



# Suffolk's ENVIRONMENT



Five - Year Review - December 2002

# Introduction

## An introduction to the five-year review

### Overview

In March 1997 the eight Suffolk local-planning authorities (Fig 1) jointly produced *Suffolk's Environment...towards sustainable development*. Its aims were to

- characterise the environment of Suffolk;
- identify indicators to provide measures of the environmental effect of development plan policies and proposals; and
- provide a baseline for future monitoring.

At the time of publication it was recognised that the document merely represented a starting point:

*"It must be stressed that the publication of the Report is not the end of the process. It provides a methodology and a basis for the environmental appraisal of planning policy within Suffolk. Therefore, in order for this document to be of greatest use and to actively contribute to the aims of sustainable development it must be continually referred to and constantly updated."*

*Suffolk's Environment* envisaged reporting on the full range of indicators every five years with summary monitoring reports, incorporating an update of the indicators relating to planning decisions, being produced annually. The first annual monitoring report was published in early 1999 and since then a further two annual reports have been published in 2000 and 2001 with accompanying summary leaflets being widely distributed.

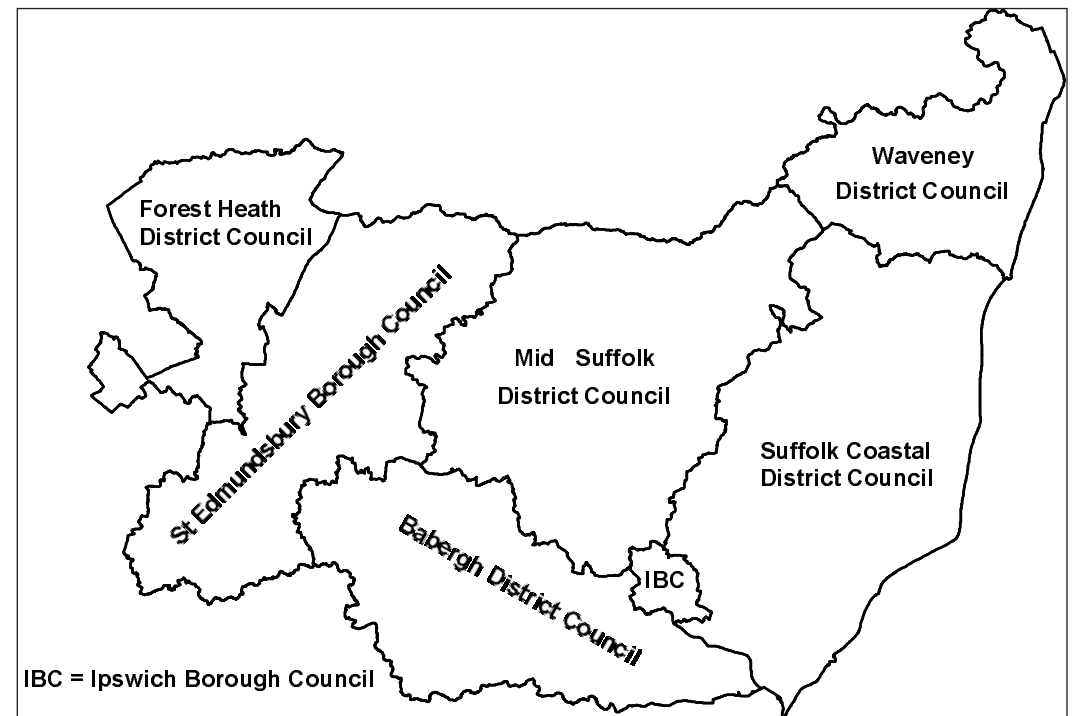


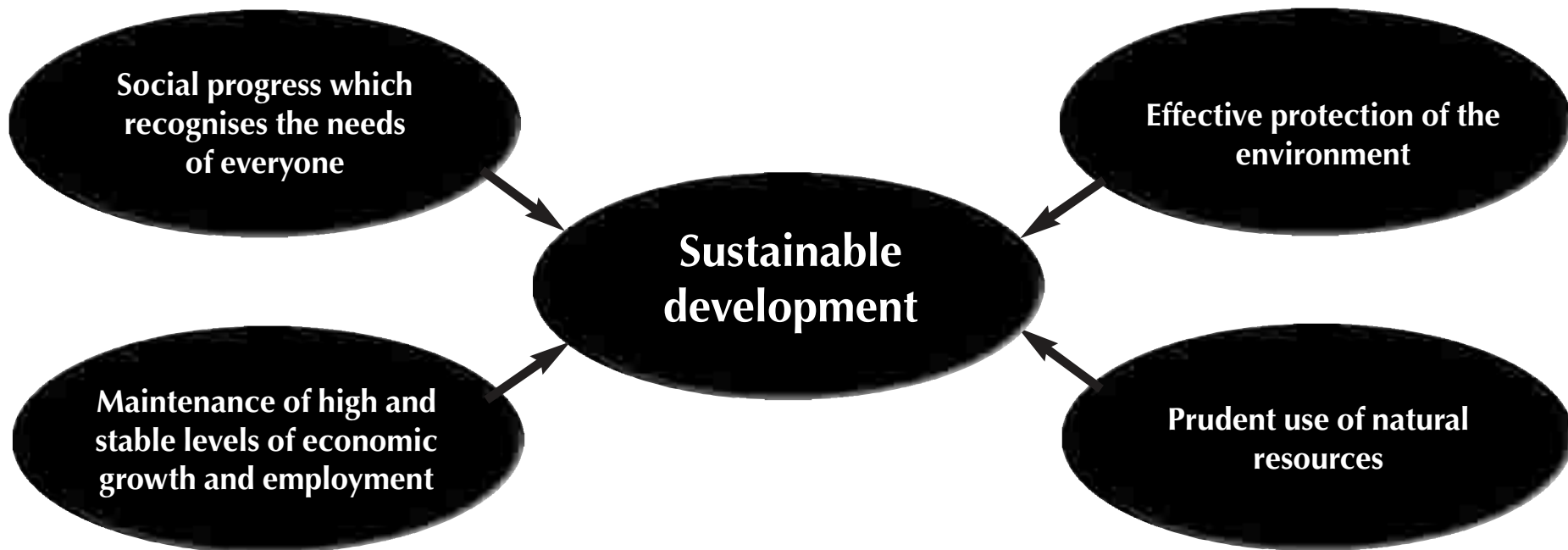
Fig 1: The local planning authorities of Suffolk

## Introduction

2002 marks five years on from the publication of the baseline report and time for a major review and update of *Suffolk's Environment*. The publication of this document forms the outcome of that review.

### What is sustainable development?

(Fig 2) *Sustainable development components*



The “international” definition of sustainable development, set by the World Commission on Environment and Development (1987) is

*“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”*

Many other definitions exist, but all incorporate the concept that in planning for a better quality of life, the economic, social and environmental dimensions have to be considered together and that more attention has to be given to the long-term consequences of human decisions and activity. It is only when all long-term consequences are fully taken into account, and reflected in the decision, that sustainable development can be achieved (fig 2).

### **Planning for sustainable development in Suffolk**

The land use planning system has a key role in assessing the implications of development thereby influencing progress towards a sustainable future. It enables the provision of homes and buildings, investment and jobs, promoting competition whilst at the same time having regard to the environment and amenity. It is frequently the case, in relation to particular development proposals, that several economic, environmental, social and other factors need to be taken into account. This requires a framework that promotes consistent, predictable and prompt decision-making.

The role of the planning system in contributing to sustainable development is recognised by the Government in Planning Policy Guidance (PPG) Notes. PPG12: *Development Plans (1999)* requires all local planning authorities to prepare and keep up to date a development plan containing policies and proposals relating to the development of the whole of their area. The development plans within Suffolk are listed in Fig 3.

These plans provide the framework for, amongst other things, the amount and location of new development, identifying the features that should be protected and including measures to improve the quality of the environment. The main aim of the planning system is to balance the social, economic and environmental implications of the development of land. Section 54A of the Town and Country Planning Act 1990 requires that an application for planning permission or an appeal to be determined in accordance with the development plan unless material considerations indicate otherwise.

(Fig 3) *Development Plans in Suffolk*

Suffolk County Structure Plan 2001	Adopted 2001
Babergh Local Plan	Adopted June 1995, Issues Report published January 1999 First Deposit Draft published September 2001
Forest Heath	Adopted December 1995 Issues Report published May 2001
Ipswich Local Plan	Adopted 1997 First Deposit Draft published 2001
Mid Suffolk Local Plan	Adopted September 1998, Review Issues Paper May 2002 First Deposit Draft expected Jan 2003
St Edmundsbury Local Plan	Adopted 1998 Review Issues Report February 2000
Suffolk Coastal Local Plan (incorporating the First Alteration)	Adopted February 2001 Review Issues Paper expected Winter 2002
Waveney Local Plan	Adopted November 1996 Draft Review Plan expected Jan 2003
Broads	Adopted May 1997
Suffolk Minerals	Local Plan Adopted May 1999

Local planning authorities need to keep their plans up to date and to fully appreciate the impact they are having, and are likely to have, upon their area. This is achieved through the Plan, Monitor and Manage approach. Full appraisals of development plan policies and proposals encompassing economic, social and environmental issues are also expected.



## The sustainability appraisal of Development Plans

*Suffolk's Environment...towards sustainable development* was published in response to the *Environmental Appraisal of Development Plans: A Good Practice Guide* published in 1993 by the then Department of the Environment. That document advocated three separate, but integrated, elements of appraisal:

- “characterising” the environment: looking at key assets, threats and opportunities in order to provide a baseline and context for considering the environmental effects of policies;
- ensuring the scope of the plan covers the appropriate range of environmental concerns; and
- appraising policies and proposals to establish their environmental effects.

The publication of *PPG12: Development Plans* updated that guidance, with all authorities now expected to appreciate wider sustainability issues in their appraisals.

## The Suffolk Inter-authority approach to sustainability appraisal

The five-year review has revisited and updated the characterisation of Suffolk and sought to achieve the following aims:

- **To expand the characterisation of *Suffolk's Environment* to encompass all land use sustainability issues, including social and economic issues.** Whilst *Suffolk's Environment* reported on some economic factors, for example, economic rates of growth, there has been a fuller inclusion of non-environmental issues that have relevance to land use planning, for example, crime levels.
- **To review the 136 indicators contained in *Suffolk's Environment*.** Prior to 1997 little published work existed on the use of indicators. Certainly *Suffolk's Environment* preceded many familiar “indicator” documents of today, including *Quality of Life* indicators and governmental *Best Value* indicators. Much has been learnt about the need for SMART indicators (Specific, Measurable, Achievable, Realistic and Time-related) and the five year time span has allowed the inter-authority partnership to appreciate which indicators are effective and SMART and which are not.
- **To establish a set of sustainable development objectives that can be influenced by the land use planning system.** The local authorities within Suffolk do vary in terms of the character of local communities, geography and development pressures. However through analysing the development plans in place within the county and through reviewing *Suffolk's Environment*, an early agreement to a set of common sustainable objectives was possible (Fig 4). Having a common set of objectives has facilitated a more focused review of *Suffolk's Environment*.
- **To take account of newly developed monitoring systems, both locally and nationally, minimising data collection.** With the growing number of indicator and data requirements, particularly at various governmental levels, it is of paramount importance to rationalise and maximise the use of data collected. Examples include Best Value Indicators and the Housing Reconciliation Form at central governmental level, and the evolving Regional Policy Guidance at the East of England regional level. At a local level the statutory requirement to prepare and monitor Local Transport Plans has enabled a rationalisation of Transport indicators.

## Introduction

- **To involve additional “expert” partners in the development of, and reporting on, new indicators.** Partnerships with the Environment Agency and the County’s Archaeological Service have been built upon, whilst a new partnership with Suffolk Wildlife Trust has furthered understanding in relation to biodiversity. A national award winning partnership with the Suffolk East and Suffolk West Federations of Women’s Institutes has enabled the Suffolk authorities to become uniquely aware of how distinctive local landscapes are changing over time.

### (Fig 4) *Objectives for Suffolk’s Environment*

- 1 “To plan to meet the housing requirements of the whole community providing housing opportunities and choice, including a mix in the size, type and tenure of housing in sustainable locations”
- 2 “To maximise the development potential of vacant, underused and derelict land and buildings minimising the loss to Greenfield land”
- 3 “To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance and expansion of employment use.”
- 4 “To protect and enhance the quality and local distinctiveness of Suffolk’s landscape.”
- 5 “To protect and enhance biodiversity throughout the county”
- 6 “To protect designated areas of the historic environment”
- 7 “To protect the County’s archaeological interest”
- 8 “To protect and improve the attraction, efficiency, vitality and functions of town centres offering a range of community, shopping and employment opportunities”
- 9 “To protect and enhance the quality and local distinctiveness of the built environment”
- 10 “To reduce both crime and the fear of crime”
- 11 “To promote and provide for walking, cycling, park and ride and public transport use as alternative modes of travel and reduce the need to rely on the private motor vehicle”
- 12 “To locate new development and protect existing services, so as to minimise growth in the length and number of motorised journeys and to maximise use of public transport and other alternatives to the use of private motor vehicles.”
- 13 “To maintain and enhance the range, quality and accessibility of facilities for formal and informal recreation”
- 14 “To promote and enable the use of renewable energy sources, and energy conservation”
- 15 “To conserve mineral resources in order to meet the long term requirements and ensure restoration to a standard suitable for specific beneficial after use”
- 16 “To promote and enable best practice on waste management, minimising waste arising through encouraging the reuse, recycling and recovery of waste”
- 17 “To locate new development to minimise the risk from flooding and impact of flood risk on existing development”
- 18 “To maintain and, where possible, enhance water resources/ quality”

## Introduction

This review retains the unique primary aim of *Suffolk's Environment*: its concern with land use planning issues and the impact of development within the county. Rather than being a wider 'State of the Environment' report, this remains a targeted project. This places the local planning authorities in a virtually unique position within the country, providing them with a clear appreciation of the influence/impact long term planning policies and every day planning decisions are having on their area.

To complement this publication, the Suffolk local planning authorities have also produced two other documents – which when taken together all combine to provide a comprehensive framework for ensuring progression towards sustainable development.

The eight planning authorities adopted *Guidance on the scope of Development Plans* in August 2001. This document ensures that the scope of Development Plans produced within Suffolk cover the appropriate range of sustainability issues. A methodology for the Sustainability Appraisal of Development Plans was adopted in August 2001 aids the Suffolk local planning authorities in ensuring that sustainability consequences of the strategies behind these plans, together with the respective policies and proposals, are systematically taken into account in the preparation of development plans.

### **Outcome of review**

The review of *Suffolk's Environment* has resulted in a reduction in the number of indicators overall, to 52. In part this reflects the desire to retain only those indicators that are SMART. However it also reflects a conscious decision by the local planning authorities to opt for a smaller number of indicators relevant to land use planning. Even within this core it is recognised that there are a limited number of indicators where refinement is needed, primarily in data collection.

In addition to the indicators it is appropriate, in some cases, to report background data. This is reported at the end of each topic. Generally, such background material is non-targetable yet its inclusion is thought desirable to provide a more comprehensive picture of the topic. In the majority of instances background data has been gained through development control decision monitoring – either through approval or refusal of planning permissions (excluding householder applications). Detailed decision monitoring is a unique feature of the inter-authority approach to monitoring progression towards sustainable development. It provides a rare insight in to different performances/ priorities of the individual local authorities within Suffolk, but also the consistency in decision making that exists inter-authority.

Appendix 1 provides a comprehensive overview of indicators, comparing what was originally included in *Suffolk's Environment*, to what is now included within the five-year review. The appendix also shows what is reported as background information.



## Format of report

There is a marked difference in format between *Suffolk's Environment* and this review. This is because of the following:

- The format of the report reflects its publication on CD ROM- each page being virtually stand alone with a reference style contents page;
- The concept of sustainability has progressed significantly since 1997, as has the individuals understanding about the environment generally. A more focussed, reference style approach is thought more appropriate for the monitoring project;

## Objectives and targets

Each indicator is produced in a standard format. It is intended that each indicator be SMART. As a result, as well as relating to an objective (see Fig 4) a target can be attributed to each indicator. Where a national/ regional target has been set by government or a national body and can be attributed at a local level then this is reproduced and the success, or otherwise, in achieving that target is reported. Where no published target currently exists then either a qualitative or quantitative target (whichever is the most appropriate) has been established for the county and the performance of each authority is assessed against it.

## Trends

Trend data is reported where possible. Where *Suffolk's Environment* indicators have been retained, trends can be established and analysed. Where a new indicator has been incorporated then, wherever possible, trend data has been sought although in a small number of instances no trend data can be sourced. In such instances this is because the indicator included is newly devised, density of housing developments for example, and no trend data is available.

## Progression towards sustainable development

For every indicator an assessment has been made of the performance of the eight local planning authorities. It is important to appreciate that, depending upon the priorities of each authority, performances will vary. The five-year review does not attempt to assess the validity or otherwise of these priorities but merely seeks to highlight implications of such strategies.

## Issues

It is generally agreed between Suffolk's local authorities that the state of sustainable development is unlikely to be achieved, in the short term. The goal is progression towards sustainable development. It is, therefore, inevitable that issues will continue to arise and need to be addressed. There has been a concerted effort to highlight certain common issues facing the planning authorities in Suffolk.

## How to navigate about the CD ROM

Publication of this report on paper would in itself be non-sustainable. Hence the decision to make the document available primarily in electric form; on the World Wide Web [www.suffolk.gov.uk/e-and-t/homepages/planning.html](http://www.suffolk.gov.uk/e-and-t/homepages/planning.html) and CD-ROM.

*Suffolk's Environment – The Five-Year Review* is a large reference resource. To make it easier to navigate about the document the contents page is formed of a series of signposts - either direct to chapters or to individual targets and background material. To view the relevant extract simply click on the topic/ indicator/background material required and that should take you directly to that entry.

## Future monitoring challenges for the Suffolk authorities working together

Over the last seven years the eight Suffolk local planning authorities have worked together on the preparation of *Suffolk's Environment*, its monitoring and evolution, pooling resources, knowledge, expertise and good practice. This may not appear remarkable until seen in context.

**There is no such similar joint working arrangements within any other Authorities within the East of England, nor is the partnership aware of similar monitoring arrangements elsewhere within the country.**

As well as reaping the advantages of regular joint working *Suffolk's Environment* ensures each Authority remains aware of their neighbour(s). Also with the dual hierarchy in plan preparation within the county (Suffolk County Council being responsible for the Structure Plan with District/Borough Councils responsible for Local Plans) the project ensures key considerations are not omitted simply because they are the responsibility of another level in the hierarchy. With the forthcoming changes in the planning system and the evolution of regional plan making it is important that this inter-Authority approach continues.

This five-year review marks another milestone in the progression of the Suffolk authorities towards sustainable development. Further evolution in monitoring will be appropriate as planning authorities and their partners tackle the broad issue of sustainability.

The production of this document, however, should not be underestimated. It is a significant achievement for the eight Suffolk local planning authorities – simply retaining the commitment to work jointly on the project has reaped enormous benefit for the county. It also provides a well thought out basis for ensuring greater accountability to sustainability themes in the development plan process in Suffolk; a county experiencing many diverse pressures.

## Use of abbreviations

A Glossary of Terms can be found in Appendix Two. On occasion abbreviations have been used within the document. In most instances, where used, the abbreviations appear immediately after the word(s) or phrase when first referred to in the document. However, there are two particularly common sets of abbreviations and these are set out in Fig 5.

**(Fig 5)** *Commonly used abbreviations*

### **Abbreviations for local authorities**

BDC Babergh District Council  
FHDC Forest Heath District Council  
IBC Ipswich Borough Council  
MSDC Mid Suffolk District Council  
SCC Suffolk County Council  
SCDC Suffolk Coastal District Council  
SEBC St Edmundsbury Borough Council  
WDC Waveney District Council

### **Abbreviations used in reporting data**

N/T Not triggered  
N/A Not available

Unless otherwise attributed, all data in this report has been collated from information provided by the County, District and Borough Councils.

# Indicators

## Indicators

Indicator 1:	Change in Housing Stock in Relation to Structure Plan Rates of Development	Housing
Indicator 2:	Change in Housing Land Availability	Housing
Indicator 3:	Change in Number of Affordable Housing Units Approved	Housing
Indicator 4:	Change in Number and Percentage of Major Housing Schemes Approved with No Affordable Housing	Housing
NEW Background B1:	Average Property Price to Income Ratio	Housing
NEW Background B2:	Housing Waiting Lists and Number of Families in Temporary Accommodation	Housing
NEW Background B3:	Number of Second Homes	Housing
NEW Background B4:	House Sizes	Housing
Indicator 5:	Change in Number and Percentage of New Dwellings Completed on Brownfield Sites	Brownfield
Indicator 6:	Change in Number and Percentage of Existing Housing Commitments on Brownfield Sites	Brownfield
NEW Indicator 7:	Change in Type and Area of Employment Uses on Brownfield Sites	Brownfield
Indicator 8:	Change in Percentage of Unemployed	Employment
Indicator 9:	Change in Number and Percentage of Employees by Employment Division	Employment
Indicator 10:	Change in Number and Percentage of Employees by District	Employment
Indicator 11:	Change in Employment Land Availability and Change in Completions For Business/Industrial Development	Employment
Indicator 12:	Change in Registered Tourism Accommodation in Suffolk	Employment
Indicator 13:	Change in Number of Tourist Attractions in Suffolk	Employment
Background B5:	Applications for Commercial Activity in Rural Areas	Employment
Background B6:	Applications for Expansion of Commercial Activity Refused	Employment
Background B7:	Applications for New Commercial Activity Refused	Employment
Background B8:	Planning Activity Affecting Tourism-Related Development	Employment
NEW Indicator 14:	Area of Designated Landscapes Landscape	
NEW Indicator 15:	Change in the Number and Area of Historic Parks and Gardens.	Landscape
NEW Indicator 16:	Change in the Number of Commons and Village Greens	Landscape
NEW Indicator 17:	Changes in Landscape Character Areas	Landscape

## Indicators

Indicator 18:	Changes in the area of woodland	Landscape
Background B9:	Planning Activity in Designated landscape areas	Landscape
Background B10 & B11: B10: Planning Activity in Historic Parks and Gardens		
	B11: Planning Activity on Commons and Town / village greens	Landscape
NEW Indicator 19:	Change Number and Area of designated ecological sites	Biodiversity
Indicator 20:	Change in Number of Nature Conservation Sites Lost or Damaged as a Result of Development	Biodiversity
NEW Indicator 21:	Protection of Suffolk's biodiversity through sampling	Biodiversity
Background B12:	Planning activity in, or related to, sites designated as of nature conservation value	Biodiversity
Background B13:	Planning Activity Relating to the Safeguarding of Protected Species	Biodiversity
NEW Indicator 22:	Change in Number and Area of Conservation Areas	Conservation
NEW Indicator 23:	Change in Number of Conservation Area Appraisals Completed	Conservation
Indicator 24:	Change in the Number of Listed Buildings	Conservation
Indicator 25:	Change in the Number of Historic Buildings at Risk	Conservation
Background B14 & B15: B14: Planning Activity in Conservation Areas		
	B15: Planning Activity Relating to Listed Buildings	Conservation
Background B16:	Enhancement schemes Completed in Conservation Areas	Conservation
Background B17:	Grant Aided Work to Historic Buildings And Buildings in Conservation Areas.	Conservation
Background B18:	Number of Article 4 Directions in Conservation Areas	Conservation
Background B19:	Number of Joint Funded Conservation Area Initiatives in Suffolk And Their Achievements	Conservation
Indicator 26:	Change in Number of Scheduled Ancient Monuments (SAM's) Damaged as a Result of Development	Archaeology
Background B20:	Number of applications affecting known archaeological sites approved with amendments to design, or working methods, to ensure preservation.	Archaeology
Background B21:	Number of applications determined to affect known archaeological sites approved with conditions requiring prior archaeological excavation or recording during development.	Archaeology
Background B22:	The number of applications which affect known sites for which archaeological evaluation is required prior to determination	Archaeology



## Indicators

Background B23:	Number of applications which affect known archaeological sites of less than national importance approved with no provision for preservation in situ or recording prior to or during development.	Archaeology
Background B24:	Number of applications affecting no known archaeological site but judged of high potential and approved with conditions requiring prior archaeological excavation or recording during development	Archaeology
Indicator 27:	Change In The Number Of Units Of Each Land Use Class In Town Centres (Ground Floor Only).	Town Centres
Indicator 28:	Change In The Number Of Vacant Street Level Retail Units Of Each Land Use Class In Town Centres	Town Centres
Indicator 29:	Change in Rents for Selected Town Centres	Town Centres
Indicator 30:	Change in Retail Yields (%) for Selected Centres	Town Centres
Background B25:	Town Centre Pedestrianisation	Town Centres
Background B26:	Town Centre Parking	Town Centres
Background B27:	Multiple Retailers in Town Centres	Town Centres
Background B28:	Planning Activity in Town Centres	Town Centres
Background B29:	Planning Activity Outside Town Centres	Town Centres
Indicator 31:	Number and percentage of major development sites in the adopted Local Plan covered by a design brief.	Design
Indicator 32:	Dwellings per hectare of net developable area.	Design
Indicator 33:	Change in Number of new Tree Preservation Orders (TPOs) served within villages and urban areas	Design
Background B30:	Number and percentage of applications refused on the grounds of privacy, daylight, odour, dust or noise nuisance.	Design
New Indicator 34:	Change in recorded crime rates per 1000 population	Crime
NEW Indicator 35:	Change in the Percentage of Journeys Undertaken by Sustainable Modes	Transport
NEW Indicator 36:	Change in the Number of Air Quality Management Areas and Dwellings Affected	Transport
Indicator 37:	Change in Number of Applications Approved where a Green Travel Plan is Submitted or Required by Condition or Legal Agreement	Transport
NEW Background B31:	Modal Share of all Journeys Undertaken Transport	
Background B32:	Availability of Journey to Work Public Transport	Transport
Background B33:	Planning Activity Relating to the Environmental Impact of Traffic	Transport

## Indicators

Background B34:	Number of Applications Refused Because of Traffic Safety Implications	Transport
Background B35:	Number of Applications Approved with Conditions to Minimise Traffic Impact	Transport
Indicator 38:	Change in Percentage of all new residential development taking place in Major Towns, Other Towns, and Elsewhere*. Accessibility	Indicator 39: Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school, and meeting place. Accessibility
NEW Indicator 40:	Car Parking Standards Accessibility	
NEW Indicator 41:	Change in Percentage of Households Within 13 Minutes Walk of an Hourly Bus Service	Accessibility
Background B36:	Percentage of Housing in Major Towns, Other Towns, and Elsewhere*	Accessibility
Indicator 42:	Change in Existing Provision of Outdoor Playing Space (Youth and Adult Use)	OS & Recr
Indicator 43:	Change in Existing provision of children's play space	OS & Recr
Indicator 44:	Number of recreational facilities lost as a result of development	OS & Recr
Background B37:	Allotment Provision	OS & Recr
Background B38:	Provision of Golfing Facilities	OS & Recr
Background B39:	Provision of Indoors Sport and Leisure Facilities	OS & Recr
Background B40:	Planning Applications for New Recreational Facilities	OS & Recr
Background B41:	Applications Refused Because of a Loss of Recreational Facilities	OS & Recr
Indicator 45:	Change in hectareage of informal countryside recreation sites (District and County Council managed) per 1000 population	Country Rec
NEW Indicator 46:	Change in the percentage of total length of footpaths and public rights of way that are easy to use by the public	Country Rec
Background B42:	Proportion of the Population Living Within 5km of an Informal Recreation Site	Country Rec
Background B43:	Change in the number of visitors to selected countryside recreation sites	Country Rec
Indicator 47:	Change in installed electricity generating capacity using renewable energy	Renewable
Indicator 48:	Change in Installed Electricity Generating Capacity Using Renewable Energy, as a Proportion of the County's Renewable Energy Potential	Renewable

## Indicators

Background B44:	Number and Potential Electricity Generating Capacity of Renewable Schemes With Planning Permission and Installed	Renewable
Background B45:	Number and Potential Generating Capacity of Renewable Schemes Refused Planning Permission	Renewable
<i>NEW</i> Background B46:	Energy Conservation Measures in Suffolk	Renewable
Indicator 49:	Change in the available landbank of sand and gravel	Minerals
Indicator 50:	Change in the available landbank of chalk	Minerals
Indicator 51:	Change in the production of recycled aggregates within Suffolk	Minerals
Background B47:	Planning Activity Relating to the production of recycled aggregates	Minerals
Background B48:	Change in the number of applications refused because of sterilisation of mineral resources	Minerals
Background B49:	Hectarage of land restored after mineral extraction	Minerals
<i>NEW</i> Indicator 52:	Household waste produced (tonnes) and percentage recycled	Waste
Background B50:	Planning Activity Relating to Waste Disposal Facilities	Waste
Background B51:	Planning Activity Relating To Recycling Facilities	Waste
Background B52:	Hectarage of waste disposal sites restored	Waste
Background B53:	Percentage change in chemical water quality of freshwater river lengths	Water
Background B54:	Percentage change in biological water quality of freshwater river lengths	Water
Background B55:	Change in quality of estuarine waters	Water
Background B56:	Number of planning applications refused on water quality grounds	Water
Background B57:	Number of planning applications refused on flood risk grounds	Water
Background B58:	Number of planning applications refused because of the location being prone to coastal erosion	Water
<i>New</i> Background B59:	Water use	Water

# Development in Suffolk



# Chapter 1

## Introduction to Development in Suffolk

The development that has occurred in Suffolk since monitoring for Suffolk's Environment commenced in 1996 has been in response to pressure for growth both within and outside the County.

The population has increased from 650,000 in 1996 (SCC Mid-Year Estimate) to almost 669,000 in 2001 (The 2001 Census gave Suffolk's population as 668,548). However, pressure for development is not simply as a result of the increasing population; it is due to changes in the structure of the population (the number of people over 65 years has increased by 6% in the last 9 years), coupled with changing social and economic aspirations. As a result of these demographic, social and economic factors, it is predicted that the number of single person households will increase by at least 15% during the next 10 years.

The planning system has a fundamental role in meeting the development requirements of the growing and changing population.

This Chapter will examine the impact that housing provision and economic development has had on Suffolk's environment since 1996. Sections In this Chapter:

- Housing
- Brownfield
- Employment



# Chapter 1

## Introduction - Housing

Housing is a basic need for all members of society, in both urban and rural areas, for both the young and old and the affluent and deprived. In recent years the Government has reviewed policy in the Housing Green Paper, “Quality and Choice: A Decent Home For All” (DTLR, 2000) and “Policy and Planning Guidance (PPG) 3: Housing” (DETR, 2000) on the provision of housing. However, there has been a focus on the urban context that is not entirely applicable to Suffolk, particularly with regard to the design of housing. Nevertheless the overall policy objectives are applicable.

The objectives for housing within PPG 3 are:

- to plan to meet the housing requirements of the whole community;
- to provide wider housing opportunity and choice;
- to provide sufficient land giving priority to re-using previously developed land (PDL);
- to create more sustainable patterns of transport;
- to place the needs of people before ease of traffic movement;
- to seek to reduce car dependence; and
- to promote good design.

There exists an increasing recognition of the need to provide affordable housing. In a recent statement on sustainable communities, housing and planning (18th July 2002), the Deputy Prime Minister stated that: “there needs to be not just more homes, but more homes that people can afford.” The proposed reforms to the planning system and the new

funding opportunities aim to improve provision: “In addition to this new funding, we will be looking for ways to extend our existing programmes for affordable housing through greater partnership with employers and public and private landlords.” This will be achieved, in part, through the provision of “additional homes for key workers and new social housing for the homeless and families in bed and breakfast accommodation.”



# Chapter 1

## Facts at a glance

- Suffolk continues to experience considerable growth pressures from both within and outside the County.
- Over 10,000 dwellings have been completed over the last five years.
- Whilst sufficient housing land exists annual rates of house build are below anticipated rates. If Structure Plan objectives are to be met house building needs to increase in all districts, except Suffolk Coastal and Waveney. This, however, needs to be subject to the Plan, Monitor and Manage approach.
- Housing is a basic requirement for all and securing the provision of affordable housing is fundamental. Such provision is dependent upon a number of key players and organisations. Whilst some provision is being secured more needs to be done and obstacles overcome.
- Affordable housing targets are now in place in all Authorities but it will take time for these to become effective.
- Average house prices equate to 5.3 times annual average incomes in Suffolk.
- Average household sizes are predicted to fall with an increasing number of one-person households – this partly reflects the ageing population profile of the county.



**Key Challenges – social issues:**

- Accommodating population growth and housing demand within a balanced community
- Providing affordable homes

**Key Challenges – environmental issues:**

- Appropriate geographical distribution of new housing development
- Improving design quality

**SUSTAINABLE DEVELOPMENT  
OBJECTIVES FOR HOUSING:**

**“To plan to meet the housing requirements of the whole community providing housing opportunities and choice, including a mix in the size, type and tenure of housing in sustainable locations”**

**Key Challenges – economic issues:**

- Housing the workforce within a balanced community, minimising the need for out-commuting

**Key Challenges – resource issues:**

- To maximise the use of previously developed land
- Maximise the use of land
- Maximise energy conservation and efficiency

## Indicator 1

### Indicator 1:

### Change in Housing Stock in Relation to Structure Plan Rates of Development.

District / Borough	Housing Stock		Change '96-'01		Structure Plan		
	1996	2001	Total	Annual Rate	Overall Requirement	Annual Rate Identified 1996-2016	Annual Average Rate Now Required 2001-2016
BDC	34,840	36,296	1,456	291	6,900	345	363
FHDC	24,050	24,866	816	163	5,200	260	292
IBC	50,770	51,912	1,142	228	8,000	400	457
MSDC	34,830	37,031	2,201	440	8,100	405	393
SEBC	40,270	42,835	2,565	513	8,800	440	416
SCDC	50,660	53,537	2,877	575	9,400	470	435
WDC	49,970	51,815	1,845	369	6,700	335	324
IPA	64,940	68,307	3,367	673	13,100	655	649
<b>TOTAL</b>	<b>285,390</b>	<b>298,292</b>	<b>12,902</b>	<b>2,580</b>	<b>53,100</b>	<b>2,655</b>	<b>2,680</b>

## Update

### General Objective

To plan to meet the housing requirements of the whole community providing housing opportunities and choice, including a mix in the size, type and tenure of housing in sustainable locations.

### Target

Each district/ borough should provide the necessary housing stock, as set out in the Structure Plan up to 2016 and provided for in the district and borough local plans.

### Why this indicator?

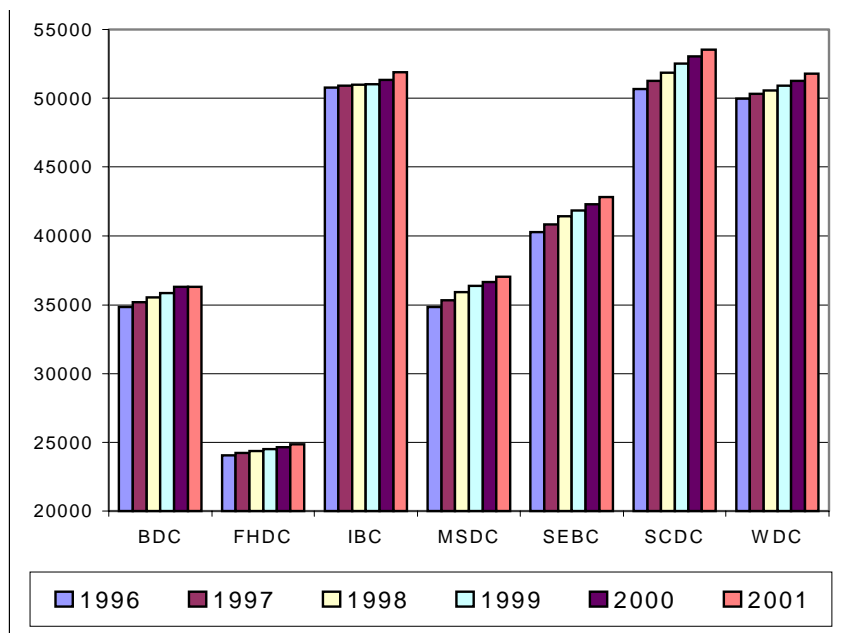
This indicator monitors housing stock change, showing whether the additional housing specified for each year of the development plan period is being provided.

### Trend Analysis

Since 1996, 12902 dwellings have been provided in Suffolk (at an annual average of 2580 new dwellings per annum).

The Suffolk Structure Plan (adopted in 2001) established the dwelling requirement in Suffolk up to 2016. This required rate averaged 2655 new dwellings per annum. This is slightly above the rate at which dwellings were provided in the period 1996-2001. With the exception of Babergh, Forest Heath and Ipswich, the annual rate of completion since 1996 is higher than that identified in the Structure Plan. This means that for the above mentioned areas, the annual average rate of development will have to increase at some point between 2002 – 2016 if the stock change requirement is to be met.

## Change in Housing Stock 1996-2001



## Progression towards sustainable development

The housing requirement and distribution set out in the Structure Plan is intended to provide for social and economic need with minimal environmental impact.

## What issues arise for the future?

The annual average rate of housing development has to increase over the historic rate in some districts if the stock change requirement is to be met. To be sustainable this needs to be done with minimal environmental impact.

## Appropriateness of indicator?

This indicator provides information on the number of net additional homes, but gives no indication of the density, the type, size and mix of housing.

Additionally PPG3 sets out the requirement for 60% of new housing development to be on brownfield land. This could potentially reduce the provision of affordable housing due to physical constraints and consequently greater associated costs when developing on brownfield sites (see Indicators 5 & 6).

## Requirement for new indicators

In accordance with the requirements set out in PPG 3 the density of new housing development should be monitored.

The PPG3 target is for local authorities to avoid development that makes inefficient use of land (considered to be less than 30 dwellings per hectare net). This is now being monitored in the Built Environment section of the report.

## Indicator 1

## Update

PPG3 also requires Local Authorities to assess the composition of current and future households in their area, and of the existing housing stock, and formulate plans which:

*“Secure an appropriate mix of dwelling size, type and affordability in both new developments and conversions to meet the changing composition of households in their area in the light of the likely assessed need.” (PPG3, March 2000)*

Some of the local authorities in Suffolk are monitoring house size and type, however, due to resource constraints, this information is not comprehensive. The possibility of reporting on this in the future will be given consideration at an appropriate time.

## Indicator 2:

## Change in Housing Land Availability Update Housing Stock Requirements 1996-2016

District / Borough	2001-2016		Commitments Mid-2002			Shortfall / Surplus	Years Supply
	Dwelling Requirement	Rate Required	Consents	Local Plan Allocations	Total		
BDC	5444	363	N/A	N/A	N/A	N/A	N/A
FHDC	4384	292	N/A	N/A	N/A	N/A	N/A
IBC	6858	457	1418	3698	5116	-1742	11.2
MSDC	5899	393	1989	142	2131	-3768	5.4
SEBC	6235	416	1766	655	2421	-3814	5.8
SCDC	<b>6523</b>	<b>435</b>	<b>3715</b>	355	4070	-2453	9.4
WDC	4855	324	1899	626	2525	-2330	7.8

## General Objective

To plan to meet the housing requirements of the whole community providing housing opportunities and choice, including a mix in the size, type and tenure of housing in sustainable locations.

## Target

To meet the Structure Plan housing stock requirement by 2016.

## Why this indicator?

This indicator was devised to meet the requirements of the previous PPG on housing which required a 5-year land supply. However, since 1996 the PPG has been revised and the provision of housing land is now based on the concept of Plan-Monitor-Manage. Local authorities are instructed to keep their supply 'under regular review'. The Guidance further advises that 'reviews should occur at least every five years and sooner, if there are signs of either under or over-provision of housing land.' This indicator will inform consideration of the appropriateness of housing supply.

## Trend Analysis

The figures make no allowance for the likely future incidence of windfall development or current planning applications likely to be approved, which will continue to make a significant contribution to housing supply. Nor does it take into account local variation within districts, for example a district may have 10 years' supply of housing land, but it may not be located in the areas of demand.

## Progression towards sustainable development

It should be noted that all the district and borough councils are currently revising their local plans following the adoption of the Structure Plan in 2001. The revised plans should accommodate the



## Indicator 2

## Update

Structure Plan requirement. All the districts for which a figure has been calculated have in excess of a 5-year supply of land available for residential development. Ipswich's land supply is calculated to last for over 10 years.

### What issues arise for the future?

PPG 3: Housing states that in determining the allocation of housing land:

*'...the presumption will be that previously developed sites (or buildings for re-use or conversion) should be developed before greenfield sites. [Furthermore] local authorities should manage the release of sites over the plan period in order to control the pattern and speed of urban growth, ensure that the new infrastructure is co-ordinated with new housing development and deliver the local authority's [land] recycling target.'* (PPG3, March 2000)

The appropriateness of allocated sites will need to be reconsidered against the sequential test, with a view to :

- concentrating most additional housing development within urban areas;
- making more efficient use of land by maximising the re-use of previously-developed land and the conversion and re-use of existing buildings;
- assessing the capacity of urban areas to accommodate more housing;
- adopting a sequential approach to the allocation of land for housing development;
- managing the release of housing land; and
- reviewing existing allocations of housing land in plans, and planning permissions when they come up for renewal.

## Indicator 2

## Update

### Appropriateness of indicator?

This indicator adequately monitors the land available for housing development, although it provides no indication of the suitability of the supply with regard to PPG 3 requirements. The information collected by the district/borough councils through their work on urban capacity assessment will inform the allocation of housing in the new local plans in accordance with PPG 3.

### Requirement for new indicators

No further indicator required.

## Indicator 3: Change in Number of Affordable Housing Units Approved

### Number of Affordable Housing Units Approved 1997 – 2001

District / Borough	Monitoring Period			
	1997/98	1998/99	1999/00	2000/01
BDC	8	36	N/T	88
FHDC	N/T	12	N/T	N/T
IBC	20	255	152	93
MSDC	N/T	31	N/T	27
SEBC	100	52	10	75
SCDC	N/T	15	17	42
WDC	34	84	N/T	32
<b>Total</b>	<b>162</b>	<b>485</b>	<b>179</b>	<b>357</b>

### General Objective

To plan to meet the housing requirements of the whole community providing housing opportunities and choice, including a mix in the size, type and tenure of housing in sustainable locations.

### Target

Targets for affordable housing are set at a local level in Local Plans and Housing Needs Statements. These are as follows:

- Babergh Housing Needs Survey (2000) recommends the requirement to be between 20% and 30% depending upon the level of demand within the particular area under consideration;
- Forest Heath requires up to 25% from the total of all 'suitable sites' to be subsidised affordable homes between 2000 and 2006;
- Ipswich sets the requirement of 30% affordable housing contributions on greenfield sites, 25% on previously developed land and 15% contributions within the Waterfront ;
- Mid Suffolk local plan requires 15%, however the Housing Needs Survey sets the requirement at 25%-30%. It is likely that the higher figure will be included in the Local Plan review;
- St. Edmundsbury Borough Council recommends 25-30% affordable housing in the current Local Plan;
- Suffolk Coastal Housing Needs Survey recommends the requirement to be up to 30% depending upon the level of demand within the area under consideration; and,
- Waveney District Council has worked to a requirement of 15% affordable housing, however the recent Housing Needs Survey recommends 30%, which is being considered as part of the local plan review.

## Indicator 3

## Update

### Why this indicator?

In December 2000, the Government published its Housing Policy Statement, "Quality and Choice: A Decent Home for All". The main objective of the policy is to ensure that everyone has the opportunity of a decent home.

PPG3: Housing reiterates this objective stating the need for local authorities *"to ensure that the affordable housing secured will contribute to satisfying local housing needs as demonstrated by a rigorous assessment"* (PPG3, March 2000).

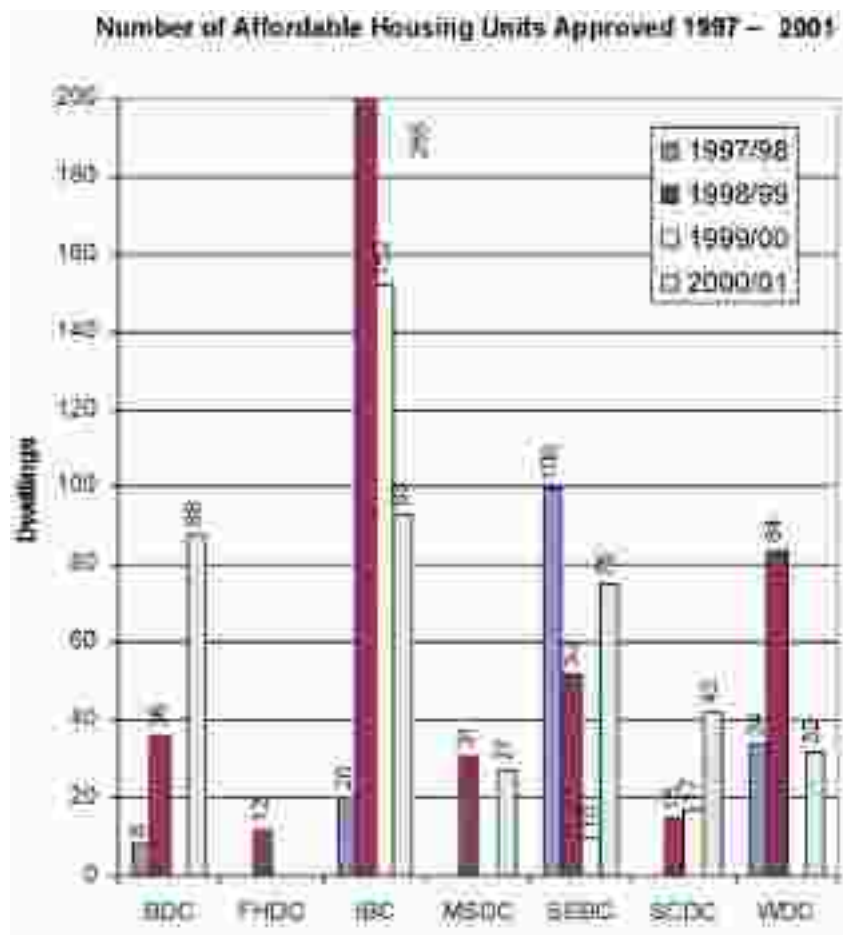
This indicator monitors the number of affordable houses approved for rent or shared ownership/ equity. 'Affordable housing' is defined in the Structure Plan as housing for local households whose income(s) is (are) insufficient to enable them to purchase or rent accommodation locally on the open market.

