflect the findings of any Housing Needs Surveys carried out both at District level and at more local levels (e.g. through Parish plans).

- 9.12. Additional contextual data was included in this year's monitoring report to provide a better view of the 'wider picture' in the District and the County. This will continue to be monitored, and any further indicators which will be useful can be identified. It will be particularly useful to help monitor the effects of the credit crunch on Babergh.

ACTIONS TO BE TAKEN

- 9.13. Continue to monitor economy to judge impacts of credit crunch (Ongoing).
- 9.14. Sort affordable monitoring and consolidate previous figures (to be done early 2009).
- 9.15. Amend LDS (March 2009).
- 9.16. Commence production of Core Strategy and assess what other Development Plan Documents are to be produced.
- 9.17. Set up effective policy monitoring system (Early 2009).

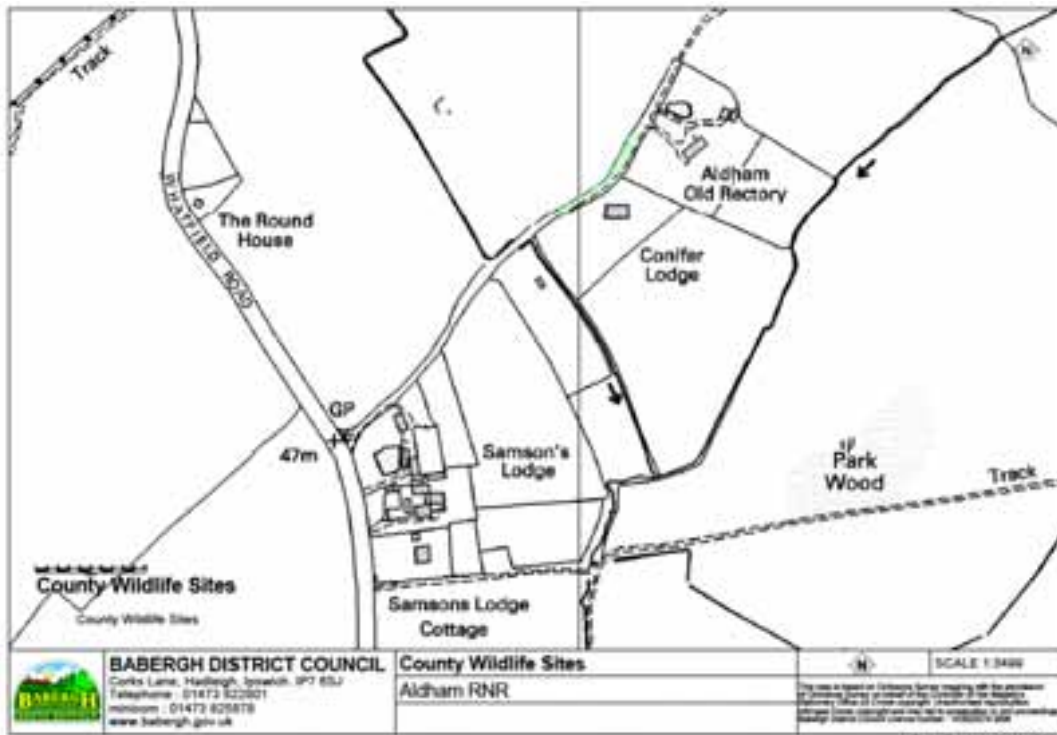
Appendices:

Appendix 1: Future completions- housing trajectory

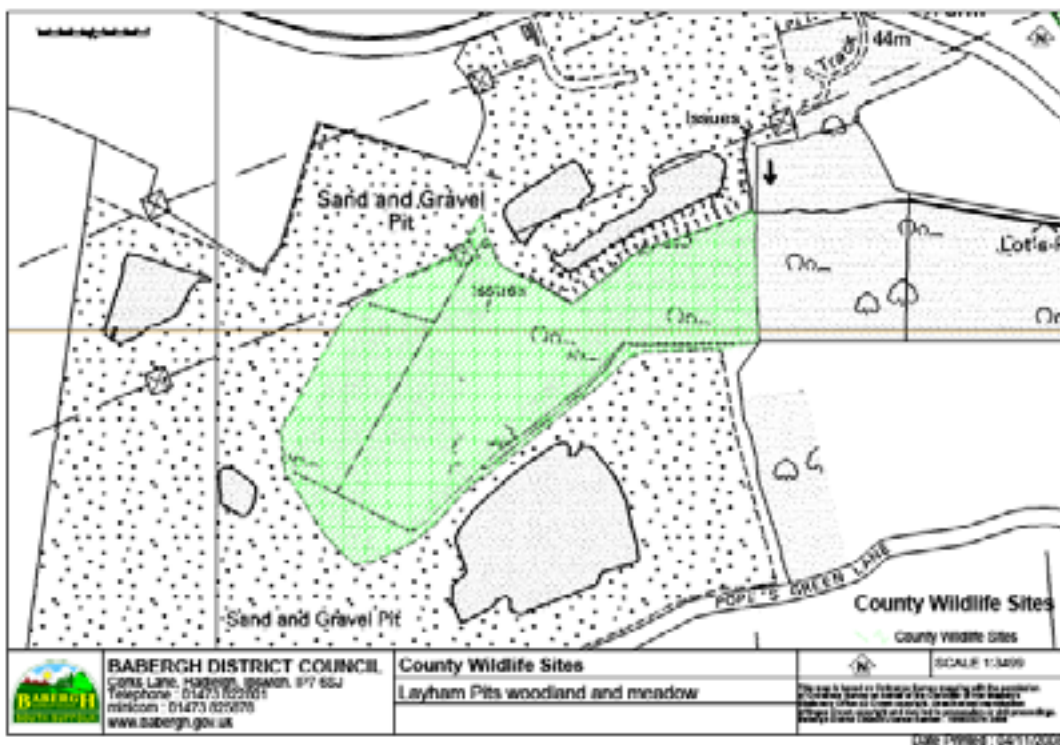
Site Name	Address	Site area (ha)	GF/BF	Adopted/windfall	(Estimated) total units to be built	Completions 31/03/08	Total no of units per year													Notes- e.g. planning status
							2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	
Major Sites >25																				
Chilton	Sudbury	19	G	A	700	0			0	0	70	70	70	70	70	70	70	70	70	
Lady Lane/A1071	Hadleigh	4.73		A	178	0			0	45	45	44	44							
Rugby Ground	Gt Cornard	7.2	B	A	306	31			31	100	59	58	58							Policy HS18 B/03/1504/FUL
William Armes site	Gt Cornard	2 net	B	A	80	0			0	0	40	40								Policy HS12 B/04/01176/OUT
People's Park'	Sudbury	4.5	G		100	0														none
East of Carson's Drive	Gt Cornard	4.4		A	170	0			0	0	57	57	56							Policy HS17 no application
Folly Road	Gt Waldingfield	3.92	B/G	A	90	0			0	45	45									Policy HS22 B/07/01211/FUL
Crownfield Road	Glemsford	1.3 net	G	A	60	0			0	30	30									None
Former HMS Ganges	Shotley	16	B	W	325	0			0	0	81	81	81	82						B/00/01318/RES
Shotley Marina	Shotley	7.28	B	W	150	0			0	0	80	70								B/06/606/ROC
Guilford Europe Area 1	Gt Cornard	0.65	B	W	24	24	1	19	4	0										B/05/1050/RES
Guilford Europe Area 2	Gt Cornard	0.62	B	W	30	27		26	1	3										B/05/1051/RES
Cornard Mills	Gt Cornard	3.28	B	W	116	44		15	29	36	36									B/05/1746 & B/06/1172
Thorington Hall, areas F1, F2	Pinewood	5.52	G	W	160	0			0	0	53	53	54							B/02/2984/OUT
Walnuttree Hospital	Sudbury		B	A	35	0														Unknown site area
Head Lane	Gt Cornard	0.71	B	A	30	0			0	15	15									Policy HS 11 B/06/00014/OUT
Priory Stadium	Sudbury	2.08		A	60	0			0	60										B/01/2018/RES