### Trend Analysis

Since 1997, 1183 units of affordable housing have been approved in Suffolk. In 2000/2001, 357 affordable residential units were permitted. This is double the rate of the previous monitoring year. The number of permitted affordable units between the districts varies both annually and geographically:

St Edmundsbury Borough Council secured the greatest number of affordable units in 2000/2001, equating to only 6% of dwellings permitted. Since 1997, only 7% permitted housing development is classified as affordable.

Ipswich Borough Council has permitted the greatest number of units over the monitoring period.



## Indicator 3

## Update

Forest Heath District Council has only secured 12 affordable units since 1997, none of which are in the last monitoring year (2000/2001). This equates to only 1% of housing provision in the district.

In Mid Suffolk only 2% of housing permitted since 1997 has been defined as affordable.

Waveney District Council has secured 9% affordable housing provision from planning permissions since 1997.

It is evident from comparing the above Local Plan requirements with the recommendations set out in the Housing Needs Statements and number of affordable units being approved that there is an increasing need for affordable housing which is not being met.

### **Progression towards sustainable development**

Meeting the requirements of society and recognising the needs of everyone is a critical component of sustainable development. It is evident that the need for housing (a basic requirement) is not being met for all in society. This is in part due to a failing of the planning process.

In order to meet the need for affordable housing, with the exception of Ipswich, all districts will need to at least double the number of affordable units secured through planning permissions.

### **What issues arise for the future?**

The delivery of affordable housing is crucial to Central Government policy. In order to meet the targets which are being set by central Government the following issues would have to be resolved:

## Indicator 3

## Update

Firstly, there is not an agreed definition of 'affordability' used by all the Districts / Boroughs in the County. For comparative and monitoring purposes it would be useful if this was agreed in the future.

Secondly, even if the planning authority can secure commitment to develop affordable housing its delivery is dependent upon finance from the Housing Corporation. Unfortunately it has been the case that the required funds have not always been available. Consequently units have not been delivered.

The low percentages for affordable housing approved can in some cases be partly explained by the inability of local planning authorities to introduce affordable housing targets at a reserved matter stage. This has been particularly the case on some larger sites granted outline permission before 1990, and still being developed in phases. Before 1990 it was unusual to have planning policies for affordable housing in Local Plans, therefore these permissions were usually granted without affordable housing. It was not then possible to impose planning conditions requiring affordable housing on the subsequent detailed phases of development. Over time this provision will work its way through the system but until such time this indicator will reflect the legacy of permissions given with no affordable provision.

Finally, increasing demands are being placed on developers through national PPG's, that has implications for their ability to provide affordable housing. The emphasis on brownfield sites (PPG 3) focuses development on what are usually smaller sites, many of which will fall below the thresholds suggested for negotiating affordable housing as set out in Circular 6/98 and even the lower local plan thresholds. Brownfield sites also tend to have a higher development cost.



## Indicator 3

## Update

### Appropriateness of indicator?

This indicator is a critical measure of the ability of the planning process to deliver affordable housing. However, it does not monitor the number of housing units completed or the type or tenure. It is important that planning permissions are tracked and that the type of development is appropriate to the specific housing need of an area. In addition the provision of rural exception sites should be reported separately.

This indicator does not monitor approvals for purely affordable housing sites i.e. sites developed by Registered Social Landlords (RSL's): In Waveney, RSL's develop small sites on a continual basis in both Lowestoft and the Market Towns. These schemes can amount to more than is achieved through planning policies in any one year. Consequently, in reality, figures are probably somewhat higher than those given above

### Requirement for new indicators

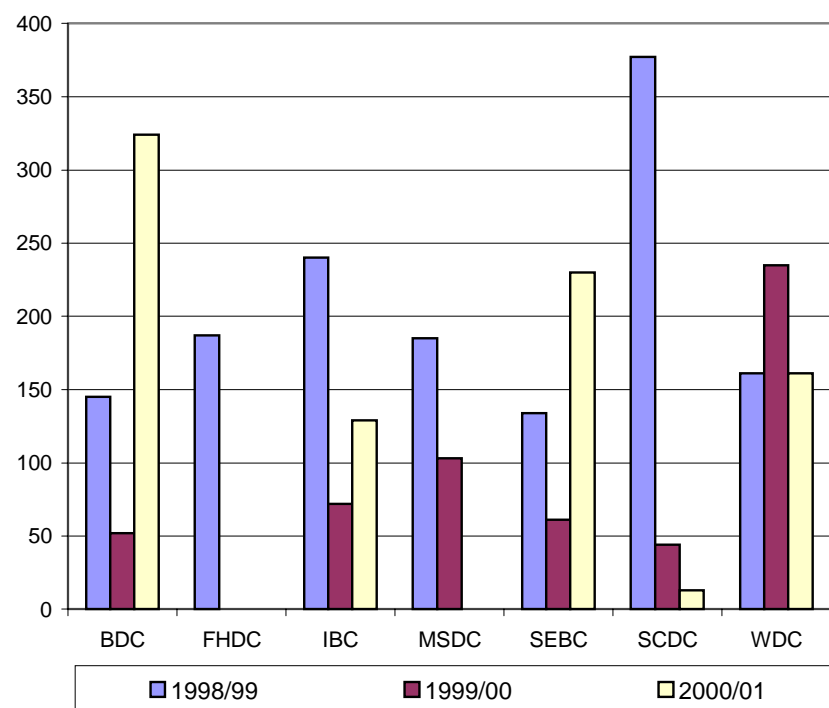
This indicator will continue to be reported annually. Government guidance (DETR, October 2000) suggests that further information to be recorded should include:

- Households registered with local authorities for social housing
- Homeless households
- Take up of housing association properties
- Social rented re-lets and re-sales
- Property prices

The number households in temporary accommodation and property prices will be reported for the base year 2001. The relevance of monitoring the other suggested indicators will be investigated with the respective housing departments who monitor this information.

## Indicator 4: Change in Number and Percentage of Major Housing Schemes Approved with No Affordable Housing

Number and Percentage of Major Housing Schemes\* Approved with No Affordable Housing 1998-2001



### General Objective

To plan to meet the housing requirements of the whole community providing housing opportunities and choice, including a mix in the size, type and tenure of housing in sustainable locations.

### Target

No major housing schemes should be permitted without affordable housing, unless exceptional circumstances prevail. All such circumstances should be detailed.

### Why this indicator?

This indicator monitors the number and % of 'major housing sites' (>10 units) which are approved without provision for affordable housing.

### Trend Analysis

Evidently the target is far from being met across Suffolk. It should be noted that the figures exclude reserved matters and also that the applied definition of 'major sites' (> 10 units) is considerably different to that set out in Circular 6/98 on 'Planning for Affordable Housing'. Circular 6/98 sets out the following thresholds:

- 25 residential dwellings on residential sites or residential sites of 1 hectare or more irrespective of the number of dwellings;
- in settlements in rural areas with a population of less than 3000, the local planning authority should adopt 'appropriate thresholds' based on local need and the available supply of land for housing. The Circular cautions that, with the exception of settlements in rural areas with populations of less than 3,000, it would not be considered appropriate for local planning authorities to adopt thresholds below the lower level of 15 dwellings or 0.5 of a hectare.

## Indicator 4

### Number and Percentage of Major Housing Schemes\* Approved with No Affordable Housing

District / Borough	1998/99		1999/00		2000/01	
	Number	%	Number	%	Number	%
BDC	3	75%	2	67%	N/A	N/A
FHDC	2	67%	N/A	N/A	N/T	N/T
IBC	7	70%	4	25%	0	0%
MSDC	8	80%	2	50%	N/T	N/T
SEBC	5	56%	2	13%	6	66%
SCDC	13	93%	3	43%	1	100%
WDC	5	45%	6	86%	3	75%
<b>Suffolk</b>	<b>43</b>	<b>70%</b>	<b>19</b>	<b>36%</b>	<b>11</b>	<b>55%</b>

\*A "Major Housing Scheme" is a development of 10 dwellings or more

## Update

In Forest Heath and Mid Suffolk (2000/2001) no major housing schemes (> 10 units) were approved.

6 major schemes were approved in Ipswich, all of which included provision for affordable housing.

Of the 3 applications in Waveney no affordable housing was secured. On one site outline permission had been granted before the council adopted its affordable housing policy and on another site it was considered that affordable housing was not appropriate.

### Progression towards sustainable development

Social equity is a fundamental component of sustainable development and where required affordable housing should be provided. The planning system has a fundamental role in securing this provision, particularly on larger development sites.

### What issues arise for the future?

Firstly, planning authorities are under increasing pressure to meet requirements set through national planning guidance, such as securing brownfield development and flood alleviation measures. Such demands may present a conflict in securing the provision of affordable housing.

Secondly, not all Housing Needs Statements are up-to-date. To be effective, local authorities require up-to-date information on housing need if to secure provision.

Thirdly, local authorities are unable to secure affordable housing retrospectively, for example on reserved matters. Over time this provision will work its way through the system but until such time

## Indicator 4

## Update

this indicator will reflect the legacy of permissions given with no affordable provision.

### **Appropriateness of indicator?**

This indicator is a critical measure of the ability of the planning system to deliver affordable housing. It is important to monitor the number and percentage of 'major housing schemes' approved with no affordable housing because this is where the greatest potential exists to secure provision. However, this indicator only provides part of the picture and is measured against a different threshold to Government guidance and does not provide details as to why affordable homes were not delivered (on sites with high remediation costs, for example).

### **Requirement for new indicators**

As a result of the above it is considered that this indicator should be changed to monitor provision of affordable housing against locally adopted policy thresholds.

## NEW Background B1

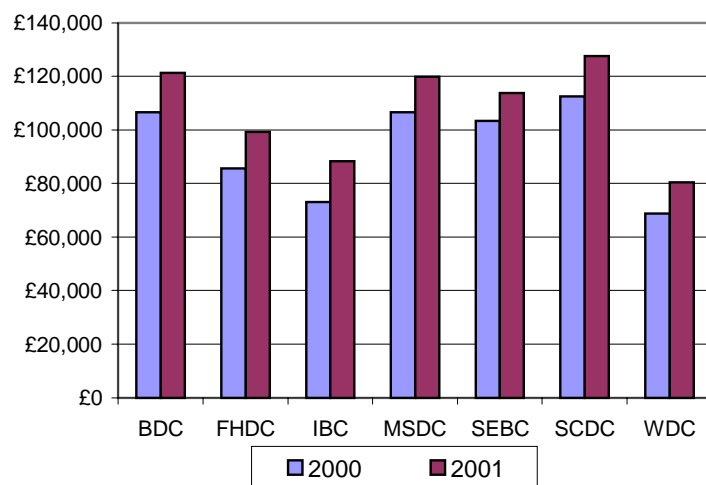
## Average Property Price to Income Ratio

## Property Price to Income Ratio 2000-01

	Detached	Semi - Detached	Terraced	Flat / Maisonette	Overall Average	Personal Income	Ratio
Suffolk	£143,641	£79,220	£66,661	£63,749	£96,432	£18,300	5.3 : 1
Region	£117,897	£102,839	£84,540	£70,990	£114,392	£21,200	5.4 : 1

Source: HM Land Registry (House Prices) ; The Inland Revenue (Income Data)

## Average House Prices Across Suffolk



## General Introduction

Although it is important to ensure that the population's needs are met through housing provision, it is also vital that this new housing is also affordable. Pricing certain groups out of the housing market has obvious implications where quality of life and social inclusion / exclusion is concerned.

## Why this 2001 baseline information?

The ratio of house price to income provides a very general indication of the affordability of housing. If the ratio falls during the coming years then that would indicate that housing is becoming relatively more affordable for the population as a whole. Conversely, if the ratio rises, then it would indicate affordability is becoming an even more serious problem.

## Trend Analysis

Suffolk is marginally below the regional average, with average house prices equating to 5.3 times the annual average income in Suffolk. Over the coming years it will be possible to analyse trend data.

The graph shows that average house prices have increased throughout the County between 2000 and 2001. Ipswich experienced the greatest increase at 17%, whereas St Edmundsbury had the smallest increase of 9%.

## Measurement problems and future data

This new, 2001 baseline information will set the context for the affordable housing indicators. Although the data is quantifiable it is not considered to be an indicator against which a target should be set within this document because it is largely dependent on macro-economic factors, not the planning system.

### Overall Average House Prices by District in 2001

BABERGH	£121,342
FOREST HEATH	£99,293
IPSWICH	£88,336
MID SUFFOLK	£119,876
ST EDMUNDSBURY	£113,825
SUFFOLK COASTAL	£127,630
WAVENEY	£80,355

**Source:** HM Land Registry

## NEW Background B2

### **NEW Background B2:** **Housing Waiting Lists and Number of Families in Temporary Accommodation**

## Update

### **General Introduction**

The provision of suitable housing is a basic requirement at the root of people's quality of life. The housing waiting list together with the number of families being temporarily housed in Council-controlled accommodation is considered a basic measurement of inadequately met need.

### **Why this new information?**

The data recorded will measure the housing waiting list together with the number of families being temporarily housed in Council-controlled accommodation.

**This will be monitored from 2001/2002.**



## NEW Background B3

### NEW Background B3: Number of Second Homes

## Update

### General Introduction

Increasing house prices within an area, coupled with the significant proportion of second / holiday homes, exacerbate shortages of smaller more affordable housing.

### Why this 2001 baseline information?

This information will monitor the number of second homes by district.

**This will be monitored from 2001/2002.**

### NEW Background B4: House Size

### General Introduction

The changing demographic structure of the population, with an ever-increasing number of single person households will place an extra strain upon Suffolk's ability to provide adequate housing. This changing structure is due, in part at least, to the ageing population within the County.

### Why this 2001 baseline information?

The changing demographic structure of the population, with an increase in single person households, requires an appropriate mix of housing provision. It is therefore of growing importance to ensure that the requirement to meet the need for a range in housing types (typically from 1 to 4 beds) is monitored.

**This will be monitored from 2001/2002.**

# Chapter 1

## Introduction – Brownfield

As pressure for development appears ever-increasing, emphasis is being placed on optimising the use of land. PPG 3 encourages the application of the sequential test, prioritising the release of brownfield sites.

In December 2000, the Government published “Tapping the Potential: Assessing Urban Housing Capacity; Towards Better Practice” (DTLR, 2000) to assist local authorities recycle land and buildings for housing and to reduce the need for greenfield land use. This Guidance set a national target of 60% of all new housing development to be located on previously developed brownfield sites, however the target set in the regional planning guidance (RPG6) is 50% taking into account the rural nature of parts of the region.



# Chapter 1

## Facts at a glance

- Increasing land values for housing may be threatening adequate supply of employment sites within existing settlements.
- Past commitments to development on Greenfield land will hinder achievement of brownfield targets in the short term.
- Suffolk local planning authorities have developed an agreed approach to undertaking urban capacity studies to guide the location of future developments. Half of all new housing needs to be on brownfield (previously developed) land. Whilst certain Authorities have surpassed this regional target others, including Waveney, are finding it difficult.
- Any settlement, to be sustainable, requires a range of land uses, thereby minimising the need for travel. A balance needs to be struck between housing on brownfield land and other potential uses.



**Key Challenges – social issues:**

- Maximising opportunities for accommodating population growth whilst retaining employment opportunities within a balanced community

**Key Challenges – environmental issues:**

- Optimising the use of land whilst retaining the amenity and ecological value of the site

**SUSTAINABLE DEVELOPMENT  
OBJECTIVE FOR BROWNFIELD DEVELOPMENT:**

**“To maximise the development potential of vacant,  
underused and derelict land and buildings  
minimising the loss to Greenfield land”**

**Key Challenges – economic issues:**

- Housing the workforce within a balanced community and minimising the need for out- commuting

**Key Challenges – resource issues:**

- To maximise the use of previously developed land

## Indicator 5

### Indicator 5:

## Change in Number and Percentage of New Dwellings Completed on Brownfield Sites

### Housing Completions on Brownfield Sites in 2000/01

District / Borough	Brownfield Completions	Total Completions	% Contribution from Brownfield Sites
BDC	75	175	42.9%
FHDC	77	147	52.4%
IBC	428	477	89.7%
MSDC	303	492	61.6%
SEBC	157	478	32.8%
SCDC	275	481	57.2%
WDC	79	429	18.4%
<b>Suffolk</b>	<b>1394</b>	<b>2679</b>	<b>52.0%</b>

### Urban / Rural Split of 2001 Brownfield Completions

District / Borough	Brownfield Completions	Urban		Rural	
		No.	%	No.	%
BDC	75	23	30.7%	52	69.3%
FHDC	77	69	89.6%	8	10.4%
IBC	428	428	100.0%	0	0.0%
MSDC	303	47	15.5%	256	84.5%
SEBC	157	105	66.9%	52	33.1%
SCDC	275	134	48.7%	141	51.3%
WDC	79	79	100.0%	0	0.0%
<b>Suffolk</b>	<b>1394</b>	<b>885</b>	<b>63.5%</b>	<b>509</b>	<b>36.5%</b>

## Update

### General Objective

To maximise the development potential of vacant, underused and derelict land and buildings minimising the loss to Greenfield land.

### Target

In 1996 the Government set a national target that by 2010, 60% of all new housing development should be built on previously developed land and through the conversion of buildings. The East of England Region has set the lower target of 50% (Regional Planning Guidance 6, policy 5), reflecting the rural nature of parts of the Region.

### Why this indicator?

This indicator monitors homes built on 'brownfield' land, i.e. land that has been previously developed for another use.

### Trend Analysis

Since 1998 (the first year of monitoring this indicator), Suffolk has performed well against the regional target; however, there is variation in performance across the county.

Ipswich has had the greatest number and proportion of housing completions on brownfield sites, a high number of which are part of large (of 10 or more units) developments within Ipswich Waterfront.

The majority of brownfield completions in Suffolk Coastal, Babergh and Mid Suffolk have been on small sites (of less than 10 homes) located in rural areas.

Brownfield completions in Waveney have been significantly

## Indicator 5

### Dwellings on Brownfield Sites by Development Size

District / Borough	Brownfield Completions	Major Sites		Other Sites	
		No	%	No	%
BDC	75	29	38.7%	46	61.3%
FHDC	77	22	28.6%	55	71.4%
IBC	428	344	80.4%	84	19.6%
MSDC	303	120	39.6%	183	60.4%
SEBC	157	69	43.9%	88	56.1%
SCDC	275	139	50.5%	136	49.5%
WDC	79	17	21.5%	62	78.5%
Suffolk	1394	740	53.1%	654	46.9%

### Change in % of Completions on Brownfield Sites 1998-2001

District / Borough	Monitoring Period		
	1998/99	1999/00	2000/01
BDC	N/A	65	43
FHDC	56	39	52
IBC	83	83	80
MSDC	30	34	62
SEBC	54	27	33
SCDC	49	60	57
WDC	22	22	18
<b>Suffolk</b>	<b>44</b>	<b>46</b>	<b>52</b>

## Update

below the regional target (with brownfield averaging at about 20% of total completions in the district). This is attributable to various factors. Firstly, a large number of greenfield sites need to work through the system. Secondly, the lack of readily available brownfield opportunities needs to be balanced against the protection of employment land to assist regeneration in an area of high unemployment against the need for other uses, including housing.

Furthermore, all brownfield housing completions in Waveney have been in 'urban areas'. This is due to the categorisation of some parishes on the edge of large towns as urban.

### Progression towards sustainable development

As a county, the target level of 50% of new dwellings constructed on previously developed land is very close to being met; It is encouraging that significant proportions of housing completions over the monitoring period have been on brownfield sites. Nevertheless, housing is only one of a multitude of land uses that form part of a settlement.

### What issues arise for the future?

If the indicator is to monitor progression towards sustainable development, the total contribution from brownfield sites in accommodating all types of development should be monitored, along with a measure of accessibility.

This contribution should be monitored against a locally derived brownfield target, which will provide a better indication of performance measured against the actual capacity.



## Indicator 5

## Update

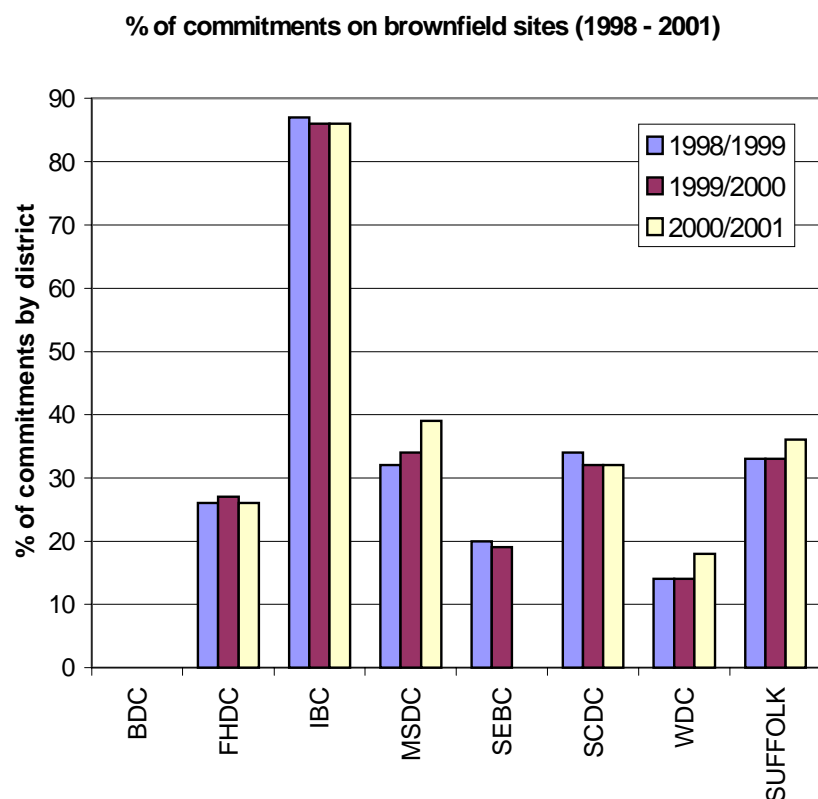
### Appropriateness of indicator?

Although this indicator is effective in providing information on the proportion of brownfield housing completions, it does not give the complete picture and performance is monitored against the regional target, which allows for significant variation at the local level. The regional target does not take account of the brownfield capacity of individual towns or villages. It simply provides an average benchmark figure. Additionally, the ability to meet the target is, to some extent, outside the control of the local authorities as it is dependant upon the quantity of housing that a District / Borough has to accommodate.

### Requirement for new/alternative indicator(s)

It is suggested that in addition to monitoring homes built on brownfield sites, employment completions on brownfield sites be monitored. The completion figure should be measured against the locally derived targets.

## Indicator 6: Change in Number and Percentage of Existing Housing Commitments on Brownfield Sites



### General Objective

To maximise the development potential of vacant, underused and derelict land and buildings minimising the loss to Greenfield land.

### Target

If local authorities are to meet the regional brownfield target (see Indicator 5) within the anticipated timescales, at least half of new housing commitments, i.e. allocations and permissions, should be on 'brownfield' sites

### Why this indicator?

This indicator monitors the number of housing commitments (local plan allocations and planning permissions) for housing development on brownfield sites on an annual basis.

### Trend Analysis

Since 1998, two thirds of dwellings permitted in Suffolk have been on greenfield sites, with only a slight increase in the proportion being allocated or permitted on brownfield sites. This falls considerably short of the regional target (50%). However, the total masks significant variation between districts and also localised within districts.

In Ipswich (2000/2001), brownfield commitments accounted for 86% of the total whereas in Mid Suffolk they accounted for only 39%.

Nevertheless, Mid Suffolk has had the greatest proportional increase in brownfield commitments. Surprisingly this increase in Mid Suffolk is solely a result of planning permissions and not local plan allocations. With the exception of Ipswich, planning permissions account for the majority of brownfield housing

## Indicator 6

### Case Study - The Suffolk Urban Capacity Methodology

The revised PPG 3 (paragraph 24) sets out a requirement for local planning authorities to undertake urban capacity studies. The Guidance also emphasised the importance of developing a consistent approach to enable comparison of findings at least between districts, if not between counties.

As a result, the Suffolk Urban Capacity Working Group was established with the remit of developing a methodology to use in the assessment of urban capacity. A methodology was developed and a consultation exercise, involving local organisations, developers, housing associations and other interested persons, was carried out in October 2001. The methodology was subsequently revised and agreed by the local planning authorities and is currently being applied across the County.

## Update

commitments elsewhere in the county. Such market driven commitment exemplifies the current criticisms about the development plan process in that it is slow to respond to changes in government policy.

As a means of informing the development plan process, the Suffolk local planning authorities are in the process of undertaking urban capacity assessments (*see case study, left*). These assessments will hopefully enable a greater proportion of brownfield allocations to be made in the forthcoming local plans.

### Progression towards sustainable development

Approximately a third of new housing is committed (either in the local plan or by having planning permission) on brownfield sites. It is encouraging that the proportion of housing commitments on brownfield sites has increased over the monitoring period. However, this does not provide an accurate measure of sustainability.

### What issues arise for the future?

Sustainable development should encompass all types of land uses within accessible locations; particularly employment development in order to achieve balanced communities.

The supply of brownfield sites is relatively finite over a given period of time, particularly in a buoyant property market. In allocating brownfield sites for development the potential for exhaustion of supply should be considered. This becomes fundamental if central brownfield sites are solely being allocated for housing at the expense of other land uses, such as employment.

The appropriateness of the development within settlements needs

## Indicator 6

## Update

consideration. The benefits of the development of brownfield sites for housing should not only be appraised against the potential for an alternative development but also against the amenity or ecological value of the sites. Such sites may have an important function within a settlement, whether formal or informal, and should therefore be preserved. The value of green space within urban areas is of ever-increasing social and environmental importance. Town cramming must be avoided if sustainable development is to be achieved.

### **Appropriateness of indicator?**

Targets for brownfield development should be established on the basis of capacity of each district, or even each settlement in order to take account of both the extent and appropriateness of supply. The regional target of 50% is an average and potentially masks significant variation across the counties in the region.

### **Requirement for new indicators**

None

## NEW Indicator 7

### **NEW Indicator 7:** **Change in Type and Area of Employment** **Uses on Brownfield Sites**

## Update

### **General Objective**

To maximise the development of vacant, underused and derelict land and buildings minimising the loss to greenfield land.

### **Why this indicator?**

The indicators currently employed in this section focus exclusively on housing commitments on brownfield land and give no SMART data on other land uses. This indicator will monitor the type and developable area of employment uses on brownfield land. A particular concern is the potential loss of employment land due to speculative housing development, which can secure a higher land value. Future monitoring will assist in informing whether this is the case.

**This will be monitored from 2001/2002.**

# Chapter 1

## Introduction – Employment

A component of the vision for the East Anglia Region (RPG 6) is to ensure that economic opportunities are maintained and improved for all. This helps in reducing imbalances and promoting appropriate development of the economy and social progress thus improving the well being, prosperity and quality of life for people within the region.

The economic success or failure of a town, its surrounding area and even the entire region are inter-related, influencing the state of the national economy.

Unless otherwise stated, it is hoped to achieve the targets set in this section by 2006, when the next review of Suffolk's Environment will occur.



# Chapter 1

## Facts at a glance

- Since January 1998, the unemployment rate in Suffolk has dropped 1.8% compared to 1.6% regionally and 1.9% nationally. Rates for areas within the County differ significantly.
- Despite the Foot and Mouth outbreak in 2001 tourism continues to grow, particularly self-catering.
- There are significant areas of employment land allocated for development, yet the scale of investment in premises and land remains low, not consistent with the levels of growth being experienced in the housing sector. In certain areas of the county there is a high reliance upon a small number of business sectors. Further diversification of the local economy is desirable.
- Within the county there is a marked push to attract Information Technology (IT) investment, including the promotion of Cambridge-Ipswich Hi-Tech Corridor and the Hi-Tech Cluster at Martlesham.
- The planning system has assisted rural diversification in the county by approving about 90% of applications for employment opportunities.





**Key Challenges – social issues:**

- To have equitable access to employment opportunities across the County.
- To develop employment uses in accessible locations.

**Key Challenges – environmental issues:**

- To accommodate economic growth whilst preventing or, at least, minimising detrimental environmental impacts.

**SUSTAINABLE DEVELOPMENT  
OBJECTIVE FOR EMPLOYMENT:**

**“To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance and expansion of employment use.”**

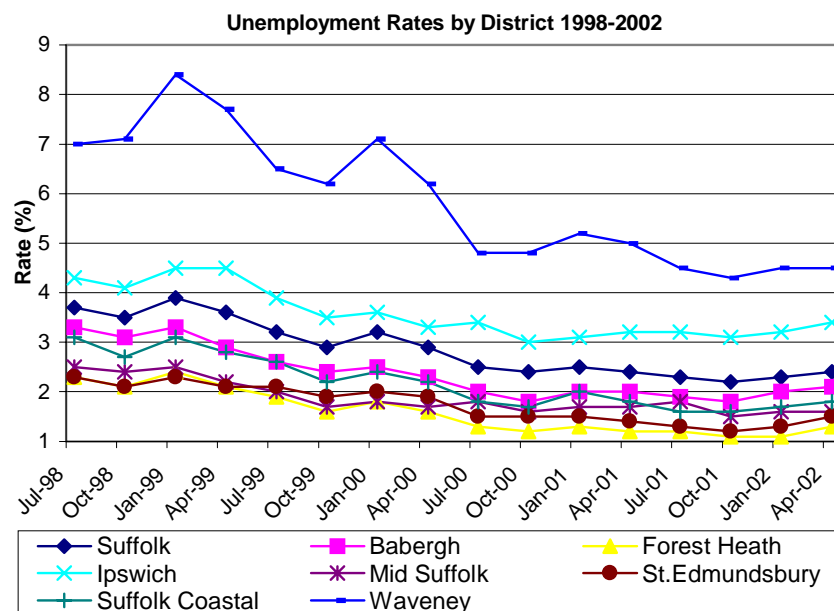
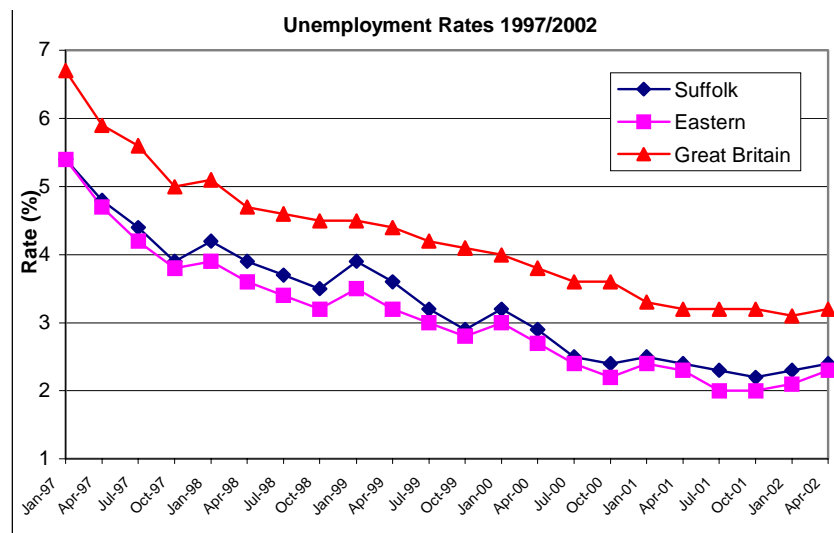
**Key Challenges – economic issues:**

- To maintain levels of economic prosperity and encourage an appropriate level of economic

**Key Challenges – resource issues:**

- To encourage economic development, minimising depletion of natural resources.

## Indicator 8: Change in Percentage of Unemployed



### General Objective

To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance and expansion of employment uses.

### Target

To match Suffolk's unemployment levels with those of the region.

### Why this information?

This indicator measures the number of unemployed persons by region and by district.

### Trend Analysis

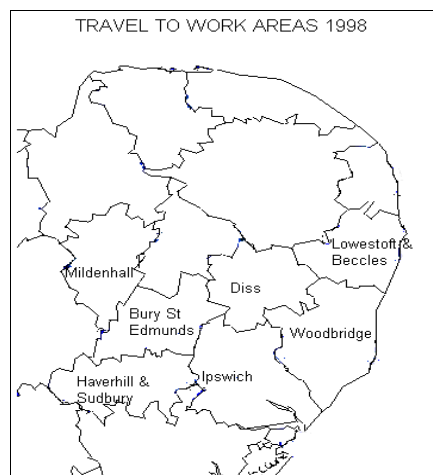
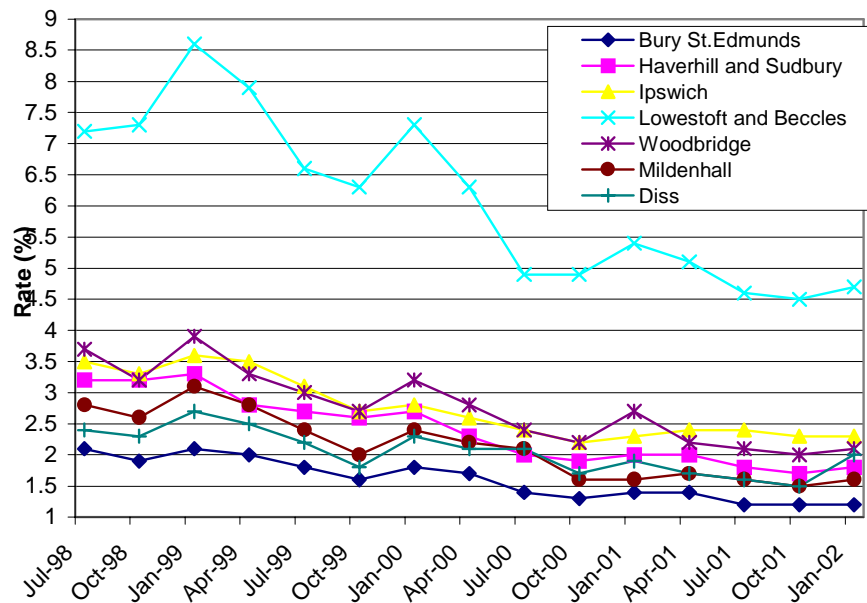
Although Suffolk has marginally higher unemployment than the average for the Eastern region, it is still below the national average and shows a general trend of decline. Since January 1998, the unemployment rate in Suffolk has dropped by 1.8%. This compares with a fall of 1.6% in the Eastern region and 1.9% in the UK as a whole (figures correct as to April 2002).

The peak seen in January each year is due to the post-Christmas lull, caused by the discontinuation of temporary seasonal work. From October 2001 to April 2002, there was a slight rise in the unemployment rate at both county (up 0.2%) and regional (up 0.1%) level. The National Unemployment Rate remained constant over this period.

At district level, the general trend has remained fairly consistent, with Ipswich and Waveney remaining above the county average. The introduction of European grants in Waveney, along with an increase in the skill base, may have contributed to the decline in the unemployment rate in that district.

## Indicator 8

Unemployment Rates of Travel to Work Areas in Suffolk



## Update

Unemployment in Travel to Work Areas (TTWA) has also steadily decreased, with a marked decrease in the Lowestoft & Beccles TTWA. Travel to Work Areas are where people live and work in the same area and were re-defined in May 1998. Previously, Sudbury and Newmarket were defined as TTWA's, Woodbridge included Leiston and Beccles was coupled with Halesworth.

Less than 40% of the unemployed at December 2001 had been claiming Job Seekers Allowance for more than 1 year. Rates in Forest Heath and Mid Suffolk were particularly low. Unemployed people who lived in Waveney and Ipswich tended to remain out of work for a greater length of time than the national, regional and county average.

### Progression towards sustainable development

Since 1996, good progression has been made towards economic and social development by all of the districts, especially Waveney. However, more progress needs to be made if Suffolk is to match the unemployment average for the Eastern region. Retraining people away from the declining industries such as agriculture and into expanding industries such as IT may be one means of helping to achieve this.

### What issues arise for the future?

The long-term effects of foot-and-mouth disease and swine fever on the tourist industry are not yet clear. Although there is an economic boom at present, the economy is cyclical (the so-called 'boom-bust' economy) and there remains a need to target urban unemployment hot spots to reduce vulnerability at district level. The end of current European funding programmes, e.g. Objective 2, may have a long-term effect on areas such as Lowestoft.

## Indicator 8

### Case Study - Unemployment in Waveney

Waveney has the highest unemployment rate in Suffolk by district, which is largely due to high unemployment in Lowestoft. Lowestoft has seen a decline in fishing, tourism, offshore oil and gas and manufacturing industries. The introduction of fish quotas, declining fish stocks and an over-reliance on seaside tourism has had a marked effect on the town. Seasonal variation in unemployment may be attributed to a drop in tourist activity during winter months, coupled with lack of provision for alternative out-of-season employment opportunities. Other issues such as of isolation and a low skills base in Lowestoft add to the problem.

#### Landings of Fish at Lowestoft

Year	1996	1997	1998	1999	2000
Quantity ('000 tonnes)	5.7	5.7	5.5	5.4	4.0
Value (£ m)	8.7	8.3	7.8	7.3	6.0

Source: ONS, 2001

#### Diversification - Alternative energy developments – opening up into a new and growing market.

Planning permission was granted in April 2002 for a proposed wind turbine at the UK's most easterly point (Ness Point, Lowestoft). Beyond the positive environmental and regeneration benefits which the facility may encourage (particularly if a viewing platform is provided), there is potential for employment generation.

The applicant – Sea and Land Power and Energy Limited (SLP) – is a Lowestoft company and, through this development of the prototype wind turbine at Ness Point, is planning to diversify from the traditional (and declining) oil and gas industries. It is considered that the skills of the staff are transferable into the new renewable energy market and it is estimated that the proposal and further related employment opportunities could provide for over 4000 jobs and generate approximately £500,000 for the local economy.

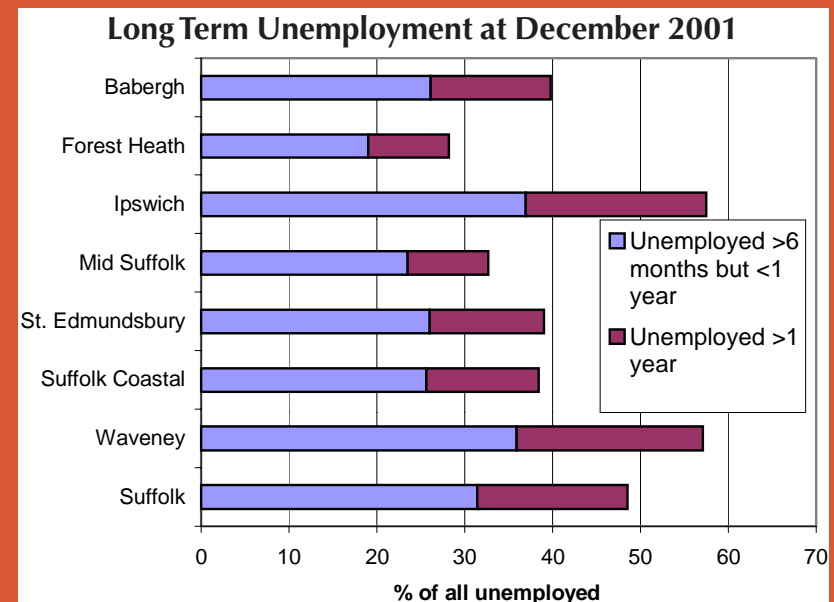
## Update

### Appropriateness of this indicator?

The claimant count is recognised across the country as being a headline employment indicator, but it is not comprehensive. The inclusion of those not seeking work or on incapacity benefits gives a more realistic figure. Changes in agricultural employment should be specifically sought as Suffolk traditionally has a large agricultural base. The longevity of individual unemployment, along with the type of industry the claimant was last employed in, may be useful to provide a more rounded picture of changes in economic activity. This last factor will continue to be monitored as background information.

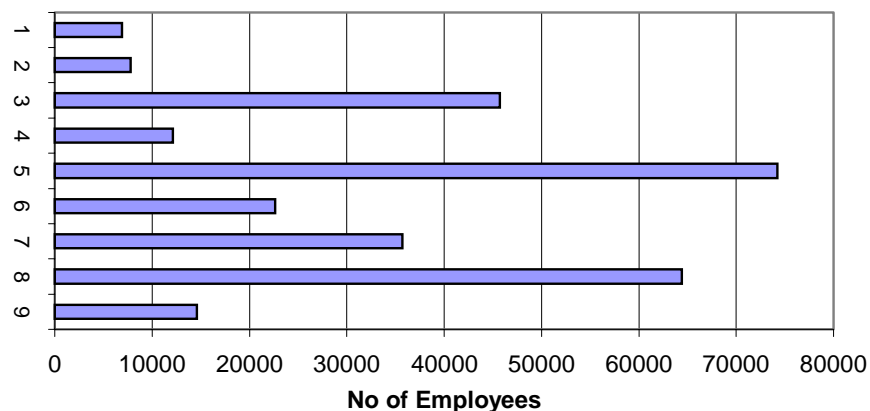
### Requirement for new/alternative indicator(s)

The possibility of expanding the data sources to include those not seeking work and those on incapacity benefits will be investigated.

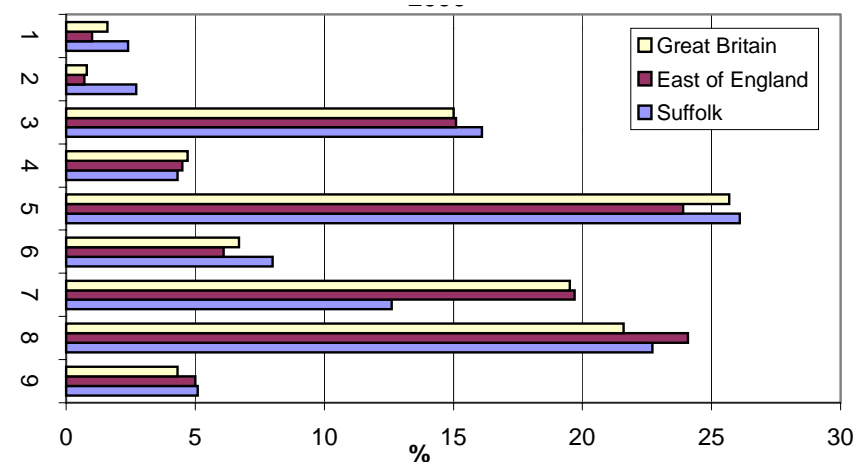


## Indicator 9: Change in Number and Percentage of Employees by Employment Division

Employees in Suffolk by Employment Division\* in 2000



Percentage of Employees by Employment Division\* in 2000



\*Employment Division by SHEC Classification: 1=Agriculture and Fishing; 2=Energy and Water; 3=Manufacturing; 4=Construction; 5=Distribution, Hotels and Restaurants; 6=Transport and Communication; 7=Banking, Finance and Insurance etc; 8=Public Administration, education and health; 9=Other Services

### General Objective

To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance of and expansion of employment uses.

### Target

To increase business diversity and to encourage the development of business clusters.

### Why this indicator?

This indicator shows the distribution of employment by division allowing identification of those divisions that contain a high proportion of the county's employees and those which are 'underdeveloped' in relation to regional and national figures.

### Trend Analysis

The economy in Suffolk is dominated by 4 broad sectors, which account for over 77% of total employment (equivalent to approximately 220,000 employees). These sectors include wholesale & retail, manufacturing and health & social care. Compared to regional and national averages, Suffolk has a significantly higher proportion of its workforce employed in the agriculture, energy, manufacturing and transport & communications sectors. However, it is under-represented within the education, real estate and financial services sector.

Due to changes in survey methodology it is not possible to look at trends over the last five years.

Economic Activity Rates provide a measure of the percentage of the working age population available for work (see Figure overleaf). At district level in 2000, Waveney exhibited the lowest economic

### Case Studies

It is hoped that growth of telecommunications technology will result in the reduction of the need to travel for work purposes, by encouraging home working, video conferencing and the establishment of new IT-related businesses. An Innovation Centre has been set up in Framlingham, to increase IT skills and support businesses in the rural areas. Framlingham was chosen to be one of six communities across England to be part of a pilot scheme called "Wired up Communities". This scheme will involve the Department of Education and Employment installing 2500 personal computers in homes and schools in the town and four outlying parishes, with training and support available to encourage learning and employment opportunities. This scheme is being led by Suffolk ACRE and involves the local community and other public organisations such as the County Council. Learning centres for IT and video conferencing are also being established in Bungay, Stradbroke and Eye.

Housing, Employment and Rural Training centres have also been set up in Leiston, Bungay, Eye and Halesworth. As well as funding from the Single Regeneration Budget to support towns, these centres increase access to jobs and rural transport schemes.

Labour Market & Skills Trends 2000 draws attention to the rise in home working and reports that 28% of the UK's employed workforce works from home to some extent (2.5% mainly, 3.5% partially and 22% at some time). Thus, superficially, the proportion of home workers in Suffolk appears higher than the national average (4%, compared with the LFS figure of 2.5% 'mainly') – though survey differences mean that this comparison must be viewed with care.

As part of the drive to increase IT-related industry, expansions are being made to the existing IT business cluster at Adastral Park, Martlesham. Permissions have been given for the erection of buildings to be used as laboratories and an Internet Protocol management centre, as well as replacement car parking, a lake and a coffee shop/meeting area (5.39 Ha). The majority of the development is being made by British Telecom, but the East of England Development Agency have been granted planning permission to convert an existing cable testing shed to an innovation centre for young business (0.4 Ha). In June 2001 Suffolk Coastal adopted a planning framework which seeks to create an environment for fostering a cluster of innovative businesses around BT's Hi-Tech Research Development facility. The framework provides for the development of an additional 65,000 m<sup>2</sup> of floorspace.

activity rate of the working age population, at 77.0% although this is an improvement of 2.8 percentage points since 1996. Over the four-year period, Waveney and Suffolk Coastal have displayed the greatest increases in economic activity (increasing by 2.8% and 5.4% respectively). Babergh experienced the largest decrease in the same period of 5.7% points. Overall, the county displays an economic activity rate of 81.9%, showing a slight increase from 1996 (81.1%). This compares well with the regional figure of 81.1% and the national figure of 78.9% in 2000.

**NOTE:** The Annual Business Inquiry replaced the Annual Employment Survey in 1998 as source of labour market data.

### Progression towards sustainable development

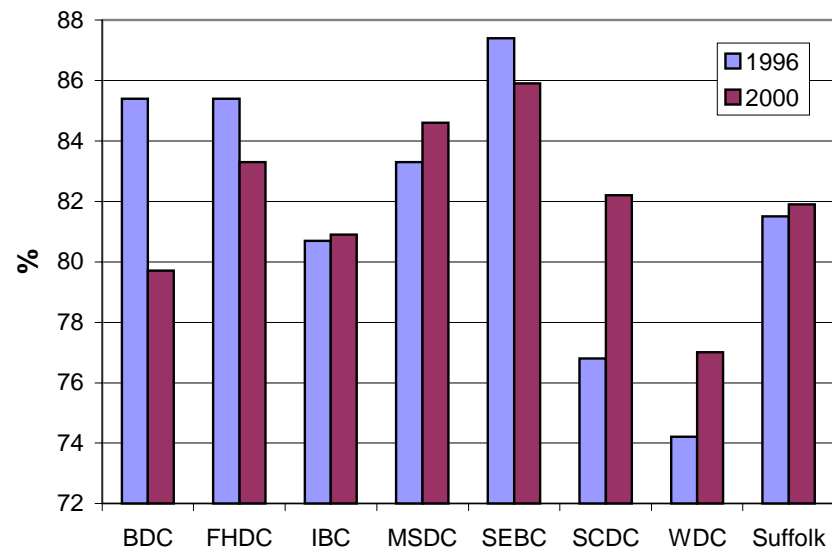
Diversity increases the opportunity for success and decreases the risk of mass unemployment. Major employers in Suffolk include BT and the Port of Felixstowe, though at the county level, no one dominant industry can be found, indicating progression towards sustainable development. However, at local level there is a concentration of employment within declining sectors, such as manufacturing and agriculture. This indicates a need for diversification to ensure a healthy economy.

The agricultural industry has been declining steadily, despite there being 298,000 hectares of arable land in Suffolk (after Norfolk, the second highest hectareage in the East of England). There is a need to diversify employment in rural areas, especially into the tourist industry and IT-related businesses. The Cambridge-Ipswich corridor is one example of the promotion of IT-related development.



## Indicator 9

### Change in Economic Activity Rate of Working Age Population 1996-2000



**Source:** Labour Force Survey 1996; Labour Force Survey 2000

## Update

### What issues arise for the future?

Changes in classification may cause problems with comparability of historical data.

### Appropriateness of indicator?

Previous data has not included the self-employed, including farmers and other self-employed agricultural workers. In 2000-2001 there are roughly 45,000 self-employed people in Suffolk, who were not included in this survey.

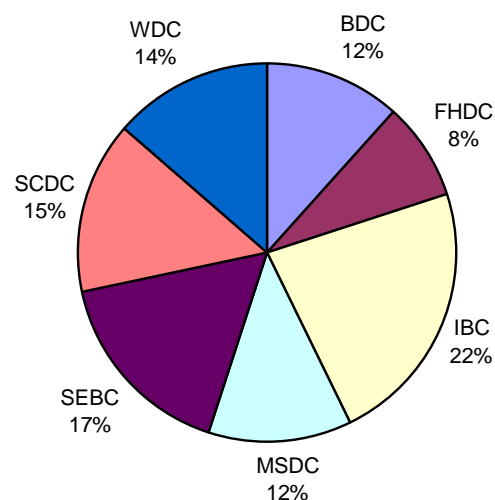
### Requirement for new/alternative indicator(s)

The inclusion of self-employed people and agricultural workers in this indicator is essential, as both categories are important to rural Suffolk.



## Indicator 10: Change in Number and Percentage of Employees by District

### Employment in Suffolk by District in 2000



### Employees by District, 1995-2000

District / Borough	1995	1997	2000	
	% of Total	% of Total	Employees	% of Total
BDC	10%	10%	32981	12%
FHDC	8%	9%	23626	8%
IBC	23%	24%	64672	22%
MSDC	10%	10%	34447	12%
SEBC	18%	17%	47394	17%
SCDC	16%	15%	41625	15%
WDC	15%	15%	38851	14%
<b>Suffolk</b>	<b>100%</b>	<b>100%</b>	<b>283596</b>	<b>100%</b>

Source: Annual Employment Surveys 1995 & 1997; Suffolk Observatory (2000 data)

### General Objective

To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance of and expansion of employment uses.

### Target

No net loss of employment opportunities for any District in Suffolk.

### Why this indicator?

This indicator shows the changing distribution of employment in Suffolk.

### Trend Analysis

Traditionally, Ipswich had the largest proportion of employment in Suffolk (22% in 2000), but it can be seen from the latest data, that the distribution is fairly even across the county.

The Suffolk Learning Partnership Workforce Survey 2001 shows a sample of residents by district and where they work. The survey shows that Waveney, Forest Heath and St Edmundsbury retain more than one-half of their working residents, whereas Babergh in particular 'loses' the majority of its working residents to other districts, especially Ipswich and Mid Suffolk.

In 2000 the Suffolk Learning Partnership Workforce survey noted:

- 89% of all employed and self-employed residents remain within Suffolk to work (including 4% who work from home);
- only 8% work outside the County (most frequently in Norfolk [2%], Essex [2%] and Cambridgeshire [1%]);
- over one-quarter (28%) of all employed and self-employed residents work in Ipswich; and

## Indicator 10

### Case Study - Employment in Ipswich

Ipswich suffered many redundancies from manufacturing companies in 2001. One of the largest employers in Suffolk, Agilent Technologies, halved its workforce due to world economic problems.

Ipswich has a broad range of employment strengths such as Financial, telecommunications, IT and engineering. The town has been earmarked in Regional Planning Guidance for major growth of IT industry, with a need to develop vacant and underused sites, such as the Waterfront, which has seen major development in the last two years;

Felaw Street Maltings received a British Regeneration Award and now houses many new companies. The Suffolk Enterprise Centre has moved to the Maltings, which contains business units with conference and training facilities

The East of England Development Agency has awarded funding for the re-development of the Cranfields Mill site, situated on the Waterfront re-development. The site will contain homes, leisure facilities and offices.

## Update

- a 'self-contained' labour market (retaining 77% of its working residents).

In the last two years, Suffolk has seen a large number of closures and redundancies from Allied Bakeries, Bull Electric, British Sugar, Rowley Casualwear (Ipswich) and Grampian Foods (Haverhill). Shepherds Grove Mushrooms (Stanton) closed in March 2001 due to problems with mushroom viruses. The foot-and-mouth and swine fever outbreaks may have played a part in the large numbers of redundancies in agricultural and food-related industries.

### Progression towards sustainable development

The general increase in employment shows a progression towards sustainable development. From March 2000 to February 2001, the working-age employment rate in Suffolk was 78.2%. This compares with 79.1% in the East of England and 74.1% in the UK.

The employment losses in Ipswich (see Case Study, left) may be counteracted by the growth of new industries, such as IP-City and the Waterfront re-development. The shift from major town employment to more rural areas may reflect the growth of smaller towns and not the growth of rural industry.

### What issues arise for the future?

How to continue to stimulate and diversify the local economy: The growth of new industries may be seen in the near future with the development of the Waterfront and IP-City in Ipswich.

### Appropriateness of indicator?

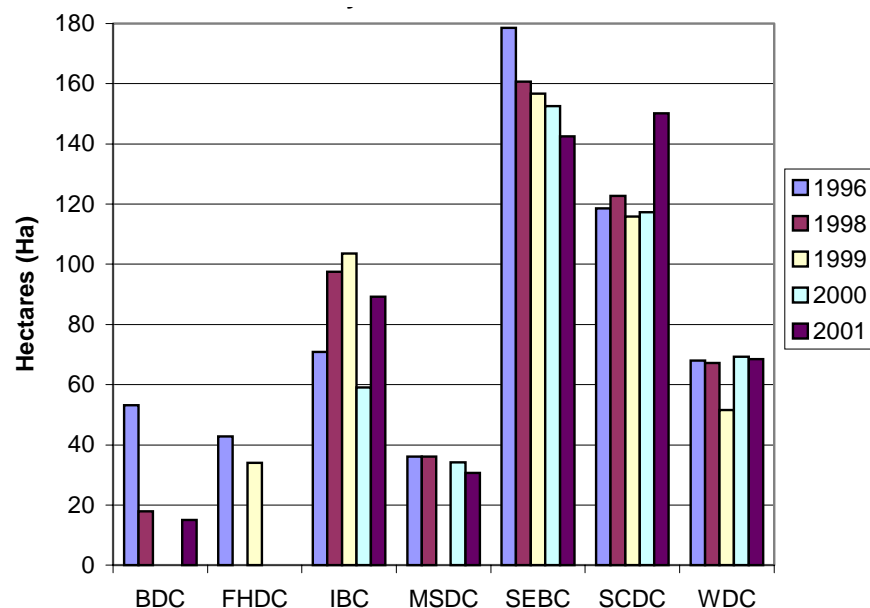
The indicator is appropriate for the targets/intent.

### Requirement for new/alternative indicator(s)

None

## Indicator 11: Change in Employment Land Availability and Change in Completions For Business/Industrial Development

### Land Availability for Business & Industrial Use



### Land Commitments (Ha) by District 1996-2001

District / Borough	Monitoring Period				
	1996	1998	1999	2000	2001
BDC	53.2	17.9	N/A	N/A	15.1
FHDC	42.8	N/A	34	N/A	N/A
IBC	70.9	97.5	103.6	59.2	89.28
MSDC	36.1	36.1	N/A	34.1	30.64
SEBC	178.5	160.6	156.7	152.6	142.58
SCDC	118.6	122.7	115.8	117.2	150.18
WDC	68.1	67.2	51.6	69.4	68.56

Note: Data is incomplete

### General Objective

To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance of and expansion of employment uses.

### Target

To maintain a supply of available land where appropriate and to encourage year-on-year employment development in all districts across the county.

### Why this indicator?

This indicator shows the areas targeted for employment and how much land is still available for employment use.

### Trend Analysis

The tables show that although a decrease in available land can be seen in the past five years, adequate employment land supply is available in Suffolk for development, as only a small proportion of land has been taken up (9% in 2001).

Since 2000, the number of commitments in Suffolk has increased by 15.6 hectares, although data is incomplete. Land availability is showing a slight downward trend in Mid Suffolk, St Edmundsbury and Ipswich, but has increased in the last year for Suffolk Coastal and shown little change in Waveney. The large increase in available land in Suffolk Coastal can be attributed to Adastral Park, Martlesham.

The area of completions (take up of land) has decreased in the last year across Suffolk, although data is incomplete. Many of the completions were for extensions or change of use of existing employment sites. For example, of the 12 completions in Mid

## Indicator 11

### Change in Completions (Ha) by District 1995-2001

District / Borough	Monitoring Period						
	1995	1996	1997	1998	1999	2000	2001
BDC	N/A	N/A	N/A	5.1	34.4	N/A	N/A
FHDC	N/A	N/A	N/A	N/A	1.6	3	N/A
IBC	2.28	1.3	9.52	3.36	2.35	1	0
MSDC	N/A	N/A	N/A	N/A	N/A	6.22	12.84
SEBC	2.97	4.03	6.5	1.22	1.07	13.77	N/A
SCDC	N/A	19.95	3.13	N/A	15.62	3.05	5.51
WDC	N/A	N/A	1.85	1.73	2.99	0.34	1.5
<b>Suffolk</b>	<b>5.25</b>	<b>25.28</b>	<b>26.1</b>	<b>42.31</b>	<b>25.03</b>	<b>24.38</b>	<b>19.86</b>

### Businesses Registered for VAT in 2000

District / Borough	Registration Rates* (%)	De-registration Rates* (%)	Stock of Businesses at Year End
BDC	9%	8%	3,155
FHDC	11%	11%	2,045
IBS	15%	17%	2,050
MSDC	11%	9%	3,465
SEBC	10%	9%	3,185
SCDC	11%	9%	3,710
WDC	8%	10%	2,505
<b>Suffolk Total</b>	<b>10%</b>	<b>10%</b>	<b>20,105</b>

\*Registrations / de-registrations during 2000 are given as a percentage of the stock at the end of 1999

## Update

Suffolk, 7 were for extensions or change of use. St Edmundsbury has seen a notable increase in the area of completions during 1999-2000. Mid Suffolk saw a sizeable increase in completions during 2000-01 but a small decrease in land availability.

Ipswich, which has a small land area available for employment, generally contains larger sized firms who are multi-sited or fall within the public sector. Whilst manufacturing may be decreasing in Ipswich, more IT-related businesses are replacing them. In 2000, Ipswich and Waveney were the only districts to have more de-registrations of businesses than registrations.

### Progression towards sustainable development

Available land is needed for the development of new industry. The slight increase since 2000 may show good progress towards sustainable development. Previous to 2000, land availability decreased, which may be due to a change in employment type, as agricultural and industrial economic activity slows.

### What issues arise for the future?

There are significant areas of employment land allocated for development yet the scale of investment in premises and land remains low, not consistent with the levels of growth being experienced in the housing sector. Additionally, the need to collect complete data by employment category and solving data collection problems – at present, for example, not all Districts include extensions in their completion figures.

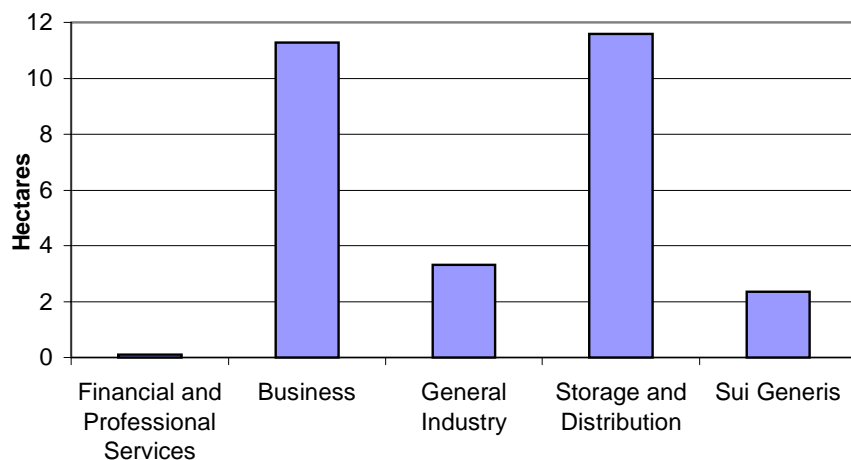
## Indicator 11

### Case Study - Land Availability in Ipswich

Ipswich has shown a slight decline in land availability since 1998, which may be a reflection of re-development of old industrial sites for mixed use purposes, such as at the Waterfront re-development, for both commercial and residential purposes.

There is currently 56.24 Ha of vacant land within existing employment areas available and 23.13 Ha on sites allocated for employment use in the Ipswich Local Plan. The largest areas of vacant land lie within Ransomes Europark (31.30 Ha) Eastway Business Park (9.11 Ha) and Hadleigh Road Industrial Estate (8.03 Ha). Sites with unimplemented planning permission total 9.91 Ha. To date, 28.7 Ha of employment sites have planning permissions, with an average 3.83 Ha take up per year.

### Planning Permission on Employment Sites in Ipswich 2001



Source: Ipswich Borough Council

## Update

### Appropriateness of indicator?

The proportion of land allocated in urban areas and the turnover of sites would be a useful addition. It would be useful to show how many businesses close each year to establish their longevity. The VAT registration rate does not pick up on micro-business growth (below threshold) and also some re-registration will be because of merger, not necessarily employment loss etc.

### Requirement for new/alternative indicator(s)

The proportion of allocations on brownfield sites is important to show how we are reusing previously developed land before allocating greenfield sites. In future, New Indicator 7 will monitor this.

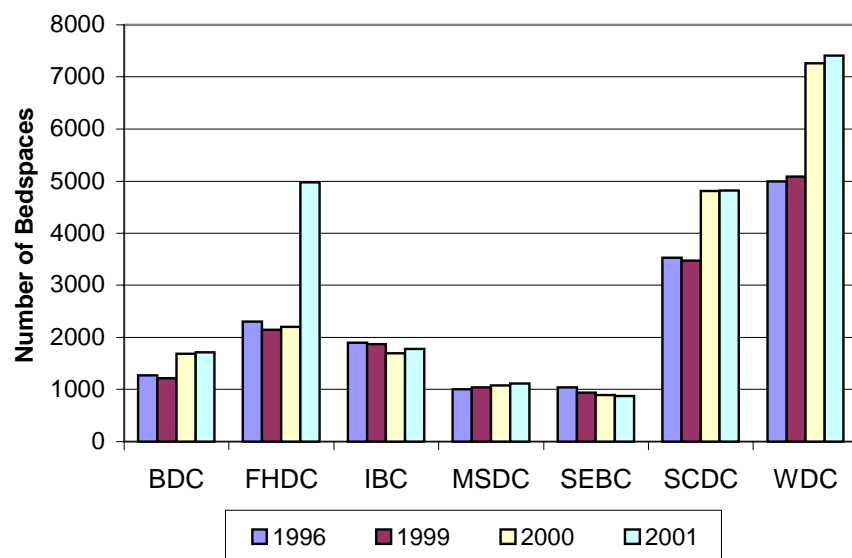
### Case Study - Land Availability in St Edmundsbury

St Edmundsbury shows a decline in land availability, a trend that has been worsened by certain sites being earmarked for expansion of existing companies. Over a third of the available land is at Shepherd's Grove near Stanton (36%). If the take up rate in Bury St Edmunds continues, only 3 years worth of employment land will be available, and not all of this land is genuinely available.

Planning permission has been granted for the extension of Suffolk Business Park at Moreton Hall, Bury St Edmunds, with 18.43 Ha remaining to be developed. Completions on Suffolk Business Park in 2000 included the erection of 8 business units, a retail showroom and car park, Glasswells and Denny Bros. Other completions on employment land included a skateboarding park in Western Way, Bury St Edmunds.

## Indicator 12: Change in Registered Tourism Accommodation in Suffolk

### Change in Registered Tourism Accommodation Bedspaces 1996-2001



Data Source: East of England Tourist Board, 2001

### General Objective

To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance of and expansion of employment uses.

### Target

To maintain and increase employment and local business diversity.

### Why this indicator?

This indicator shows the changes in the numbers of bedspaces, registered with the East England Tourist Board and reflects the level of tourist activity in the region.

### Trend Analysis

The number of bedspaces continues to rise, despite the foot-and-mouth crisis, with an increase of 3,000 beds since last year. As expected, the largest numbers of bedspaces are in the tourist area of Waveney, where over 2,000 have been registered since 1999. The large increase in 2001 was due to the construction of four holiday villages (in 'self-catering' category). In 2001, a large increase in number of bedspaces can be seen in Forest Heath (2,770), which was due to an increase of 3,500 bedspaces at Centre Parcs holiday village at Elvedon. Plans to extend the village have been put on hold due to the recent fire, which destroyed the central dome area, containing the swimming pool, restaurants and some leisure facilities. A slight decline in the number of beds in St Edmundsbury and Ipswich can be seen in the last five years.

Overall, the serviced accommodation category has the largest number of beds, but this year has seen a large increase in self-catering accommodation.

## Indicator 12

## Update

None of the tourist related applications approved were designated in Local Plans (See Background B8). One existing application was made for a tourist-related attraction and one for an existing holiday centre. One new application was for campsite/hotels and one for a holiday centre.

### **Progression towards sustainable development**

The slight increase in bedspaces is a good sign towards sustainable development. This reflects economic activity in the tourist industry, but also an increase in employment.

### **What issues arise for the future?**

Visitor management, to minimise the detrimental impact of visitors on the natural habitat, is also an issue to be considered. Two such schemes currently in use are the Constable County Visitor Management Action Plan and the Suffolk Coast and Heaths AONB Project.

A change in the type of holidays being pursued, from long holidays to short holidays and day trips, may have an effect on this indicator in the future.

### **Appropriateness of indicator?**

This indicator measures the net number of available bed spaces and therefore reflects losses as well as gains at a district level.

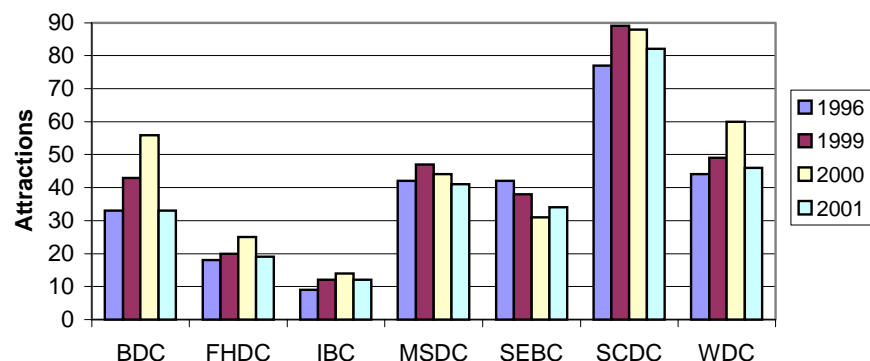
### **Requirement for new/alternative indicator(s)**

None.



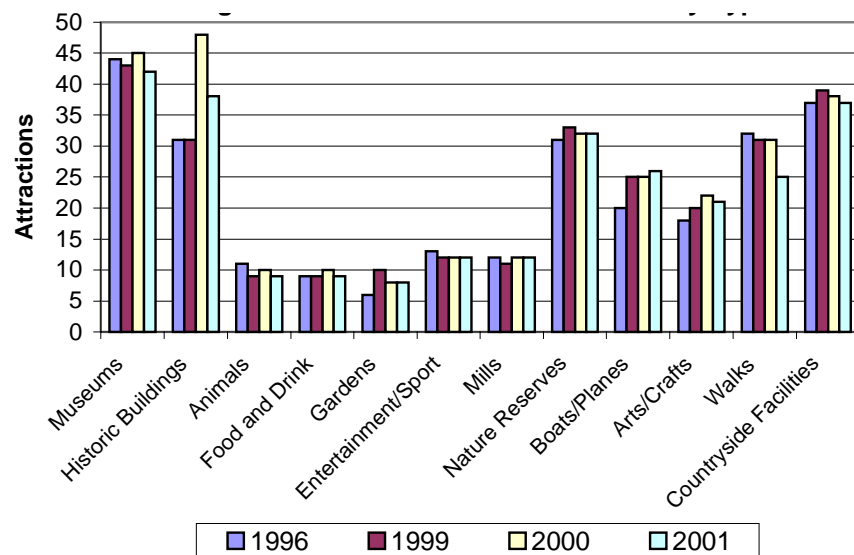
## Indicator 13: Change in Number of Tourist Attractions in Suffolk

### Change in Number of Tourist Attractions by District



Source: "A Day Out in Suffolk", Suffolk County Council, 2001

### Change in Number of Tourist Attractions by Type



Source: "A Day Out in Suffolk", Suffolk County Council, 2001

### General Objective

To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance of and expansion of employment uses.

### Target

To retain or increase the number of tourist attractions.

### Why this indicator?

This indicator shows the levels and type of tourist activity at district level measured from the annual review of the *Day Out in Suffolk* leaflet.

### Trend Analysis

The number of tourist attractions in Suffolk has increased by 3% since 1996. The largest increases in tourist attractions were in Suffolk Coastal, Ipswich and Waveney, but the number decreased in St Edmundsbury. A change in the type of tourist activity can be seen, with an increase in historic buildings, boats and planes and arts & crafts, with a decrease in the more traditional attractions such as museums, walks and entertainment. This could be partially attributed to the growing interest in history and gardening by the public, as well as increased funding for cycle routes and historic houses being made available by the EU (European Union) and East of England Development Agency (EEDA).

This indicator is linked to Background B43 (see Chapter 5), which monitors the number of visitors to selected countryside recreation sites.

## Indicator 13

### Number of Tourist Attractions in Suffolk 2001

	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	Suffolk
Museums	1	3	2	6	4	9	13	42
Historic Buildings	7	3	4	4	7	8	5	38
Animals	0	2	0	2	1	2	2	9
Food and Drink	1	0	2	0	2	2	2	9
Gardens	2	0	0	5	1	0	0	8
Entertainment/Sport	1	0	2		2	3	3	12
Mills	0	0	0	1	5	4	2	12
Nature Reserves	5	0	0	4	3	17	3	32
Boats/Planes	5	0	1	1	1	10	8	26
Arts/Crafts	3	0	0	5	1	9	3	21
Walks	4	7	0	4	1	5	4	25
Countryside Facilities	4	4	1	8	6	13	1	37
TOTAL	33	19	12	41	34	82	46	271

**Source:** "A Day Out in Suffolk" Suffolk County Council 2001

### Case Study - Changes in Tourist Attractions

In St Edmundsbury, the closure of Moyse's Hall Museum in Bury St Edmunds, may have had an effect on the numbers of visitors in St Edmundsbury District. The museum, which exhibits local artefacts and archaeology, closed on 1st October 2000 for refurbishment, but re-opened March 2002.

Forest Heath has set up heritage regeneration schemes to repair and restore Newmarket training yards, which would preserve both the heritage and the economic importance of the horseracing industry in Newmarket. PPG15 recognises that new uses of an historic building or area may be the key to its long-term preservation. The most recent scheme is the Heritage Economic Racing Industry, which has identified three vacant town centre yards as a high priority for restoration, which may be used for the racing industry in the future. The greatest threat to these yards at present is that of subdivision of their associated houses, which may lead to conflict with the new owners and the use of the yard. A horse racing heritage centre will also be set up at Palace House Stables, at the centre of Newmarket.

## Update

### Progression towards sustainable development

Overall, the number of tourist attractions has increased, which shows good progress.

### What issues arise for the future?

The effects of funding, such as from EEDA, may have an impact on the type and number of tourist attractions in Suffolk. Tourist activity may change in rural areas, as the agricultural industry declines and other forms of employment are sought.

### Appropriateness of indicator?

This indicator is monitoring change from only one source, the *Day Out in Suffolk* leaflet produced by Suffolk County Council. Although this is a free listing, some new attractions may not be aware of its existence; therefore the list may not be comprehensive. This indicator does not monitor the usage of these tourist attractions, although if usage were to be considered other factors, such as the effectiveness of promoting the attractions, would become an issue.

Any effects of foot-and-mouth on economic change cannot be seen quickly, only via the loss in numbers of attractions over time. Some of these attractions (such as walks, nature reserves, sport and countryside facilities) may be attributable to the budgets and policies of local government rather than an indication of tourist activity.

### Requirement for new/alternative indicator(s)

The numbers of visitors would be useful. Some data is available through tourism statistics supplied by the East of England Tourist Board

## Background B5: Applications for Commercial Activity in Rural Areas

Previously **Indicator EM6 (1997)**: Number and Percentage of All Applications for Commercial Activity in Rural Areas Approved

### Numbers and percentages of all applications for commercial activity in rural areas approved

District / Borough	Monitoring Period							
	1997-98		1998-99		1999-00		2000-01	
	No.	%	No.	%	No.	%	No.	%
BDC	90	89%	0	0%	44	92%	58	77%
FHDC*	1	100%	28	97%	11	73%	22	85%
MSDC	128	88%	86	97%	95	97%	81	98%
SEBC	67	80%	14	93%	15	68%	19	54%
SCDC	137	95%	44	96%	74	87%	70	80%
WDC	52	93%	21	84%	21	84%	18	86%
SCC	36	90%	26	87%	15	88%	19	86%
Suffolk	511	89%	219	94%	275	89%	287	82%

\* Only 6 months data for FHDC in 1997-98

**NOTE:** The lower numbers after 1997-98 reflects the decision taken to exclude applications within the minor Development category (PS code 10), which resulted in leaving out minor developments.

### General Introduction

To achieve sustainable levels of prosperity and economic growth through the establishment, maintenance of and expansion of employment uses.

### Why this 1997 baseline information?

This indicator was originally designed to monitor the number and percentage of all applications for commercial activity in rural areas approved, identifying the levels and type of commercial activity in rural areas.

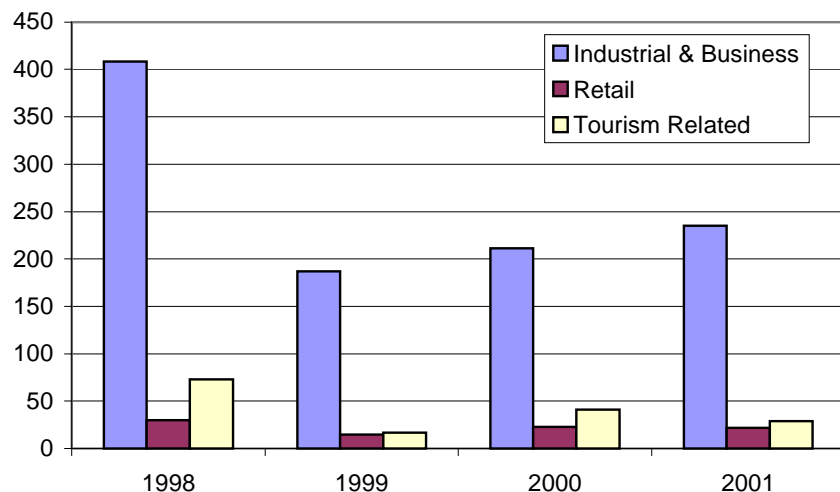
### Trend Analysis

Over the last four years there has been high approval rate for commercial activity in rural areas.

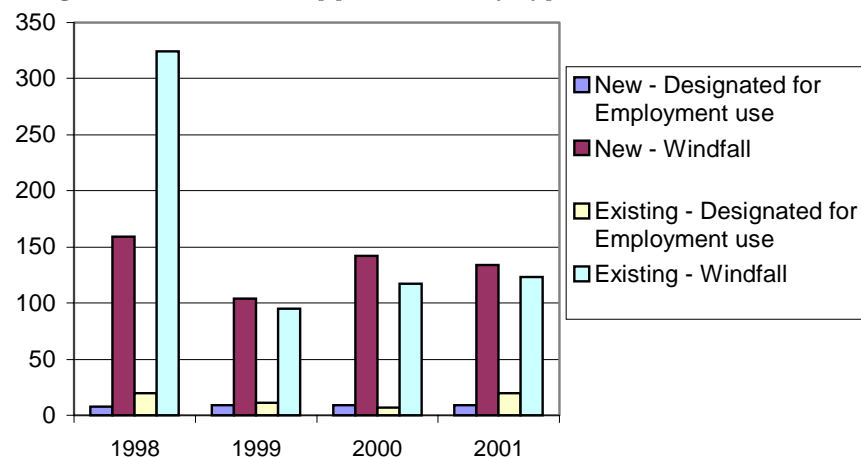
In 2001, 287 applications triggered this indicator, with an approval rate of 82%, which is not significantly different from previous years. St Edmundsbury had the lowest approval rate (54%) and Mid Suffolk had the highest (98%). It should be noted that neither a low nor a high approval rate is particularly meaningful; it is the appropriateness of each individual approval that is of importance. There were equal numbers of new and existing applications, but only 10% of the total applications were on land allocated for employment use. Overall, 82% of approvals were for industrial and business use, 10% were for tourism related uses and the remaining 8% were retail.

The general decline of the agricultural industry may reflect on the number and type of rural applications being made, with the increasing need for diversification of agricultural industries.

### Change in Number of Applications for Approved by Employment Type in Suffolk 1998-2001



### Change in Number of Applications by Type in Suffolk 1998-2001



### Measurement problems and future data

The indicator is not SMART, as no targets can be set due to macro-economic factors. It will still be monitored, though, as background data, as it provides information on commercial activity that is important for the economy. This indicator should show changes in the type of commercial activity such as a barn conversion to an office. Minor developments and household applications are not monitored; therefore small changes which may show an increase in working from home may not be seen.

Agricultural employment has declined and therefore diversification is required in rural areas to maintain this prominent industry. The re-use of agricultural buildings, intensification of tourism, leisure and retail facilities should be encouraged.

## Background B6: Applications for Expansion of Commercial Activity Refused

Previously **Indicator EM7 (1997):** Number and Percentage of All Applications for Expansion of Commercial Activity Refused

### Change in Number and Percentage of Applications for Expansion of Commercial Activity Refused 1997-2001

District / Borough	Monitoring Period							
	1997-98		1998-99		1999-00		2000-01	
	No.	%	No.	%	No.	%	No.	%
BDC	6	5.9%	0	0.0%	0	0.0%	9	N/A
FHDC*	0	0.0%	2	11.1%	2	20.0%	0	0.0%
IBC	0	0.0%	2	20.0%	2	5.6%	0	0.0%
MSDC	15	8.9%	3	2.5%	3	1.6%	2	2.4%
SEBC	5	4.3%	2	6.5%	1	3.8%	4	4.5%
SCDC	4	2.9%	0	0.0%	2	4.8%	8	15.4%
WDC	7	8.9%	0	0.0%	1	5.6%	2	6.9%
SCC	4	12.5%	2	6.3%	1	5.6%	0	0.0%
<b>Suffolk</b>	<b>41</b>	<b>6.5%</b>	<b>11</b>	<b>4.3%</b>	<b>12</b>	<b>3.2%</b>	<b>25</b>	<b>9.1%</b>

\* Only 6 months data for FHDC in 1997-98

### General Introduction

This information monitors the number and percentage of all existing applications for expansion of commercial activity refused.

### Why this 1997 baseline information?

This indicator was developed to show the numbers of refusals and approvals for expanding commercial activity. The intention is to discourage the expansion of activity that may have a detrimental affect on the environment, whilst encouraging the retention of employment through;

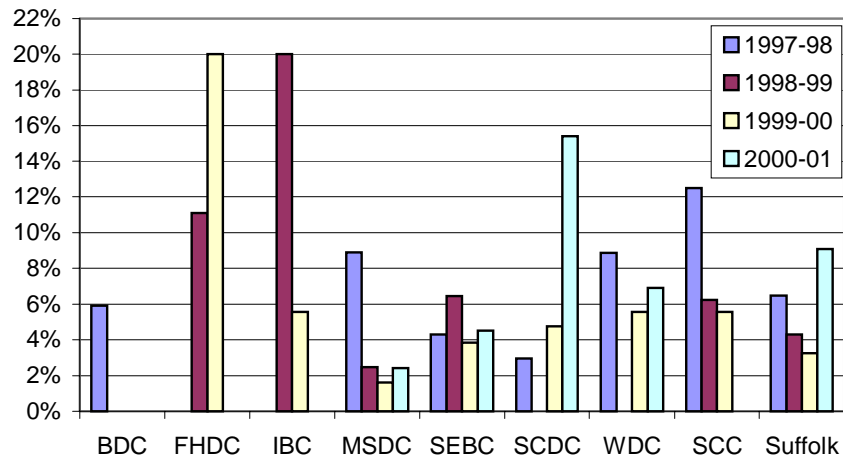
- better use of existing employment land resources should be encouraged, especially in urban areas where sustainable transport can be used.
- intensification on existing sites should also be encouraged.

### Trend Analysis

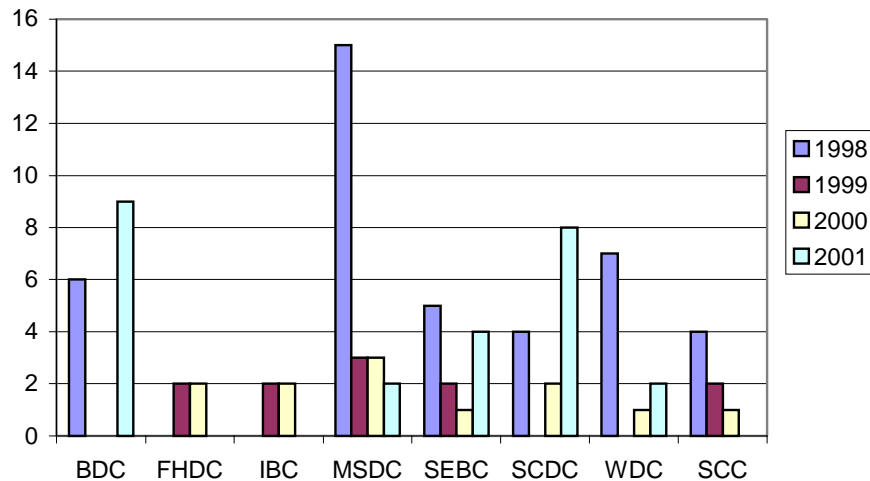
Refusal rates for Mid Suffolk and Waveney have decreased, whilst Suffolk Coastal and Babergh have increased the number of refusals since last year. The percentage of refusals in Ipswich has steadily decreased since 1998 from 20% to 0%, which could be due to a decrease in the number of unsuitable applications being submitted rather than an increase in approval rates.

In 2000-01 the indicator was triggered by 25 applications with 68% of refusals for applications in rural areas. This year, 80% of the refusals were for business/industrial applications and 20% for retail. No refusals were made for tourist related applications. All applications on sites allocated for employment use were approved, but this year (2000/2001) showed an 8% refusal rate on such sites.

## Change in % of Existing Commercial Applications Refused 1997-2001



## Change in Number of Applications for Existing Commercial Activity Refused



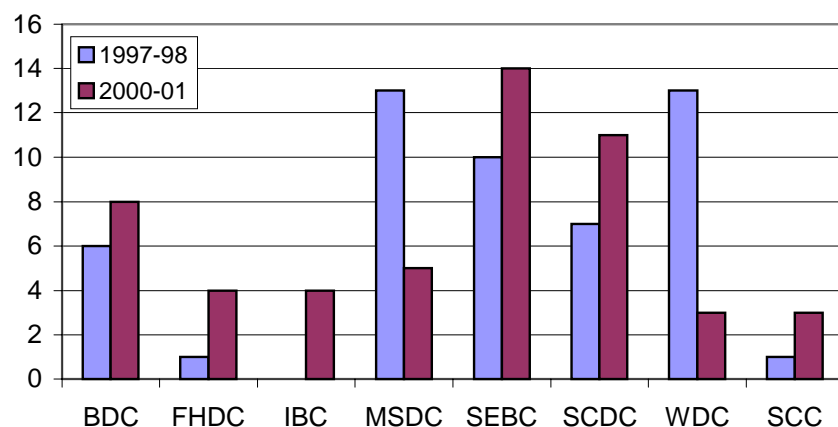
## Measurements problems & future data

The indicator is not SMART as no targets can be set, but will still be monitored as background data. The decrease in refusals on designated land, along with the large numbers of refusals in rural areas is in keeping with local government policies. The low numbers of refusals for tourist related development also supports local policies.

## Background B7: Applications for New Commercial Activity Refused

Previously **Indicator EM8 (1997):** Number and Percentage of All Applications for New Commercial Activity Refused

### Change in Number of Applications for New Commercial Activity Refused 1997-98 & 2000-01



### General Introduction

This information monitors the number and percentage of all applications for new commercial activity refused.

### Why this 1997 baseline information?

This indicator was designed to achieve sustainable levels of prosperity and economic growth through the establishment, maintenance of and expansion of employment uses. The intentions is to show the degree to which employment uses are being accommodated in rural areas in order to:

- protect the countryside from inappropriate development
- encourage the intensification of existing employment sites, especially in urban areas.
- Encourage the retention of employment through retail diversity, such as the tourist industry

### Trend Analysis

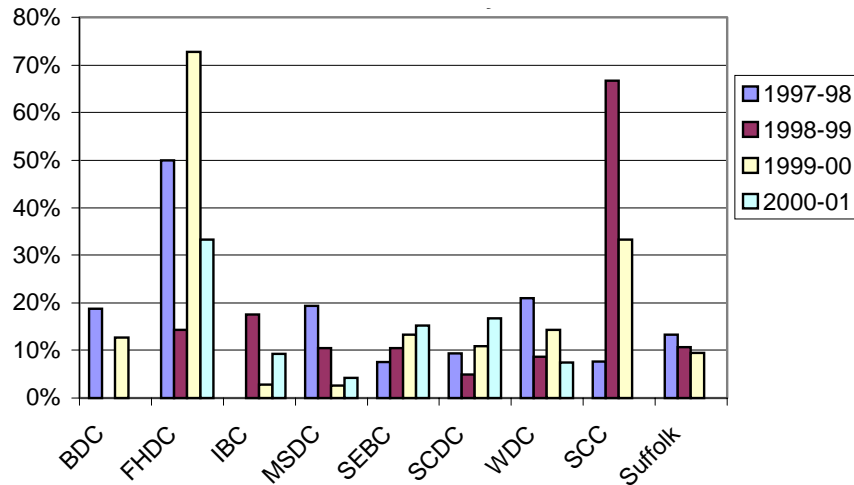
It is important to note that the refusal rates will be largely dependent on the type and quality of applications received. This is a factor over which the Districts can exert no influence. It can be seen from the graph (top left) that over the two monitoring periods, the number of refusals in St Edmundsbury, Suffolk Coastal, Babergh, Ipswich, Forest Heath and Suffolk County Council increased. Fewer refusals were made by Mid Suffolk and Waveney.

The overall refusal rate for new commercial activity was 14%. Over 97% of applications for new commercial activity refused were on sites not allocated or defined for employment use, again reflecting the overall objective of directing new employment to existing centres. The majority of refusals were in rural areas (62%).



## Background B7

### Change in Percentage of Applications for New Commercial Activity Refused



### Change in Number and Percentage of all Applications for New Commercial Activity Refused

District / Borough	Monitoring Period							
	1997-98		1998-99		1999-00		2000-01	
	No.	%	No.	%	No.	%	No.	%
BDC	6	18.8%	N/A	N/A	7	12.7%	8	N/A
FHDC*	1	50.0%	2	14.3%	8	72.7%	4	33.3%
IBC	N/T	N/T	7	17.5%	1	2.9%	4	9.3%
MSDC	13	19.4%	14	10.5%	5	2.6%	5	4.2%
SEBC	10	7.5%	6	10.5%	8	13.3%	14	15.2%
SCDC	7	9.3%	3	4.9%	9	10.8%	11	16.7%
WDC	13	21.0%	5	8.6%	7	14.3%	3	7.5%
SCC	1	7.7%	2	66.7%	1	33.3%	3	N/A
<b>Suffolk</b>	<b>51</b>	<b>13.3%</b>	<b>39</b>	<b>10.7%</b>	<b>46</b>	<b>9.5%</b>	<b>52</b>	<b>11.0%**</b>

\* Only 6 months data for FHDC in 1997-98

\*\*Excludes Applications Considered by BDC and SCC

## Update

By combining Background B6 and B7 it can be seen that out of all applications for commercial activity (650) 91% were approved. This compares with a similar figure of 93% for the previous year, indicating a favorable level of consistency in decision-making relating to this indicator.

The results for 2000-01 show a similar rate of refusal for both urban and rural areas, as in the previous year. The rate of refusal for commercial activities in urban areas was 3% whilst that for rural areas was 6%.

Higher refusal rates can be seen for rural areas rather than urban, which supports local policies in Suffolk. Within urban areas, a higher refusal rate can be seen for applications not on allocated land for employment use, which also supports government policies.

### Measurements problems & future data

The indicator is not SMART as no targets can be set, but will still be monitored as background data.

### Background B8: Planning Activity Affecting Tourism-Related Development

Previously **Indicator EM12 (1997):** Number and Percentage of All Tourism Related Development Approved

**Indicator EM13 (1997):** Number and Percentage of All Tourism Related Development Approved

#### Case Studies

Babergh has seen a slight increase in the number of approvals, but not for overall percentage. 86% of these applications were for new (tourist related) commercial activity, the majority of these were for accommodation applications (campsites/caravans/hotels/boarding houses), but none of these were allocated in Local Plans.

Babergh's first refusal since monitoring of this indicator began was for a visitor centre at Kentwell Hall, Long Melford, which was not related to Local Plan Allocation. This application was refused due to the potential loss or damage of the Grade II Historic Park.

Waveney had an unusual number of refusals this year (30%). Of the refusals for accommodation (not related to Local Plan Allocation), three were new commercial developments, which included the erection of holiday units in an existing boatyard and 5 beach chalets on the promenade and two were for extensions to existing developments. These applications were mainly refused due to environmental and transport implications.

The National Trust, owners of Ickworth House, near Bury St Edmunds, released plans to develop the west wing of the house into a 40-bedroom hotel, with swimming pool, tennis courts and stables. The estate has been running at a loss and the plans were deemed necessary for the future care and conservation of the house. The hotel was due to open 1st July 2002.

#### General Introduction

This indicator was designed to achieve sustainable levels of prosperity and economic growth through the establishment, maintenance of and expansion of employment uses.

#### Why this 1997 baseline information?

This indicator shows the development and distribution of tourist activity in Suffolk.

The indicator monitors the growth of the tourist-related development. In 1998 a study commissioned by the East of England Tourist Board estimated that "the overall value of tourism in Suffolk County was £550 million and tourism expenditure supported 14,000 full time equivalent jobs". Consequently tourism plays an important role in Suffolk County Council economic development strategy.

#### Trend Analysis

Over 87% of applications for tourist related developments were approved. The majority of approvals were for minor new developments with particular emphasis on additional accommodation.

Approval rates in Suffolk have increased for new applications but declined for development affecting existing tourism sites. Babergh and to a larger extent Waveney have contributed to this decline, with the remaining districts increasing or retaining approval rates. There has been a decrease in the number of approvals of tourist-related attractions this year.

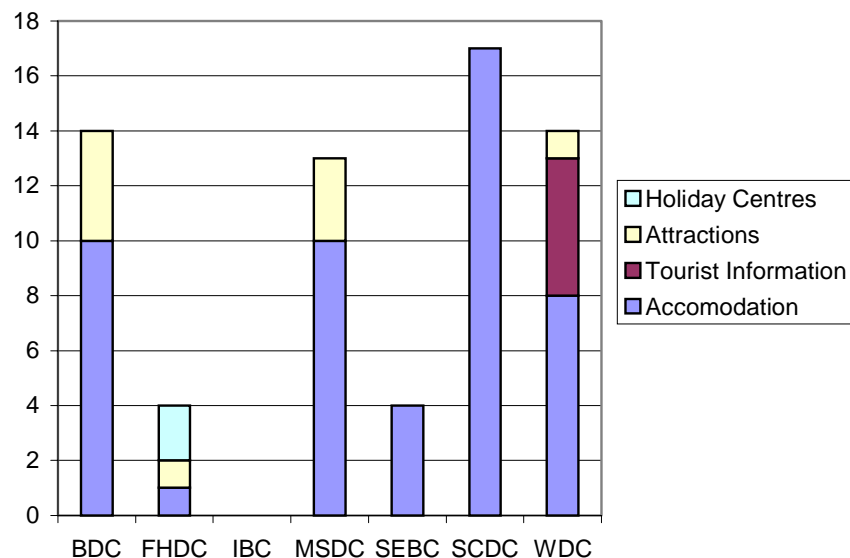
Historically, numbers of refusals for tourist related applications

## Background B8

### Change in Number and Percentage of Tourism Related Developments Approved

District / Borough	Monitoring Period							
	1997-98		1998-99		1999-00		2000-01	
	No	%	No	%	No	%	No	%
BDC	10	100.0%	N/T	N/T	4	100.0%	4	80.0%
FHDC*	2	100.0%	7	100.0%	5	100.0%	5	100.0%
IBC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MSDC	18	94.7%	9	90.0%	23	88.5%	13	100.0%
SEBC	5	100.0%	6	100.0%	4	100.0%	4	100.0%
SCDC	33	84.6%	18	85.7%	27	93.1%	17	85.0%
WDC	18	100.0%	21	95.5%	16	94.1%	14	70.0%
<b>Suffolk</b>	<b>86</b>	<b>92.5%</b>	<b>61</b>	<b>92.4%</b>	<b>79</b>	<b>92.9%</b>	<b>57</b>	<b>87.0%</b>

### Tourism Related Approvals by Type 2001



## Update

have been small. This year, 10 refusals (18%) triggered this indicator, which is the highest number since 1997.