Land Adj Sudbury Eastern bypass (St Barts)	Sudbury	17	B/G	A	192	74	4	33	37	59	59									B/00/1016/FUL
Rotherham Road	Bildeston	1.44	G	A	26	15			15	11										Policy HS19 B/03/662 & B/05/1250
Poplar Road	Gt Cornard				41					0	41									B/04/01624/FUL
Friends Fields/ Tawney's Ride	Bures			A	40					7	33									Policy HS20 B/05/1130/
Land adj Maldon Grey, Cat's Lane	Gt Cornard			B/G	42				2	40										B/06/1450/FUL
20-25																				
Highbank	Sudbury	0.9	B	A	25							25								Policy HS13 none
Goodland's Farm	Boxford	0.7	B	A	20							20								Policy HS21 none
Land off Church Lane	Sproughton	1.1 net	G	A	30							15	10	5						Policy HS24 none
Beestons Coach Depot, Long Bessels	Hadleigh	0.45	B	A	20				1	19										B/04/0882/FUL
St Leonard's Hospital	Sudbury	0.47	B	W	23															B/03/0282/OUT
Affordable																				
Churchill Close, Lawshall				G	W	12						12								B/06/0311
Clibbon House, Gt Cornard				B	W	23						23								B/06/1349
Green Lane, Cockfield				G	W	9	6			6	3									05/1957
land adj 4 Howe Lane	Cockfield			G	W	6						6								07/617
Ipswich Road	Holbrook				W	12						12								07/1251
Days Close	Capel St Mary				W	tbc						tbc								08/118
Smaller sites 5-20																				
Driftway, The Street, Capel	Capel St Mary				W	5	4			4	1									05/1480
48 Cats Lane	Gt Cornard	0.34			W	10	9		9	1										05/1934/out
Mill Poultry Farm, Grove Hill Belstead	Belstead	0.36	G	A	5	0						5								03/1929

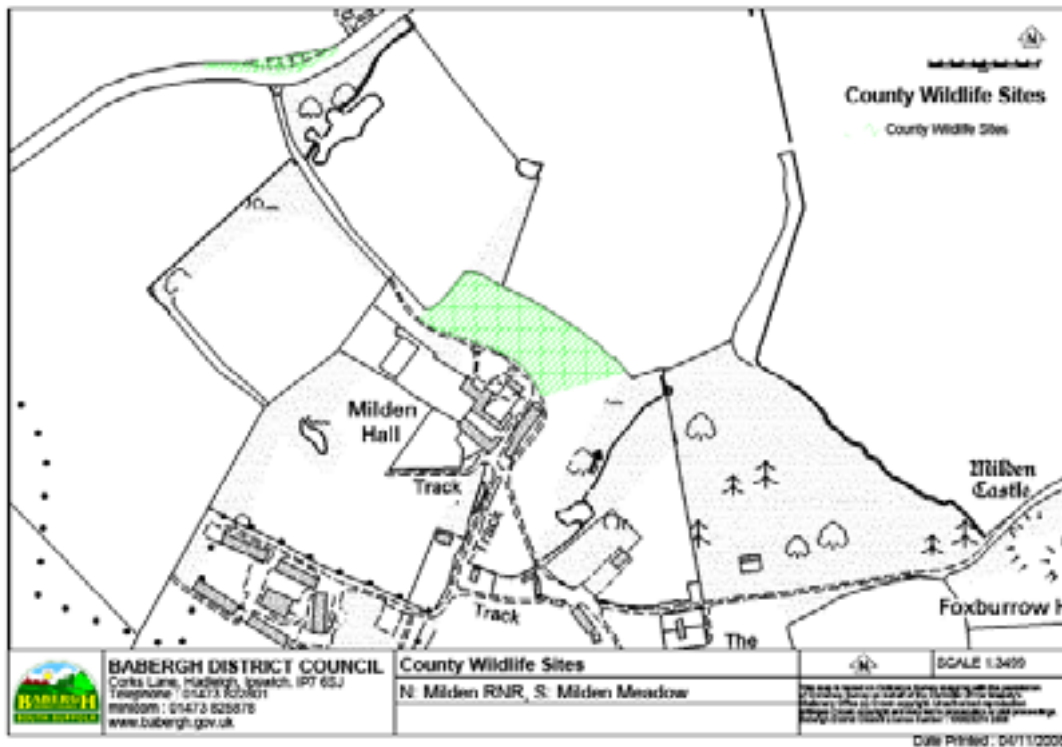
Appendix 2: Maps showing the new County Wildlife Sites 2007-08