A small increase in refusals can be seen in Babergh, Waveney, Mid Suffolk and Suffolk Coastal had fewer refusals. The increase in refusals is largely for new applications for Tourist-related accommodation. Overall, none of the refusals have been on land allocated for tourism in Local Plans.

The small numbers of applications from existing tourist attractions may suggest that these are not currently expanding.

### Measurement problems and future data

The indicator is not SMART as no targets can be set, but will still be monitored as background data. The decline of long-stay holidays and the growth of short breaks and day trips may mean a change in the type of tourist-related applications made in the future.

# The Rural Landscape





# Chapter 2

## Introduction to The Rural Landscape

The character of the environment of Suffolk is based to a large extent on the quality of the rural countryside. The development plan policies operated by the eight planning authorities in Suffolk have an important role in safeguarding the environmental quality of the Suffolk countryside.

Protecting and enhancing the local distinctiveness of Suffolk's landscape both safeguards the rural landscape for use by future generations and simultaneously encourages interaction with the environment, enhancing quality of life.

Suffolk provides a diverse range of wildlife, and habitats in which it can flourish. Safeguarding biodiversity at county level contributes to conservation at both national and the global level.

Sections In this Chapter:

- Landscape & Woodland
- Biodiversity

# Chapter 2

## Introduction - Landscape and Woodland

In recent years the term “landscape” has become widely used and is in danger of becoming seriously devalued. Landscape is more than just a physical feature; it reflects people’s interaction with the environment over a period of time and evokes all the senses, not just sight.

There is a gradual shift of emphasis away from the process of designating and protecting the best areas of landscape and concentrating protection policies in these areas, which at times worked to the detriment of the wider landscape. The protection of designated landscape remains a key element of landscape policy, safeguarding these nationally important unique and rare landscapes. However there is now an acceptance that this should be pursued at the same time as enhancing the wider local landscape, protecting and enhancing local distinctiveness.





# Chapter 2

## Facts at a glance

- The changing character of Suffolk's landscapes is more of a threat than whole scale loss of areas.
- There is a need for a consistent approach towards protecting locally important historic parklands.
- Retaining the distinctiveness of Suffolk landscapes remains a challenge not only facing the local authorities but all organisations/ individuals involved in the husbandry of Suffolk's countryside. The Landscape Recording Challenge, involving Suffolk Women's Institutes, heralds a greater appreciation of Suffolk's distinctive landscapes and offers a long-term means to understanding changes in our landscapes. Developing detailed Landscape Character Assessment as a further aid needs investigating.
- The millennium greens project, initiated by the Countryside Agency, has increased the number of greens in the county.





**Key Challenges – social issues:**

- To educate and raise awareness of Suffolk's landscape value and quality

**Key Challenges – environmental issues:**

- Conserving and enhancing the visual, cultural and historic value and distinctiveness of Suffolk's landscape

**SUSTAINABLE OBJECTIVE  
FOR LANDSCAPE:**

**"To protect and enhance the quality and local  
distinctiveness of Suffolk's landscape."**

**Key Challenges – economic issues:**

- To maximise, and appreciate, the economic benefits arising from the distinctive "Suffolk landscape"

**Key Challenges – resource issues:**

- To retain and enhance the distinctiveness of Suffolk's landscape

## NEW Indicator 14: Area of Designated Landscapes

### Area of Designated Landscapes by type 1996-2001

District / Borough	AONB (Ha)		Special Landscape Areas (Ha)		The Broads (Ha)	
	1996 Baseline	2001	1996 Baseline	2001*	1996 Baseline	2001
BDC	9172	No Change	N/A	13806	NOT APPLICABLE	
FHDC	NOT APPLICABLE		13936	18940	NOT APPLICABLE	
IBC	NOT APPLICABLE					
MSDC	NOT APPLICABLE		10442	11235	NOT APPLICABLE	
SEBC	NOT APPLICABLE		16639	16690	NOT APPLICABLE	
SCDC	31962	No Change	14667	14788	NOT APPLICABLE	
WDC	4992	No Change	3610	No Change	2932	No Change

\* Small discrepancies between 1996 and 2001 figures could be due to changes in GIS measuring techniques

### General Objective

To protect and enhance the quality and local distinctiveness of Suffolk's landscape.

### Target

To ensure that no loss of designated landscape areas is experienced.

### Why this indicator?

This new Indicator monitors the loss and gain of designated landscape areas in Suffolk, measuring the ability of local authorities to safeguard and maintain the areas of recognised landscape quality referred to below.

"Designated landscape areas" refer to

- the national designations of Areas of Outstanding Natural Beauty (AONBs),
- Special Landscape Areas
- The Broads

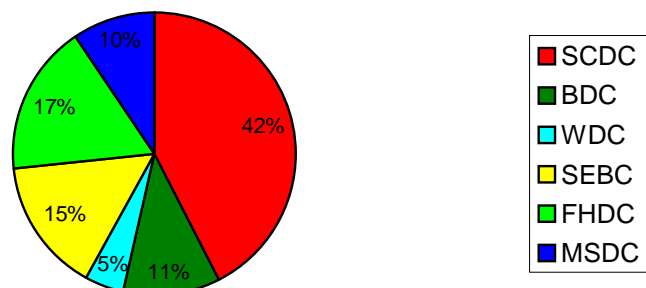
The National Parks and Access to the Countryside Act 1949 made provisions for designating national parks and areas of outstanding natural beauty in England and Wales. To qualify as an area of outstanding natural beauty a landscape must have a range of unique, unusual or outstanding qualities.

Within the Suffolk Structure Plan, 2001, Special Landscape Areas are defined as having one or more of the following characteristics;

1. River valleys that still possess traditional grazing meadows with their associated hedgerows, dykes and flora and fauna.
2. The Brecks including it's remaining heathland, former heath recently ploughed, other arable areas, river valleys and the characteristic lines and belts of Scots pine.

## Indicator 14

### % of Designated Landscape in Suffolk by District



### Designated Landscapes in Suffolk, 2001



## Update

3. Historic parklands and gardens.
4. Other areas of countryside where topography and natural vegetation, particularly broad-leaved woodland, combine to produce an area of special landscape quality and character.

In 1988 the Broads Act was passed to give this area of Norfolk and Suffolk a special status similar to that of a national park. The Broads are Britain's finest wetland and are a unique landscape with an intricate pattern of rivers, broads (shallow lakes), marshland, woodlands and fens.

### Trend Analysis

Suffolk Coastal has the largest land cover of AONB due to the presence of the Coast and Heaths AONB and the Heritage Coast within the district. The notable quantity of river valleys gives Suffolk Coastal a significant additional land cover of SLA's. The Brecks, designated as SLA, are spread across Forest Heath and St Edmundsbury giving both of these areas significant SLA land coverage. Ipswich, being predominantly urban, has no designated landscapes within its boundaries, albeit there are such designations on its fringes. Waveney, which borders Norfolk, is the only local authority area to contain the Broads.

It is not envisaged that changes to the AONB and the Broads will be experienced, as these are national designations. However their inclusion is to ensure a complete outcome orientated indicator. SLA designation, on the other hand, is a county designation and may change over time.

Suffolk Coastal has experienced a net gain in SLA designations due to a change in Structure Plan policy since 1996. The 2001 Structure Plan specifically elevated historic parklands to SLA criteria. Whilst in

## Indicator 14

### Case Study - The Babergh Local Plan

The proposal for the designation of a new SLA within Babergh District Council was based on the initial results of the Babergh District Landscape Character Assessment and Action Programme.

Subsequently, the proposal has been strengthened and incorporated into the deposit draft of the Babergh Local Plan. The boundaries have been identified as a result of further fieldwork. Where possible, the boundaries have been identified using physical features such as hedgerows and woodlands. Woodlands are in generous supplies in this locality. Of particular importance is the good vegetation cover, since those areas devoid of such figures are usually acknowledged to be of lesser landscape value.

The Landscape Character Assessment and Action Programme will also be adopted as Supplementary Planning Guidance as soon as practicable, as it will provide a further framework for protecting and enhancing the Babergh countryside.

## Update

Suffolk Coastal a significant number of historic parklands can be found in the River Valleys (and hence were already designated SLA), there were three historic parklands not entirely within the river valleys which became SLAs by virtue of this change in policy, for example Boulge parkland.

With regard to Babergh an increase is recorded through the proposed designation of a new SLA within the Babergh Local Plan (see case study)

### Progression towards sustainable development

It is the intent of the landscape designations that planning activity and decisions fully take into account the landscape qualities of these areas. Doing so ensures that Suffolk continues to benefit environmentally, socially and economically from their qualities.

### What issues arise for the future?

Where a local authority has to provide for a substantial development within one of these landscape areas then mitigation measures are applied. However it is possibly incremental erosion that poses more of a threat to the qualities of these areas. Incremental erosion arises through many small scale developments, the impacts of which are far less easy to appreciate on a wide scale and provide mitigation measures for. Whilst there may not be a physical loss of areas of designated landscapes there may be an erosion of the qualities of such areas.

### Appropriateness of indicator?

The indicator provides a measure of the protection and enhancement of designated landscape areas as net loss and net gain are considered.

## Indicator 15

### NEW Indicator 15: Change in the Number and Area of Historic Parks and Gardens.

#### Changes in Designated Parkland 1996-2001

	Nationally designated Historic Parkland		County designated historic parkland	
	1996	2001	1996	2001
BDC	N/A	793.82ha 4 parks	N/A	N/A
FHDC	N/A	0	N/A	N/A
IBC	N/A	84.22ha 2 parks	N/A	N/A
MSDC****	407.3ha 2 parks	407.3ha 2 parks	N/A	N/A
SEBC	N/A	1446.3ha 3 parks	N/A	N/A
SCDC	285 ha* 3 parks	415ha** 4 parks	1745ha 21 parks***	No change
WDC	490.8ha* 2 parks	No Change	N/A	N/A

\* Includes part of Henham Park which lies within both Suffolk Coastal and Waveney

\*\*Glemham Hall Park (Little Glemham) included on the Register of Parks and Gardens of Special interest

\*\*\*Includes nationally designated parklands

\*\*\*\*MSDC also contains 4 parks that are not on the register but warrant special protection (Haughley Park, Redgrave Park, Stowlangtoft Park and Thornham Park)

## Update

### General Objective

To protect and enhance the quality and local distinctiveness of Suffolk's landscape.

### Target

To ensure that 100% of historic parks and gardens are maintained and enhanced.

### Why this indicator?

This new indicator monitors the loss and gain of historic parks and gardens in Suffolk, measuring the ability of local authorities to safeguard and maintain these areas of recognised historic and landscape quality.

Historic parks and gardens are ordinarily the designed landscapes of the 18<sup>th</sup> and 19<sup>th</sup> centuries, though fragments of earlier gardens still survive. As such, historic parks and gardens are an important part of our heritage.

English Heritage registers all nationally important sites in the Register of Parks and Gardens of Special Historic Interest.

### Trend Analysis

Babergh contains the largest number of Nationally Important Parks whilst Forest Heath district has none. A review of the register has been undertaken throughout the county. Resulting from that review are a number of new entries and revisions to existing boundaries. The Repton parkland at Glemham Hall and the new boundaries at Heveningham Hall reflecting the significant restoration work there, providing respective examples. There has been no loss of nationally important parklands.

## Indicator 15

## Update

However, it would be erroneous if the Indicator simply monitored nationally registered parkland. Suffolk has a rich resource of parklands throughout the county, for example, Elvedon Hall in Forest Heath. These numerous parklands of county importance are recognised and afforded safeguarding in the County Structure Plan.

As an indication of this rich resource Suffolk Coastal has produced Supplementary Planning Guidance which delineates the boundaries of a further 17 parklands in its district which it considers to be of county-wide importance, including the unique landscapes associated with Bawdsey Manor, the ancient deer park of Staverton Thicks, and the Repton parkscape at Broke Hall Park.

### **Progression towards sustainable development**

The protection of historic parks and gardens makes an important contribution to sustainable development, as it is essential that our heritage be conserved for the education and enjoyment of present and future generations.

Concern is raised concerning whether adequate protection is being given on a consistent level throughout all Authorities to the significant number of historic parklands which may not be on the national Register of Parks and Gardens but which may be of county-wide significance. If, as is the case, the boundaries of these parklands are not delineated other than in Suffolk Coastal, the ability of a local planning authority to provide adequate protection must be questioned. To lose such parklands or parts thereof would not be safeguarding the heritage of the county and would not represent progression towards sustainable development.

## Indicator 15

## Update

### What issues arise for the future?

All Authorities within Suffolk need to be aware of the true extent of historic parklands within their area, not just those of national importance. There is a need for a consistent approach whereby parklands of countywide significance are identified, their boundaries accurately delineated, and their historic features safeguarded.

These historic parklands have developed over time through intensive management. To ensure their continued contribution to Suffolk's rich heritage requires improved management in the majority of cases. Local planning authorities need to consider how best they can support such improvements.

### Appropriateness of the indicator

The indicator is a good measure of the number of historic parks and gardens that have been lost and gained in Suffolk, in addition to providing a net figure.

### Requirement for new indicators

None



## Indicator 16

### NEW Indicator 16:

## Change in the Number of Commons and Village Greens

### Number of Registered Commons and Village Greens

District / Borough	Registered Commons	Registered Greens	Total
BDC	32	30	62
FHDC	7	8	15
IBC	1	0	1
MSDC	50	41	91
SEBC	22	43	65
SCDC	46	32	124
WDC	34	14	48
<b>Total</b>	<b>191</b>	<b>168</b>	<b>359</b>

**Note:** Figures do not sum to total as Ipswich Common extends into SCDC

## Update

### General Objective

To protect and enhance the quality and local distinctiveness of Suffolk's Landscape.

### Target

To ensure that 100% of commons and town/village greens are maintained and enhanced.

### Why this indicator?

This new Indicator monitors the loss and gain of Commons and village greens in Suffolk, measuring the ability of local authorities to safeguard and maintain these areas of recognised historic and landscape quality.

Common land is principally land over which a number of people enjoy shared rights. The land is typically privately owned. Town and village greens are pieces of land that have either been donated, or have never been owned, and are given over for the benefit and enjoyment of the community. Both landscapes are important for heritage purposes, and are also essential for recreation and for thriving communities, advocating preservation.

The Commons Registration Act, 1965, obligated all commons and commoners to be registered. Failure to register resulted in the discontinuation of any rights attached to the land. The 1965 act also requested the registration of town/village greens. Suffolk County Council maintains these registers.

### Trend Analysis

Ipswich and Forest Heath have the smallest number of commons and greens. However, irrespective of numbers such spaces form important and valuable green spaces. Elsewhere there are a

## Indicator 16

### Case Study – The Doorstep Greens Initiative (DGI)

The Countryside Agency, working in collaboration with the New Opportunities Fund, has awarded £12.9 million towards the Doorsteps Greens Initiative. This initiative awards grants that contribute towards the provision of “A multipurpose green space that meets the needs and desires of the local community.”

The DGI contributes to the concept of sustainable communities by targeting socially and economically disadvantaged groups and providing them with access to green spaces. The initiative aims to support 200 communities in planning, designing and managing their own multipurpose green spaces by 2006.

The DGI also visually contributes to the environment as derelict and disused land, concrete areas, agricultural land and poorly managed recreation ground and playing fields can be transformed.

## Update

significant number of these important spaces.

An increase in the number of greens can be seen over the reporting period. This can be attributed to the Millennium Greens Initiative, developed as a Countryside Agency project, and which has now evolved into the Doorsteps Greens Initiative.

### Progression towards sustainable development

Conserving commons and greens promotes sustainability by reinforcing the concept of community. The preservation of commons and greens could also encourage environmentally sustainable development by taking the lead in the protection of the landscape.

### What issues arise for the future?

The long-term futures of commons and village greens are safeguarded through non-planning legislation. However, whilst their physical mass may be safeguarded, the quality of these areas may be cumulatively eroded through incremental developments, such as parking encroachment when adjacent to highways or (over) use access ways across or through them.

The contribution of these spaces to quality of life offers important lessons for future developments. Such spaces often are at the heart of local communities, e.g. Westleton Village Green, and contribute to the community's well being. Planning authorities should seek to recreate such senses of place in new developments.

### Appropriateness of indicator?

The indicator needs to be expanded to include actual land coverage, as well as simply numbers of greens and commons.

### Requirement for new indicators

None

## NEW Indicator 17: Changes in Landscape Character Areas

Change in Suffolk Coast and Heaths – 2001  
Resurvey of 13 sample squares

Linear features	Total length in 13 squares	Total change in 13 squares	Land Use	Average % of 13 squares	Total change in 13 squares
Gappy Hedgerow	9100	450m loss	Woodland	6.6	0.5 ha loss
Continuous hedgerow	28496	628m gain	Scrubland and heath land	1.8	No change
Ditches	31447	175m gain	Grassland and marshland	23.4 7	8 ha loss/ 9.7 ha gain No change
Fences	12272	2943m gain	Cultivated land and set aside	50.9	4.2 ha loss/ 6.9 ha loss
Tree line	10621	542m gain	Wetland and coastal	4.8	No change
Streams/Rivers	9685	-	Development	5.5	No change
<b>Point Features</b>	<b>No.</b>				
Individual trees	728	12 loss			
Saplings	38	31 gain			
Groups of trees	104	1 gain			
Ponds	39	-			

### General Objective

To protect and enhance the quality and local distinctiveness of Suffolk's landscape.

### Target

To ensure that the character areas in Suffolk preserve their distinctive features.

### Why this indicator?

The principal, defining characteristic of the Suffolk landscape is its diversity. A variety of landscape features (linear and point) and land use create a rich mosaic of landscapes throughout Suffolk. This new Indicator monitors changes in the landscape across Suffolk and also acts as a proxy for how local diversity is faring.

The character areas of Suffolk are taken from the Countryside Agency's profile of the country. Seven Character Areas are present:

Breckland  
East Anglia Chalk  
High Suffolk Claylands

Broads  
Fens  
South Suffolk Claylands

Suffolk Coast and Heaths

Each character area reflects a unique and locally distinct part of Suffolk.

### High Suffolk Claylands Resurvey

Average Baseline of 12 one kilometre by one kilometre sample squares High Suffolk Claylands Character Area					
Linear Features	Total length in 12 squares (metres)	Total change in 12 squares	Land Use	Average % of 12 squares	Total change in 12 squares
Gappy Hedgerows	5219	No change	Woodland	6	0.8ha gain
Continuous Hedgerows	50861	118 gain	Scrubland	0.4	0.9ha gain
Ditches	47736	8m gain	Grassland and marshland	12	3.1ha loss 2.4ha gain
Fences	12162	577m gain	Heathland	0	No change
Tree lines	10847	50m loss	Farmland/Set aside	73.6	1.6ha gain 3.3ha loss
Streams/Rivers	4031	50m gain	Wetland and coastal	0.3	No change
Point Features	Number		Development	7.7	0.7ha gain
Individual trees	897	No change			
Saplings	56	49 gain			
Groups of trees	84	8 gain			
Ponds	79	5 gain			

Baseline data for this indicator is gained from The Landscape Recording Challenge, which commenced in 1999, undertaken through a partnership of Suffolk local planning authorities, the Suffolk Coast and Heaths project and the Suffolk East and Suffolk West Federations of Women's Institutes (WIs).

### Trend Analysis

The indicator reveals that, even within small periods of time recording, changes are occurring within our rural areas, albeit potentially subtle. Within those two character areas where interim resurveying has been undertaken (High Suffolk Claylands and the Suffolk Coast and Heaths), the most significant change is in the use of fencing as a boundary treatment, rather than the traditional form of hedging typical to these Landscape Character areas.

### Progression towards sustainable development

The preservation of important landscape features contributes to sustainable development socially by improving current and future generations' quality of life. Conserving landscape features such as hedgerows and trees contributes to the environmental aspect of sustainable development by increasing biodiversity. Finally, maintaining the character and essential setting of Suffolk contributes to the economic element of sustainable development by promoting tourism in the locality.

### What issues arise for the future?

There needs to be longer periods of surveys before trends can be fully appreciated and analysed accordingly.

Retaining the distinctiveness of the various landscape character areas is a challenge that not only faces Suffolk's Local Authorities but all organisations and individuals involved in the husbandry of our

## Indicator 17

### Suffolk Coast and Heaths Area – baseline

49 squares (each square: one kilometre by one kilometre)

LINEAR FEATURES	Figures are average per square		
	Average Length	LAND USE	Average %
Hedgerows	2461	Woodland	8.4
Ditches	1968	Scrubland and heath land	3.7
Tree Line	844	Grassland and marshland	19.1
Streams/rivers	675	Cultivated land and set aside	59.3
POINT FEATURES	Number	Water and coastal	4.0
Individual trees	42	Development	5.6
Groups of trees	8		
Ponds	3		

### High Suffolk Claylands – baseline

47 squares (each square: one kilometre by one kilometre)

LINEAR FEATURES	Figures are average per square		
	Average Length	LAND USE	Average %
Hedgerows	4082	Woodland	4.7
Ditches	2152	Scrubland and heath land	1.6
Tree Line	720	Grassland and marshland	6.9
Streams/rivers	504	Cultivated land and set aside	80.3
POINT FEATURES	Number	Water and coastal	0.4
Individual trees	42	Development	6.0
Groups of trees	7		
Ponds	6		

## Update

countryside. Decision making and grant giving can influence, in part, such distinctiveness but the greatest challenge is educating each individual in the role they have to play within the wider environment. Publicity and awareness raising, whilst being a Council activity, should also be the responsibility of society at large.

The distinctiveness of each character area means that different ways of managing the countryside that appreciate their innate qualities in planning decisions are required.

### Appropriateness of indicator?

The indicator is a good measure of the level of protection afforded to important landscape features by local authorities. It also enables a wider appreciation of how the distinctiveness of our Character Areas is faring.

### Requirement for new indicators

The indicator is adequate.

## South Suffolk Claylands Area – baseline

46 squares (each square: one kilometre by one kilometre)

Figures are average per square			
LINEAR FEATURES	Average Length	LAND USE	Average %
Hedgerows	3272	Woodland	7.8
Ditches	1167	Scrubland and heath land	0.4
Tree Line	1639	Grassland and marshland	8.9
Streams/rivers	536	Cultivated land and set aside	77.3
POINT FEATURES	Number	Water and coastal	0.7
Individual trees	38	Development	5.0
Groups of trees	5		
Ponds	3		

## Broads Area – baseline

4 squares (each square: one kilometre by one kilometre)

Figures are average per square			
LINEAR FEATURES	Average Length	LAND USE	Average %
Hedgerows	2570	Woodland	8.5
Ditches	5150	Scrubland and heath land	5.8
Tree Line	1210	Grassland and marshland	47.0
Streams/rivers	381	Cultivated land and set aside	23.2
POINT FEATURES	Number	Water and coastal	8.0
Individual trees	45	Development	7.5
Groups of trees	4		
Ponds	2		

## Indicator 18:

### Changes in the Area of Woodland

#### Changes in the area of woodland in Suffolk by type 1980-2001

	1980 (approx)		2001	
	Area (hectares)	% of Total	Area (hectares)	% of Total
Broad-Leaved Woodland	13500	47.9%	15466	49.2%
Coniferous Woodland	13400	47.5%	10313	32.8%
Mixed Woodland	1300	4.6%	3526	11.2%
Open Space with Woodland			1792	5.7%
Other	0	0.0%	339	1.1%
<b>Total</b>	<b>28200</b>	<b>100%</b>	<b>31436</b>	<b>100%</b>

**Source:** National Inventory of Woodland and Trees - County Report for Suffolk (2002)

#### Other Suffolk woodland information:

- There are 5.1 million live trees outside woodland areas
- The total surface area of woodland >0.1ha in Suffolk is 31 453ha (8.3% of the county's land area). This is an increase from the 1997 figure of 28 211ha (7.4% of the county's land area)

**Source:** National Inventory of Woodland and Trees - County Report for Suffolk (2002)

#### General Objective

To protect and enhance the quality and local distinctiveness of Suffolk's landscape.

#### Target

To ensure that there is a net gain of wooded areas, especially of 'native' broad-leaved woodland.

#### Why this indicator?

Woodlands form a highly significant part of Suffolk's biodiversity and landscape, with regionally important flora and fauna found within them. The vast majority of Suffolk's 'wild' woodland cover has been removed over the past thousand years, so it is important to recognise the need to restore land to woodland.

Woodlands are also very popular recreation areas. Thetford Forest (Forest Heath and St Edmundsbury) has many miles of walking and cycling trails, and is also the headquarters of the British Trust for Ornithology. Ramblers, dog-walkers and naturalists heavily use many thousands of smaller woodlands elsewhere in Suffolk.

The role of woodland as a carbon 'sink' is becoming increasingly important in the post-Kyoto world. Increasing the number and area of woodlands can help reduce net carbon dioxide emissions into the atmosphere, although the exact role of trees as a carbon sink is a cause of controversy.

A rise in the percentage of Suffolk covered by woodland would indicate that the various vital roles that woodland plays in the work and life of Suffolk has been recognised.



## Indicator 18

## Update

### Trend Analysis

The figures show that, since 1980, there has been a welcome rise in tree cover in Suffolk by almost 1 percentage point to 8.3%. The figures also show that this gain has been in broad-leaved and mixed woodlands; coniferous woodland has seen a decline of over 3000 hectares in the past 20 years.

### Progression towards sustainable development

The increase in broad-leaved and mixed woodlands during the 80s and 90s clearly indicates a change in the philosophy of woodland management. The monoculture of coniferous woodland was particularly popular during most of the 20<sup>th</sup> Century – helped by generous subsidies - but their low biodiversity, high fire risk, soil acidification and other problems were eventually recognised and subsidies were switched to broad-leaved woodland. New – and extensions to old - woodlands are encouraged to be of as wide a mix as possible, maximising the use of native British species. Increasing the species mix in woodlands increases the biodiversity, which in turn attracts more people on recreational trips. The Suffolk results show the increased broad-leaved and mixed woodland cover, a welcome contribution towards sustainable development.

### What issues arise for the future?

There are over 10 000 small woods (of less than 2 hectares) in Suffolk, and it is estimated that 80% of them are in varying stages of neglect or are under-managed. A key challenge for the future will be reversing this neglect. It is to be hoped that examples of local people taking on the challenge of managing 'their' local wood for the benefit of all – such as at Gunton Woods in Waveney – will become increasingly numerous.

## Indicator 18

## Update

In terms of new woods and larger woods, the challenge will be to plant/re-plant them imaginatively, maximising the use of Suffolk native species and also maximising the recreational potential of such areas. With global warming expected to change the natural assemblage of woodlands in Suffolk over the next few hundred years (the lifetime of an average tree), it will be important that the species mix is such that woods are able to naturally adapt to changing patterns of temperature and rainfall. The creation of wildlife corridors between woodlands, particularly between ancient and new woodlands, will also be an important issue for the future.

### **Appropriateness of indicator?**

This indicator is the most appropriate measure of woodland cover in Suffolk.

### **Requirement for new indicator**

Not required.

## Background B9: Planning Activity in Designated landscape areas

Previously **Indicator L1 (1996)**: Number and Percentage of applications in designated landscape areas refused

**Indicator L2 (1996)**: Number and Percentage of applications in designated landscape areas approved

### Number and Percentage of applications in designated landscape areas refused

District / Borough	1997-1998		1998-1999		1999-2000		2000-2001	
	No.	%	No.	%	No.	%	No.	%
BDC	15	12%	N/T	N/T	19	15%	N/T	N/T
FHDC	N/T	N/T	5	16%	2	5%	6	9%
IBC	NOT APPLICABLE							
MSDC	7	16%	9	18%	5	10%	4	10%
SEBC	4	11%	1	5%	6	15%	9	22%
SCDC	26	10%	24	12%	41	18%	42	17%
WDC	12	15%	12	14%	13	15%	12	12%
SCC	2	7%	2	15%	1	10%	1	8%
<b>TOTAL</b>	66	11%	53	13%	87	15%	74	15%

### General Introduction

Within designated landscape areas, the planning system has a responsibility to ensure that any development is in keeping with the inherent character of the location and does not have any detrimental impact, either physically or aesthetically, upon the factors that make the area of such importance.

### Why this 1997/98 baseline information?

The 1996 indicators were intended to monitor the refusal and approval of planning applications in designated landscape areas, to try to form a measurement of the ability of local authorities to protect and enhance areas of recognised landscape quality.

### Trend Analysis

The tables illustrate that the proportion of applications refused in designated landscape areas across the county have remained relatively constant for the duration of the monitoring period, indicating that local planning policies are achieving their purpose of consistency of approach.

The high denominators relating to Suffolk Coastal, Waveney and Babergh is explained as these 3 authorities have the largest areas covered by landscape designations and numerous settlements within such designations. Aldeburgh, for example, lies within the Suffolk Coast and Heaths AONB. Consequently more applications are likely to be submitted and, therefore, recorded for this indicator. Conversely, Ipswich Borough does not contain designated landscape. Consequently, this background information is not considered applicable.

### Number and Percentage of applications in designated landscape areas approved

District / Borough	1997-1998		1998-1999		1999-2000		2000-2001	
	No.	%	No.	%	No.	%	No.	%
BDC	107	88%	N/T	N/T	107	85%	N/T	N/T
FHDC	13	100%	27	95%	36	95%	59	91%
IBC	NOT APPLICABLE							
MSDC	38	84%	40	100%	46	90%	36	90%
SEBC	31	89%	19	96%	33	85%	32	78%
SCDC	226	90%	177	91%	185	82%	210	83%
WDC	67	85%	74	100%	76	85%	86	88%
SCC	26	93%	11	97%	9	90%	11	92%
<b>TOTAL</b>	508	89%	348	96%	492	85%	434	85%

### Measurement problems and future of data

Development control data has been consistently collated across all Planning Authorities within the county. This has provided quantifiable data to show general activity throughout the designated landscapes. However, qualitative analysis for this information has had to be limited due to

- The actual volume of applications being triggered
- The resource constraints, limiting data analysis

In addition to the above limitations, the 1996 indicators are very much influenced by what has actually been submitted during the reporting period – the local planning authorities have little influence over what is being submitted. These indicators also fail to account for the deterrence effect of strong Local Plan policies protecting such designations.

Consequently, this information is not considered SMART; Whilst, over the five years, consistency in planning activity within the designated landscapes can be established it is now intended that this data is no longer collected, allowing alternative SMART Indicators to be developed.

### Background B10 & B11:

#### B10: Planning Activity in Historic Parks and Gardens

#### B11: Planning Activity on Commons and Town / Village Greens

Previously **Indicator L4 (1996)**: Number and area of commons and village greens lost or potentially damaged as a result of development.

**Indicator L5 (1996)**: Number of applications refused in, or with a reason for refusal relating to historic parks and gardens or commons and village greens.

**Indicator L6 (1996)**: Number of applications approved which include safeguarding conditions or agreements, which specifically relate to historic parks and gardens, or commons and town/village greens.

### General Introduction

The planning system has a role to play in ensuring the continued protection of commons and town and village greens, thereby ensuring their viability as shared recreational spaces for the community.

The District's also have a responsibility, through the planning decisions that they take, to ensure that adverse impact upon the Suffolk's historic landscape is minimised.

### Why this 1997/98 baseline information?

The 1996 indicators were intended to monitor the degree of protection offered to historic parks and gardens and commons and village greens through the planning system.

### Trend Analysis

The 1996 indicators have been triggered by St Edmundsbury, Suffolk Coastal, Waveney and Mid Suffolk authorities. Suffolk Coastal's predominance in triggering this indicator can be explained by its additional Supplementary Planning Guidance (SPG) - explained in more detail under new indicator 15.

Whilst small in number it is of potential concern that the majority of development being approved relates to the construction of accesses across village greens, indicative of the character of many Suffolk villages with the green/ common forming a core around which houses have become established. Such access arrangements, whilst they may have a limited impact individually could, cumulatively, begin to erode the character and nature of a green/common. Care should be taken that the cumulative impact is given due consideration and, potentially alternative means of access arrangements considered. During the monitoring period applications

## Background B10 & B11

### Number of commons and village greens lost or potentially damaged as a result of development.

District / Borough	1997-1998	1998-1999	1999-2000	2000-2001
BDC	N/T	N/T	N/T	N/T
FHDC	N/T	N/T	N/T	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	N/T	1	4	N/T
SEBC	N/T	1	N/T	2
SCDC	12	3	1	4
WDC	N/T	N/T	2	N/T
<b>TOTAL</b>	<b>12</b>	<b>5</b>	<b>7</b>	<b>6</b>

### Number of applications refused in, or with a reason for refusal relating to historic parks and gardens or commons and village greens.

District / Borough	1997-1998	1998-1999	1999-2000	2000-2001
BDC	N/T	N/T	N/T	N/T
FHDC	N/T	N/T	N/T	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	1	N/T	N/T	N/T
SEBC	N/T	N/T	N/T	N/T
SCDC	1	2	3	3
WDC	N/T	N/T	N/T	N/T
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>

## Update

were refused rather than conditioned, accentuating the value attributed to these landscapes.

The analysis indicates that there are generally a very small number of planning applications in historic parks and gardens reflecting the value and level of protection afforded to these landscapes. Development, where approved, is typically beneficial to historical parks and gardens, further enhancing the parklands or improving visitor management to such areas.

### Measurement problems and future of data

The 1996 indicators are not considered SMART as they are very much dependent upon what is being submitted as a planning application. Whilst, over the five years only a small number of applications have been submitted a consistency in planning approach can be ascertained to proposals in this designated landscapes. It is now intended that this data is no longer collected, allowing alternative SMART Indicators to be developed.

Number of applications approved which include safeguarding conditions or agreements, which specifically relate to historic parks and gardens or commons and village greens

District / Borough	1997-1998	1998-1999	1999-2000	2000-2001
BDC	N/T	N/T	N/T	N/T
FHDC	N/T	N/T	N/T	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	N/T	N/T	N/T	N/T
SEBC	N/A	N/A	2	N/T
SCDC	2	1	N/T	N/T
WDC	N/T	N/T	N/T	N/T
<b>TOTAL</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>N/T</b>



# Chapter 2

## Introduction to Biodiversity

Biodiversity is the variety of life found on Earth, including the whole range of mammals, birds, reptiles, amphibians, fish, insects, and other invertebrates, plants, fungi and micro-organisms. It goes beyond the actual number of species and includes the variability within species and the assemblages of plants, animals and micro-organisms that form ecosystems and natural habitats. Biodiversity: the UK Action Plan, published in January 1994, set its overall goal as:

- To conserve and enhance biological diversity within the UK and to contribute to the conservation of global biodiversity through all appropriate mechanisms.
- Biodiversity: the UK Action Plan involves the drawing up of National Action Plans, which establish targets to be applied at local (county) level.

Many people appreciate that the local planning authorities protect existing designated sites ranging from the international to the local through the control of development in line with Structure and Local Plans. However, over recent years there has been a growing recognition that conserving biodiversity extends beyond this network of protected habitats. A range of wildlife and habitats are found throughout the countryside, coast and the urban areas of Suffolk. Numerous features contribute to the network that is essential to the maintenance of Suffolk's biodiversity.



# Chapter 2

## Facts at a glance

- The emphasis on biodiversity is now requiring the planning system to care for the wider surroundings and not simply to protect the network of designated sites.
- Suffolk's contribution to the Country's wealth of biodiversity is highlighted by continuing progress in confirming European designations and designating additional SSSI's (now covering 8% of the county).
- No internationally or nationally designated sites have been lost through decisions by the local planning authorities. However, with so much of its area covered by ecological and landscape designations complacency is a danger.
- Suffolk's Biodiversity Action Plans are becoming integrated with the planning system, albeit at different speeds between Authorities.
- Threatened species and habitats need not conflict with the ever-increasing pressures from development. Careful management, compensatory provision and even new habitat creation may overcome difficulties.



**Key Challenges – social issues:**

- To educate and raise awareness of global and local implications of the loss of biodiversity

**Key Challenges – environmental issues:**

- Conserving and enhancing biodiversity

**SUSTAINABLE OBJECTIVE FOR  
BIODIVERSITY:**

**“To protect and enhance biodiversity  
throughout the county”**

**Key Challenges – economic issues:**

- To appreciate the real economic value of biodiversity

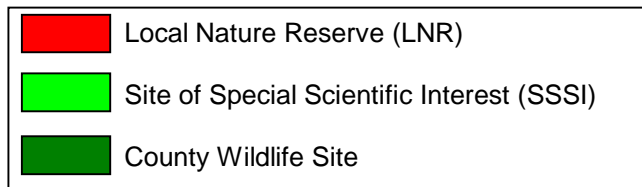
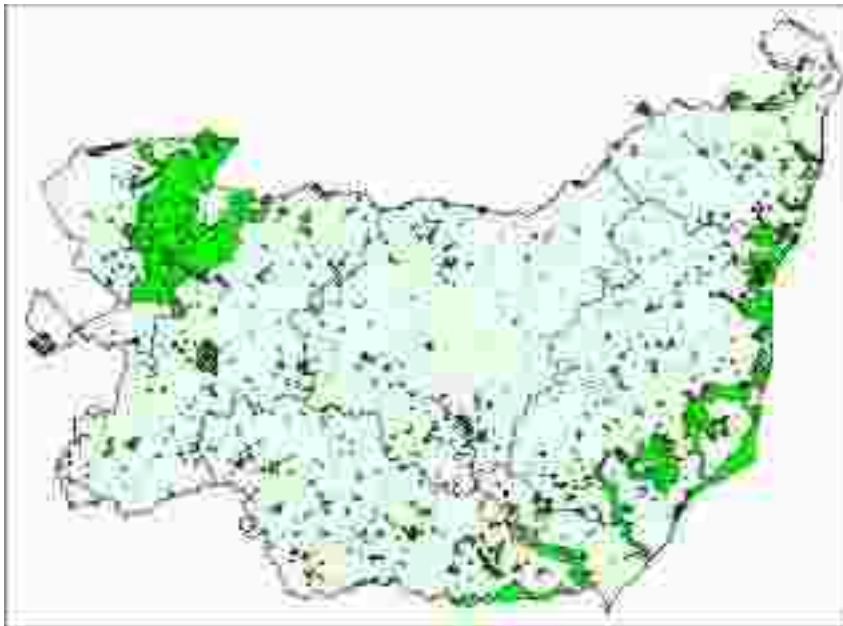
**Key Challenges – resource issues:**

- To protect habitats through minimising pollution and development encroachment and fragmentation

## Indicator 19

### New Indicator 19: Change Number and Area of Designated Ecological Sites

#### Location of Designated Ecological Sites in Suffolk, 2001



## Update

### General objective

To protect and enhance biodiversity throughout the county.

### Target

No loss in the number and area of ecological designations.

### Why this indicator?

Within the county, a hierarchy of sites of nature conservation importance has been established, and relevant sites designated. These range from sites which are internationally and nationally recognised, supporting the rarest of habitats and species, to sites worthy of local designations, which, although they do not meet the criteria for national and international designation, are nevertheless locally important and warrant protection from damaging forms of development.

The information on ecological designations, in terms of simple numbers, was first collected in 1996 as background information. More recently it has been considered that this information could provide a useful outcome indicator if the number and area of designations is monitored. Changes in the number and area of ecological designations will assist in assessing the extent to which the quality of the county's biodiversity is being protected.

### Trend analysis

Further information on each of the designations analysed can be found towards the end of this indicator.



### Wetlands of International Importance (RAMSCAR Sites) in Suffolk, (December 2001)

Designated	Change from 1996	Area (Ha)	District
Alde-Ore	None	2546.99	SCDC
Broadland	None	5488.61	WDC
Deben Estuary	None	978.93	SCDC
Minsmere-Walberswick	None	2018.92	SCDC
Redgrave and South Lopham Fens	None	127.09	MSDC
Stour and Orwell Estuaries		3323.62	SCDC, BDC

### Special Protection Areas (SPA's) in Suffolk, (December 2001)

Designated (Proposed)	Change from 1996	Area (ha)	District
Alde-Ore Estuary	None	2416.87	SCDC
Benacre – Easton Bavents	None	516.83	WDC
(Brecklands)	None	39987.6	FHDC, SEBC
Deben Estuary	None	978.93	SCDC
Broadland	None	5462.4	WDC
Minsmere- Walberswick	None	2018.92	SCDC
Stour and Orwell Estuaries	None	3323.62	SCDC, BDC

### Change in Sites of Special Scientific Interest in Suffolk, 1996-2001

District / Borough	1996 (No. only)	2002	
		No.	Area (ha.)
BDC	18	51	2560.42
FHDC	24	59	12374.69
IBC	3	2	43.64
MSDC	26	36	425.72
SEBC	22	52	4681.59
SCDC	43	71	10362.31
WDC	11	12	1064.29
<b>Total</b>	<b>140</b>	<b>283</b>	<b>31512.66</b>

### International/ European Designations

#### RAMSAR sites

Ramsar sites within Suffolk have not altered since monitoring began in 1996. It is unlikely that further sites of this nature will be designated due to the specific requirements of the designation.

#### Special Protection Areas (SPAs)

Within Suffolk there are currently 6 designated SPAs, and one further site proposed for designation. This situation has remained unchanged since the data was first collected in 1996.

#### Special Areas Of Conservation (SACs)

Within Suffolk there are now eleven designated SACs. Eight of these were at the stage of being proposed when the information was first collated in 1996. These have now all been confirmed. In addition a further three sites (shown in bold in the table overleaf) have been designated.

### National Designations

#### National Nature Reserves (NNRs)

Designated NNRs within Suffolk have remained unchanged since 1996 with three sites in Suffolk Coastal, two in Forest Heath and one each in Mid-Suffolk, St Edmundsbury and Waveney.

#### Sites Of Special Scientific Interest (SSSIs)

The table, below left, shows the distribution of the 283 SSSIs within Suffolk. It is clear that over the reporting period there has been a significant increase in the number of SSSI designations in Suffolk. In 1996 approximately 4% of the county was covered by this particular designation. This has now doubled with very significant tracts of land

### Change in County Wildlife Sites in Suffolk, 1996-2001

District / Borough	1996 (No. only)	2002	
		No.	Area (ha.)
BDC	141	153	1539.14
FHDC	55	59	674.59
IBC	20	20	490.28
MSDC	148	159	1317.93
SEBC	128	135	3829.23
SCDC	191	200	3552.64
WDC	105	114	1694.88
<b>Total</b>	<b>787</b>	<b>841</b>	<b>18970</b>

### Change in Local Nature Reserves in Suffolk, 1996-2001

District / Borough	1996 (No. only)	2002	
		No	Area (ha.)
BDC	6	4	95.66
FHDC	0	1	18.99
IBC	0	4	36.25
MSDC	3	5	23.33
SEBC	0	0	0
SCDC	2	3	66.4
WDC	2	2	38.27
<b>Total</b>	<b>13</b>	<b>19</b>	<b>280.46</b>

### Special Areas of Conservation (SACs) in Suffolk (December 2001)

Change from 1996		Area (ha)	District
Alde, Ore and Butley Estuaries	New	1561.53	SCDC
Benacre – Easton			
Bavents Lagoons	Designated	366.93	WDC
Breckland	Designated	7548.06	FHDC, SEBC
Devil s Dyke	New	8.02	FHDC
Dew s pond	New	6.74	SCDC
Minsmere – Walberswick			
Heaths and Marshes	Designated	1265.52	SCDC
Orfordness – Shingle St.	Designated	901.19	SCDC
Rex Graham	Designated	2.67	FHDC
Staverton Park and Thicks	Designated	81.45	SCDC
The Broads	Designated	5865.6	WDC
W aveney and Little Ouse Fens	Designated	193.18	SEBC, MSDC

within Forest Heath and Suffolk Coastal being recognised as being of national ecological importance.

One particular reason for the significant increase in the number of designations has been the reclassification of a large number of County Wildlife Sites to SSSI status.

### Local Designations

#### County Wildlife Sites (CWSs)

Despite the significant upgrading of many CWSs to SSSI status, there has been a continuing increase in the number of CWSs in all Districts, apart from Ipswich Borough. Approximately 4% of the county's land area is now covered by a CWS designation. Interestingly, whilst CWSs cover only about half of the extent of SSIs in terms of area, there are virtually three times as many CWSs as SSIs. This gives a clear indication of the nature CWSs; many designations are very small in area. For example, the majority of grassland CWSs cover less than 2 hectares and are separated by large tracts of intensively farmed land.

#### Local Nature Reserves (LNRs)

The number and area of LNRs is small in comparison to the other ecological designations, possible because the main onus of designation and management lies upon local planning authorities.

Over the monitoring period there has been a general increase in LNR designations, particularly in Ipswich. Two LNRs have been lost in Babergh, but these were not lost due to planning activity.

### Additional Information on Designation Levels

#### **RAMSAR Sites**

The Ramsar Convention on the Conservation of Wetlands of International Importance, ratified by the UK Government in 1976, requires the protection of wetlands that are of international importance, particularly as waterfowl habitats. The UK's implementation of their obligation is primarily through designating these sites as Sites of Scientific Interest (SSSI). All sites are protected through the planning system.

In the UK there are listed some 125 sites covering 517,340 hectares. In 1998 the UK published actions and targets for implementation of the 'Ramsar Strategic Plan'. To date progress is still monitored.

#### **SPA's and SAC's**

SPAs are designated under EC Directive on the Conservation of Wild Birds. SACs require designation under the EC Habitats Directive. The Directive aims to contribute to biodiversity through conserving natural habitats and wild flora and fauna of community importance. Classified SPAs and candidate SACs together form the European Natural network; a network of sites of ecological importance at the European level enabling the maintenance of natural habitat types, and habitats of species listed in the 1992 Habitats Directive.

#### **NNR's**

NNR's are declared by English Nature under the National Parks and Access to the Countryside Act, 1949 or the Wildlife and Countryside Act, 1981. These areas are of national or international importance and have a dual function of protecting the most important habitats and providing the opportunity for detailed scientific research.

#### **SSSI's**

Sites of Special Scientific Interest are identified by English Nature under the Wildlife and Countryside Act (1981). These sites are nationally important and represent the best examples of biological, geological and physiological features in the UK.

#### **County Wildlife Sites**

To safeguard all valuable areas for wildlife in Suffolk, the Suffolk Wildlife Trust in partnership with Suffolk County Council, English Nature and Suffolk

### Progression towards sustainable development

The core attributes of sustainability involve environmental, social and economic stability. For the county to successfully begin to work towards sustainable development, the concepts of nature conservation and the environment need to be considered alongside the other core attributes. Without a rich habitat and species diversity, people's quality of life will be reduced, ultimately leading to unsustainable development.

Planning authorities are in a strong position to ensure that biodiversity issues are covered in both the policy-making process and development control stages in planning.