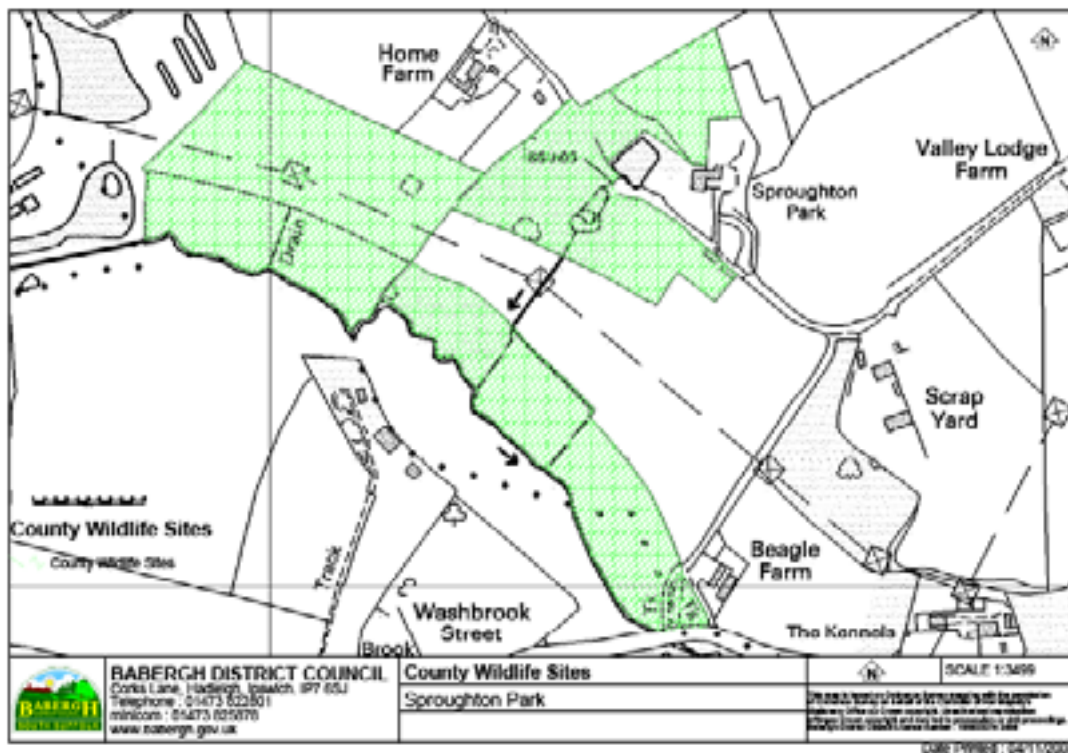
Aldham Roadside Nature Reserve



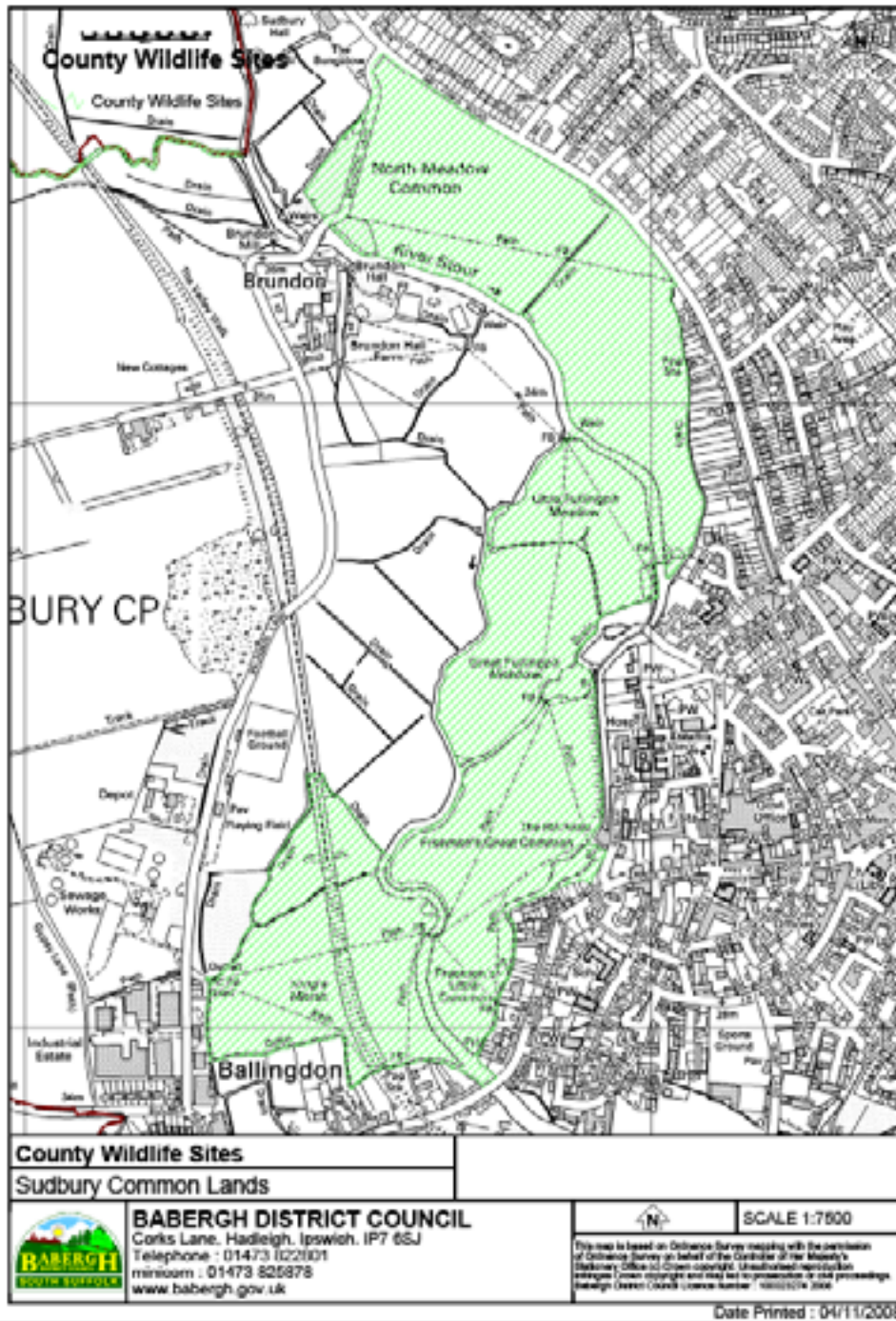
Layham Pits Woodland and Meadow



Milden Roadside Nature Reserve and Milden Meadow



Sproughton Park



Sudbury Common Lands

Appendix 3: Parishes in the Haven Gateway and the Ipswich Policy Area:

Parish	Ipswich Policy Area	Haven Gateway
Arwarton		✓
Assington		✓
Belstead	✓	✓
Bentley		✓
Brantham		✓
Burstall		✓
Capel St Mary		✓
Chattisham		✓
Chelmondiston		✓
Copdock/Wasbrook	✓	✓
East Bergholt		✓
Freston		✓
Great Wenham		✓
Hadleigh		✓
Harkstead		✓
Higham		✓
Hintlesham		✓
Holbrook		✓
Holton St Mary		✓
Layham		✓
Leavenheath		✓
Little Wenham		✓
Nayland		✓
Pinewood	✓	✓
Polstead		✓
Raydon		✓
Shelley		✓
Shotley		✓
Sproughton	✓	✓
Stoke by Nayland		✓
Stratford St Mary		✓
Stutton		✓
Tattingstone		✓
Wherstead	✓	✓
Woolverstone		