In addition, local authorities are also empowered to influence nature conservation and biodiversity in other ways. The Countryside Act 1968, states: "in exercising of their functions relating to land under any enactment every...public body shall have regard to the desirability of conserving the natural beauty and amenity of the countryside".

The progress in confirming the proposed SACs and the designating of additional European SACs together with the designation of additional SSSIs and more locally determined designations represents a continuing acknowledgement of the important role the county has to play in safeguarding the nation's biodiversity. The continuing designations also reveal a commitment to sound management practises throughout many parts of the county.

There has been virtually no loss of ecological designations through the planning system indicating a commitment by all local planning authorities to protection of designated ecological sites.



## Indicator 19

Biological Records Centre, have since 1989 compiled and updated a register of County Wildlife Sites (CWS). The Register includes all unprotected sites of county or regional importance.

### Local Nature Reserves

Local Nature Reserves can be established by local planning authorities under the National Parks and Access to the Countryside Act 1949 following consultation with English Nature. They are designated for their nature or geological interest, providing valuable opportunities for people to enjoy and learn about biodiversity.

## Update

### What issues arise for the future?

Local planning authorities are only one player in the protection of ecological sites. Much is dependent upon continuing good husbandry of the actual land. Education and awareness raising of the importance of such sites is continually needed.

A significant amount of the county is designated. There is therefore, a danger of:

- Familiarity breeding contempt. The importance of Suffolk's contribution to the overall country's wealth of biodiversity should not be underestimated and can easily be overlooked. Whilst there may be significant coverage of the county any loss of any designated land would be serious.
- Ever increasing pressures upon the finite land resource. Undoubtedly competing pressures will increase, yet the majority of designated sites are irreplaceable e.g. ancient woodlands.

### Appropriateness of indicator

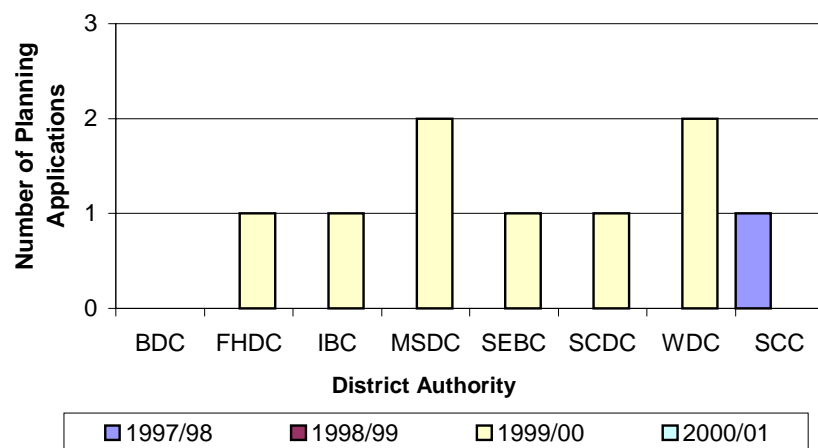
The indicator provides a clear measure of the objective.

### Requirement for new indicator

The indicator would benefit from more detailed analysis regarding net loss and gains and the reasons for loss, whether it be through planning activity, poor management or other reasons.

## Indicator 20: Change in Number of Nature Conservation Sites Lost or Damaged as a Result of Development

Number of sites designated as of nature conservation value lost or damaged as a result of development



District / Borough	1997/98	1998/99	1999/00	2000/01
BDC	N/T	N/T	N/T	N/T
FHDC	N/T	N/T	1	N/T
IBC	N/T	N/T	1	N/T
MSDC	N/T	N/T	2	N/T
SEBC	N/T	N/T	1	N/T
SCDC	N/T	N/T	1	N/T
WDC	N/T	N/T	2	N/T
SCC	1	N/T	N/T	N/T

### General objective

To protect and enhance biodiversity throughout the county.

### Target

To ensure no loss or damage to designated sites.

### Why this indicator?

This indicator reveals how much pressure is exerted upon designated ecological sites, indicating the level of threat that development poses and assessing whether proper consideration relating to nature conservation is given.

### Trend analysis

Over the last year all statutorily protected nature conservation sites have been protected in planning decisions with no development being approved which would result in the loss or potential loss of such a site.

Since 1996, 9 applications have been approved in total that may adversely affect designated sites within the county. All affected sites are designated County Wildlife Sites.

### Progression towards sustainable development

Local authorities have long considered nature conservation when determining planning applications in order to protect and enhance biodiversity throughout the county. The level of protection given to these designated areas has been significant over the monitoring period. No internationally or nationally designated sites have been affected by decisions by the local planning authorities. Overall, the authorities are contributing to a sustainable and diverse environment in Suffolk.

## Indicator 20

### Case Study – CWS loss in Forest Heath

PPG 9, paragraph 27, states that, although nature conservation is a material consideration in determining many planning applications, Local Authorities should not refuse permission if development can be subjected to conditions that will prevent damaging impacts on wildlife habitats of important physical features, or if other material factors are sufficient to overcome nature conservation considerations.

One application, submitted to Forest Heath District Council, proposed the change of use of natural grassland to residential garden. The amenity land formed part of the College Heath County Wildlife Site, an area of Breck grassland, notable for its rare plants, particularly the nationally rare sand catchfly.

Despite strong policies in both the County Structure Plan (ENV19) and in the Authority's own Local Plan the application was approved in June 1999. The result was partial loss of a CWS and the partial loss of a BAP habitat, Breck grassland. In determining the application, the District Council found that the proposal was unlikely to compromise the nature conservation value of the site and would be difficult to refuse considering that the area of open grassland appeared to be of little nature conservation value.

## Update

Although CWSs have been the least protected designated site, indicating that on occasion there may have to be some adverse impacts upon these sites, no negative change can be seen within the overall figures because of the high number of CWS designations being made year on year.

### What issues arise for the future?

The habitat regulations and Countryside and Rights Of Way (CROW) Act give strong protection to SPAs, SACs and SSSIs. However, the CROW Act does not extend this protection to non-statutory sites. These sites need further protection through new/or-revised guidance; the long awaited revision of PPG9: Nature Conservation may give clear protection for 'wildlife sites' like CWSs.

The demands of Government, to preferentially develop brownfield land, are revealing the importance of some such sites as wildlife havens within otherwise built up areas. Due consideration must be given to the wildlife value of such brownfield sites, rather than the pursuit of brownfield developments occurring at all costs.

Continuing to raise awareness regarding the important ecological resource Suffolk offers in terms of biodiversity is also required.

### Appropriateness of this indicator?

The indicator currently fails to address the extent of damage caused by development. More detailed analysis and reporting separately those sites lost and those sites part damaged through development proposals would be beneficial. Partnership working with Suffolk Wildlife Trust may offer an opportunity for this detail to be investigated.

## Indicator 20

## Update

### Requirement for new indicator(s)

The indicator would benefit from more detailed analysis separating out those sites lost and those sites part damaged through development proposals.

## Indicator 21

### New Indicator 21: Protection of Suffolk's biodiversity through sampling

This indicator is measured through a working partnership between Suffolk Wildlife Trust and Suffolk Local Authorities.

Statistics used in this indicator have been collated from correspondence sent from Suffolk Wildlife Trust to Local Authorities.

#### Sample Action Plans Utilised in this Indicator:

##### *Habitat Biodiversity Action Plans*

Lowland Heathland

Lowland Dry Acidic Grassland

##### *Species Biodiversity Action Plans:*

Great Crested Newts

Bats

Definitions of each action plan are given as an appendix to this indicator.

## Update

### General objective

To protect and enhance biodiversity throughout the county.

### Target

To move, year on year, towards a greater integration between the Suffolk Local Biodiversity Action Plan (SLBAP) and the planning process.

### Why this indicator?

This is a new indicator being trialed through use of two Habitat Action Plans and two Species Action Plans. Whilst there may be difficulties in making the Indicator SMART it is considered that there is now a need to achieve integration between the planning process and the SLBAP. This indicator has been devised through partnership working with Suffolk Wildlife Trust.

The indicator, through looking at a sample of Action Plans (APs) will identify how planning activities impact upon and take into account the SLBAP.

### Trend Analysis

#### *Lowland Heathland and Lowland Dry Acidic Grassland*

In total, 49 applications relate to sites consisting of either lowland heathland and/or dry acid grassland. In most instances the proposal was approved with no safeguarding condition or informative relating to the Habitat Action Plan (HAP). Similarly where refusals occurred, no reference was made to this habitat. Only Suffolk Coastal Authority appears to have regularly taking into account the HAP, potentially due to awareness of the importance of the Sandlings habitat and endeavours by that Authority to implement certain elements of the Action Plans' targets, including the re-establishment of parts of this habitat.

## Indicator 21

### Consideration of Habitat Action Plans in Planning Decisions

District / Borough	Number of Applications			
	Approved		Refused	
	Total 1999-2001	With safeguarding condition relating to HAP	Total 1999-2001	With a reason relating to an HAP
BDC	2	0	0	0
FHDC	2	0	0	0
IBC	4	0	0	0
MSDC	12	1	1	0
SEBC	8	1	0	0
SCDC	9	2	5	5
WDC	4	1	2	0
<b>Total</b>	<b>41</b>	<b>5</b>	<b>8</b>	<b>5</b>

Source: Suffolk Wildlife Trust

### Consideration of Great Crested Newt Species in Planning Decisions

District / Borough	Applications Approved			Applications Refused	
	Total	where a survey was carried out prior to decision	which include a condition to safeguard the species	Total	on the grounds that the species was present
BDC	1	0	0	1	0
FHDC	N/T	N/T	N/T	N/T	N/T
MSDC	6	0	1	2	1
SEBC	4	0	2	1	1
SCDC	1	1	0	0	0
WDC	1	0	0	2	0
<b>Total</b>	<b>13</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>2</b>

Source: Suffolk Wildlife Trust

## Update

The table identifies all applications, which have threatened this protected SLBAP habitat. The triggered applications are undesignated areas of land, which hold no statutory protection attached to them. Currently, local authorities are not required to enforce measures to safeguard this habitat when undesignated. Future monitoring would anticipate more applications having regard to the SLBAP. This would see planning departments acknowledging biodiversity using the SLBAP as a tool to protect locally important habitats.

The numbers of applications triggered are likely to fall also, as more sites are being designated as SSSI and CWS.

#### *Great Crested Newts*

During this year of monitoring it would appear that only a few applications have triggered this indicator. However, as this species is widespread in Suffolk, it is likely that, at present, not all planning applications are using a safeguarding condition on related sites to protect Great Crested Newts.

#### *Bats*

When Local Authorities are notified that an application may affect a known bat roost it appears usual practice for most authorities to apply conditions to safeguard the presence of these animals. As a protected species, it is an offence to damage, destroy or obstruct access to any structure or place that bats use for shelter or protection, or to disturb bats whilst occupying the structure or place they use for that purpose. It is important for applicants to be made aware of their obligation. Only Forest Heath and Mid Suffolk appear to be omitting such conditions although the latter does at least use an informative.

However, the picture is very different on sites that are not 'known bat roosts' but do include aspects to suggest that bats could be present. These applications that threaten 'potential bat roost' sites are not

### Consideration of presence of Bat Species in Planning Decisions

District / Borough	No. of SWT letters sent	No. of applications including a condition to safeguarding bats	No. of applications including an informative safeguarding bats
<b>Known Bat Roost</b>			
BDC	1	1	0
FHDC	2	0	0
MSDC	3	1	2
SEBC	4	4	0
SCDC	2	2	0
WDC	1	1	0
<b>Potential Bat Roost Sites</b>			
BDC	12	4	5
FHDC	2	0	0
MSDC	10	1	5
SEBC	22	4	16
SCDC	10	6	1
WDC	4	3	0

**Source:** Suffolk Wildlife Trust

given the same significance as approved developments in known 'bat roosts'. A significant number of consents have an informative relating to the possible presence of bats. Only few authorities actually put safeguarding conditions on the application to safeguard the species if bats were present.

### Progression towards sustainable development

Biodiversity is a relatively new concept for many people, including local planning authorities. There is evidence that some authorities have embraced this concept, and the importance of the SLBAP, more than other authorities. However, it is no longer acceptable just to protect designated sites, which have long been respected in the planning process. SLBAP species and habitats, more often than not, occur away from designated ecological sites. A wider view is required; the faster this is incorporated in to the planning process the more sustainable that Authority's approach will be.

For Suffolk planning authorities to work towards sustainable development and make steps towards reaching various targets set out by the 'Suffolk Strategic Partnership', Species and Habitat BAPs need to be considered as a tool, which can aid planning application decisions. The role of the SLBAP also needs to be integrated within the Development Plan, both strategically and locally. Only once this has been done will Authorities feel comfortable in taking the wider view.

Future work may involve planning authorities gathering relevant information on the presence of a particular Species or Habitat AP and seeking a survey or advice prior to the application being determined. This could result in mitigating the threat rather than preventing a loss after development has been approved.



## Indicator 21

### Targets relevant to planning activity for Habitat Action Plans

Seek to promote the establishment of acid grasslands ...wherever feasible as part of new industrial/housing developments  
Support policies in the Development Plan to conserve acid grassland and protect from damaging developments  
Secure, without damage or loss, all existing areas of heath  
Encourage the re-establishment of 570ha of heath land in the Sandlings and 1500ha in Breckland from arable and forestry use, targeting links between fragmented heaths to create sustainable heath land units.

### Targets of relevance to planning activity for Great Crested Newts

Identifying all breeding sites as CW Sites and protect in Local plans in accordance with PPG9  
Promote initiatives to create new ponds to link populations with appropriate terrestrial habitat or other ponds

### Targets of relevance to planning activity for Bat Species

Maintaining the existing bat population and restoring the Suffolk population to pre-1970 numbers  
Local Authorities have a personal role in "Ensuring owners are aware of the presence and legal status of bats and advice is available".

## Update

### What issues arise for the future?

Evidence suggests that in the majority of instances if a site is not given any designation for its nature conservation value, no safeguarding measure is being used to safeguard the SLBAP habitat.

The integration of the SLBAP may occur as the introduction of yet another level of control on development. Positive education and awareness raising is necessary if this is to be avoided. Integration of the SLBAP with the Development Plan should not necessarily limit development. Evidence already indicates that SLBAP considerations simply mean, in the majority of cases, development occurring with due care and attention to a given species or habitat. Careful management, compensatory provision or even positive creations are all possibilities that can be investigated.

Increasing pressures for development, using brownfield land and maximising densities may threaten species and their habitats causing further decline. However it is worth reiterating that species conservation and accommodating development pressures need not be diametrically opposed; a balancing of the two is required.

### Appropriateness of indicator?

It is accepted that this indicator is being trialed and will, undoubtedly evolve. It is also only based on sampling of certain habitats and species. However, it is innovative and for the first time tries to make a link between the SLBAP and the planning process. Biodiversity is now a very real planning consideration and monitoring of that linkage is vital.

### Requirement for new/alternative indicator(s)

None

**Definitions of sample Habitat Action Plans:***Lowland Heath*

This habitat lies below 300m and is characterised by vegetation dominated by dwarf shrubs, particularly heaths. They are characteristically found on acidic, sandy, free-draining soils that are nutrient-poor. Lowland heath is a rare and threatened habitat internationally and the UK is home to 20% of the global total. Suffolk has 3,184ha of this habitat, out of 58,000ha in the UK; 5.3% of the national resource and over 1% of the global total.

Two important regions of lowland heath are found in Suffolk; the Sandlings, along the coastal belt, and Breckland on the Norfolk/Suffolk border. Smaller areas can also be found in the Upper Waveney Valley at Wortham Ling and Redgrave and Lopham Fens.

*Acid Grassland*

Acid grassland occurs on nutrient-poor, freely draining soils with a pH ranging from 4-5.5. It is found mainly in the Sandlings and Breckland areas of Suffolk. Acid grassland is characterised by a species-poor plant community dominated by sheep's fescue, sheep's sorrel and common bent. In addition, acid grassland in Suffolk is noted for a number of rare and nationally scarce spring annual plants.

The loss of unimproved acid grassland mirrors the loss of other unimproved grassland types in Suffolk. Agricultural intensification, particularly the use of agrochemicals and irrigation has resulted in a substantial loss of acid grassland in the county. Extensive afforestation in the Sandlings and Breckland has also contributed to the drastic loss of the habitat. Further losses can be attributed to an increase in urban development particularly around Ipswich. Recent assessment of the county's resource of this habitat is 820 hectares (2.7% of the national resource).

**Source:** Suffolk Local Biodiversity Action Plan, 1998

**Definitions of sample Species Action Plans***Bats*

Bats are generally under serious threat; statistics indicate a decline in numbers of 70% between 1978 and 1993. This figure is also apparent in Suffolk with bat numbers declining dramatically. All bats are protected under the Wildlife and Countryside Act 1981, the EC Habitats and Species Directive (Annex IV), the Conservation Regulations 1994 and the Bonn convention's Agreement on the Conservation of Bats in Europe. All known roosts are listed in the County Wildlife Sites register, which is updated on an annual basis and supplied to all local authorities. Current Factors causing loss or decline with relevance to planning include:

- Loss of winter roosts in buildings, barns and old trees.
- Barn conversions and Loft conversions (impact all year round)

All non-dwellings which are bat roosts require a licence from DEFRA to allow development to proceed.

*Crested Newt*

A well known, protected amphibian, the Great Crested Newt lives, during the spring and early summer, in ponds with clear water and a variety of aquatic vegetation. In late summer and autumn, the Great Crested Newt, leaves water to live under stones or in soil, feeding on invertebrates before hibernating. It is a species with an unfavourable conservation status in Europe. The British population is thought to be amongst the largest in Europe, but although it is still widespread, studies indicate a colony loss of 2% over 5 years in the 1980s. This species is believed to be present at c18, 000 ponds, although only 3,000 have been identified. Suffolk is believed to be a stronghold for the Great Crested Newt, particularly in the northeast of the county. At least 115 ponds in Suffolk have populations of Great Crested Newts but survey data is inadequate and the figure is likely to be much higher. Great Crested Newts are protected by national and international law under the Wildlife and Countryside Act 1981, the Bern Convention and the Conservation Regulation (Natural Habitats etc) 1994. Current Factors causing loss or decline with relevance to planning include:

- Loss of suitable breeding ponds largely caused by infilling as a result of agricultural intensification

- Loss of breeding ponds through neglect
- Decline in the quality of ponds through pollution and toxic effects of agrochemicals and lowering of the water table.
- The loss and fragmentation of terrestrial semi-natural habitat around ponds often as a result of building.
- Surface water run-off from development.

**Source:** Suffolk Local Biodiversity Action Plan, 1998

### **Case Study - Incorporating BAP species conditions on planning consents at Mid Suffolk**

Planning consents at Mid-Suffolk that incorporate sites where SLBAP species or habitats are located can include the following conditions, reasons or notes:

**CONDITION:** No development shall commence until a survey to confirm [(or otherwise) the presence of [species] on the application site has been submitted to and approved in writing by the local planning authority. If [species] are present the survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method of protection). No development shall be undertaken except in accordance with the approved scheme of mitigation.

**REASON:** In order to safeguard protected wildlife species and their habitats in accordance with policy CL8 of the Mid Suffolk Local Plan and because E.g.  
...this is a timber framed building where it is highly likely, due to its age, that bats will be present  
...the site includes a pond, which with the surrounding habitat is likely to support great crested newts.

**NOTE:** It is likely that [species] may be present at the site. [species] are fully protected by the Wildlife and Countryside Act 1981.

Further advice on surveys and compliance with the legislation can be obtained from English Nature, 110 Northgate Street, Bury St Edmunds, IP33 1HP. Tel; 01284 762218.

### Background B12: Planning Activity in, or Related to, Sites Designated as of Nature Conservation Value

Previously **Indicator E2 (1996)**: Number of applications refused in or with a reason for refusal relating to sites designated as of nature conservation value

**Indicator E3 (1996)**: Number of applications approved, which include safeguarding conditions or agreements, which relate to a site designated as of nature conservation value.

### General Introduction

Councils and district authorities maintain the right to refuse applications if they believe any development will have a detrimental impact upon designated nature areas of any type. An alternative option to safeguard Suffolk's natural biodiversity is to impose conditions upon approved applications

Imposing conditions that safeguard nature conservation on planning applications allows for the provision of development growth in appropriate locations and not at the expense of biodiversity. It also ensures effective conservation of natural habitats. Conservation and development can be compatible with careful planning, and will work towards a more sustainable environment.

### Why this 1997/8 Baseline Information?

Whilst Indicator 19 monitors the manner in which the planning system does not always provide absolute protection for all designated sites, these indicators together demonstrate that the planning system has considerable ability to mitigate or minimise potential damage.

### Trend Analysis

The figures confirm that local authority planning departments are using the relevant planning policies to protect ecological sites, or using protective measures in the form of a safeguarding condition, to allow for development and the sites protection. During the last year of monitoring, figures indicate that where pressure has occurred in the form of a planning application either a refusal or a safeguarding condition has been imposed.

Over the five year monitoring period there has been an increasing

## Background B12

### Applications That Include Reasons For Refusal Relating To Designated Conservation Value of the Site 1997-2001

District / Borough	1997/98	1998/99	1999/00	2000/01
BDC	3	1	N/T	N/T
FHDC	N/T	N/T	N/T	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	N/T	1	N/T	N/T
SEBC	N/T	N/T	1	1
SCDC	1	N/T	1	4
WDC	1	1	1	1
SCC	N/T	N/T	N/T	N/T
<b>Total</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>6</b>

### Applications Approved with Safeguarding Conditions 1997-2001

District / Borough	1997/98	1998/99	1999/00	2000/01
BDC	N/T	N/T	N/T	N/T
FHDC	N/T	N/T	1	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	N/T	N/T	2	1
SEBC	N/T	N/T	2	1
SCDC	N/T	N/T	6	4
WDC	1	2	1	N/T
SCC	5	4	2	N/T
<b>Total</b>	<b>6</b>	<b>6</b>	<b>14</b>	<b>6</b>

## Update

number of applications being triggered. This may indicate improvements in the monitoring system (input and support from Suffolk Wildlife Trust) but also the increasing pressures being exerted at a time of boom. Despite increased pressures of development on these particular sites suitable restrictions are still being applied.

Whilst a significant number of applications have been refused a larger proportion of applications have been approved with conditions to safeguard the nature conservation designation attached to them.

In circumstances where development has been refused, Local Authorities have concluded that certain damage to a nature conservation site would take place if the planning application were to be approved; this suggests that both sustainability and environmental protection are being considered. Measurement problems and the future of the data Monitoring of applications has been significantly enhanced through partnership working with Suffolk Wildlife Trust. There are few monitoring difficulties with these 1996 indicators. However it is not possible to form a target for either indicator meaning they are no longer considered SMART. Both indicators will be retained and monitored on an annual basis as background information.

## Background B13: Planning Activity Relating to the Safeguarding of Protected Species

Previously **Indicator E4 (1996)**: Number of applications that include reasons for refusal relating to the safeguarding protected species

**Indicator E5 (1996)**: Number of applications that include conditions or agreements relating to the safeguarding of protected species.

### Applications That Include Reasons For Refusal Relating To Protected Species 1997-2001

District / Borough	1997/98	1988/99	1999/00	2000/01
BDC	N/T	1	N/T	N/T
FHDC	N/T	N/T	N/T	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	N/T	1	N/T	1
SEBC	N/T	1	4	N/T
SCDC	N/T	N/T	N/T	N/T
WDC	N/T	N/T	N/T	N/T
SCC	N/T	N/T	N/T	N/T
<b>Total</b>	N/T	3	4	1

### General Introduction

The planning system may refuse applications where it is believed that any development will have a detrimental impact upon protected species. An alternative is to impose conditions upon approved applications.

### Why this 1997-98 Baseline Information?

These indicators provide an overall assessment as to whether proper consideration has been given by the District Authorities to safeguard protected species from development. The planning authority's ability to relieve potentially adverse effects of development through condition is also measured.

### Trend Analysis

Since 1997, monitoring has revealed that only a few applications have been refused due to the presence of a protected species. Approvals with conditions attached aimed at safeguarding species present are significantly higher, although monitoring indicates a clear upward trend. These results may reveal;

- An increasing awareness by local planning authorities and others of the presence of, and importance in protecting, BAP species, which more often than not occur away from a designated ecological site – a designation long respected in the planning process. However, unfortunately, this level of awareness still varies significantly between authorities.
- An acceptance that, generally, conversion of species and development pressures need not be diametrically imposed. Providing conditions are adhered to, normally relating to mitigation or the avoidance of disturbing particular species at certain times of the year, development can proceed;
- An increasing threat to the habitats associated with some of these species, for example, redundant barns.



## Background B13

### Applications Which Include Conditions Or Agreements Relating To The Safeguarding Of Protected Species 1997-2001

District / Borough	1997/98	1998/99	1999/00	2000/01
BDC	1	1	6	4
FHDC	N/T	N/T	N/T	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	3	1	8	N/T
SEBC	N/T	N/T	2	4
SCDC	1	1	10	17
WDC	4	3	8	12
SCC	N/T	N/T	4	N/T
<b>Total</b>	<b>9</b>	<b>6</b>	<b>38</b>	<b>37</b>

## Update

### Measurement problems and the future of the data

It is not possible to form a target for either indicator and, therefore, as no longer considered SMART both indicators will be monitored as background information, albeit retained and monitored on an annual basis.

# The Built Environment



# Chapter 3

## Introduction to The Built Environment

The quality of Suffolk's built environment complements the outstanding qualities of the rural environment outlined in the previous chapter. Suffolk has successfully retained its own particular identity within its towns, villages and small hamlets. Within such settlements are many buildings or groups of buildings holding special merit in terms of their architectural or historical value.

Development to meet the needs of people living and working within Suffolk can create pressures on the character of the County's built environment. However, these needs can usually be accommodated whilst safeguarding the character of towns and villages. By enhancing the urban environment further it will become a yet more attractive place for people to work, live and invest.

Maximising the health of town centres forms an important element of sustainable development. Retaining a centres' vitality and viability and building upon its strengths ensures that the population are able to benefit and maximise the opportunity to use means of transport other than the car.

Increasingly the planning system is seen as having a major role in the continuing fight against crime and the fear of crime. Accepting this role has been the first step towards joint thinking and maximising opportunities to consider ways of tackling crime and vandalism.

### Sections In this Chapter:

- Conservation Areas
- Archaeology
- Town Centres
- Design
- Crime

# Chapter 3

## Introduction - Conservation Areas

Conservation of the built heritage is fundamental to sustainable development. As PPG 15 (Planning and the Historic Environment) states:

“The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. They are irreplaceable records.”

In regulating development, the planning system has to take account of the importance of the historic fabric in both urban and rural areas and, where possible, contribute to its enhancement. However, as PPG 15 also notes it is not always possible to preserve the historic environment in situ. What is important is that we must conserve what is considered of merit, not sacrificing what future generations will value, for the sake of short-term gains.



# Chapter 3

## Facts at a glance

- Since 1996 six new Conservation Areas have been designated in Suffolk indicating a continuing acknowledgement of the need to protect the County's built heritage.
- The percentage of Conservation Areas with full appraisals has risen from 15% in 1996 to 31% in 2001. More still needs to be done.
- The percentage of "buildings at risk" in Suffolk remains at just below 1% of all listed buildings. Whilst certain buildings have been restored others have fallen in to disrepair.
- Local authority grants aid the protection of historic buildings with involvement of owners being key.



**Key Challenges – social issues:**

- To protect the historic built environment for future generations as a cultural and environmental asset.

**Key Challenges – environmental issues:**

- Improving design quality in harmony with historic settings

**SUSTAINABLE OBJECTIVE FOR  
CONSERVATION AREAS & LISTED BUILDINGS:**

**“To protect designated areas of the historic  
environment”**

**Key Challenges – economic issues:**

- To take account of the historic assets.

**Key Challenges – resource issues:**

- To balance the objectives of conservation with economic growth.

# Chapter 3

## What are Listed Buildings?

Listed buildings are buildings of special architectural or historic interest. The listing of buildings began in 1947. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Secretary of State for Culture, Media and Sport has a statutory duty to compile a list, based on the advice of English Heritage. The listing of buildings is a means of conserving and enhancing our cultural heritage. The number of listed buildings can be used as a measure of the historic heritage. Historic buildings are placed in one of three grades to give an indication of their relative importance. Grade I and II\* buildings are of national importance.

*Grade I:* Buildings of exceptional interest.

*Grade II\*:* Buildings of particular importance and perhaps containing outstanding features.

*Grade II:* Buildings of special interest that warrant every effort being made to preserve them.

In Suffolk, the types of buildings that are listed are wide-ranging, from medieval farm buildings to examples of twentieth century architecture.

Conservation is dependent upon positive care and management by owners, through voluntary action, and through the use of statutory controls. In addition to ensuring protection through the designation of

conservation areas and the listing of buildings, the local authorities have duties and opportunities to manage aspects of the historic environment positively through the flexible use of planning controls, through grant aid and by devising schemes for enhancement.



### Towards Sustainable Development

The protection of the built heritage for future generations is recognised by the Department of Local Government and the Regions as a key planning element in sustainability:

“It is fundamental to the Government’s policies for environmental stewardship that there should be effective protection for all aspects of the historic environment. The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. They are an irreplaceable record which contributes, through formal education and in many other ways, to our understanding of both the present and the past.”

(PPG15 Planning and the Historic Environment, 1994)

Within Suffolk’s many towns and villages are buildings, groups of buildings and street patterns which have special merit in terms of architecture, archaeology and/or historic interest. Similarly within the countryside lie numerous hamlets, farmsteads, isolated halls and churches, all of which contribute to the County’s landscape tapestry. The presence of these historic areas and buildings, recognised through conservation area designations and listed building designations, sustains local distinctiveness and adds to the quality of life for residents and visitors alike.

Effective conservation of Suffolk’s rich heritage is important in demonstrating progress towards sustainable development.

### What are Conservation Areas?

Conservation Areas were introduced by the 1967 Civic Amenities Act as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Act enabled local authorities to designate conservation areas; thus widening the scope of conservation from merely individual scheduled ancient monuments and listed buildings to entire groups and areas. The first types of area to be designated were the historic city centres, town centres, village centres and some areas tightly drawn around specific buildings, churches or monuments. It was not until the mid-1970s, and especially the early 1980s, that residential areas were included. Since then the variety of areas designated has grown to embrace all townscape and many landscape forms, e.g. parks and gardens.

In Suffolk most conservation areas continue to focus on town and village centres. However the process of designation has varied between the Districts in Suffolk. For example, the early designations in Districts within east Suffolk tended to be tightly drawn around the historic village centres, whereas those in the west were usually designated to include a wider setting that aimed to protect views and vistas around the mostly rural settlements. This is reflected in the size of conservation areas identified in indicator 22.

**NEW Indicator 22:****Change in Number and Area of Conservation Areas****Number and Area of Conservation Areas 1996 & 2001**

	Number		Area (Ha)
	1996	2001	2001
BDC	28	28	1809.03
FHDC	13	13	601.61
IBC	12	12	230.54
MSDC <sup>1</sup>	30	32	N/A
SEBC	27	31	1639.08
SCDC <sup>1,2</sup>	33	33	920.25
WDC <sup>2,3</sup>	14	14	320.42
<b>Suffolk Total</b>	<b>157</b>	<b>163</b>	<b>5520.93</b>

<sup>1</sup> Cretingham (with part of Framsdon) Conservation Area lies both within Suffolk Coastal District and Mid Suffolk District. To avoid double counting, this Conservation Area has been included only within Suffolk Coastal's entry.

<sup>2</sup> Walberswick Conservation Area lies within Suffolk coastal District and Waveney District. To avoid double counting this conservation area has been included only within Suffolk Coastal.

<sup>3</sup> In addition to the figures given for Waveney, a small part of Ellingham Conservation Area (South Norfolk District Council) also lies within the District.

**General objective**

To protect designated areas of the historic environment.

**Target**

No loss in the number or area of Conservation Areas.

**Why this indicator?**

The number of Conservation Areas was first monitored in 1996 as background information. More recently it has been considered that this information could prove more useful if the area (in hectares) of land or buildings covered by each Conservation Area was monitored. Change in the number and area of Conservation Areas will assist in assessing the extent to which the quality and local distinctiveness of the built environment is being protected.

**Trend analysis**

The table shows that six new Conservation Areas have been designated since 1996, primarily in St Edmundsbury. It also demonstrates the considerable quantity of land in Suffolk, protected through Conservation Area designation (at least 5,521 hectares). Since 1996 no Conservation Areas have been de-designated though it is not possible to say whether parts of Conservation Areas have been de-designated or extended over this period. This aspect will be monitored in the future.

Mid Suffolk is progressing a new Conservation Area at Badwell Ash, Claydon while St Edmundsbury aims to designate one new Conservation Area in Hundon and two in Haverhill. In Waveney an extension to the South Lowestoft Conservation Area is proposed (see Case Study, left).

## Indicator 22

## Update

### Progression towards sustainable development

Protection of the historic environment is a key aspect of achieving sustainable development. As such, the results of this indicator, in terms of the number of new Conservation Areas designated, would suggest that positive progress towards Sustainable Development is being made.

### What issues arise for the future?

The indicator does not reveal the extent to which the quality of a Conservation Area can be eroded through works outside the control of the planning. This issue is to some extent covered through undertaking Conservation Area appraisals (see Indicator 23).

### Appropriateness of indicator?

As a newly developed, but slow moving, indicator it is suggested that this information continues to be monitored in its present form on a 5 yearly basis.

### Requirement for new indicators

None

## NEW Indicator 23: Change in Number of Conservation Area Appraisals Completed

### Number of Conservation Area Appraisals Completed as at June 2001

	No of Conservation Areas	Interim Statements		Conservation Area Appraisals	
			%		%
BDC	28	0	0.00%	4	14.29%
FHDC	13	10	76.92%	3	23.08%
IBC	12	4	33.33%	8	66.67%
MSDC	32	1	3.13%	13	40.63%
SEBC	31	27	87.10%	2	6.45%
SCDC	33	17	51.52%	12	36.36%
WDC	14	6	42.86%	8	57.14%
<b>Suffolk Total</b>	<b>163</b>	<b>65</b>	<b>39.88%</b>	<b>50</b>	<b>30.67%</b>

### Number of Conservation Area Appraisals Completed as at December 1996

	No of Conservation Areas	Interim Statements		Conservation Area Appraisals	
			%		%
BDC	28	0	0.00%	3	10.71%
FHDC	13	10	76.92%	3	23.08%
IBC	12	4	33.33%	8	66.67%
MSDC	30	1	3.33%	3	10.00%
SEBC	27	27	100%	0	0.00%
SCDC	33	28	84.85%	1	3.03%
WDC	14	8	57.14%	6	42.86%
<b>Suffolk Total</b>	<b>157</b>	<b>78</b>	<b>49.68%</b>	<b>24</b>	<b>15.29%</b>

**NOTE:** Interim Statements for Forest Heath District Council and Waveney District Council take the form of photographic records only

### General Objective

To protect designated areas of the historic environment.

### Target

Completion of appraisals for 40% of all conservation areas in Suffolk by 2006

### Why this indicator?

PPG Note 15 "Planning and the Historic Environment (Sept. 1994 para 4.4) comments on the "assessment and designation of conservation areas" and recommends that local planning authorities should justify and identify the special interest, character and appearance of conservation areas.

This guidance was subsequently reflected in English heritage's October 1995 guidance note on 'Conservation Area Practice':

*"...it is essential for local authorities to regularly to re-evaluate and confirm the importance of the conservation areas in their districts, to be clear about the special interest which it is sought to preserve and enhance in those areas, and to adopt a firm framework for their management in order to achieve this." (Paragraph 4.1).*

It goes on to state that,

*"It is essential for the special architectural or historic interest which justifies designation to be defined and recorded in some detail. This is important for providing a sound basis, defensible on appeal, for local plan policies and development control decisions, as well as for the preservation or enhancement of the character or appearance of the area" (para 4.2).*

## Indicator 23

## Update

Conservation Area character appraisals can be used in identifying future enhancement projects (see Background B16), assist development control, encourage local awareness of the problems and opportunities in the area and provide some reasoned justification for expenditure. They can also be useful in identifying areas for the serving of Article 4(2) Directions that remove permitted development rights. Details on enhancement schemes completed for 2000/01 and the coverage of Article 4(2) Directions in Suffolk are set out in the background information (see Background B16 & B18).

The change in number of Conservation Area appraisals is a new indicator, and was previously only reported as background information. The completion of appraisals has been promoted to an indicator because of their importance in measuring and monitoring the changing quality of conservation areas and the positive use of them in protecting and enhancing the built environment.

### Trend Analysis

The Suffolk local authorities recognise both the importance of measuring and monitoring the changing quality of conservation and the fact that the elements that make up the character of conservation areas are wide ranging, diverse and difficult to measure. Preparing full appraisals can be extremely time- consuming and the distribution of resources across the County for undertaking such tasks vary considerably.

In 1996, the Suffolk Conservation Officers made a concerted effort to fill the gap in the number of full appraisals by producing interim statements or photographic surveys for as many conservation areas as possible. In many cases these have provided the first step towards full appraisals, in line with English Heritage recommendations.

## Indicator 23

## Update

The 1996 table reveals that, although 65% of conservation areas had either an interim statement or a full appraisal, only 15% had full appraisals. The 2001 table reveals that the percentage of conservation areas with full appraisals has increased quite significantly to 31%.

### **Progression towards sustainable development**

An increase in the number of appraisals completed tends to suggest that progress is being made towards sustainable development. The factor not specifically measured by this indicator is the extent to which the completed appraisals are acted upon and the manner in which they are utilised to influence what actually happens on the ground. This can be demonstrated to some extent through the background information on enhancement schemes (B16) and in the future through subsequent appraisals.

### **What issues arise for the future?**

The use of appraisals in development control and the future priority that is given to this area of work by each authority.

### **Appropriateness of indicator?**

As a new indicator it has yet to be fully tested. It is proposed that progress should be reported every 5 years.

### **Requirement for new indicators:**

None.

## Indicator 24: Change in the Number of Listed Buildings

### Number of Listed Buildings, Dec 1995 & June 2001

District / Borough	Grade I		Grade II*		Grade II		Total	
	1995	2001	1995	2001	1995	2001	1995	2001
BDC	88	88	219	219	3366	3387	3673	3694
FHDC	12	12	26	22	448	444	486	478
IBC	9	9	29	33	572	568	610	610
MSDC*	85	85	189	190	3062	3126	3336	3401
SEBC	90	98	140	160	2768	2969	2998	3227
SCDC	59	59	164	168	2506	2524	2729	2751
WDC	49	50	71	74	1524	1472***	1644	1596
<b>Suffolk</b>	<b>392</b>	<b>401</b>	<b>838</b>	<b>866</b>	<b>14246</b>	<b>14490</b>	<b>15476</b>	<b>15757**</b>

### Change In The Number Of Listed Buildings 1995-2001

District / Borough	Grade I	Grade II*	Grade II	Total
BDC	0	0	21	21
FHDC	0	-4	-4	-8
IBC	0	4	-4	0
MSDC*	0	1	64	65
SEBC	8	20	201	229
SCDC	0	4	18	22
WDC***	1	3	-52	-48
<b>Suffolk</b>	<b>9</b>	<b>28</b>	<b>244</b>	<b>281**</b>

\* Mid Suffolk figures represent the number of listing 'entries' for each grade as opposed to buildings. Total number of 'buildings' is available for 2001 and was 4053

\*\* 2001 Total for Suffolk is 16409 if the number of listed buildings is used for Mid Suffolk. Total Change 1995-2001 is 933 if this figure is used

\*\*\*The Grade II figure for Waveney is significantly less than for 1995 due to a revision on the methodology for calculating the number of listed buildings from the listing entries

### General objective

To protect designated areas of the historic environment.

### Target

No loss in protected historic buildings.

### Why this indicator?

The listing of buildings is a means of conserving and enhancing our cultural heritage. The number of listed buildings can be used as a measure of Suffolk's historic heritage. This indicator measures the number of listed buildings/properties as opposed to listing entries. This approach is seen as providing a clearer picture of the extent of protection 'listing' can give to the built heritage, as a listing entry can include a number of properties.

### Trend Analysis

The two tables show the change in the number of listed buildings between December 1995 and June 2001. Despite the limitations of the data (see table footnotes), the total number of buildings has increased by approximately 300. Most of this increase has been in the number of Grade II listed buildings (the greatest percentage increase has been in Grade II\*). As revealed by Indicator 25, there are some losses of listed buildings as well, either through demolition or being considered beyond repair. However, delisting is not an automatic process, it requires the local authority to follow a set procedure. Consequently, the total number of listed buildings probably includes some buildings requiring delisting.

### Progression towards sustainable development

Protection of the historic environment and in particular listed buildings is a key aspect of achieving sustainable development. The



## Indicator 24

### Case Study - No.3 Church Walk, Aldeburgh

No.3 Church Walk in Aldeburgh was added to the Listed Buildings Register in December 2000. It was built in 1963-64 and its architects continue to live in the property.

The site upon which the house is built was, in the eighteenth century, a bowling green on a level plain just outside the town. It was bought in 1957 with the intention of building an opera house for Benjamin Britten; when this plan fell through, his friends, the architects, had first option on the site.

The result is a single storey building with warm pinkish sand-lime brick walls and a flat grassed roof with tall rooflights or 'light-scoops'. It is predominantly open plan, with a large, semi-sunken living room and two bedrooms, divided by a kitchen, bathroom and utility room that form a service core in the centre of the house. Connecting walls have openings to give vistas of the house and Aldeburgh church. The listing refers to it as a fine example of a courtyard house with fine detailing

## Update

general overall rise in figures indicates that this objective is being achieved.

### What issues arise for the future?

Finding a suitable new use can be key to the preservation of a building. The significant number of listed buildings within Suffolk represents a challenge for planning authorities in ensuring their long-term retention.

### Appropriateness of indicator?

Most of the Suffolk authorities now have well established monitoring systems for recording the number of listed buildings and their grades. Although more recently the actual gains and losses to the 'listings' have been recorded annually, there is perhaps a greater need to now focus on this area, so as to more specifically report the extent to which the target is being achieved. However, all listed buildings 'lost' through decay are likely to be identified on the Historic Buildings at Risk Register (Indicator 25) prior to their loss. Consequently, it is probably sufficient to retain this indicator, as one of several monitoring the extent to which the target is being achieved, in its present form.

In 1995 it was considered that this indicator should only be reported every 5 years. However, as changes were occurring annually it was decided to report the numbers each year.

**Requirement for new indicators:** None

## Indicator 25: Change in the Number of Historic Buildings at Risk

### Number of entries to the Historic Buildings at Risk Register 1995-2002

District / Borough	1995 Register	1997 Register	2000 Register	2002 (Provisional)
BDC	5	3	6	18
FHDC	11	10	12	10
IBC	13	10	6	5
MSDC	48	45	40	32
SEBC	19	23	33	33
SCDC	31	29	37	34
WDC	11	12	18	14
<b>Suffolk</b>	<b>138</b>	<b>132</b>	<b>152</b>	<b>146</b>
(% of total)	0.9%	0.9%	0.9%	0.9%

### Buildings at Risk in Suffolk 2000-2002

District / Borough	2000-2002		Buildings at risk (2002 register*)	Total number of listed buildings (mid-2001)	At risk as % of total
	Removed from Register	Entered On Register			
BDC	3	15	18	3,694	0.5%
FHDC	2	0	10	478	2.1%
IBC	1	0	5	610	0.8%
MSDC	12	4	32	4,053	0.8%
SEBC	6	6	33	3,227	1.0%
SCDC	9	6	34	2,751	1.2%
WDC	7	3	14	1,596	0.9%
<b>Suffolk</b>	<b>40</b>	<b>34</b>	<b>146</b>	<b>16,409</b>	<b>0.9%</b>

\* Figures given are provisional. The register is due to be published Autumn 2002

### General Objective

To protect designated areas of the historic environment.

### Target

To reduce the number of Historic Buildings at Risk to 0.7% of the total listed buildings in Suffolk by 2006.

### Why this indicator?

The majority of the listed buildings in Suffolk are well maintained but a small number are in poor condition usually due to lack of maintenance but occasionally through neglect. In recognition of this, the Suffolk Local Planning Authorities published a Historic Buildings at Risk register in 1992. It was updated in 1995, 1997 and 2000. The 2002 Register is not yet available but provisional figures have been included here to bring the picture as up to date as possible. There are six categories of risk and the Register records those in the highest three risk categories.

The purpose of the Register is to draw attention to these buildings in the hope that publicity will prompt action by owners or other interested parties making the building's futures more secure. The Register is also used to make a case for more historic-buildings grant money to be made available at the local and national levels.

The number of historic buildings at risk has been selected as an indicator for monitoring change in the condition of the historic built environment.

### Case Study - Former Ebenezer Baptist Chapel, Glemsford

This redundant chapel which bears the date 1829 stands on a small plot on Egremont Street, in the centre of Glemsford. The walls are made of earth, but unusually of shuttered construction rather than clay lump. Disused for several years, the building has been on the Buildings at Risk Register since it was first published in 1992. Consent for conversion to four flats was obtained in the late 1980's but never implemented. After repeated damage from vandalism, Babergh District Council served Urgent Works Notices in 1993 and again in 1999. Shortly after this the building was sold and planning permission was granted for conversion to a single dwelling. With the help of a grant of £10000 towards roof repairs from the new Glemsford Heritage Economic Regeneration Scheme, the building was successfully repaired. The conversion work, completed in 2001, included reinstatement of iron railings on the road frontage.

### Trend Analysis

The table shows that the number of Buildings at Risk as a proportion of total number of historic buildings in Suffolk has remained relatively constant since monitoring began. However, this masks significant changes in the figures for each District.

Mid Suffolk and Ipswich Borough show a constant decrease in the number of Buildings at Risk. The reduction in Ipswich is unlikely to continue given the small number of buildings now at risk. Forest Heath has the highest percentage of its listed buildings at risk. Babergh District figures are the lowest, despite this year's figures showing a significant increase over previous years. This is the result of a recent comprehensive survey of listed buildings.

Since 2000, 40 buildings have been removed from the At Risk Register. Of these 37 were repaired and 3 have been demolished. The rate of removal between the publication of each Register has been fairly constant. Additions to the Register have fluctuated fairly significantly, ranging from 35 in 1997 to 58 in 2000 and back down to 34 in 2002.

### Progression towards sustainable development

The changes in numbers of buildings coming off the Register, through repair, is an indication of the continual efforts of the local authorities to work with property owners to maintain and enhance the quality of important buildings in Suffolk. This has been counterbalanced to some extent by the additions to the Register. However, the on-going achievement of keeping the percentage of Buildings at Risk below 1% of the total number of listed buildings in Suffolk can be held to be demonstrating progression towards sustainable development in itself. In terms of meeting the target set, it will clearly be the local authorities with the highest number of buildings at risk that will have

## Indicator 25

## Update

the greatest scope to influence the County's ability to reach it's stated goal.

### **What issues arise for the future?**

The most pressing ongoing issue has to be the extent to which funding will be committed to protecting and enhancing the built environment through the provision of grants for the repair and maintenance of listed buildings. There is also an issue as to the resources local authorities put into education and information for listed building owners, builders and architects. To this end, Mid Suffolk, by way of an example, have been pro-active, producing several free leaflets and holding at least two seminars a year on specific issues relating to listed buildings. They also run an annual award for good craftsmanship. Practice differs greatly between the Suffolk authorities.

### **Appropriateness of indicator?**

This indicator provides a clear measure of the objective.

**Requirement for new indicators:** None.

### Background B14 & B15:

#### B14: Planning Activity in Conservation Areas

#### B15: Planning Activity Relating to Listed Buildings

Previously **Indicator C1 (1996)**: Number of Listed Building Consents and Conservation Area Consents Approved

**Indicator C2 (1996)**: Number of Listed Building Consents and Conservation Area Consents Refused

**Indicator C3 (1996)**: Number of Planning Applications in Conservation Areas Approved

**Indicator C4 (1996)**: Number of Planning Applications in Conservation Areas Refused

Previously **Indicator C5 (1996)**: Number of Enhancement Schemes in Conservation Areas

### General Introduction

Listed Building Consent is required for work that would materially affect the historic or architectural character of a listed building. This includes both internal and external works. Other buildings or structures within the curtilage of a listed building also normally require Listed Building Consent before work can be carried out. Most Crown buildings and ecclesiastical buildings in ecclesiastical use are normally exempt from the requirement for Listed Building Consent, although there is a requirement for them to be referred to the local authority for consultation. The demolition of non-listed buildings does not normally require planning permission.

However, Conservation Area designation introduces control over the demolition of such buildings within its boundaries. This is interpreted as meaning the destruction, or substantial destruction, of buildings. As a result of this, Conservation Area consents are only likely to be required where the substantial demolition of a non-listed building or structure within a Conservation Area is proposed.

### Why this 1996 baseline information?

The monitoring of consent applications and planning and advertisement consents and refusals in Conservation Areas provides a picture of decisions made by the individual District and Borough councils across Suffolk.

### Trend Analysis

*Number of Listed Building Consent Applications and Conservation Area Consent Applications Approved*

The percentage figures for the number of listed building consent applications and Conservation Area consent applications approved, reveal a high level of consistency within and between councils and across time.

The numerical figures for each council are reflective of the numbers of Conservation Areas designated in each district (see Indicator 22) with Forest Heath and Ipswich seeing significantly lower figures than the other districts.

### *Number of Planning Applications and Advertisement Consents in Conservation Areas Approved*

As with the previous figures, there is a high level of consistency between the councils and across time. However, the numerical data shows a more even spread of applications between the councils. Ipswich Borough Council saw a significantly higher number of advertisement consents granted than any other authority.

### *Total Number And % Of Listed Building Consents, Conservation Area Consents, Planning Applications And Advertisements Approved*

As with the figures for Conservation Areas, the numerical figures for Listed Building applications show a high proportional correlation to the actual number of listed buildings in each locality (see Indicator 24).

The percentage figures show more variation. Over the monitoring period, Mid Suffolk and Suffolk Coastal have consistently approved a slightly higher percentage of applications than Forest Heath and Waveney. However, even here the differential remains slight and little statistical significance should be read into these differences.

### *Type of Listed Building Consent and Planning Applications Accepted*

These numerical figures reveal some interesting variation between the councils. Babergh, Mid Suffolk, St Edmundsbury and Suffolk Coastal have all approved a significantly higher number of Residential applications year-on-year than Forest Heath and Ipswich. The figures for Waveney remain somewhere between these two extremes.

## Background B14 & B15

## Update

Ipswich, St Edmundsbury and Waveney have consistently seen a higher number of commercial applications approved. This is reflective of the fact that three of the county's major urban centres are located in these districts (Ipswich, Bury St Edmunds and Lowestoft respectively).

However, it is worth noting that these figures mask both the proportions and types of applications being approved in each instance so sweeping generalisations must be guarded against.

### *Number of Listed Building Consent Applications and Conservation Area Consent Applications Refused*

Numerically, Mid Suffolk, St Edmundsbury and Waveney have tended to have the highest rate of application refusals. Indeed, across the four-year monitoring period, these three councils accounted for over 60% of all refusals. However, it is worth noting again that this seems to be reflective of the distribution of listed buildings and conservation areas across the county; the three areas identified above contain 52% of the county's listed building resource.

In terms of proportions, all councils with the exception of Forest Heath and Waveney, experienced consistently low rates of refusal (10% or less with the exception of Ipswich in 1999-2000 [11%]).

Despite these variations between districts, Suffolk as a whole saw a high degree of consistency in both the number and proportion of application refused across the monitoring period.

### *Number of Planning Applications and Advertisement Consents in Conservation Areas Refused*

Across the monitoring period, Suffolk experienced a general trend of a rise in the number and proportion of refusals. However this masks variations between councils and across time.



## Background B14 & B15

## Update

The Councils saw notable variations both between districts and across time: Forest Heath saw its refusal rate fluctuate from a low of 14% (1997-98 & 1998-99) to a high of 30% (1999-2000) while the refusal rate in Ipswich peaked at just 10% (1997-98 & 2000-01). The high numerical level of refusals in Babergh, St Edmundsbury and Suffolk Coastal meanwhile can be attributed to the high number of conservation areas located in each district.

*Total Number And % Of Listed Building Consents, Conservation Area Consents, Planning Applications And Advertisements Refused*  
Relatively speaking, Forest Heath again saw a consistently high proportion of refusals with Waveney the only other district whose refusal rate equalled or exceeded 10% in each of the monitoring periods.

Across Suffolk as a whole, there was very little by way of significant fluctuation with the refusal rate ranging between 8% and 10% throughout the four year monitoring period.

*Type of Listed Building Consent and Planning Applications Refused*  
Mid Suffolk and Babergh had a consistently high number of residential refusals, accounting for almost half of all the total residential refusals in Suffolk between 1997 & 2001.

Ipswich and Waveney had the highest levels of commercial refusals. This is in line with a trend of an overall higher application level within these districts reflective of their status as homes to major urban centres within Suffolk.

## Background B14 & B15

## Update

### Measurement Problems and Future Data

It is now considered that this information is more appropriately presented as background information, as there are too many variables to produce SMART indicators or targets.

Although this information has been monitored since 1996 more in-depth analysis of the figures would be required for them to become meaningful in terms of providing a qualitative picture. The resources for this are not currently available. The data collected gives no indication of the type of application submitted or the reason for the refusal.

It is also difficult to make these indicators SMART and to set targets for them, in that there is little control over the numbers type or quality of applications submitted to the local authority for determination. It is therefore proposed that this information is no longer monitored but that it could be revisited if required sometime in the future.

## Number of Listed Building Consent Applications and Conservation Area Consent Applications Approved

	Information	BDC	FHDC*	IBC	MSDC	SEBC	SCDC	WDC	SCC	Suffolk	
	Number <b>2000-01</b>	<b>219</b>	<b>36</b>	<b>52</b>	<b>244</b>	<b>175</b>	<b>148</b>	<b>102</b>	<b>5</b>	<b>981</b>	
	Approved 1999-00	199	35	57	225	164	147	118	1	946	
	1998-99	225	26	48	240	193	146	95	N/T	973	
	1997-98	205	11	80	235	172	169	92	N/T	964	
	% <b>2000-01</b>	<b>98%</b>	<b>97%</b>	<b>91%</b>	<b>96%</b>	<b>93%</b>	<b>93%</b>	<b>94%</b>	<b>100%</b>	<b>95%</b>	
	approved 1999-00	95%	88%	89%	95%	94%	99%	89%	100%	94%	
	1998-99	95%	90%	98%	94%	94%	96%	85%	N/A	94%	
	1997-98	97%	79%	92%	91%	94%	98%	88%	N/A	94%	
	<i>Of which</i>	<b>2000-01</b>	<b>211</b>	<b>32</b>	<b>46</b>	<b>241</b>	<b>168</b>	<b>138</b>	<b>87</b>	<b>4</b>	<b>927</b>
	<i>Listed Building Consent Applications</i>	1999-00	189	24	53	215	161	142	97	1	882
		1998-99	222	26	42	235	193	135	85	N/A	938
		1997-98	192	8	55	228	170	157	76	N/A	886
<i>Conservation Area Consent Applications</i>	<b>2000-01</b>	<b>8</b>	<b>4</b>	<b>6</b>	<b>3</b>	<b>7</b>	<b>10</b>	<b>15</b>	<b>1</b>	<b>54</b>	
	1999-00	10	11	4	10	3	5	21	N/A	64	
	1998-99	3	0	6	5	0	11	10	N/A	35	
	1997-98	13	3	25	7	2	12	16	N/A	78	

## Number of Planning Applications and Advertisement Consents in Conservation Areas Approved

	Number	<b>2000-01</b>	<b>101</b>	<b>65</b>	<b>97</b>	<b>85</b>	<b>91</b>	<b>121</b>	<b>102</b>	<b>3</b>	<b>665</b>
	Approved	1999-00	99	62	120	106	106	111	93	4	701
		1998-99	205	49	100	93	92	125	89	1	754
		1997-98	171	25	104	104	98	127	68	5	702
	%	<b>2000-01</b>	<b>83%</b>	<b>77%</b>	<b>90%</b>	<b>89%</b>	<b>79%</b>	<b>86%</b>	<b>85%</b>	<b>100%</b>	<b>84%</b>
	approved	1999-00	79%	70%	92%	85%	88%	90%	91%	100%	85%
		1998-99	94%	86%	91%	84%	87%	93%	90%	100%	90%
		1997-98	90%	86%	90%	87%	88%	91%	76%	100%	88%
<i>Of which Planning Applications</i>		<b>2000-01</b>	<b>94</b>	<b>62</b>	<b>74</b>	<b>78</b>	<b>87</b>	<b>107</b>	<b>90</b>	<b>3</b>	<b>595</b>
		1999-00	93	55	98	98	101	99	81	4	629
		1998-99	194	49	79	87	86	107	86	1	689
		1997-98	167	24	69	100	92	115	58	5	630
<i>Advertisement Consents</i>		<b>2000-01</b>	<b>7</b>	<b>3</b>	<b>23</b>	<b>7</b>	<b>4</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>70</b>
		1999-00	6	7	22	8	5	12	12	0	72
		1998-99	11	0	21	6	6	18	3	0	65
		1997-98	4	1	35	4	6	12	10	0	72

\*6 month data only for 1997-98

## Total Number and % of Listed Building Consents, Conservation Area Consents, Planning Applications and Advertisements Approved

Information	BDC	FHDC*	IBC	MSDC	SEBC	SCDC	WDC	SCC	Suffolk
Number <b>2000-01</b>	<b>320</b>	<b>101</b>	<b>149</b>	<b>329</b>	<b>266</b>	<b>269</b>	<b>204</b>	8	<b>1646</b>
Approved 1999-00	298	97	177	331	270	258	211	5	1645
1998-99	430	75	148	333	285	271	184	1	1727
1997-98	376	36	184	339	270	296	160	5	1666
% <b>2000-01</b>	<b>93%</b>	<b>83%</b>	<b>90%</b>	<b>96%</b>	<b>88%</b>	<b>90%</b>	<b>89%</b>	N/A	<b>91%</b>
approved 1999-00	89%	76%	91%	92%	91%	95%	90%	N/A	90%
1998-99	95%	87%	93%	91%	92%	95%	87%	N/A	92%
1997-98	94%	84%	91%	90%	92%	95%	82%	N/A	91%

## Type of Listed Building Consent and Planning Applications Approved

Residential	Number <b>2000-01</b>	<b>206</b>	<b>34</b>	<b>34</b>	<b>256</b>	<b>150</b>	<b>138</b>	<b>80</b>	<b>N/A</b>	<b>898</b>
	Approved 1999-00	197	35	26	235	156	149	73	N/A	871
	1998-99	318	28	26	241	159	146	85	N/A	1003
	1997-98	280	8	22	243	167	168	68	N/A	956
Commercial	Number <b>2000-01</b>	<b>68</b>	<b>28</b>	<b>71</b>	<b>45</b>	<b>83</b>	<b>56</b>	<b>87</b>	<b>N/A</b>	<b>438</b>
	Approved 1999-00	51	30	119	58	86	71	87	1	503
	1998-99	85	39	74	53	99	69	71	1	491
	1997-98	57	16	99	72	83	80	47	N/A	454
Other (Including all other categories within "proposed use" field)	Number <b>2000-01</b>	<b>31</b>	<b>32</b>	<b>15</b>	<b>18</b>	<b>22</b>	<b>51</b>	<b>10</b>	<b>7</b>	<b>186</b>
	Approved 1999-00	34	14	6	20	20	21	18	4	137
	1998-99	13	8	21	28	21	27	15	N/A	133
	1997-98	22	11	3	13	12	24	19	5	109

\*6 month data only for 1997-98

## Number of Listed Building Consent Applications and Conservation Area Consent Applications Refused

		BDC	FHDC*	IBC	MSDC	SEBC	SCDC	WDC	SCC	Suffolk	
	Number	<b>2000-01</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>14</b>	<b>11</b>	<b>7</b>	<b>N/T</b>	<b>51</b>
	Refused	1999-00	11	5	7	12	11	2	14	N/T	62
		1998-99	11	3	1	15	12	6	17	N/T	65
		1997-98	7	3	7	23	11	3	12	N/T	66
	%	<b>2000-01</b>	<b>2%</b>	<b>3%</b>	<b>3%</b>	<b>4%</b>	<b>7%</b>	<b>7%</b>	<b>6%</b>	<b>N/A</b>	<b>5%</b>
	refused	1999-00	5%	13%	11%	5%	6%	1%	11%	N/A	6%
		1998-99	5%	10%	2%	6%	6%	4%	15%	N/A	6%
	1997-98	3%	21%	8%	9%	6%	2%	12%	N/A	6%	
<i>Of which Listed Building Consent Applications</i>	<b>2000-01</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>9</b>	<b>14</b>	<b>9</b>	<b>4</b>	<b>N/A</b>	<b>46</b>	
	1999-00	8	2	7	12	11	2	11	N/A	53	
	1998-99	11	3	1	15	11	5	12	N/A	58	
	1997-98	7	3	4	23	11	3	9	N/A	60	
<i>Conservation Area Consents</i>	<b>2000-01</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>N/A</b>	<b>5</b>	
	1999-00	3	3	0	0	0	0	3	N/A	9	
	1998-99	0	0	0	0	1	0	5	N/A	6	
	1997-98	0	0	3	0	0	0	3	N/A	6	

## Number of Planning Applications and Advertisement Consents in Conservation Areas Refused

	Number	<b>2000-01</b>	<b>21</b>	<b>19</b>	<b>11</b>	<b>10</b>	<b>24</b>	<b>20</b>	<b>18</b>	<b>N/T</b>	<b>123</b>
	Refused	1999-00	26	26	11	18	15	13	9	N/T	118
		1998-99	14	8	10	18	14	9	10	N/T	83
		1997-98	19	4	12	16	14	12	22	N/T	99
	%	<b>2000-01</b>	<b>17%</b>	<b>23%</b>	<b>10%</b>	<b>11%</b>	<b>21%</b>	<b>14%</b>	<b>15%</b>	<b>N/A</b>	<b>16%</b>
	refused	1999-00	21%	30%	8%	15%	12%	10%	9%	N/A	14%
		1998-99	6%	14%	9%	16%	13%	7%	10%	N/A	10%
		1997-98	10%	14%	10%	13%	12%	9%	24%	N/A	12%
	<i>Of which Planning Applications</i>	<b>2000-01</b>	<b>20</b>	<b>17</b>	<b>8</b>	<b>9</b>	<b>18</b>	<b>20</b>	<b>12</b>	<b>N/T</b>	<b>104</b>
		1999-00	24	23	5	17	9	13	6	N/T	97
		1998-99	14	8	6	16	14	9	8	N/T	75
		1997-98	19	2	5	13	5	11	18	N/T	73
	<i>Advertisement Consents</i>	<b>2000-01</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>N/A</b>	<b>19</b>
		1999-00	2	3	6	1	6	0	3	N/A	21
		1998-99	0	0	4	2	0	0	2	N/A	8
		1997-98	0	2	7	3	9	1	4	N/A	26

\* 6 month data only for 1997-98

## Total Number of Listed Building Consents, Conservation Area Consents, Planning Applications and advertisements refused

	BDC	FHDC*	IBC	MSDC	SEBC	SCDC	WBC	SCC	Suffolk
2000-01	<b>25</b>	<b>20</b>	<b>16</b>	<b>13</b>	<b>38</b>	<b>31</b>	<b>25</b>	<b>N/A</b>	<b>168</b>
1999-00	37	31	18	30	26	15	23	N/A	180
1998-99	25	11	11	33	26	15	27	N/A	148
1997-98	26	7	19	39	25	15	34	N/A	165
2000-01	<b>7%</b>	<b>17%</b>	<b>10%</b>	<b>4%</b>	<b>12%</b>	<b>10%</b>	<b>11%</b>	<b>N/A</b>	<b>9%</b>
1999-00	11%	24%	9%	8%	9%	5%	10%	N/A	10%
1998-99	5%	13%	7%	9%	8%	5%	13%	N/A	8%
1997-98	6%	16%	9%	10%	8%	5%	18%	N/A	9%

## Type of Listed Building Consent and Planning Application Refused

Residential	<b>2000-01</b>	<b>7</b>	<b>10</b>	<b>1</b>	<b>14</b>	<b>17</b>	<b>21</b>	<b>4</b>	<b>N/A</b>	<b>74</b>
	1999-00	23	14	2	21	11	8	10	N/A	89
	1998-99	19	5	2	22	9	10	12	N/A	79
	1997-98	16	0	3	26	7	10	15	N/A	77
Commercial	<b>2000-01</b>	<b>17</b>	<b>7</b>	<b>12</b>	<b>3</b>	<b>8</b>	<b>4</b>	<b>11</b>	<b>N/A</b>	<b>62</b>
	1999-00	6	8	9	7	9	5	7	N/A	51
	1998-99	5	6	5	6	8	4	8	N/A	42
	1997-98	8	3	6	10	8	3	12	N/A	50
Other (includes all other categories within proposed use field)	<b>2000-01</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>N/A</b>	<b>14</b>
	1999-00	3	3	1	1	0	2	0	N/A	10
	1998-99	1	0	0	3	8	0	0	N/A	12
	1997-98	2	2	0	0	1	1	0	N/A	6

\* Six months data only for 1997-98.

## Background B16: Enhancement schemes Completed in Conservation Areas

Previously **Indicator C5 (1996)**: Number of Enhancement Schemes in Conservation Areas

### Number of Enhancement Schemes Completed in Conservation Areas 1995-2001

District / Borough	Monitoring Year					
	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01
BDC	8	3	3	3	1	1
FHDC	2	1	N/T	N/T	N/T	1
IBC	N/T	1	2	1	N/T	1
MSDC	2	2	N/T	1	3	2
SEBC	2	5	5	2	N/T	1
SCDC	7	7	4	1	7	1
WDC	6	2	2	1	N/T	2
<b>Suffolk</b>	<b>27</b>	<b>21</b>	<b>16</b>	<b>9</b>	<b>11</b>	<b>9</b>

### General Introduction

Within the county, public works play a key role in achieving the stated objective of promoting and enhancing the quality and local distinctiveness of the built environment.

### Why this 1995/96 baseline information?

The information demonstrates the influence of the local planning authorities in actively enhancing the quality of the historic built environment by public works. The list of schemes excludes work to historic buildings but concentrates on the wider enhancement schemes carried out by the local authorities and other statutory bodies.

### Trend Analysis

The number of enhancement schemes undertaken needs to be considered within a wider context of the number of completed appraisals (see Indicator 23).

The table shows a fall in the number of enhancement schemes completed since 1995/96 in the County. This is largely due to a significant reduction in English Heritage funding coming through Conservation Area Partnerships (CAPS). The schemes completed in 2000/01 are listed for information.

### Measurement Problems and Future Data

The number of enhancement schemes completed has previously been reported as an indicator. However, it is now considered that this data is more appropriately presented as background information, as there are too many variables to produce a SMART indicator or a target.



## Background B16

### Enhancement Schemes Completed in Conservation Areas 2000/01

#### **Babergh**

*Name of Scheme:* Sudbury - King Street and Market Hill Repaving and Enhancement Scheme

*Description:* Repaving in natural granite and stone kerbs, flags and granite setts to enhance the footways in Sudbury town centre.

*Agencies:* Babergh DC, Suffolk CC, Sudbury Town Council

*Cost:* £187,000

#### **Forest Heath**

*Name of Scheme:* Mildenhall - Paving Church Walk

*Description:* Repaving

*Agencies:* Forest Heath DC, Suffolk CC, English Heritage, Heritage Lottery Fund

#### **Ipswich**

*Name of Scheme:* Northern Quays Paving, Ipswich Waterfront, Wet Dock Conservation Area

*Description:* Removal of degraded tarmac roadway, repaving of quays with yorkstone footways, sett roadways, parking areas and improvements to lighting, seating and other street furniture.

*Agencies:* Ipswich BC, Associated British Ports, East of England Development Agency, Bellway Urban Regeneration plc, frontagers.

*Cost:* £400,000

#### **Mid Suffolk**

*Name of Scheme:* Barretts Corner Needham Market

*Description:* Replace tarmac flooring with block paving, site 2 benches for seating, re-site memorial plaque, erect low boundary wall.

*Agencies:* Mid Suffolk DC, Suffolk CC, English Heritage, Needham Market Town Council

*Cost:* £16,500

*Name of Scheme:* Needham Market Station Yard

*Description:* Improvement to forecourt

*Agencies:* Mid Suffolk DC, English Heritage, Needham Market Town Council

*Cost:* £20,000

## Update

This information will continue to be monitored and reported on an annual basis but only as background information.

### **St Edmundsbury**

*Name of Scheme:* Angel Hill, Bury St Edmunds - Phase III

Description: Repaving area in front of north terrace of the square to enhance setting of the buildings. Replacement of trees with more appropriate species in less problematic locations. Traffic management improved to reduce the nuisance caused by public transport vehicles.

Agencies: St Edmundsbury BC, Suffolk CC, English Heritage

Cost: £145,000

### **Suffolk Coastal**

*Name of Scheme:* Yoxford Village Enhancement

Description: Undergrounding overhead cables, repairs to historic structure, including Lodge building, gates, railings, walls, etc, resurfacing, street furniture and landscaping.

Agencies: Suffolk Coastal DC, Suffolk CC, Yoxford Parish Council, private individuals, BT, European Regional Development Fund, Single Regeneration Budget and Rural Priority Area.

Cost: £83,500

### **Waveney**

*Name of Scheme:* Bungay Workshops/Retail Conversion

Description: Conversion of redundant workspace into shops/workshops.

Agencies: Waveney DC, English Heritage, Objective 5b.

Cost: £70,000

*Name of Scheme:* Kirkley Visitor Gateways

Description: Stone setts, paving, lighting, art works and tree planting.

Agencies: Waveney DC, Single Regeneration Budget, Suffolk CC, Objective 5b.

Cost: £259,875

### Background B17: Grant Aided Work to Historic Buildings And Buildings in Conservation Areas.

Previously **Indicator C9 (1996)**: Total value of grant aided work to historic buildings in conservation areas

### General Introduction

Each local authority has an annual budget from which grants are used to encourage owners of historic buildings to carry out works that they may not otherwise have been minded to complete.

### Why this 1995/96 baseline information?

To further assess the influence of the local authorities on the condition of the historic built environment this indicator was devised, specifically looking at what is achieved through local authority grants to historic buildings and buildings in conservation areas.

The indicator was based on the financial year for the authorities i.e. 1st April - 31st March and examined grants paid rather than offered.

### Trend Analysis

Since 1999/00 all authorities have provided figures for grants paid, as opposed to offered. Since then the figures have been split further, to differentiate between contributions from private individuals and those from other sources. Other grants can come from a wide range of bodies including European funding for the Objective 5b areas in Suffolk, so designated as they are experiencing economic and social difficulties. It is not possible to draw any general conclusions of a comparative nature between the Districts, as District Council funding can fluctuate widely depending on the type of projects in progress and the funding designations covering the area. What is clear, however, is that local authority grants remain crucial in helping to encourage private sector contributions.

## Background B17

## Update

### Measurement Problems and Future Data

It is not possible to develop a SMART indicator with a target to measure it given the number of variables involved. It is also difficult to avoid overlap with other granted aided schemes in conservation areas and make this a discreet measure. Therefore this information will continue to be monitored and reported on an annual basis but only as background information.

**Total cost of grant aided work to historic buildings and buildings in conservation areas in Suffolk 1995 to 2000**

	Local Authority Grants	English Heritage Grants	Other Grants(e.g. Obj5b, SRB etc)	Contributions from private individuals	<b>Total cost of work</b>
<b>1995/96 (Base year)</b>	£314,560	£377,739	£953,551	Included within 'other grants'	<b>£1,691,673</b>
<b>1997/98</b>	£275,845	£269,739	£977,776*	Included within 'other grants'	<b>£1,733,436</b>
<b>1998/99</b>	£219,702	£187,188	£1,709,689*	Included within 'other grants'	<b>£2,116,579</b>
<b>1999/00</b>	£142,222	£260,596	£694,162*	£376,598	<b>£1,473,578</b>

\* English Heritage/Other Grants/Contributions combined for Babergh DC (total £281,500 1997/98, £501,210 1998/99 and £248,000 1999/00)

**Total cost of grant aided work to historic buildings and buildings in conservation areas for the financial year 2000/01**

<b>District/Borough</b>	Local Authority Grants	English Heritage Grants	Other Grants(e.g. Obj5b, SRB etc)	Contributions from private individuals	<b>Total cost of work</b>
BDC	£23,540	£23,540	£31,627*	-	£78,707
FHDC	£2,137	£2,257	-	£4,024	£8,418
IBC	£32,197	£28,500	-	£58,500	£119,197
MSDC	£10,000	£12,624	-	-	£22,624
SEBC	£57,215	£31,924	-	£315,959	£405,098
SCDC	£2,500	-	-	-	£2,500
WDC	£164,777	£136,402	£194,200	£521,881	£1,017,257
<b>Total</b>	<b>£292,363</b>	<b>£235,247</b>	<b>£225,827</b>	<b>£900,364</b>	<b>£1,653,801</b>

\* English Heritage/Other Grants/Contributions combined

Local Authority grants includes District Council plus County Council contributions. Total value of work includes local authority grants, grants from English Heritage and other grant sources including Suffolk Historic Churches Trust, contributions from private individuals and sponsorship.

## Background B18: Number of Article 4 Directions in Conservation Areas

### Number of Article 4(2) Directions in Conservation Areas (Mid-2000)

District / Borough	Number of Directions	Total number of properties covered
BDC	4	400*
FHDC	0	0
IBC	2	438
MSDC	0	0
SEBC	8	315
SCDC	0	0
WDC	7	6000**
Total	21	7153

\* Approx. total for Glemsford CA only. Other 3 Article 4 (2) Directions cover only parts of CAs

\*\*This figure is an estimate (probably an underestimate). A more accurate figure will be provided when next reported.

### General Objective

In addition to controls over demolition, certain Conservation Areas are subject to article 4 directions; whereby planning permission is required which in other areas would not be necessary. In addition to Article 4 Directions, Section 67 and 73 (of the Planning and Listed Building Conservation Act 1990) applications are those advertised as possibly affecting the setting of a Listed building or Conservation Area.

### Why this Year 2000 baseline information?

Article 4(2) Directions are made under the respective part of the Town and Country Planning (General Permitted Development) Order 1995. Their designation removes the usual rights to carry out specified types of works without planning permission. This is an added means of control that assists in maintaining the quality of Conservation Areas. Types of works can include the replacement of windows, erection of fences, extensions to residential properties and removal of chimneys.

### Trend Analysis

As of mid 2000, 21 Article 4(2) Directions were in place in 4 Districts/Boroughs across Suffolk, covering approximately 7000 properties. None of the Conservation Areas in Forest Heath, Mid Suffolk or Suffolk Coastal have Article 4(2) Directions. This indicates a clear difference in practice between authorities.

### Measurement Problems and Future Data

This was a new indicator, first reported for mid 2000. The intention was to report the results every 5 years given the slow rate of change. However, this review has highlighted the difficulties in making this indicator SMART and setting a target. Therefore, from now on the results will only be reported as background information.

### Background B19: Number of Joint Funded Conservation Area Initiatives in Suffolk And Their Achievements

Previously **Indicator C6 (1996)**: Number of Conservation Area Partnership Schemes within the county, compared to the number bid

#### The Heritage Economic Regeneration Scheme (HERS)

HERS tend to cover smaller areas than CAPs and seek to demonstrate that conservation led change has a role to play in contributing to social and economic regeneration and in the creation of safe and sustainable communities. They focus on neighbourhood businesses, high street and corner shops - employment-generating activities important to community life and prosperity and where area based assistance with building repairs and enhancement will help local employment and encourage inward investment. These schemes run for 3 years and English Heritage funds must be matched by local sources either from local authorities or via the Single Regeneration Budget or European Regional Development Fund.

#### General Introduction

Conservation Area Partnerships, established in 1994, were a form of agreement between English Heritage and, normally, a local planning authority. Such agreements identified specific problems and opportunities within an area and established a programme of work and funding for a fixed period, usually 3 years.

#### Why this 1996 baseline information?

This indicator was originally intended to monitor the success of the Suffolk local planning authorities in securing Conservation Area Partnership (CAP) agreements, funded by English Heritage.

#### Trend Analysis

No new Conservation Area Partnerships were designated after April 1998 as the scheme was phased out. Many of the Suffolk schemes came to an end in March 1999. A total of eleven CAP schemes have been successfully implemented across the County, making a considerable impact in terms of protecting and enhancing the built environment.

As the CAP schemes came to an end the intention was that any new schemes should be reported on. In 1998, the Heritage Economic Regeneration Scheme (HERS) offered by English Heritage was introduced. There was no bidding round during the first year of its operation but two schemes in Suffolk, Newmarket and Halesworth, received funding.

Since April 1999 the scheme has been open to all authorities. Ipswich Borough have enjoyed a successful bid for the Fore Street area of Ipswich, now in its second year, involving 40 buildings of which 26 are Grade II or II\*. Waveney District has had two successful bids in Halesworth and North Lowestoft while Babergh District made a successful bid for Glemsford. All these schemes are



## Background B19

## Update

now operational.

In 2000/01, Mid Suffolk were successful in getting consent for a HERS for Stowmarket, Suffolk Coastal for Saxmundham and Waveney District for Beccles.

An additional area-based grant scheme is the Townscape Heritage Initiative offered by the Heritage Lottery Fund. Although bids from Suffolk were made to this fund in 1998, just 27 schemes were funded nationally, of which only 5 were in England. In 2000, Suffolk Coastal made an unsuccessful bid for Saxmundham and Waveney made an unsuccessful bid for South Lowestoft. The bid for South Lowestoft was unsuccessful because it was not considered to be large or comprehensive enough and because of uncertainty, at that time over the South Lowestoft Relief Road. The bid was successfully re-submitted in 2000/01 but is now awaiting confirmation of meeting the requirements for Stage 2.

### **Monitoring Problems and Future Data**

This information will continue to be monitored and reported on an annual basis but only as background information.

# Chapter 3

## Introduction – Archaeology

Suffolk's archaeological resource is finite and irreplaceable. The significance of archaeology is recognised through the various protection measures that exist today, most notably scheduling under the Ancient Monuments legislation. Detailed planning guidance on the evaluation and protection of archaeological artefacts are also described in the DETR's [now ODPM] (1990) Planning Policy Guidance Note on Archaeology and Planning (PPG 16).



# Chapter 3

## Facts at a glance

- Development is occurring with minimal detriment to the rich archaeological reserve of the County.



**Key Challenges – social issues:**

- To protect the archaeological resource for future generations as an educational asset.

**Key Challenges – environmental issues:**

- To ensure that archaeological excavations are done in an environmentally sensitive manner

**SUSTAINABLE DEVELOPMENT OBJECTIVE  
FOR ARCHAEOLOGY:**

**“To protect the County’s archaeological interest”**

**Key Challenges – economic issues:**

- To take the economic capital of archaeology into account.

**Key Challenges – resource issues:**

- To protect the finite and irreplaceable archaeological resources.

## Indicator 26: Change in Number of Scheduled Ancient Monuments (SAM's) Damaged as a Result of Development

### Applications Potentially Affecting SAM's Approved 1997-2001

Approved	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC
2000/01	N/T	N/T	N/T	N/T	1	N/T	N/T
1999/00	N/T	N/T	N/T	N/T	N/T	N/T	N/T
1998/99	N/T	N/T	N/T	N/T	2	N/T	N/T
1997/98	N/T	N/T	N/T	N/T	N/T	N/T	N/T

### Scheduled Ancient Monuments

In general, any type of structure may potentially be listed as a SAM, excepting dwellings or ecclesiastical buildings still in use. SAM's include medieval bridges, castles, Bronze Age stone circles, Iron Age forts and sites of more recent origin; e.g. those associated with the industrial revolution.

SAM's are designated under the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act, 1983. There are around 13,000 designated SAM's in England.

There are nearly 400 SAMs in Suffolk and more sites are designated each year under the English Heritage Protection Programme.

### General Objective

To protect the county's archaeological interest.

### Target

To protect and prevent damage to any Scheduled Ancient Monuments (SAM's) as a result of planning permission.

### Why this indicator?

In order to protect our archaeological heritage it is important that, where possible, SAM'S are not unnecessarily damaged as a result of development.

### Trend Analysis

Over the 5 year monitoring period work potentially damaging 3 SAM's triggered this indicator, all of which were located in St Edmundsbury Borough. The applications triggering this indicator in 1998-1999 were for minor works and had mitigation measures, approved by the Department of Culture, Media and Sports, in place. Suffolk County Council recorded all works with no damage to the SAM's resulting due to the developments.

### Progression towards sustainable development

Over the last 5 years, although this indicator was triggered 3 times, in all instances the end result was no actual damage to the SAM's.

### What issues arise for the future?

Although any loss of archaeological heritage is regression from sustainable development, this needs to be balanced against the needs of society.

## Indicator 26

## Update

### Appropriateness of indicator?

This indicator is SMART, monitoring the loss of SAM'S as a result of development.

### Requirement for new Indicators

None

## Background B20:

### Number of Applications Affecting Known Archaeological Sites Approved with Amendments to Design, or Working Methods, to Ensure Preservation.

Previously **Indicator A1 (1996)**: Number and percentage of applications affecting known archaeological sites approved with amendments to design, or working methods, to ensure preservation.

#### Number of applications affecting known sites approved with amendments 1997-2001

Approved	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC
2000/01	1	N/T	N/T	N/T	N/T	1	N/T
1999/00	N/T	N/T	N/T	N/T	N/T	N/T	N/T
1998/99	N/T	N/T	N/T	N/T	1	N/T	N/T
1997/98	N/T	N/T	N/T	N/T	2	1	N/T

## General Introduction

PPG 16: *Archaeology and Planning* advises that:

*“...taking [planning] decisions is much easier if any archaeological aspects can be considered early in the planning and development control process...the needs of archaeology and development can be reconciled, and potential conflict very much reduced, if developers discuss their preliminary plans for development with the planning authority at an early stage.”*

## Why this 1997 baseline information?

This 1996 indicator identifies known archaeological sites approved with amendments to design or working methods. It is important to emphasise that this is only known sites with amendments made following the submission of the planning application. All known sites are recorded on the County Sites and Monument Record (SMR) which currently contains over twenty thousand records. It is estimated that in Suffolk up to 90% of the archaeological resource remains undiscovered.

## Trend Analysis

Over the five-year monitoring period, only a handful of incidents have been recorded. This is partly because with a large number of planning permissions, archaeology has been considered and mitigation measures put in place prior to applications being formally submitted. Secondly, by only recording known sites, mitigation measures on previously unrecorded archaeological sites are excluded.



### Case Study: Castle Hill/Broad Street, Orford

This proposal for residential development (C/99/0859) was located on one of the few remaining undeveloped plots of land within the medieval 'planned town' of Orford, only 25 metres from the 12th century castle, and with two medieval street frontages (Castle Hill and Broad Street). In order to assess the archaeological value of the site, and determine the impact of the proposed development, an archaeological evaluation by trenching was required prior to determination of the application.

The evaluations found significant medieval occupation evidence, including property boundaries and a possible building foundation, with virtually no later damage. However, these deposits were sealed by layers of overburden of no archaeological interest, varying from 0.5 to 0.8 metres thick. The proposed development consisted of a terrace of three cottages and a detached 'farmhouse' with associated garages, access road and parking areas.

There were two planning issues:

1. Would the development adversely affect the setting of the castle as a Scheduled Ancient Monument (English Heritage provided this advice).
2. To what extent would the significant archaeological deposits be damaged by construction.

These two factors were in conflict in relation to the proposed design. The buildings were two storied and some seven metres high that impacted on the setting of the castle. If lowered, to reduce the impact on setting, then the archaeological deposits were in more danger of damage. As a result a revised application was submitted (C/00/1148) reducing the size of the dwellings to 'cottage' scale (with the first floor rooms in the roof space). This proved more acceptable to English Heritage leaving only the problem of archaeological damage to be resolved.

In order to assess potential damage, the applicant was required to provide details of formation levels for the ground floors of all the cottages/garages, the access road and hard standings. In addition, details of final garden levels and service trenches were required.

Interpretation of the data recorded indicates that the advice of PPG16 is being followed. The presence of known archaeology on a site does not mean that development is prohibited through the planning system. In fact, this indicator reflects the flexibility of the planning system in accommodating the need for development while protecting the finite archaeological heritage through approving applications with amendments to design or working methods.

### Measurement Problems and Future Data

Ideally pre-application negotiations would be recorded, however this is not practical. As a result, this indicator is considered of limited value as it is incomprehensive and is to be discontinued.

The increasing development pressure on urban areas will have ramifications for archaeology and development. On urban infill sites there is limited scope for alterations to design and working methods although such areas often contain valuable archaeology. Where feasible, issues for such sites should be addressed prior to the submission of applications.

## Background B20

From this it was clear that, in view of the thick protective layer of overburden on the site, the archaeological deposits would survive, undamaged under all the floors and in all the gardens.

As such, most of the site would be preserved, and therefore it was reasonable (on archaeological grounds) to grant planning consent subject to a PPG 16, paragraph 30 condition, requiring a programme of archaeological works to record those areas which would be damaged.

The principal areas where damage was unavoidable were the building foundations, soakaways, service trenches, and a section of the access road where it joined Broad Street.

These were the areas that were subsequently excavated prior to development. The foundation design for 600mm wide trenches was redesigned to 1200mm wide in order to provide sufficient width for archaeological excavation and understanding of what was found. The end result, while not ideal, was a sample of the archaeological deposit with most of the site preserved in situ.

## Update

## Background B21:

### Number of Applications Determined to Affect Known Archaeological Sites Approved With Conditions Requiring Prior Archaeological Excavation or Recording During Development.

Previously **Indicator A2 (1996)**: Number and percentage of determined applications which affect known archaeological sites approved with conditions requiring prior archaeological excavation or recording during development

#### Applications Approved With Conditions Requiring Prior Archaeological Excavation Or Recording During Development 1997-2001

Approved	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	SCC
2000/01	15	11	2	7	13	20	6	N/T
1999/00	12	26	4	12	44	37	5	2
1998/99	9	7	7	10	13	16	9	1
1997/98	9	6	2	6	13	16	7	2

## General Introduction

PPG 16 notes that arrangements for preservation by record are often considered acceptable. There are various means of ‘preserving’ archaeological remains, including preservation *in situ*, excavation and recording. The extent to which sites can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation or recording during development.

### Why this 1997 baseline information?

This 1996 indicator (now recorded as background information) records sites of known archaeological importance that are conditioned through planning permission to be excavated or recorded prior to development being permitted. Only known sites are recorded in this information.

## Trend Analysis

Over the 5-year monitoring period 344 sites have been excavated or recorded prior to or during development. In the last monitoring year 74 sites were recorded or excavated.

This indicates that the planning system is flexible in accommodating the requirements of development whilst giving due consideration to our archaeological heritage and that use of archaeological conditioning is widely established.

## Measurement Problems and Future Data

There are no major issues relating specifically relating to conditions requiring prior archaeological remediation measures. It is suggested that, following the establishment of the 5-year data set, this background indicator be discontinued.

## Background B22:

### The Number of Applications Which Affect Known Sites for Which Archaeological Evaluation is Required Prior to Determination

Previously **Indicator A4 (1996)**: Number and percentage of applications which affect known archaeological sites for which archaeological evidence is required prior to determination.

#### The Number Of Applications Which Affect Known Sites For Which Archaeological Evaluation Is Required Prior To Determination Approved 1997-2001

	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	SCC
2000/01	N/T	N/T	N/T	N/T	N/T	1	N/T	1
1999/00	N/T	N/T	N/T	N/T	N/T	N/T	N/T	N/T
1998/99	1	1	N/T	N/T	1	N/T	N/T	3
1997/98	N/T	N/T	N/T	N/T	N/T	N/T	N/T	N/T

## General Introduction

Designated archaeological sites exist within the county where further evaluation is required before a fully informed decision on an application can be made. This indicator is normally triggered when it is deemed that any development could have an impact on a well-preserved and /or undisturbed archaeological site. However, given the intensively farmed nature of much of the county, such sites are limited in number.

## Why this 1997 baseline information?

This 1996 indicator identifies planning applications that were not determined until an archaeological evaluation had been undertaken.

## Trend Analysis

Over the 5-year monitoring period only a few sites have been recorded under this indicator. Applications on known sites will generally be subject to detailed pre-application negotiations that would not be reflected in this data.

In 1998/1999 the three applications requiring evaluation prior to planning decisions being made were subsequently approved, two of which required excavation. The application in Forest Heath potentially affected prehistoric occupation areas and at Bury St. Edmunds, a Medieval Priory.

## Measurement Problems and Future Data

The 5-year data set indicates that, where necessary, predevelopment mitigation measures are put in place. Although this indicator provides useful information it is not considered necessary to collect it on an annual basis as trends are slow moving.

## Background B22

## Update

The increasing pressure for development, particularly within established settlements may result in an increasing requirement for pre-determination evaluation.

## Background B23:

### Number of Applications which Affect Known Archaeological Sites of Less Than National Importance Approved With No Provision for Preservation In Situ or Recording Prior to or During Development.

Number Of Applications Which Affect Known Archaeological Sites Of Less Than National Importance Approved With No Provision For Preservation In Situ Or Recording Prior To Or During Development Approved 1998-2001

	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	SCC
2000/01	N/T	N/T	N/T	N/T	4	4	N/T	8
1999/00	2	1	N/T	4	1	1	3	13
1998/99	N/T	N/T	N/T	N/T	N/T	4	1	5

## General Introduction

In some instances, applications affecting known archaeological sites have been approved without any sort of conditions attached. These are normally caused by delays in the consultation process or errors on the part of the local planning authorities.

## Why the 1998 baseline information?

This 1998 indicator, now recorded as background information reports on the number and % of applications which affect known archaeological sites of less than national importance approved with no provision for preservation in situ or recording prior to or during development.

## Tends Analysis

In both Suffolk Coastal and the Borough of St. Edmundsbury the sites affected were of medieval origin, Roman origin and also unclassified.

Between 1998-2000 the number of recommendations by the archaeological service which did not result in adequate conditions rose considerably from five to thirteen.

## Measurement Problems and Future Data

No significant issues are likely to arise. Although this indicator provides useful information it is not considered necessary to collect it on an annual basis as trends are slow moving.

## Background B24:

### Number of Applications Affecting No Known Archaeological Site but Judged of High Potential and Approved With Conditions Requiring Prior Archaeological Excavation or Recording During Development

Previously Indicator A8 (1996)

**Number Of Applications Affecting Not Known Archaeological Site But Judged Of High Potential And Approved With Conditions Requiring Prior Archaeological Excavation Or Recording During Development Approved 1998-2001**

	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	SCC
2000/01	22	25	17	23	16	34	11	N/T
1999/00	17	16	12	16	28	13	5	1
1998/99	11	16	6	18	6	20	4	1

## General Introduction

Although the county holds information on sites of archaeological importance (be it at a national or local level), it is by no means exhaustive. Situations can commonly arise where an application is made upon land with no known archaeological site but with significant archaeological potential.

## Why this 1998 baseline information?

To identify the number and % of applications affecting not known archaeological site but judged of high potential and approved with conditions requiring prior archaeological excavation or recording during development

## Trend Analysis

New archaeological sites are continually being found. Even in areas where there are no Scheduled Ancient Monuments (SAMs) there may nevertheless be considerable interest, indicated by records of spot finds. Spot finds may indicate the inherent archaeological potential of the area.

All districts across the county approved applications on sites that were not known to be of archaeological value, but judged to have a high potential of being so.

In 2000/2001 this totalled 148 applications, gradually increasing from 108 in 1999 and 82 in 1998.

## Measurement Problems and Future Data

The ability to predict land with high archaeological potential is improving and is bound to lead to an increasing number of applications falling into this category.



# Chapter 3

## Introduction – Town Centres

The Government has set objectives for town centres within Revised Planning Policy Guidance (PPG) Note6: Town Centres and Retail developments, 1996.

They are:

- To sustain and enhance the vitality and viability of town centres;
- To focus development, especially retail development, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and maximises the opportunity to use means of transport other than the car;
- To maintain an efficient, competitive and innovative retail sector; and
- To ensure the availability of a wide range of shops, services and facilities to which people have easy access by a choice of means of transport.

Town centres are clearly important in meeting these objectives as they form the focal point for businesses and the public.

23 town centres in Suffolk, ranging in size from Ipswich to Eye, have been identified in this Report. All the town centres provide a range of facilities and services for the community in their area. They may not all be a focus for public transport but they are all served by public transport. The town centres are all identified within the 7 District or Borough Local Plans.

Due to the varying definitions of town centres amongst Authorities it is not practical to monitor the performance of one town against another. It is intended simply that an individual town centre's performance can be analysed over time.

# Chapter 3

## Facts at a glance

- Since 1996 the total number of retail units (A1, A2 & A3) has remained relatively constant and buoyant with prime rent levels rising year on year in most towns.
- The retail profiles of a number of the towns within the county are changing with a reduction in shops and an increase in food and drink premises (A3) and offices (A2).
- Despite changing shopping habits of residents various grant initiatives have helped some communities retain and improve accessibility and thus viability of local services.
- The use of car parking charges as a traffic management tool is increasing in the major centres.
- Town centres need to continue to be enhanced to remain attractive to their customers.
- Ipswich and Bury St Edmunds remain the most attractive centres for inward retail investment.