Not all parishes are listed in the above table- only those in either IPA or Haven Gateway

Appendix 4: Details of SSSI condition

<http://www.english-nature.org.uk/special/sssireportAction.cfm?Report=sdrt13&Category=RF&Reference=East+Of+England> – taken from <http://www.english-nature.org.uk/special/sssireport.cfm?category=R,RF>

SSSI name	Main habitat	Unit number	Unit area (ha)	Condition
Arger Fen	Broadleaved, mixed and yew woodland - lowland	1	6.44	Unfavourable recovering
Arger Fen	Acid grassland - lowland	2	2.64	Unfavourable recovering
Arger Fen	Acid grassland - lowland	3	2.38	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	4	17.59	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	5	0.38	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	6	2	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	7	4.53	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	8	3.75	Unfavourable declining
Arger Fen	Fen, marsh and swamp - lowland	9	4.57	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	10	0.36	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	11	0.76	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	12	1.54	Unfavourable recovering
Arger Fen	Fen, marsh and swamp - lowland	13	1.5	Unfavourable recovering
Arger Fen	Broadleaved, mixed and yew woodland - lowland	14	0.5	Favourable
Arger Fen	Broadleaved, mixed and yew woodland - lowland	15	0.78	Favourable
Bobbittshole, Belstead	Earth heritage	1	1.72	Favourable
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	1	20.75	Unfavourable recovering
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	2	5.35	Unfavourable recovering
Brent Eleigh Woods	Broadleaved, mixed and yew woodland - lowland	3	5.57	Favourable
Cornard Mere, Little Cornard	Fen, marsh and swamp - lowland	1	5.69	Unfavourable declining
Cornard Mere, Little Cornard	Fen, marsh and swamp - lowland	2	0.82	Favourable
Cornard Mere, Little Cornard	Fen, marsh and swamp - lowland	3	2.02	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	1	7.69	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	2	4.68	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	3	4.85	Unfavourable no change
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	4	7.79	Unfavourable declining
Edwardstone Woods	Broadleaved, mixed and yew woodland - lowland	5	2	Unfavourable recovering

Elmsett Park Wood	Broadleaved, mixed and yew woodland - lowland	1	8.62	Unfavourable declining
Freston And Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	1	86.95	Unfavourable no change
Freston And Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	2	42.74	Unfavourable no change
Freston And Cutler's Woods With Holbrook Park	Broadleaved, mixed and yew woodland - lowland	3	12.31	Unfavourable no change
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	1	15.12	Unfavourable declining
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	2	6.78	Unfavourable recovering
Frithy And Chadacre Woods	Broadleaved, mixed and yew woodland - lowland	3	6.78	Unfavourable no change
Glemsford Pits	Standing open water and canals	2	10.6	Unfavourable no change
Groton Wood	Broadleaved, mixed and yew woodland - lowland	1	20.14	Favourable
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	1	38.42	Unfavourable recovering
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	2	1.9	Unfavourable declining
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	3	34.3	Unfavourable recovering
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	4	2.54	Unfavourable no change
Hintlesham Woods	Broadleaved, mixed and yew woodland - lowland	5	40.95	Unfavourable recovering
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	1	5.1	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	2	12.02	Unfavourable no change
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	3	8.03	Favourable
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	4	4.48	Unfavourable no change
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	5	3.69	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	6	11.41	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	7	11.49	Unfavourable recovering
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	8	2.41	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	9	4.07	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	10	4.68	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	11	5.37	Unfavourable no change
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	12	1.88	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	13	1.2	Unfavourable declining
Kentwell Woods	Broadleaved, mixed and yew woodland - lowland	14	1.78	Unfavourable no change
Lineage Wood &	Broadleaved, mixed and yew woodland - lowland	1	62.07	Unfavourable