**Key Challenges – social issues:**

- Encouraging people to live, work and socialise in towns
- Opportunities for all to access a broad range of services

**Key Challenges – environmental issues:**

- Maintain and enhance the visual and cultural attractiveness of town centres as places to live, work and enjoy

**SUSTAINABLE OBJECTIVE FOR TOWN CENTRES:**

**“To protect and improve the attraction, efficiency, vitality and functions of town centres offering a range of community, shopping and employment opportunities”**

**Key Challenges – economic issues:**

- Maintain and develop an efficient, competitive and innovative retail and entertainment centre
- Facilitate modern patterns of growth in centres

**Key Challenges – resource issues:**

- Optimise use of land in town centres and minimise inappropriate out of town expansion

## Indicator 27:

### Change In The Number Of Units Of Each Land Use Class In Town Centres (Ground Floor Only).

Change in Units by Land Use Type in Suffolk's Town Centres, 1996-2001

	A1	A2	A3	B1	B2	B8	C1	C2	D1	D2	SG
Aldeburgh	1	3	2	0	0	0	-1	0	1	0	-1
Beccles	-21	-3	-5	-	-	-	-	-	-	-	-3
Brandon	-3	-1	7	2	0	-	0	-12	2	0	-1
Bungay	-24	-3	-2	-	-	-	-	-	-	-	3
Bury St Edmunds	-23	-13	3	-	-	-	-	-	-	-	-2
Debenham	-3	3	1	1	-	-	-	-	-	-	
Eye	-2	6	0	-	-	-	-	-	2	-	
Felixstowe	-3	1	4	0	0	0	0	0	1	0	0
Framlingham	0	4	1	0	0	0	-2	0	0	0	1
Hadleigh	-7	-2	0	1	0	0	0	0	-2	0	0
Halesworth	-9	-3	1	-	-	-	-	-	-	-	0
Haverhill	-56	23	5	-	-	-	-	-	-	-4	-11
Ipswich	-50	-2	8	-14	-1	0	-1	0	-4	0	0
Leiston	-1	2	2	2	0	-1	0	1	2	0	-1
Lowestoft	-17	-5	5	-	-	-	-	-	-	-	-1
Mildenhall	-16	-2	0	-4	1		1	0	1	0	6
Needham Market	6	6	6	-	-	-	-	-	-1	-	
Saxmundham	-4	4	1	1	-1	-1	0	0	2	0	0
Southwold	-13	-2	-3	-	-	-	-	-	-	-	-1
Stowmarket	-12	2	0	-16	0	0	0	0	4	0	1
Sudbury	-7	-2	-7	4	0	0	-1	0	-1	1	3
Woodbridge	-2	9	3	0	0	0	0	0	-1	0	0
Total	-266	25	32								

**Notes:** Change only listed for categories where both 1996 baseline and 2001 information were available. A Table of Category Definitions can be found on the following page. "-" indicates that data was unavailable (N/A)

### General Objective

To protect and improve the attraction, efficiency, vitality and functions of town centres offering a range of community, shopping and employment opportunities.

### Target

To maintain a good mix of use classes in Suffolk's town centres, ensuring that the proportion of A1 uses does not fall below the national average of 50% in any one centre.

### Why this indicator?

In 1996 the Government published PPG6 and outlined 10 indicators that should be examined to assess vitality and viability of town centres. One key indicator identified is diversity of use.

### Trend Analysis

The indicator provides a simple measure of the composition of town centres in Suffolk in terms of unit numbers by classification.

The table shows that the overall number of A1 retail units within Suffolk has decreased over the past 5 years whilst the number of A2 (professional and financial services) and A3 (food & drink) uses has increased.

Several towns experienced significant reductions in A1 units including Newmarket, Bury St. Edmunds and Ipswich. In some instances this can be partially explained by the amalgamation of numerous units into larger stores.

### Progression towards sustainable development

The above average number of A1 units in Suffolk town centres (62% of units measured compared to the national average of around 50%) can be taken as a positive sign. Ipswich is the major retail destination in the

## Units by Land Use Type in Suffolk's Town Centres, 2001

	A1	A2	A3	B1	B2	B8	C1	C2	D1	D2	SG
Aldeburgh	51	10	16	1	0	1	2	0	5	1	1
Beccles	106	28	17	6	0	3	0	1	9	2	3
Brandon	35	8	14	6	0	0	2	0	5	0	2
Bungay	55	14	14	1	-	-	-	-	1	1	4
Bury St Edmunds	277	47	47	-	-	-	-	-	-	-	3
Debenham	12	3	3	2	0	0	0	0	0	0	0
Eye	26	6	4	0	0	0	0	0	2	0	1
Felixstowe	140	43	21	2	0	0	1	0	6	1	4
Framlingham	41	23	8	2	1	0	1	0	4	1	2
Hadleigh	64	11	13	12	1	-	2	-	5	-	4
Halesworth	59	18	10	-	-	-	-	-	1	1	2
Haverhill	91	30	21	0	0	0	0	0	0	0	3
Ipswich	430	66	74	21	1	0	1	0	25	5	5
Leiston	53	17	15	4	0	2	0	1	6	1	4
Lowestoft	153	74	19	10	0	0	0	0	14	7	1
Mildenhall	56	14	11	4	1	0	4	0	10	2	9
Needham Market	42	6	10	0	0	0	1	0	0	2	2
Saxmundham	43	20	7	2	5	3	2	1	6	0	6
Southwold	49	10	10	0	0	0	0	0	2	0	1
Stowmarket	89	27	13	1	0	0	0	0	12	0	3
Sudbury	159	26	28	13	1	-	2	-	8	4	4
Woodbridge	128	41	20	3	0	2	2	1	13	1	2

**Note:** "-" indicates data was not available (N/A)

**Definition of terms:** A1: Retail; A2: Financial and Professional Services; A3: Food and drink; B1: Business; B2: General Industry; B8: Storage and distribution; C1: Hotels and Hostels; C2: Residential Institutions; C3: Dwelling Houses; D1: Non-residential Institutions; D2: Assembly and Leisure; SG (Sui Generis): Other uses

County and also acts as the major centre for employment and leisure. The other town centres vary in size and scale but all make substantial contributions to their local economy, employment opportunities and the sustainable future of each area.

Local Plan policies aim to ensure that development occurring outside of town centres does not unduly harm the vitality of the existing centres. Many market towns have struggled against the presence of out-of-town supermarkets and have seen a number of A1 retail units lost to A2, A3 and B1 uses.

The Countryside Agency has piloted the Market Town Initiative in some areas to help communities retain and improve the accessibility, vitality and viability of market towns and their surrounding areas.

### What issues arise for the future?

The future of Suffolk's town centres is dependent on retaining and developing a wide range of attractions and amenities. Market towns play a vital economic and social role in rural areas and planning authorities should view applications for conversions and extensions to shops designed to improve viability in a positive light.

Local Planning Authorities will come under increasing pressure to change existing shops into dwellings. They should continue to apply the sequential approach to site selection and resist out of centre development that will impact on the town centre.

A number of authorities have undertaken retail studies to assess the future requirements for retail within their towns and to harness the increases in leisure time and spend of their residents.

Retaining A1 usage is vital to counter an increasing trend over recent years of a change of use from A1 to A2 and A3 units affecting the character and vitality of the centres in certain towns.

## Indicator 27

### A1 Units as a Proportion of Total Units Recorded, 2001

Aldeburgh	58.0%	Leiston	51.5%
Beccles	60.6%	Lowestoft	55.0%
Brandon	48.6%	Mildenhall	50.5%
Debenham	60.0%	Needham Market	66.7%
Eye	66.7%	Newmarket	54.9%
Felixstowe	64.2%	Saxmundham	45.3%
Framlingham	49.4%	Southwold	68.1%
Hadleigh	57.1%	Stowmarket	61.4%
Ipswich	68.5%	Woodbridge	60.1%

**Note:** Table only includes towns for which a full set of data was returned

## Update

### Appropriateness of this indicator?

Indicator 27 is one of the key tests prescribed in PPG6 for assessing the vitality and viability of town centres. The data is collected by all Suffolk local planning authorities and is used for both Local Plan monitoring and the Suffolk's Environment. The indicator should remain.

### Requirement for new indicators

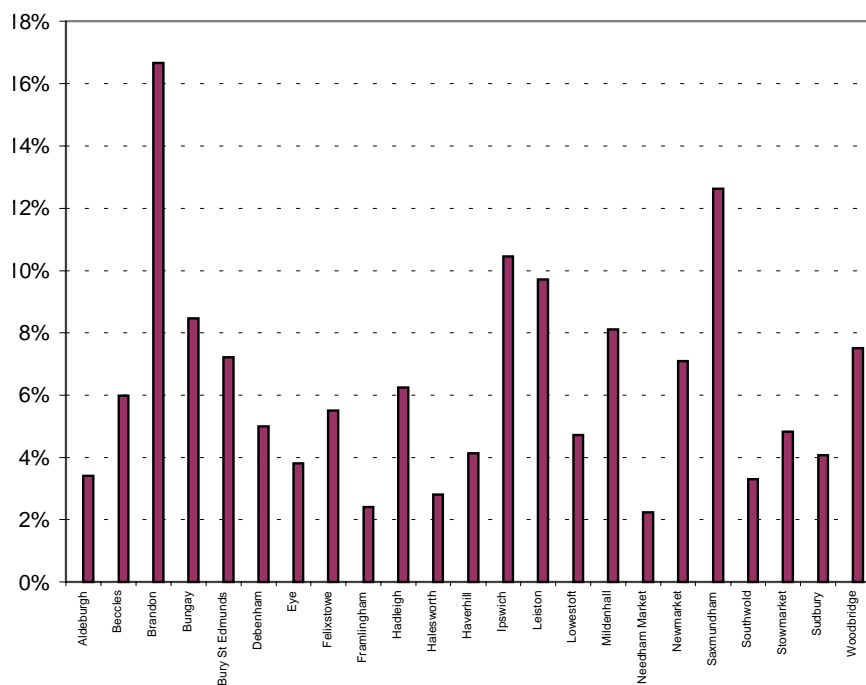
There is currently no requirement to alter the reporting of this indicator. However, the monitoring of C3 (residential) uses would be useful.

Monitoring land usage, particularly the extent of retail floorspace is to be developed to supplement the actual number of units. Due to limited means of collecting data this figure will only represent ground floorspace.

## Indicator 28:

### Change In The Number Of Vacant Street Level Retail Units Of Each Land Use Class In Town Centres

#### Vacancy Rates in Town Centres



#### General Objective

To protect and improve the attraction, efficiency, vitality and functions of town centres offering a range of community, shopping and employment opportunities.

#### Target

The number of vacant units in any one centre should not exceed the national average of 11%.

#### Why this indicator?

Levels of vacancies within town centres are an important indicator for two reasons. Firstly they provide information related to the vitality of a town centre in terms of the proportion of units occupied. Secondly, they assist in identifying units available for businesses looking to move into town centres.

#### Trend Analysis

The average vacancy rate in the Suffolk town centres is 6.7%. The highest rate can be found in Brandon (16.7%) and the lowest in Needham Market (2.2%). The large towns of Ipswich, Lowestoft and Bury St. Edmunds have rates of 10.5%, 4.7% and 7.2% respectively, below the national average of 11%.

Suffolk as a whole has seen a slight decrease in the average vacancy rate over the monitoring period. The vacancy rate for A1 units has also decreased over the monitoring period although this may be due to a change of use occurring as reported in Indicator 27.

Although vacancies are common in even the healthiest town centres, the smaller the percentage of vacant units the better a centre is perceived to be performing.

#### Progression towards sustainable development

Whilst vacancy rates in many of the town centres remain below the



## Indicator 28

### Case Study - Brandon Market Town Initiative

In Summer 2001 the Brandon Community Partnership undertook a series of health checks to produce a snapshot of the environment, economy, social community, accessibility and transport of Brandon. This identified areas of need and attention and helped develop schemes that will bring improvements. A full time project manager has now been appointed to support the partnership and oversee the delivery of the action plan.

A variety of schemes will be undertaken that will secure significant environmental improvements to make the town safer, accessible and more attractive to visitors and shoppers from surrounding villages – therefore strengthening Brandon's position as a retail destination.

Forest Heath District Council are in the process of submitting a Heritage and Economic Regeneration Scheme bid to secure funding for environmental improvements and assist retailers to improve the physical appearance of shop fronts in Brandon.

## Update

national target, it is evident that a few centres, including some smaller towns, are above or nearing the national average. It is important that investment is encouraged within these centres, and available grants maximised to ensure spirals of decline are arrested.

### What issues arise for the future?

The sequential approach prescribed in PPG6 ensures that town centres will continue to be the focus for new development. The e-shopping explosion has failed to have the impact on the high street shop that was predicted but as more people gain access to the internet and on-line services this area of development will perhaps come to play a more significant role in the retail sector.

It is important that there are a certain number of vacant units remain available at any one time for retailers and other new users to occupy so that a town does not stagnate and is able to evolve.

Shops in smaller market towns will need to adapt to the change in the shopping habits of the communities they serve if they are to remain as a sustainable alternative to shops within the larger urban areas.

### Appropriateness of indicator?

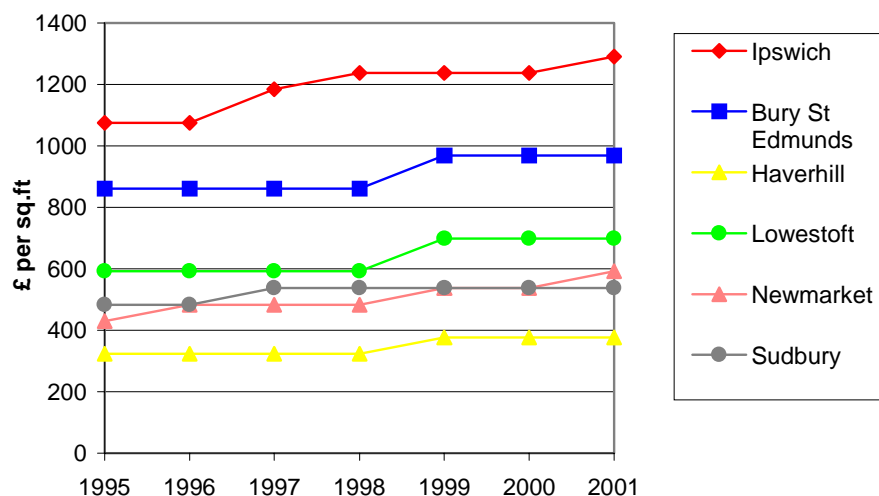
Indicator 28 is one of the key tests prescribed in PPG6 for assessing the vitality and viability of town centres. The data is collected accurately by all participating authorities and is used for both Local Plan monitoring and the Suffolk's Environment reports.

### Requirement for new indicator

There is no requirement to alter the reporting of this indicator.

## Indicator 29: Change in Rents for Selected Town Centres

Rents (£ per sq.ft/annum) in Selected Town Centres



	1995	1996	1997	1998	1999	2000	2001
Ipswich	1076	1076	1184	1238	1238	1238	1292
Bury St Edmunds	861	861	861	861	969	969	969
Haverhill	323	323	323	323	377	377	377
Lowestoft	592	592	592	592	700	700	700
Newmarket	431	484	484	484	538	538	592
Sudbury	484	484	538	538	538	538	538

Source: In Town Retail Rents, Colliers, Conrad, Ridblat, Erdman, June 2001

### General Objective

To protect and improve the attraction, efficiency, vitality and functions of town centres enabling them to offer a range of community, shopping and employment opportunities.

### Target

Stable or increasing rental values for each centre monitored

### Why this indicator?

'Shopping rents' are a valuable measure of town centre vitality and viability. The amount retailers are prepared to pay for units in town centres gives a good indication of it's – retailers will pay more for locations where they believe their turnover and profits will be greater.

### Trend Analysis

The graph shows values expressed as £ per square foot at midyear. They relate to the zone A rent for a hypothetical standard shop unit in the best (100%) pitch within the centre (i.e. the rental for the first 6 metres depth of floorspace from the shop window).

It is clear from the chart that shopping rents have remained relatively constant and buoyant. Prime rents have risen year on year and the highest rents, as expected, are found in Ipswich and Bury St. Edmunds.

Lowestoft, whilst being a large area, struggles to be an attractive proposition for investment. This undoubtedly reflects its limited hinterland and relative remoteness in the County.

### Progression towards sustainable development

Information is limited to the major centres within the county. However, it is pleasing to note the rise in rental values in these locations, reflecting a buoyant attitude to the health of their centres. On the negative side, it is

### Case Study - North Lowestoft Town Centre Enhancement Scheme

In May 2001 WS Atkins, on behalf of Waveney District Council and Suffolk County Council, produced a report detailing a series of proposals for the enhancement of the town centre pedestrian area.

The aim is to make Lowestoft a more welcoming and attractive business centre & tourism destination with a distinctive identity and safer for pedestrians and more accessible by sustainable transport modes.

The proposals include extended pedestrianisation and enhancements of the paved areas, landscaping, provision of street furniture, improvements to building facades and features of interest and public art.

The appointment of a Town Manager is also being investigated to co-ordinate commercial activity in the whole of the town in order to improve business performance and confidence in the area, enhance the Town's image and to attract investment.

The Town manager will also promote the town through events, special promotions and co-ordinate existing initiatives in order to enhance its image

hoped increasing rental values do not stifle new, budding, retail ventures.

### What issues arise for the future?

Detailed information on rents is only currently available for the larger towns though this does not prevent the indicator from yielding valuable information. The local planning authorities should investigate the possible collection of either rental values or retail yields (both suggested PPG6 indicators).

Suffolk's towns need to continue to be attractive to retailers in order to compete with other towns and cities in the region, particularly as perceived distance reduces and internet shopping offers an alternative means of purchasing.

### Appropriateness of indicator?

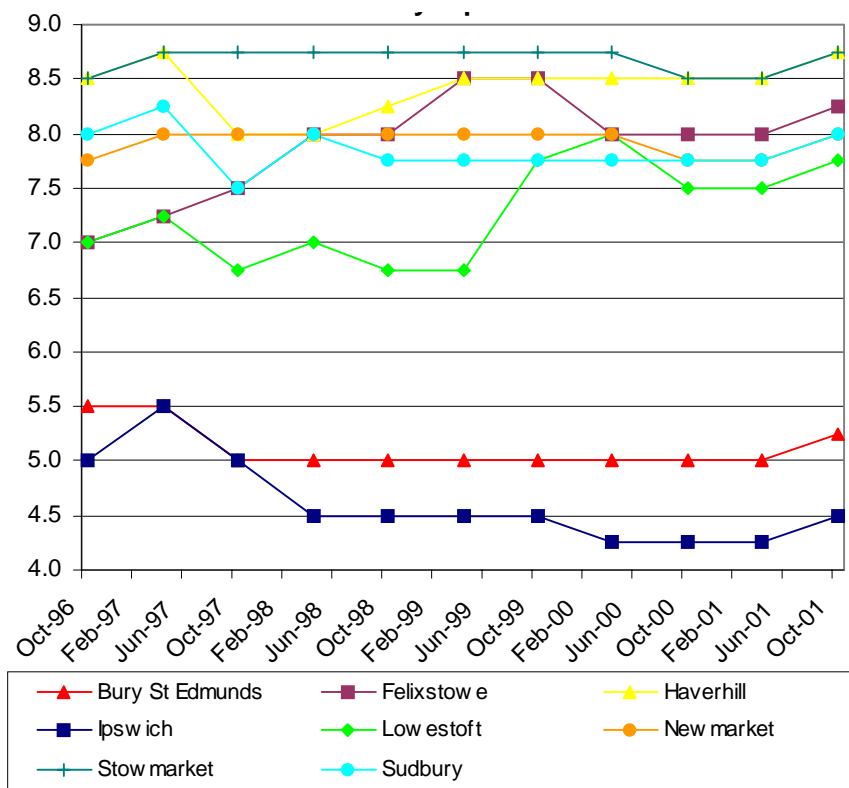
The level of attractiveness of a town centre to investors is an important aspect of the vitality and viability of a centre.

### Requirement for new/alternative indicator(s)

None

## Indicator 30: Change in Retail Yields (%) for Selected Centres

Retail Yields by Square Metre



Source: Property Market Report, Valuation Office, Autumn 2001

### General Objective

To protect and improve the attraction, efficiency, vitality and functions of town centres offering a range of community, shopping and employment opportunities.

### Target

To retain the general level of retail yields for each centre.

### Why this indicator?

Yield is a measure of the capital value of a property in relation to the expected market rental. It enables values of properties of different size, location, and other characteristics to be compared. Yield demonstrates the confidence of investors in the long-term profitability of the centre.

The factors which affect yield are complex but broadly speaking low yields indicate that a town is considered to be attractive to investors and more likely to attract investment than a town with high yields.

The indicator looks at the retail yield percentage for selected towns in Suffolk.

### Trend Analysis

It is clear from the graph that Bury St Edmunds and Ipswich have the lowest yields in Suffolk and are therefore likely to be the most attractive towns for potential investment.

Whilst needing to be used with care, recent findings have indicated a "cooling down" of the attractiveness of all centres within the county – all showing a slight increase in retail yield (%).

### Case Study: Ipswich Town Centre developments

Developers are at an advanced stage of drawing up plans for a major redevelopment of the Cox Lane / Upper Brook Street area (referred to as the Mint Quarter). The size of the scheme is likely to be in the region of 27,000sq m although this includes a substantial amount of replacement floorspace and the 'net gain' is likely to be in the region of 15,000-sq. m gross.

The Mint Quarter proposal includes the provision of a permanent market hall accommodating around 80 stalls as an integral component of the overall scheme. The open-air market in Ipswich has recently moved to the Cornhill where it trades three days a week.

Between 2006 and 2016 it is estimated that there will be a need for a further 45,000 sq. m gross of shopping floorspace within the town centre to maintain Ipswich's market share in addition to the Mint Quarter scheme. A site has been identified between Old Cattle Market and Star Lane to accommodate this forecast need.

## Background B25: Town Centre Pedestrianisation

Previously **Indicator TC9 (1996):** Length and Area of Pedestrianisation in Town Centres

Change in pedestrian priority schemes in Suffolk's towns since 1996

Town Centre	<b>Pedestrianised Streets (in bold type)</b> <i>Pedestrian Priority in Italics</i>	<b>Baseline</b> <b>Area (hectares)</b> (Total Length m)	<b>2001</b> <b>Area (hectares)</b> (Total Length m)
Beccles	<b>Sheepgate, Old Weighbridge Road</b>	0.12 ha (75m)	No change
Brandon	<b>Market Hill</b>	0.15ha	No change
Bungay		0.02ha (30m)	No change
<b>Bury St Edmunds</b>	<b>The Traverse, Langton Place, Brentgovel St, Abbeygate St, Hatter St, St Johns St</b>	0.68ha (840m)	No change
<b>Felixstowe</b>	<i>Hamilton Road</i>	(220m)	No change
Hadleigh	<b>George Street</b>	0.07 ha	No change
Halesworth	<b>The Thoroughfare</b>	N/a	0.19 (215M)

(...Continued)

### General Introduction

For pedestrians, being close to traffic spoils what should normally be an enjoyable shopping experience. Town centres must provide a high quality environment if they are to continue to be places people wish to visit. As such, areas that minimise conflict with motorised traffic are crucial elements

### Why this 1996 baseline information?

The indicator was devised to assess the degree of separation in the town centres within the county.

By separating pedestrians from vehicles, the general environment of the town is improved and the level of street safety increases. There is evidence that pedestrianised areas can lead to a doubling of rents and increased trade.

### Trend Analysis

The data shows that little change has occurred since the baseline data was assembled. The main changes have taken place within Ipswich where a mix of Heritage Lottery funding and legal obligation funding (Section 106) as part of the Cardinal Park development secured paving and pedestrian prioritisation measures for Silent Street, St. Nicholas Street and St. Peter's Street.

### Measurement problems and the future of the data

Information within the indicator has changed little over the monitoring period. It is difficult to draw conclusions about the data and no SMART target can be established. For these reasons the indicator is being downgraded to be background information and will be reported every five years.

## Background B25

<b>Ipswich</b>	<b>Black Horse Walk, Butter Market, Carr St, Cornhill, Dial Lane, Hatton Court, Lady Lane, Lion St, Lloyds Avenue, Princes St, Providence St, St Lawrence St, St Stephens Lane, Tavern St, Tower St, The Walk, Thoroughfare, Westgate St, St Nicholas St, Cutlers St, Quadling St, The Wet Dock Promenades (New Cut), St. Peters St</b>	<b>1.62</b> (1664m)	<b>2.46</b> (2466m)
<b>Lowestoft</b>	<b>London Road North</b>	0.54	1.26 ha (700m)
Mildenhall	<b>Market Place and Precinct</b>	0.19	No change
Newmarket	<b>Market St, Sun Lane, Wellington St</b>	0.18	No change
Stowmarket	<i>Ipswich St, Market Place, Crowe St, Bury St</i>	0.39	No change
Sudbury	<b>Gaol Lane, North St</b>	<b>0.01</b> (255m)	No change
Woodbridge	<i>The Thoroughfare</i>	(406m)	No change

## Update

An alternative data source has been the monitoring of pedestrian flows (highlighted as a possible indicator in PPG6). However, data is sparsely collected amongst the local planning authorities and it is impossible to publish data within this report due to the sheer volume of information. Certain Authorities, for example, Suffolk Coastal District Council, publish certain pedestrian flows in specific Town Centre Monitoring Plans.



## Background B26: Town Centre Parking

Previously **Indicator TC10 (1996)**: Number of town centre car parking spaces

### Changes in Car Parking Provisions in Suffolk, 1996-2001

	<i>Long Stay / Short Stay Car Parking Spaces</i>			
	1996	2001	1996	2001
	Short stay		Long stay	
Hadleigh (BDC)	85	164	268	97
Sudbury (BDC)	613	592	416	416
Ipswich	2942	3427	1376	51
Debenham (MSDC)	0	0	57	57
Eye (MSDC)	0	0	196	178
Needham Mkt (MSDC)	106	105	92	122
Brandon (FHDC)	0	0	257	257
Mildenhall (FHDC)	0	0	342	342
Newmarket (FHDC)	526	526	448	448
	<i>Free / Charged Car Parking Spaces</i>			
	Free		Charged	
Aldeburgh (SCDC)	191	193	320	321
Felixstowe (SCDC)	260	342	483	488
Framlingham (SCDC)	107	250	0	0
Leiston (SCDC)	36	195	118	118
Saxmundham (SCDC)	0	26	236	236
Woodbridge (SCDC)	0	157	447	567
Beccles (WDC)	80	60	376	396
Bungay (WDC)	12	12	150	150
Halesworth (WDC)	10	25	249	234
Lowestoft (WDC)	139	0	1334	1302
	<i>Off-Street / On street Car Parking Spaces</i>			
	Off-street (SEBC)		On-street (charged)	
Bury St Edmunds	3782	3740	215	N/A
Haverhill	673	593	0	N/A

### General Introduction

The ease and convenience of access largely contributes to the strength of a town centre. The availability of car parking is a major influence on the means of transport people choose for their journeys, particularly within a rural county like Suffolk.

### Why this 1996 baseline information?

The information details the current split in the types of parking provision in the town centres. Analysis allows the exploration of different means of managing car parking within local planning authorities potentially indicating the different roles the centres play but also the different perceptions by Administrations and perceived alternatives to car travel within Districts.

### Trend Analysis

Some Authorities emphasise long/ short stay e.g. Ipswich whilst in some Authorities, e.g. Suffolk Coastal District Council there is no parking charges levied at some of the more rural towns, indicative of the fewer accessibility options available from the surrounding hinterland.

There is an indication, however, that parking charges are increasingly being seen as a management tool. Within the reporting period some authorities have introduced different charging regimes emphasising short stay parking, e.g. Mid Suffolk and Babergh. In addition the increasing role of Park and Ride for Ipswich can be seen.

### Measurement problems and the future of the data

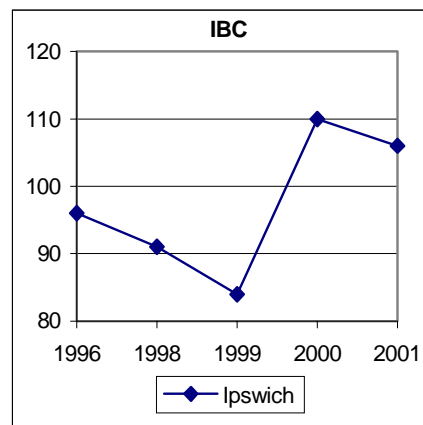
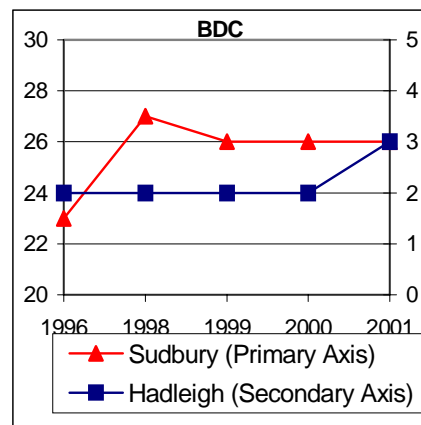
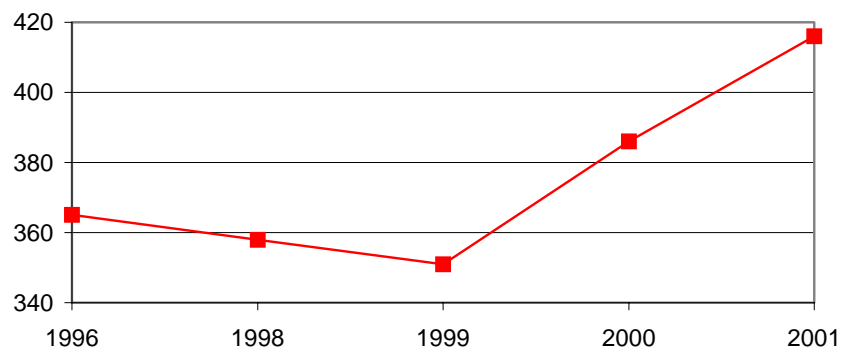
Information, if collected on a consistent basis would be extremely valuable. Unfortunately comparable parking data is not yet available though it is intended to retain this as background information and report on a five yearly basis.

## Background B27:

## Multiple Retailers in Town Centres Update

Previously **Indicator TC4 (1996)** Number of Multiple Retailers in Town Centres

### Total number of Multiple Retailers in Monitored Towns, 1996-2001



## General Introduction

The retention of multiple retailers and, potentially, an increase in such representation in a number of the county's centres indicates a strengthening and consolidation of the role of Suffolk's town centres as the main shopping centres, as opposed to the less sustainable "out of town" centres.

It is important that market towns retain a variety of services in order to remain as sustainable settlements. Pressure on rural services has continued as the post office and high street banks are reorganising and rationalising the delivery of their services resulting in the loss of rural branches in market towns. Such closures may affect service representation in the future and, consequently the catchment area for such smaller centres.

A multiple retailer is classed as a retailer with a number of stores around the country (for example, Marks & Spencer and WH Smith).

## Why this 1996 baseline Information?

A measure of town centre vitality and viability is its retailer representation. This information provides a measure of the number of multiple retailers in town centres.

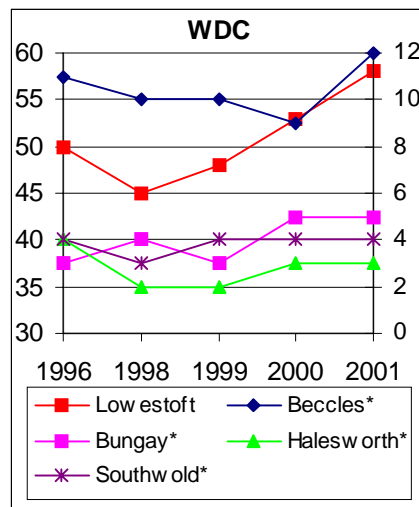
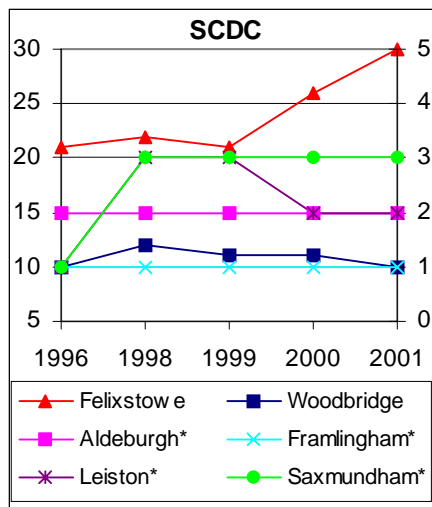
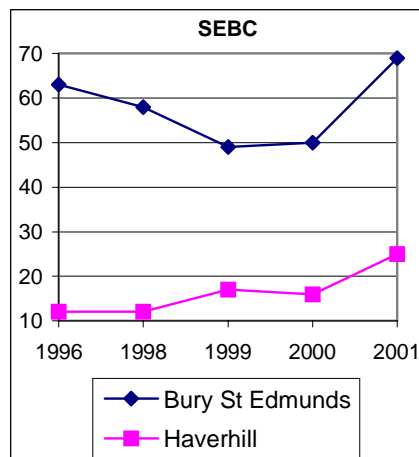
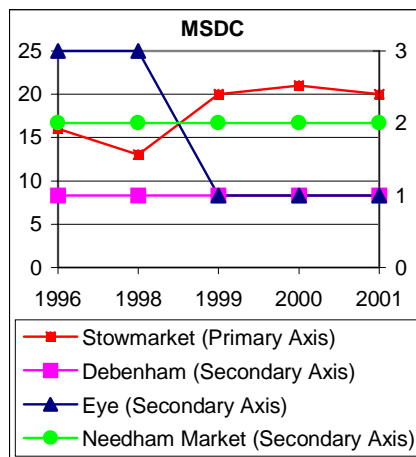
## Trend Analysis

The highest quantities of multiple retailers can be found within the towns of Ipswich and Bury St Edmunds, followed by Lowestoft.

The graphs appear to show that the overall number of multiple retailers decreased and then increased significantly over the monitoring period. However, this trend may be explained by the fact that the original list of multiple retailers formulated in the baseline year (1995-96) was revised in 2000 when an updated list of multiple retailers was introduced.

The smaller centres have fewer multiple retailers, indicative of their significantly smaller catchment areas and "pulling power". Potentially,

## Background B27



\*Plotted on secondary (right-hand) axis

## Update

however, this means that the loss of a single multiple retailer in such centres could have more profound impact than in the larger centres. The general remoteness of Lowestoft inevitably impacts upon the retailer representation (having fewer multiple retailers than Bury St Edmunds). Such perceived remoteness needs to be overcome.

### Measurement Problems and Future of Data

The number of multiple retailers in the town centre is one of the tests prescribed within PPG6 to assess retailer representation within town centres. The information is monitored annually and should remain as part of the Suffolk's Environment.

There is a need to retain an up to date list of multiple retailers so that the reporting of this information is not compromised.

### Town Centre Draw Factors

The presence of multiple retailers is only one of the draw factors of a town centre. A diversification of retail uses, presence of small specialist "one-off" stores- boutiques and craft stores, for example, all combine to create a "healthy" town centre. Markets also have a role to play within a centre. Over recent years there has been a decline in the role of markets within certain centres within the county to the extent that local planning authorities are now becoming involved in trying to ensure their long-term viability. Ipswich Market, for example, has recently temporarily been relocated on to the Corn Hill, the central part of the town. Within Woodbridge, the District Council has recently approved the relocation of the market from the historic Market Square to nearer one of the supermarkets, and the main shopping street, in the town centre. Both relocations appear to have successfully reversed the decline in stallholders, albeit being still early days

## Background B28:

### Planning Activity in Town Centres

Previously **Indicator TC5 (1996)**: Planning approvals and Local Plan Allocations for major redevelopments or new developments in Town centres

#### Planning permissions for major redevelopments or major\* new developments in Town centres 1997-2001

District / Borough	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	SCC	Total
2000-01	3	N/T	N/T	N/T	2	1	1	N/T	7
1999-00	2	N/T	N/T	N/T	6	N/T	N/T	N/T	8
1998-99	1	N/T	N/T	N/T	1	N/T	N/T	N/T	2
1997-98	N/T	N/T	N/T	N/T	3	N/T	1	N/T	4

\*The definition of a 'major development' is discussed more fully in indicator 32

#### General Introduction

Any major development\* in a town centre will have implications for the sustainable development of that centre in a number of ways. Any development should aim to minimise the effects of traffic, protect and / or improve the built environment and maintain the viability of the town centre in which it is constructed as an attractive place in which to live and work.

#### Why this 1996 baseline indicator?

Likely redevelopment or new development in town centres give an indication of the possible future changes to the use of land in the centre and the ability of the planning system to allow for continual evolution of the centre.

#### Trend Analysis

In the latest monitoring year, seven major schemes in Suffolk were approved. All of these related to residential developments. The three applications in Babergh all related to developments in Sudbury that will result in the construction of a maximum of 73 new dwellings in the town. The applications in Suffolk Coastal and Waveney related to developments in Framlingham and Halesworth respectively.

St Edmundsbury have consistently permitted a larger number of major redevelopments and major new developments than other authorities. In 2001, two developments triggered this indicator in the borough. The first, at Maltings, involved the conversion of a brewery to 15 residential units while at St Edmund's House in Lower Baxter Street, the conversion of offices to 15 residential units was also approved.

The number of schemes approved in the 2000-01 monitoring period was one less than in the previous year. However, the quantity of schemes approved in each of the last two monitoring periods has exceeded those approved in the first two monitoring periods combined.

## Background B28

## Update

### Measurement problems and the future of the data

It is difficult to exert any sort of influence on the results that this indicator collects; The number of approvals in any given period will be largely dependant on the quality and quantity of applications submitted during that period.

Major redevelopments are relatively rare occurrences – it can be seen from this data that the indicator has failed to be triggered in three of the county's districts throughout the monitoring period. As such, it is difficult to conduct any sort of meaningful analysis without having to interpret large quantities of qualitative data. As a result, this data is no longer to be monitored though it could be revisited at a later date if required.

## Background B29:

### Planning Activity Outside Town Centres

Previously **Indicator TC11 (1996)**: Number of major\* commercial applications outside the town centres approved

**Indicator TC12 (1996)**: Number of major commercial applications outside the town centres refused

**Number of major commercial schemes outside town centres approved 1997- 2001**

Borough / District	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	SCC	Suffolk
2000-01	2	N/T	N/T	N/T	10	N/T	2	N/T	14
1999-00	5	1	N/T	N/T	2	1	1	N/T	10
1998-99	2	N/T	2	N/T	3	1	N/T	N/T	8
1997-98	6	N/T	3	N/T	11	10	4	2	36

**Number of major commercial schemes outside town centres refused 1997-2001**

Borough / District	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	SCC	Suffolk
2000-01	N/T	N/T	N/T	N/T	N/T	2	N/T	N/T	2
1999-00	N/T	N/T	N/T	N/T	N/T	N/T	N/T	N/T	N/T
1998-99	N/T	1	N/T	1	N/T	N/T	N/T	N/T	2
1997-98	1	N/T	N/T	N/T	1	3	3	N/T	8

\*The definition of a 'major development' is discussed more fully in indicator 32

### General Introduction

Major redevelopments\* outside of town centres, if poorly designed and / or managed can have a detrimental impact upon the viability of those towns centres as places in which to live and work.

The aim of the planning system is not to stop development outside town centres but to ensure that developments that are permitted do not unduly harm the vitality and viability of the centres.

### Why this 1996 baseline indicator?

This indicator provided a basis for assessing the effectiveness of the planning system in protecting urban environments as a whole. It was refined after the first year of use to monitor only those applications that were likely to have a negative impact upon town centres.

### Trend Analysis

#### Applications Approved

This indicator was triggered 14 times during the last monitoring period, 10 of these in St Edmundsbury. The total figure marks a slight increase on the previous year's figures.

Eight of the applications in St Edmundsbury related to commercial development, one recreational and one road. The other approved applications occurred in Babergh (1 commercial development incorporating 6 developments and one community hospital, both in Sudbury) and Waveney (a Supermarket store in Lowestoft and a food and drink store to be built on agricultural land). No applications triggered the indicator in the remainder of the four districts. Additionally, there were no applications approved at the County level.

#### Applications Refused

This indicator was only triggered twice during the last monitoring period, both applications being in the Suffolk Coastal District. One application was for a superstore in Leiston, the other for a Garden Centre in Kesgrave. This

## Background B29

## Update

activity marked an increase on the previous year when the indicator was not triggered at all.

### **Measurement problems and the future of the data**

Since the indicator was refined following it's first year of use, the number of times that it had been triggered has fallen dramatically; In both Approved and Refused instances, the number of applications triggering the indicator during it's first year exceeds the total number during the subsequent monitoring periods.

As such, it is very difficult to draw meaningful comparisons between both the districts and the monitoring periods. As a result, this data is no longer to be monitored.



# Chapter 3

## Introduction – Design

The form of new development and the standard of its design has, and will continue to have, a significant effect on the environmental quality of the county in both rural and urban areas. It is important that the distinctive characteristics of Suffolk's villages are not eroded by inappropriate suburban or urban style development. In urban areas, the unique qualities of Suffolk's historic towns as places in which to live and work require good design principles to ensure that their character is retained or enhanced.

Within towns and villages trees are often a key element in determining the quality of not just the spaces between buildings but the overall character and appearance of the area. Trees have many architectural qualities and functions; they frame, enclose, enhance, soften and screen buildings. In some parts of the county's towns and villages, trees are more visually prominent than buildings creating an arboreal character. In other situations, specimen trees are a particularly prominent feature within the street scene.



# Chapter 3

## Facts at a glance

- Not all of the major development sites within the county have an agreed design framework although the Suffolk Design Guide provides an overview.
- Pressures continue on our urban trees resulting in more Tree Preservation Orders.
- The Government's minimum density requirement of 30 dwellings per hectare remains a challenge for some Suffolk areas if local character is not to be undermined.



**Key Challenges – social issues:**

- To improve appreciation of good design

**Key Challenges – environmental issues:**

- Retain and enhance the local character and distinctiveness of Suffolk's towns and villages
- To encourage integration of all, component parts within new/existing development

**SUSTAINABLE OBJECTIVE FOR DESIGN:**

**“To protect and enhance the quality and local distinctiveness of the built environment”**

**Key Challenges – economic issues:**

- To accommodate economic growth in high quality surroundings

**Key Challenges – resource issues:**

- Maximising use made of development land (see also Development in Suffolk chapter (brownfield))

## Indicator 31: Number and Percentage of Major Development Sites in the Adopted Local Plan Covered by a Design Brief.

### Major Development Sites Covered by a Design Brief, 2001

District / Borough	Number of major development sites* in the adopted Local Plan coverd by a design brief	% of major development sites in the adopted Local Plan covered by a design brief
BDC	20	N/A
FHDC	11	45%
IBC	10	100%
MSDC	3	50%
SEBC	8	42%
SCDC	3	42%
WDC	6	100%

\*housing sites only

### General Objective

To protect and enhance the quality and local distinctiveness of the built environment.

### Target

To ensure that 100% of the major development sites allocated in Suffolk's Local Plans are covered by design briefs or development frameworks.

### Why this indicator?

Any new development is a permanent feature and should enhance the environmental qualities of Suffolk. The purpose of development briefs are to set framework criteria for the development of a site ensuring that the qualities expected of a site are clarified to developers and the public. They provide a framework allowing development to be sensitive to the locality.

To achieve sustainable development planning departments should seek to protect the locality from inappropriate design. If designed effectively then new development can improve the visual appearance of its location, improving new and existing residents' quality of life.

The indicator measures the number of major development sites allocated in Suffolk's adopted Local Plans that are covered by a design brief or a development framework, providing a basic measure of the quality and suitability of major development sites. Major development sites are defined as:

1. The provision of dwelling houses where
  - a. The number of dwellings to be provided is 10 or more; or
  - b. The development is to be carried having an area of 0.5 hectares

### Case Study - Cardinal Park, Ipswich

Ipswich Borough Council has consistently adopted a substantial number of development frameworks. The Supplementary Planning Guidance for Wolsey Street, (now known as Cardinal Park) entitled Central Area leisure opportunity, provides an example of a development framework that has successfully improved the built environment in Ipswich.

In November 1996 Ipswich Borough Council published the above SPG. The objective was to achieve a high quality leisure development in this location, improving the visual quality of the area, to create the circumstances and incentive for economic regeneration, and contribute significantly towards the environmental improvement of this part of town.

The site was under used and run down but was also highly accessible, situated close to the main pedestrian corridors from the railway station and the Waterfront into the town centre. The opportunity existed to promote this central area as a focal point for culture and entertainment, and contribute towards the overall regeneration of the area.

The SPG was produced as a reaction to the lack of employment investment on this site and the nationwide market pressure for leisure development. It was considered unlikely that a more suitable site for a focal point of leisure, culture and entertainment could be found within or close to the town centre of Ipswich. The site is now home to a multi-screen cinema, two nightclubs, four restaurants, a health and fitness club, a public house and two drive-thru restaurants, successfully accomplishing the local authority's objectives.

and it is not known whether the development falls within paragraph 1a.

2. The provision of a building or buildings where the floor space to be created by the development is 1000 square meters or more; or
3. Development carried out on a site having an area of 1 hectare or more.

(The Town and Country Planning (General Development procedure) Order, 1995)

### Trend Analysis

Ipswich and Waveney have covered all of the major development sites in their adopted Local Plans with design briefs. One half of major development sites in Mid Suffolk's Local Plan are covered whilst less than 50% of the major development sites in St Edmundsbury and Forest Heath are covered by design briefs. Some of the disparity between authorities can be explained by site-specific characteristics at each major development site. In addition, the indicator does not take into account the reliance of the Suffolk Design Guide in guiding the development of these sites.

### Progression towards sustainable development

A high quality design brief will not only protect the environment, but will also improve it by ensuring that new development respects and sustains the rich inheritance found in Suffolk. Design briefs commit developers to confirm that large sites are not to be developed disproportionately and allow for special considerations on sensitive sites (e.g. Conservation Areas).

Design briefs also contribute to the social component of sustainable development; Design briefs should be subject to public scrutiny, providing opportunities for engagement with local people.

## Indicator 31

## Update

### What issues arise for the future?

Avoiding excessive prescription is the major issue to be addressed; Design briefs should be seen as setting the context and highlighting the important considerations that need to be taken into account when developing a site.

If the target is to be attained then resourcing the preparation of design briefs becomes an important issue. Increasing emphasis on brownfield land may require additional briefs given the potentially sensitive nature of such sites within urban areas (see “Brownfield” section in Chapter 1).