Railway Track, Long Melford				recovering
Lineage Wood & Railway Track, Long Melford	Calcareous grassland - lowland	2	2.26	Unfavourable declining
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	3	0.75	Favourable
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	4	4.95	Unfavourable recovering
Lineage Wood & Railway Track, Long Melford	Broadleaved, mixed and yew woodland - lowland	5	2.78	Favourable
Lineage Wood & Railway Track, Long Melford	Neutral grassland - lowland	6	1.62	Unfavourable no change
Lineage Wood & Railway Track, Long Melford	Neutral grassland - lowland	7	4.27	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	1	5.3	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	2	4.39	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	3	4.5	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	4	2.98	Favourable
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	5	21.1	Unfavourable recovering
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	6	2.89	Unfavourable declining
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	7	0.06	Unfavourable no change
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	8	1.01	Unfavourable no change
Milden Thicks	Broadleaved, mixed and yew woodland - lowland	9	0.09	Unfavourable no change
Stour Estuary	Littoral sediment	2	388.45	Unfavourable declining
Stour Estuary	Littoral sediment	4	713.77	Unfavourable declining
Stour Estuary	Littoral sediment	6	162.83	Unfavourable declining
Stour Estuary	Earth heritage	8	3.45	Favourable
Thorpe Morieux Woods	Broadleaved, mixed and yew woodland - lowland	1	12.22	Favourable
Thorpe Morieux Woods	Broadleaved, mixed and yew woodland - lowland	2	28.37	Unfavourable recovering
Thorpe Morieux Woods	Broadleaved, mixed and yew woodland - lowland	3	4.64	Unfavourable no change

Appendix 5: List of indicators

	Description	Action (continue monitoring, ignore etc)
Contextual Indicators		
1	Overall population growth and year on year % growth	Continue to monitor
2	Growth in specific areas of district	
3	Predicted population growth across District	To an extent useful but will not necessarily change year on year. Continue to monitor
4	Male/female and age split.	Only useful when compared year on year. Continue to record and monitor
5	Primary school attainment (and over time)	
6	Year 11 pass rate	
7	Year 11 NEET	
8	Year 11 destination	
9	Year 13 destination	
10	Highest qualification level	
11	Life expectancy	
12	General health	General health is from census so will not be updated regularly.
13	Benefit claimants	Continue to monitor
14	Crime rate	Continue to monitor
15	Residents' earnings	
16	Workplace earnings	
17	House prices	
18	Affordability ratio	(calculated from 15-17)
19	% pop (>16) economically active	
20	% pop (>16) in employment	
21	Workplace composition	
22	VAT registration details	
23	VAT registered survival rates	
24	COI BD1 & historical	Required to monitor
25	COI BD2 & historical	Required to monitor
26	COI BD3 & historical	Required to monitor
27	COI BD4 & historical	Required to monitor
28	COI H1	Required to monitor
29	COI H2	Required to monitor
30	COI H3	Required to monitor
31	COI H4	Required to monitor
32	COI H5	Required to monitor
33	COI E1	Required to monitor
34	COI E2 & development in BAP areas	Required to monitor

35	COI E3 & extant permissions	Required to monitor
36	LOI BD1	
37	LOI BD2	
38	LOI BD3	
39	LOI H2	
40	Carbon emissions	
41	Recycling	
42	Waste collection	
43	Change in condition of SSSI	

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Planning & Compulsory Purchase Act (PCPA) (2004) : Available from http://www.opsi.gov.uk/ACTS/acts2004/ukpga_20040005_en_1

Town and Country Planning (Local Development) (England) Regulations (2004) SI 2004/2204

Sources for data used:

Suffolk Data Observatory available from: <http://www.suffolkobservatory.info/>

Neighbourhood Statistics (ONS) available from: www.neighbourhood.statistics.gov.uk

Statistics collected from NOMIS, available from: <https://www.nomisweb.co.uk>

BERR (Department for Business, Enterprise and Regulatory Reform)- energy use statistics available from <http://www.berr.gov.uk/whatwedo/energy/statistics/index.html>

Environment Agency- information on planning permissions available from http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/571633/?version=1&lang=_e

DTI- emissions and waste data available from: <http://www.defra.gov.uk/environment/localgovindicators/indicators.htm>

Natural England- condition of SSSI- available from <http://www.english-nature.org.uk/special/ssi/report.cfm?category=R,RF>

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