### Appropriateness of indicator?

Indicator 32 provides clarification of the proportion of major development sites in Suffolk’s adopted Local Plans covered by a development brief. However, it only accounts for design briefs covering major development sites and precludes sites below that threshold even though some may be of local design importance.

Pre-application discussions and negotiations cannot be monitored. However, such discussions form an important part of the design process.

### Requirement for new indicators

Including design briefs for development sites below the major threshold is a possibility, however this will be dependent on the data available.

## Indicator 32:

## Dwellings per Hectare of Net Developable Area

## Dwellings per hectare of net developable area 2000/01

District / Borough	Dwellings Per Hectare	Monitoring Method
BDC	N/A	-
FHDC	25	2001 Mid Year Average
IBC	34	Financial Year
MSDC	30	2001 Mid Year Average
SEBC	37	2001 Mid Year Average
SCDC	30	Financial Year
WDC	26	Financial Year

## General Objective

To protect and enhance the quality and local distinctiveness of the built environment.

## Target

To have a density of at least 30 dwellings per hectare of net developable area (PPG3, 2000) throughout Suffolk.

## Why this indicator?

To utilise the land available for development to its full potential Suffolk's Local Authorities should encourage densities of, at least, between 30 and 50 dwellings per hectare of net developable area (PPG3, 2000). Such a high density reduces the level of land take, which is historically unsustainable. Higher densities are also likely to sustain local services.

By monitoring the number of dwellings per hectare of developable area, this indicator ensures that Local Authorities are utilising developable land efficiently.

## Trend Analysis

For the 2000/2001 monitoring period, Ipswich, Mid Suffolk, St Edmundsbury and Suffolk Coastal all attained the set target. The remainder of the districts achieved dwelling densities relatively close to the minimum target.

It is reasonable to expect lower densities to occur in Suffolk's more rural districts due to the settlement patterns that occur within them and a predominance of villages and small towns.



## Indicator 32

## Update

### Progression towards sustainable development

New development should respect the rich heritage found in Suffolk, and aim to reduce the impact of new development on the landscape. As one of the stewards of the environment it is vital that local authorities monitor the effects of development. By permitting high-density development Local Authorities maximise the use of land. The residual land can be used by present and future generations for their leisure enjoyment contributing to the social element of sustainable development.

Good design is integral to the achievement of a higher density and should ensure the attainment of a good quality of life for new inhabitants in terms of daylight and privacy.

### What issues arise for the future?

The achievement of the required target for density of development, even the lower aspect of 30dph may overshadow other equally important design considerations, including the need to protect the character of Suffolk's towns and villages. High density may not be appropriate for all development sites, although much is dependent upon the quality of design.

The 30dph target is the minimum density requirement. Over time, and with increasing emphasis on maximising use of land, it is possible that this minimum target will be raised.

### Appropriateness of indicator?

This indicator may need to evolve to account for the variation of density between urban and rural environments.

### Requirement for new indicators

The indicator is sufficient.

**Indicator 33:****Change in Number of New Tree Preservation Orders (TPOs) Served within Villages and Urban Areas****Yearly Change in TPO's by District / Borough 1997-2001**

District / Borough	Year	No. of TPO's	No. of Designated Woodlands	No. of Designated Areas	No. of Trees Covered Individually	No. of Trees in Groups
BDC	1997	219	6	70	1152	1681
	1998	+26	0	+2	+78	+10
	1999	+6	0	0	+23	+13
	2000	+10	+1	0	+32	+64
	2001	n/a	n/a	n/a	n/a	n/a
FHDC	1997	131	12	124	686	1628
	1998	+9	0	+1	+64	+52
	1999	+4	0	+1	+2	+6
	2000	+8	0	+4	+8	0
	2001	+3	0	0	+33	0
IBC	1997	290	15	7	2241	1237
	1998	+36	0	0	+20	+102
	1999	+13	+2	0	+5	+50
	2000	+13	0	0	+42	0
	2001	+19	+1	0	+308	+1grp
MSDC	1997	162	11	38	301	809
	1998	+26	+8	+1	+28	+96
	1999	+12	+1	+1	+5	+28
	2000	+9	+1	0	+9	+50
	2001	+8	0	0	+30	+50

(Continued...)

**General Objective**

To protect and enhance the quality and local distinctiveness of the built environment.

**Target**

No overall reduction in any of the categories monitored.

**Why this Indicator?**

Trees play a key role in determining the character and appearance of an area and possess many architectural qualities and functions. Preservation of existing wood-lined or wooded areas is required to preserve the character and quality of a locality.

**Trend Analysis**

Over the 5-year monitoring period, there has yet to be a year-on-year fall in numbers in any of the categories monitored by any district.

During 2001, 68 new TPO's were served across Suffolk. This represents a slight fall on the 1999 and 2000 increases. Ipswich and St Edmundsbury saw the largest numerical increase in TPO's.

Nine new woodlands were designated during 2001, eight of them in Suffolk Coastal, while St Edmundsbury was the only district to see an increase in it's stock of designated areas. The number of trees covered individually in Suffolk rose considerably when compared to previous year on year changes while the number of trees covered in groups saw a slight rise.

**Progression towards sustainable development**

The continual year-on-year rise across all categories monitored indicates that the use of TPO's as a management tool is increasing.

## Indicator 33

(...Continued)

District / Borough	Year	No. of TPO's	No. of Designated Woodlands	No. of Designated Areas	No. of Trees Covered Individually	No. of Trees in Groups
SEBC	1997	228	5	113	758	3447
	1998	+31	+2	+1	+59	+114
	1999	+3	0	0	+41	+18
	2000	+14	0	0	+71	+11
	2001	+19	0	+4	+214	+8
SCDC	1997	101	10	29	666	1485
	1998	+16	0	+1	+81	+104
	1999	+28	+3	+2	+140	+43
	2000	+10	+1	+2	+52	+56
	2001	+10	+8	0	+41	+16
WDC	1997	143	4	37	1207	n/a
	1998	+6	0	0	+11	+1grp
	1999	+13	0	0	+95	0
	2000	+15	0	0	+83	0
	2001	+9	0	0	+160	+4grps
Suffolk Totals	1997	1274	63	418	7011	8606 <sup>a</sup>
	1998	1424	73	424	7352	9084 <sup>a</sup>
	1999	1503	79	428	7663	9242 <sup>a</sup>
	2000	1582	82	434	7960	9423 <sup>a</sup>
	2001 <sup>b</sup>	1650	91	438	8746	9497 <sup>a,c</sup>

<sup>a</sup> This category excludes Waveney as baseline figures were not available

<sup>b</sup> Babergh's figures for 2000 used to allow meaningful comparison

<sup>c</sup> Excludes increases in Ipswich due to differences in measurement technique

## Update

Once designated, it would appear that TPO's are being respected indicating that progression towards sustainable development is being made.

### What issues arise for the future?

With increasing emphasis on use of brownfield land and higher density developments to maximise the use of land, there may be increasing pressure upon trees within urban areas.

TPOs ensure the immediate retention of certain trees on development sites but do not necessarily ensure their long-term retention. In the long-term, trees may die due to water shortages or be cut back or altered by occupants of adjacent dwellings.

### Appropriateness of indicator?

This indicator provides a basic measure of the pressures upon trees in urban areas. However, it does have limitations:

- No account is given to all trees within Conservation Areas which, through the Town and Country Planning Act 1990, are protected. Anyone proposing to cut down or carry out works on a tree within a Conservation Area must notify the local planning authority
- Monitoring of losses to TPOs is particularly difficult as trees may simply die through "natural" processes

### Requirement for new indicators

Indicator 18, Changes in the area of woodland (see Chapter 2), provides an effective sample measurement of the changes to tree stock within the countryside. There is no comparable indicator for trees within the urban areas. Indicator 33 only effectively monitors the limited number of trees covered by TPOs. A significant number of trees within urban areas are not covered by TPOs. It would be a

## Indicator 33

## Update

significant advancement if a new indicator could be developed that would improve the Councils' knowledge of changes to this stock.

A new indicator will, therefore, be developed measuring changes to the urban tree stock. Using the same sampling methods as those adopted for the landscape (the Landscape Recording Challenge), a limited number of sampling squares (500metres by 500metres) will be chosen. These squares will reflect varying urban areas:

- Primarily residential
- Town centre
- Conservation Area

The number and location of trees in each square will establish a baseline figure. It is envisaged that this baseline will be updated every five years to determine the change in stock and, potentially, the reason behind this change.

### Background B30: Number and Percentage of Applications Refused on the Grounds of Privacy, Daylight, Odour, Dust or Noise Nuisance

Previously **Indicator BE3 (1996)**

#### Case Study – Refusals in Forest Heath

Several of the refusals that have triggered this information are related to access and traffic generation, as the following case study from Lakenheath in the Forest Heath district reveals. An application for the conversion of an existing barn to a dwelling (affecting the setting of a listed building) was refused because use of the existing access by vehicles associated with the proposed dwelling would result in an unacceptable level of noise and disturbance being suffered by adjoining properties.

Commercial uses also frequently trigger this indicator. In Newmarket, an application for change of use to an amusement arcade was refused as it was thought that it would generate noise and disturbance to the detriment of the amenity of nearby residents, particularly in the evenings, on Sundays and on bank holidays. A hot food takeaway, also in Newmarket, applied to extend its opening hours from midnight to 2.30am (Thursdays to Saturdays). The takeaway application was also refused as it would cause unacceptable harm to the residential amenities of upper storey flats, because of noise disturbance from customers entering and leaving the premises and congregating in the vicinity.

### General Introduction

Existing development should not be unduly affected by neighbouring new development. Privacy, natural sunlight, odour, dust and noise nuisance all are factors that affect the quality of a locality.

Applications can be refused due to any the following design flaws;

- New buildings blocking light to existing dwellings
- New development overlooking existing property reducing privacy
- Excessive noise and disturbance to existing properties caused by access to new development
- Industrial processes or the late night opening of commercial premises
- Excessive odours and other forms of air pollution created by new development.

### Why this 1996 baseline information?

This indicator monitors the number of applications refused due to the perceived negative impact they would have upon adjacent properties.

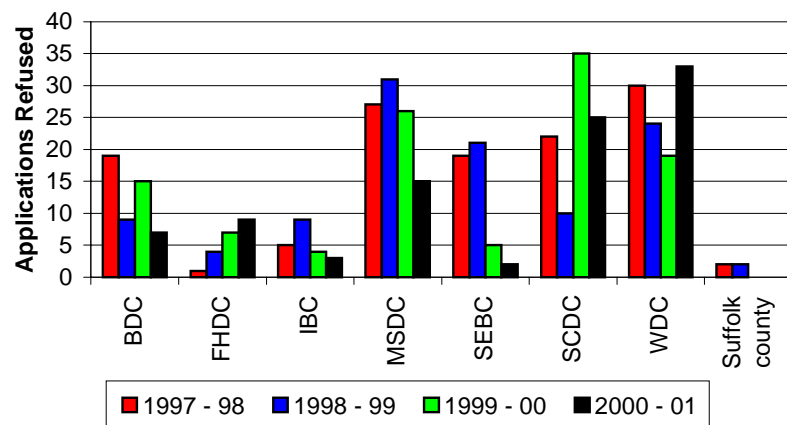
### Trend Analysis

The percentage of applications refused fell between 1996 and 2001 throughout Suffolk. Whilst this fall may in part be due to an overall increase in the number of applications received during this period it may also be partly attributed to applicant's increasing awareness of design considerations through planning policies and the Suffolk Design Guide.

The low refusal rates in Ipswich are due to the adoption of light standards for development control, making the requirements of the local authorities clear to developers, reducing the need for refusals.

## Background B30

### Number of Applications Refused 1997-2001



### Percentage of Applications Refused 1997 & 2001

	BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC	SCC
2001	0.9%	N/A	0.5%	2%	0.2%	1%	5%	N/A
1997	3%	0	1%	3%	2%	2%	5%	1%

## Update

This emphasises the value of published guidelines, clarifying what will be expected of developers.

### Measurement problems and the future of the data

This indicator does not differentiate between the type of planning applications that have been refused for reasons of privacy, daylight, and odour or noise nuisance.

Considerably more analysis is required to maximise the use of this data. However, through the monitoring period there has been consistency both between the Authorities and over time. This is not likely to alter significantly over future years. For this reason it is considered reasonable to no longer monitor this indicator.

# Chapter 3

## Introduction – Crime

Crime or the fear of crime, and the impact it can have on the life of individuals or communities is a matter of considerable public concern. The causes of crime and vandalism are varied and complex but it is widely accepted that environmental factors can contribute to the perception of a location as a high-risk area, making people feel insecure. Desolate, sterile and featureless surroundings can create feelings of hostility, anonymity and alienation, while vacant and badly maintained buildings and semi-derelict spaces can suggest that an area is in decline and unsafe; people are then more likely to stay indoors after dark and withdraw from community life. This reduces the scope for community interaction, which, in turns, creates some of the conditions in which crime can take root.

The planning system has an important role to play in helping to produce attractive, well-managed environments which help to discourage anti-social and criminal behaviour while ensuring new development can be located and designed in a way that deters criminals altogether or at least make it harder to commit an offence.





# Chapter 3

## Facts at a glance

- Crime levels within the county remain consistently low, averaging 65.7 offences per 1000 population against the average for England and Wales of 98.1
- Planning authorities are aware of their contribution in reducing crime opportunities



**Key Challenges – social issues:**

- Providing for a range of cultural and social needs to further community integration and strengthen social fabric
- Develop further partnership working with police, communities and developers

**Key Challenges – environmental issues:**

- Minimising opportunities for crime through design, layout and components of development

**SUSTAINABLE OBJECTIVE FOR CRIME:**

**“To reduce both crime and the fear of crime”**

**Key Challenges – economic issues:**

- Minimising socio-economic costs associate with crime

**Key Challenges – resource issues:**

- Producing attractive, well managed environments in a resource and energy efficient manner

## NEW Indicator 34: Change in Recorded Crime Rates per 1000 Population

### Top 10 Recorded crime rates – Towns above 10,000 population

	Recorded Offences 2000/01	Crime Rate	
		1998/99	2000/01
Bury St Edmunds	3752	94.0	106.5
Lowestoft	6118	105.4	104.9
Ipswich	11406	84.1	95.5
Newmarket	1601	84.1	95.4
Sudbury	1069	100.9	90.4
Brandon	747	109.0	89.4
Havehill	1634	84.0	76.2
Felixstowe	1824	56.2	74.6
Mildenhall	952	66.4	70.4
Beccles	662	52.2	67.5

### Top 5 Recorded crime rates – Towns below 10,000 population

	Recorded Offences 2000/01	Crime Rate	
		1998/99	2000/01
Eye	205	61.6	11435.0
Leiston	591	81.3	104.2
Saxmundham	227	80.4	89.0
Bungay	338	40.7	71.5
Hadleigh	428	52.7	60.0

Source: State of Suffolk Profile 2002

### General Objective

To reduce both crime and the fear of crime.

### Target

There is no target established for general recorded crime rates as levels are directly correlated to the reporting of crime.

### Why this indicator?

Everyone has a right to live in a community that is safe. Crime imposes economic costs, reinforces social exclusion and can hasten the environmental decline of the physical fabric of settlements. It can make people reluctant to walk or take public transport, or go out after dark. By reducing both crime and the fear of crime these effects can be reduced or mitigated altogether.

Recorded crime per 1000 population assists in measuring the level of crime activity throughout Suffolk and parts thereof. Baseline figures can help identify those areas where the planning system needs to take steps to encourage safe, well-managed environments. Monitoring of subsequent changes will permit an assessment of the impact of any such measures taken and identify new areas to be targeted.

### Trend Analysis

Recorded crime rates shown include all types of offences committed including robbery, criminal damage, motoring, drugs offences and violence. This data will form the baseline for this new indicator

As most districts in Suffolk include a wide mix of rural areas, small towns and a few main towns, simple comparisons on a district basis mask important variations. Reporting crime levels on a town basis,

### Planning Principles to Combat Crime

Successful crime prevention depends on a range of measures. For example, crime prevention on housing estates requires a package of policies, proposals and actions which dealing with issues such as job creation and training, housing management and maintenance, environmental improvement and community development. Planning is only one factor, but it can be an important one, in a successful crime prevention strategy. For planning a number of general principles hold good: -

#### **Natural Surveillance**

Buildings and spaces should be located to maximise natural observation from adjacent buildings, pedestrians and passing motorists.

#### **Privacy**

Residential areas should be designed to provide privacy within the curtilage of dwellings but with opportunities for natural surveillance to and from footpaths and points of entry.

#### **Definition of Boundaries**

A fence, wall, or hedge around an area creates a sense of territoriality that makes trespassers feel uncomfortable and exposed.

#### **Landscaping**

Landscaping helps create friendly and pleasant environments but the type of planting and its relationship to doorways, windows and footpaths must be carefully considered.

#### **Lighting**

Lighting can be a significant deterrent to crime because it exposes, reassures and aids orientation.

#### **Access**

Vehicular and pedestrian access should be along clearly defined routes with recognised points of entry. Through routes should be avoided and opportunities for surveillance provided.

#### **Parking**

Car parks should be located where they can be supervised unhindered by screening from buildings, paths and roads; they should also be illuminated.

and taking in to account different sizes of towns, enables a much better comparison across the county. Whilst crime levels appear to have fluctuated amongst the larger towns over the reporting period there has been a consistent increase in overall recorded crime rates for the top five small towns. This could reflect either an actual increase in crime within all smaller towns or alternatively an increase in the reporting of crime.

### Progression towards sustainable development

Mitigating opportunities for criminal activity and minimising the fear of crime can be tackled in various ways through the planning process, as shown in the case study opposite. Addressing crime is important socially, environmentally and economically.

### What issues arise for the future?

Crime levels within the county are low overall and this should not be forgotten. In 2000/2001 Suffolk had a crime rate of 65.7 offences per 1000 population, against the average for England and Wales of 98.1. However, the issue is one of trying to maintain these very low rates. Suffolk police force was one of the few forces to experience an increase in recorded crime levels from April 2000 – March 2001.

Section 17 of the Crime and Disorder Act 1998 places a requirement on all authorities to ensure their functions take into full account the potential impacts they may have on reducing crime. These requirements apply to all local planning authorities. It will be important for the authorities to show how all planning functions, including development control and forward planning, are addressing Section 17 requirements, thereby contributing to the issue of maintaining low crime levels.

The fear of crime is disproportionate to the amount of recorded crime

### Case Study – Pro-Active Local Authority Approaches to Crime

The following activities throughout Suffolk indicate the various ways that the local planning authorities are becoming increasingly active in addressing crime reduction/ minimisation:

Introduction of a new criterion in the Sustainability Appraisal Guidance Note (2001) ensuring the County Development Plan (Structure Plan and District/Borough Local Plans) and all SPG's adequately address the issue of crime reduction and perception;

A section in the Suffolk Design Guide specifically addresses means of "designing out crime" in all new developments.

Ipswich Borough Council seeks financial contributions from certain new developments within their town centre towards their Close Circuit Television network that monitors the town centre on a 24-hour basis.

A SRB Heritage Coast Community Regeneration Fund was used to install lighting along an alleyway in Leiston combating an evident fear of crime in that area during dark hours.

Introduction of specific land use considerations in adopted planning documents:

"...Reference has already been made to the provision of security fencing, or provision for security for certain buildings. Other crime prevention considerations are also relevant, including the design and layout of car parking areas, the juxtaposition of buildings and spaces to allow casual policing. Close working with the Police Architectural Officer is also advisable"

**Source:** Hi-Tech Cluster: Martlesham Heath SPG, Suffolk Coastal District Council

that takes place in the county. The issue of perceived crime needs to be taken into account by planning authorities, as well as actual crime.

There is a need to balance the measures for mitigating crime with the impact upon the environment although these should not necessarily be seen as conflicting.

### Appropriateness of Indicator?

This indicator monitors recorded crime rates and, as such, it is hard to assign a target towards which sustainable measures can make an identifiable difference.

There is a need to investigate which types of crime are more relevant to planning activities and possibly focus indicator reporting on those types of crime and the techniques being evolved to tackle such crime.

### Requirement for new indicators

None at present

# Transport and Accessibility



# Chapter 4

## Introduction to Transport and Accessibility

Encouraging people to use more sustainable modes of travel has a major role to play in any sustainable strategy. However, this is heavily reliant upon a pro-active response from the general population.

It is also important that the relevant bodies ensure that they too play their part. The planning system can play a significant role in encouraging sustainable transport use by rejecting those plans for which the environmental damage is perceived to outweigh economic or social benefits. Improvements to footways, cycle paths and associated facilities as a result of the Local Transport Plan can help offer an increased choice in modes of transport.

Ensuring that residents have the best possible access to key services and public transport provision, regardless of where in the county they are located, is essential if sustainable development is to be achieved. The issue of accessibility has obtained an increasingly high profile in recent times with locally sensitive issues such as the withdrawal of rural service provision appearing high on both local and national political agendas.

However, the concept of accessibility is not one applied exclusively to rural areas. Ensuring that an increasing proportion of new development is completed within existing urban centres should help minimise growth in both the length and number of motorised journeys by ensuring that demands for services are met locally.

### Sections in this Chapter

- Transport
- Accessibility



# Chapter 4

## Introduction - Transport

In July 1998 the Government published its Integrated Transport White Paper, “A New Deal for Transport” which contained a fundamental review of transport policy. The centrepiece of the new proposals was the introduction of Local Transport Plans (LTPs) to replace the Transport Policy and Programme (TPP) system of bidding for transport investment. A Provisional LTP containing the new County transport strategy was submitted to Government in July 1999. This reflected the development of more sustainable transport policies in the revised County Structure Plan that went to Deposit in April 1999 (and was adopted in June 2001). The LTP submitted to the Government in July 2000 covers the five year period 2001 –2006 and set out transport objectives for Suffolk under 5 themes, stemming from the Transport White paper:

- Environment;
- Safety;
- Economy;
- Accessibility; and
- Integration.

Objectives developed under these themes express the principles of sustainability as set out in “Sustainable Development: the UK Strategy” and the revised Planning Policy Guidance Note (PPG) 13 Transport. In particular they seek to reduce traffic growth by encouraging alternative means of travel that have less environmental impact.



# Chapter 4

## Facts at a glance

- There has been an overall decline in the proportion of people travelling by sustainable modes.
- In the large market towns of Newmarket, Haverhill and Stowmarket, use of sustainable modes is lower than in the small market towns of the county.
- Bike use is higher in small market towns than in larger urban areas.
- 72% of all trips in Suffolk are made by car, compared to 67% in 1999.
- There are currently 8 air quality management areas (AQMAs) in Suffolk affecting 53 dwellings.
- Suffolk local authorities hope to encourage 50 businesses to adopt travel initiatives aimed at reducing the reliance on the private car by 2006.
- Suffolk County Council has adopted a Green Travel Plan.



**Key Challenges – social issues:**

- To discourage the use of private vehicles by prioritising other modes.
- To raise awareness of the implications of using unsustainable forms of transport

**Key Challenges – environmental issues:**

- To minimise environmental pollution from transport

**SUSTAINABLE OBJECTIVE FOR TRANSPORT:**

**“To promote and provide for walking, cycling, park and ride and public transport use as alternative modes of travel and reduce the need to rely on the private motor vehicle”**

**Key Challenges – economic issues:**

- To encourage economic development with sustainable transport provision.
- To understand the real economic cost of transport

**Key Challenges – resource issues:**

- To reduce the consumption of non-renewable resources.
- To minimise the need for land take for road building/widening

### NEW Indicator 35: Change in the Percentage of Journeys Undertaken by Sustainable Modes

#### Notes:

- Throughout this Indicator and its associated charts and tables, the following definitions for 2001 figures are used:
- **Total:** The figures taken from all respondents in all areas
- **Urban centres:** Figures for respondents in Ipswich, Bury St Edmunds and Lowestoft
- **Large market:** Figures for respondents in Newmarket, Haverhill and Stowmarket only
- **Small market:** Figures for respondents in Beccles, Brandon, Bungay, Hadleigh, Leiston, Mildenhall, Saxmundham, Woodbridge and Melton only

#### Further Information

- The 1999 Travel Diary Study involved 2497 participants who generated 63987 independent trips during the study period. The 2001 survey involved 873 participants who generated 21405 independent trips.
- The 1999 survey includes respondents from Debenham, Felixstowe and Trimley, Fressingfield and Stradbroke, Halesworth, Lavenham, Sudbury and Great Cornard and Thurston. These areas were not represented in the 2001 survey.
- The 2001 survey includes respondents from Saxmundham, which was not covered by the 1999 survey.
- Of the 873 participants in the 2001 study, 432 were from urban areas, 194 from large market towns and 247 from small market towns.
- The participants in urban areas generated 10364 independent trips; those in large market towns generated 4665 independent trips while those in small market towns generated 5315 trips.

#### General Objective

To promote and provide for walking, cycling, park and ride and public transport use as alternative modes of travel and reduce the need to rely on the private motor vehicle.

#### Targets

The following targets were set in the Local Transport Plan following the 1999/2000 Travel Survey, which provided baseline data:

- To increase the proportion of all journeys undertaken by sustainable modes (walking, cycling and public transport) from 34% to 45% by 2010
- To increase the proportion of all journeys less than one mile in length undertaken by foot from 60% to 70% by 2006
- To increase the proportion of all journeys over one mile in length undertaken by rail, bus, coach or taxi from 6% to 7% by 2006
- To increase the proportion of all journeys undertaken by cycle from 4% to 7% by 2010.

#### Why this indicator?

A key obstacle to achieving sustainability is an over-reliance on the private motor vehicle. Not only is it an inefficient mode of transport in terms of road capacity when compared to sustainable modes, it also results in higher emission trends (see Indicator 36). Reducing reliance on private motor vehicles by providing reliable and affordable alternatives is a key component in any sustainable development strategy.

This new indicator seeks to measure progress against the targets set for the use of sustainable modes of Transport. The further breakdown of figures by urban centres, large market and small market towns enables identification of those areas 'performing' above the county average and those in need of extra attention if targets are to be met.

	1999	2001			
		Total	Urban Centres	Large Market Towns	Small Market Towns
% of total trips by sustainable modes	31.3%*	25.2%	27.5%	20.4%	25.4%
% of all trips under 1 mile by foot	60.5%	50.4%	56.1%	53.2%	46.9%
% of total trips by bicycle	3.6%	3.1%	3.2%	1.6%	4.2%
% of all journeys over 1 mile by rail, bus, taxi or coach	5.6%	5.0%	5.8%	5.0%	3.5%

\* A figure of 34% was calculated in 1999 from the Travel Survey and used in setting the LTP target. Subsequent rectification of coding errors has led to this lower figure

### Trend Analysis

#### Proportion of all Journeys Undertaken by Sustainable Modes

There has been a fall in the total figure between 1999 and 2001 that, even taking into account the difference in sample sizes between the two surveys, is considered statistically significant. There is a higher proportion of sustainable travel undertaken in urban centres, possibly a reflection of higher levels of general service provision. Large market towns show a 4.9% decrease over the total figure.

#### Proportion of all Journeys Under 1 Mile Undertaken by Foot

The 2001 total reveals 10% decline in the quantity of journeys under 1 mile in length undertaken by foot. The figures for urban centres are higher than average indicating a higher level of service provision. The figures for both large market and small market towns show a marked decline on both the 1999 and 2001 totals.

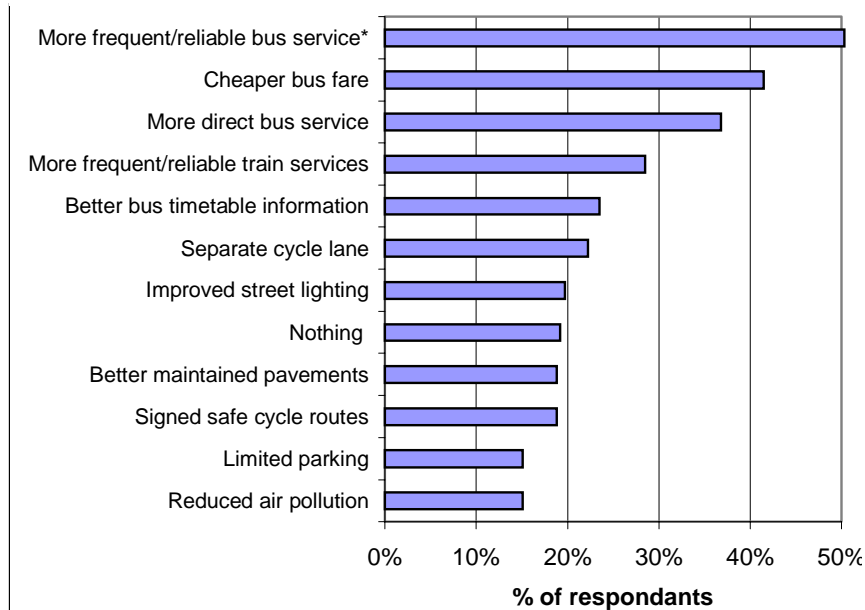
#### Proportion of all Journeys Undertaken by Cycle

The 2001 total shows a negligible fall on the 1999 figure. However, this masks notable differences between settlement types. Within small market towns, 4.2% of all journeys were undertaken by bike. This indicates an important move towards sustainable travel in these areas. By contrast, the figure in large market towns is only 1.6%, a disappointing decrease over the total.

#### Proportion of all Journeys Over 1 Mile Undertaken by Rail, Bus, Taxi or Coach

Again, there is a negligible difference between the 1999 and 2001 figures. The urban centres / large market / small market split provides an interesting comment on the provision of sustainable alternatives within each type of settlement. The proportion of journey undertaken by the stated modes appears to decrease in line with the size of the town. This indicates a parallel decline in the level of provision down the settlement hierarchy.

### What Would Encourage You To Leave The Car At Home?



\*50.3% of respondents included this answer

Graph only includes categories selected by 15% or more of respondents

**Source:** Suffolk Travel Survey 2001

### Progression towards sustainable development

There has been an overall decline in the proportion of people travelling by sustainable methods. There is also a notable fall in the number of trips under the length of one mile being undertaken by foot. Steps need to be taken to arrest and reverse this trend if the targets set in the Local Transport Plan are to be met.

What it is useful to focus on, are the differences being experienced within the different settlement types within the county.

Unsurprisingly perhaps, it is urban centres that show the greatest tendency to select sustainable modes of transport. However, the fact that higher figures are being experienced should not be viewed as an opportunity to reduce the focus on these areas. Due to the difficulties of providing regular public transport to the rural, outlying areas of the county, where the settlement pattern is sparse, high usage of sustainable alternatives in Urban centres will be required if LTP targets are to be met.

### What issues arise for the future?

Drawing trends and conclusions from just two sets of data is always difficult as figures are subject to non-representative fluctuations. A further travel survey (currently scheduled for 2004) should combat both of the difficulties outlined above and allow clear trends in each of the target areas to be defined.

The graph on the previous page, perhaps, provides some clear guidance as to the areas that need to be addressed to encourage more users to travel via sustainable modes.

### Appropriateness of this indicator?

This indicator provides a large quantity of useful information, as its

## Indicator 35

## Update

methodology requires the involvement of a significant number of the county's inhabitants. As such, it is a highly valuable 'grass-roots' measure of how sustainable policies are being received. By monitoring the views and perceptions of users, it is possible to react and implement the changes necessary to ensure that targets are met and sustainable progress is made.

### **Requirements for new indicators**

None at present



**NEW Indicator 36:****Change in the Number of Air Quality Management Areas and Dwellings Affected****Air Quality Management Areas in Suffolk, 2001**

District / Borough	No. of Air Quality Management Areas	Dwellings Affected
BDC	4	18
FHDC	0	0
IBC	0	0
MSDC	0	0
SEBC	4	33
SCDC	0	0
WDC	0	0
<b>Suffolk Total</b>	<b>8</b>	<b>51</b>

**General Objective**

To promote and provide for walking, cycling, park and ride and public transport use as alternative modes of travel and reduce the need to rely on the private motor vehicle.

**Targets**

To not exceed the threshold limits and objectives contained in the National Air Quality Strategy.

**Why this indicator?**

In January 2000, the Government published its' Air Quality Strategy (AQS) for England, Scotland, Wales and Northern Ireland. The aim of the paper was to map out ambient air quality policy in the UK by setting health-based standards for eight main air pollutants.

District/borough councils designate AQMAs where, following a review procedure, it is considered likely those National Air Quality Objectives are unlikely to be met by the target date.

Private vehicles generally produce more emissions per person than public transport. A reduction in the number of management areas and / or the area that they cover, therefore, indicates a reduction in traffic congestion levels.

**Trend Analysis**

Suffolk currently has eight AQMAs affecting a total of 53 dwellings.

All eight areas are located adjacent to major trunk roads – four along the A14 in Bury St Edmunds and four along the A12 south of Ipswich and have been established in response to high levels of Nitrogen Dioxide (NO<sub>2</sub>).

### Case Study – AQMAs in St Edmundsbury

The AQS outlined a three-stage approach to local review and assessment, each stage becoming increasingly more detailed. Following the completion of the third stage of review in St Edmundsbury, four AQMAs were designated, all adjacent to the A14 in and around Bury St Edmunds (see table below). These were established in response to high levels of Nitrogen Dioxide (NO<sub>2</sub>) that indicated that the target level, set for December 2005, would not be met.

Since declaring the four AQMAs in St Edmundsbury, monitoring has found levels of pollutants to be lower than anticipated. It is now believed that the Government NO<sub>2</sub> targets can be met. Consequently, it is possible that the management orders will be revoked following a review.

**AQMAs in St Edmundsbury**

Management Area	Location Details	Pollutants Declared	Dwellings Affected
Creed Walk	Alongside north edge of A14	NO <sub>2</sub>	16
Fornham Road	North and south of the A14 where Fornham Road passes beneath it	NO <sub>2</sub>	7
Eastgate Street	Immediately to the east of the A14.	NO <sub>2</sub>	5
Chapmans Close, Rougham	Properties fronting the A14 immediately to the east of Rougham industrial estate	NO <sub>2</sub>	5

At present, no AQMAs have been designated on the county road network maintained by Suffolk County Council.

### Progression towards sustainable development

As part of the Government's AQS, those areas identified as management areas are required to produce an action plan detailing the steps to be taken to reduce the levels of pollutants. These will be produced with the involvement of the Highways Agency who are responsible for the Trunk Road Network.

### What issues arise for the future?

All of the district/borough councils in Suffolk have completed the required monitoring procedure. Issues for consideration now include the timescale upon which their conclusions should be reviewed.

### Appropriateness of indicator?

A low number of AQMAs indicates a general trend of low emission activities – minimising damaging effects on human health and the environment. This measure, therefore, provides an important indication of whether Suffolk is meeting the key challenge of minimising environmental pollution from transport.

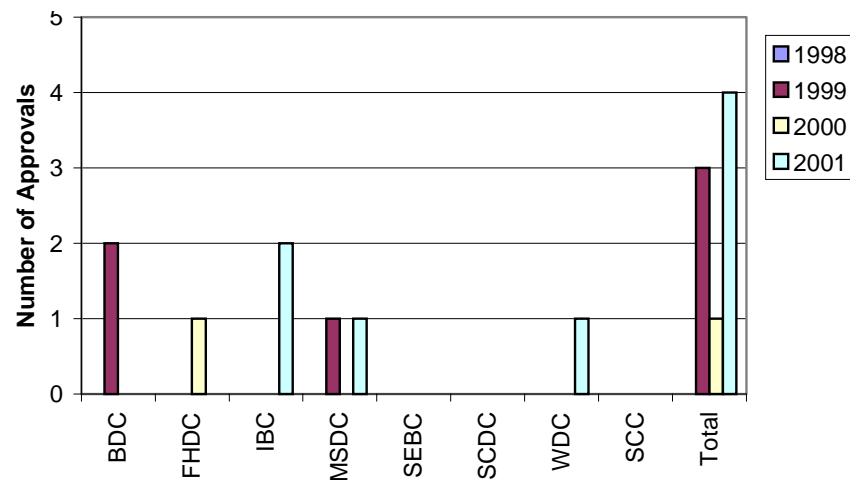
### Requirement for new indicators

None

## Indicator 37:

### Change in Number of Applications Approved where a Green Travel Plan is Submitted or Required by Condition or Legal Agreement

Change in Number of Applications Approved with a Green Travel Plan 1998-2001



### General Objective

To promote and provide for walking, cycling, park and ride and public transport use as alternative modes of travel and reduce the need to rely on the private motor vehicle.

### Target

To encourage 50 businesses to adopt travel initiatives by 2006.

### Why this indicator?

To measure the number of developments approved with Green Travel Plans (GTPs). It is an important measure of the planning system's contribution to achieving the objectives of the Local Transport Plan. A green travel plan is a commuter plan intended to encourage the use of public transport, cycling and walking as an alternative to using the car.

### Trend Analysis

Since 1998, 8 GTPs have been approved in Suffolk as a result of planning applications. Ipswich, Babergh and Mid Suffolk have approved the highest number, whereas Suffolk Coastal and St Edmundsbury have not approved any developments with an associated green travel plan.

In 2000/01 one of the plans related to a commercial development, one to recreation and one to a community facility (see case study below). In previous years all plans have been for commercial activity.

### Progression towards sustainable development

The number of planning applications with Green Travel Plans has increased, therefore progress is being made. Additionally, since July 2000, four major employers have adopted Green Travel Plans:

## Indicator 37

**Number of applications approved where a Green Transport Plan is submitted or required by condition or legal agreement since 1998**

District / Borough	Monitoring Period				
	1997-98	1998-99	1999-00	2000-01	Total
BDC	N/T	2	N/T	N/A	2
FHDC	N/T	N/T	1	N/T	1
IBC	N/T	N/T	N/T	2	2
MSDC	N/T	1	N/T	1	2
SEBC	N/T	N/T	N/T	N/T	N/T
SCDC	N/T	N/T	N/T	N/T	0
WDC	N/T	N/T	N/T	1	1
SCC	N/T	N/T	N/T	N/T	N/T
<b>Total</b>	<b>N/T</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>8</b>

### Case Studies – Green Travel Plan Developments

In 2000/01, Mid Suffolk approved an application for a three storey medical centre to be erected on the site of the original health centre clinic that is to be demolished. The GTP forming part of the planning application makes provision for 85 car-parking spaces and a cycle area within the site. Staff at the centre will make patients aware of cycling, walking, car sharing and public transport opportunities. The site itself is within settlement boundaries but outside of the town centre itself. Consequently, consideration for sustainable forms of transport needed to be included.

Ipswich approved two applications in 2000/01, which included GTP's. One application was for the erection of a four-storey research and development building by Agilent Technology. The other was for the construction of a new two-tier stand at Ipswich Town Football Club in Portman Road.

Suffolk County Council has a well established GTP system in place which includes a car share database, increased cycle parking, subsidised bus passes, four new showers and the replacement of pool cars with petrol / liquid propane gas alternatives.

## Update

Suffolk County Council, The Environment Agency, The Inland Revenue and Anglian Water while seven organisations have GTP initiatives: TXU, Willis Corroon, BT, Boots, Ipswich Borough Council, Ipswich Hospital and Felixstowe Docks.

### What issues arise for the future?

Requirements for Green Travel Plans to be included in applications for new or expanded development, over certain size and employee thresholds, covering the movements of goods, staff and customers would assist the encouragement of modal shift. The adoption of GTPs by big employers is being encouraged through the implementation of the LTP regardless of whether there is a planning application.

### Appropriateness of this indicator?

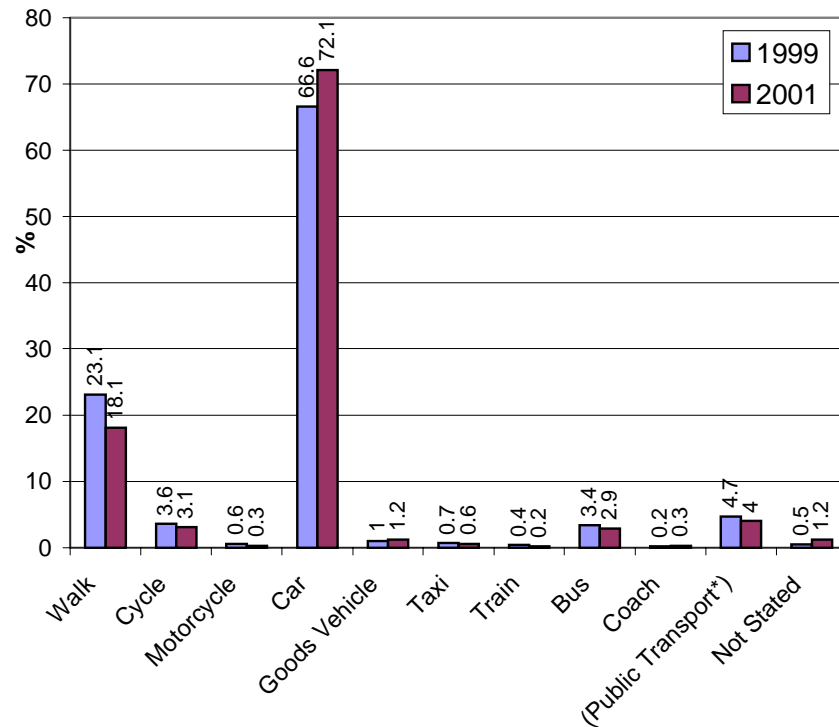
The indicator is simply recording the number of GTPs associated with planning applications and hence numbers will vary depending on the number of applications made, rather than the effectiveness of policies within each district. The percentage of approvals with plans would be needed to establish this trend. The indicator does not reflect the full picture in terms of the total numbers of employers with GTPs.

### Requirement for new indicators

None

## NEW Background B31: Modal Share of all Journeys Undertaken

### Mode of Transport for All Trips and Purposes



\* Public Transport totals the figures for Taxi, Train, Bus and Coach

Source: 2001 Suffolk Travel Survey

### General Introduction

A key indicator of the success of any sustainable strategy is the extent to which people can be persuaded to leave their cars behind in favour of other modes of transport.

### Why this 1999 baseline information?

As well as providing a wealth of useful data pertaining to the use of sustainable travel modes (see indicator 35), the 1999 and 2001 travel surveys revealed important information about the ways in which we travel within Suffolk. Although no specific target relating to these figures has been set in the Local Transport Plan, they are a useful means of placing the data used in Indicator 35 in context.

### Trend Analysis

The most notable difference between the 1999 and 2001 figures is that over the two year period, the proportion of journeys undertaken by each of the modes that are considered sustainable, with the exception of Coach travel, (Cycle, Walking, Bus, Train and Taxi) has fallen. The change between the two figures is more significant for some modes than for others. Nearly this entire deficit is accounted for by a 5.5% increase in car usage. It is also worth noting that Train and Coach travel, both methods that are considered sustainable, are each the chosen mode of transport for less than 0.5% of all journeys surveyed.

### Measurement problems and future of data

Due to the fact that the Travel Survey is not an annual occurrence, this indicator will be monitored as and when relevant information becomes available.

### Background B32: Availability of Journey to Work Public Transport

Previously Indicator TP7 (1996): Percentage of Population with Journey to Work Public Transport

**\*Note:**

For the purposes of this indicator, a “journey to work public transport service” is defined as a bus service leaving a parish to **arrive** in a major urban centre or main town between 0800 and 0900, leaving the urban area between 1630 and 1800 for the return journey, operating Monday to Friday all year round. Major urban centres for these purposes are Bury St. Edmunds, Cambridge, Colchester, Ipswich, Great Yarmouth, Lowestoft and Norwich. Main towns are Aldeburgh, Beccles, Brandon, Bungay, Diss, Felixstowe, Framlingham, Hadleigh, Halesworth, Harleston, Haverhill, Leiston, Mildenhall, Newmarket, Saxmundham, Stowmarket, Sudbury, Thetford, and Woodbridge.

### General Introduction

In order for sustainable objectives to be achieved, there is a need for the promotion and provision of walking, cycling, park and ride and public transport as alternative modes of travel, thus reducing the need to rely on the private motor vehicle. This indicator measures the availability of public transport as an alternative way to journey to work.

### Why this 1996 baseline information?

This is a socially inclusive indicator measuring the availability of bus services from any size of settlement and is quite different from the LTP indicator that measures parishes achieving defined minimum levels of service (MLS). MLS are determined according to the population of the parish. Hence this background indicator is to be retained as it complements the data in the LTP.

The percentage of rural population and the percentage of total population with journey to work bus services are calculated under this indicator. Those areas defined as urban are excluded from population figures in order to calculate the rural figures. In the calculation of this indicator 1999 population figures are used. The level of service in each parish is based upon the level of service at the centre of the parish’s main settlement.

### Trend Analysis

The availability of the best journey to work services can be found in, and to, Ipswich, where services are frequent. Improvements have taken place in all Districts particularly in Mid Suffolk where the % of total population in parishes with journey to work public transport service has risen from 84% in 2000 to 92% in 2001. This reflects the investment of £1.202million of Rural Bus grants in Suffolk for the 3 years 1998-2001.

### Change in Percentage of Total and Rural Populations with Journey to Work Public Transport Provision 1996-2001

District / Borough		Monitoring Period			
		1996	1999	2000	2001
BDC	Total Pop.	95.1%	95%	94%	97%
	Rural Pop.	93%	92%	88%	94%
FHDC	Total Pop.	99.5%	98%	98%	98%
	Rural Pop.	99%	93%	90%	84%
IBC	Total Pop.	100.0%	100%	100%	100%
	Rural Pop.	Not Applicable			
MSDC	Total Pop.	83.5%	86%	84%	92%
	Rural Pop.	80%	86%	78%	90%
SEBC	Total Pop.	98.7%	95%	96%	98%
	Rural Pop.	97%	88%	90%	94%
SCDC	Total Pop.	90.5%	88%	89%	92%
	Rural Pop.	80%	74%	77%	82%
WDC	Total Pop.	94.3%	94%	93%	95%
	Rural Pop.	79%	78%	77%	84%
Suffolk	Total Pop.	94.6%	92%	92%	91%
	Rural Pop.	87%	84%	84%	89%

The availability of services to the rural population has risen 5% in Suffolk as a whole from 84% in 1999 to 89% in 2001. However there remain large discrepancies between the districts; St Edmundsbury and Babergh have 94% of their rural population with a journey to work service compared to Suffolk Coastal at 82% and Forest Heath and Waveney at 84%.

As services for the total and rural population have increased or remained stable since 1999 (with the single exception of services to rural parishes in Forest Heath), progression towards sustainable development has been made giving more people the choice of travelling sustainably.

#### Measurement problems and future of data

The indicator only looks at core hour journeys from a parish to major urban areas. Not all journeys to work will be covered by this criterion, such as those who catch a bus from one major urban town to another and those that travel to arrive before 0800.

The widespread introduction of flexi-time and core working hours by many companies may also have an impact with numerous employees now not required to begin work before 0930 or 1000.

However, this information will continue to be monitored as background information.



### Case Studies – Rural Transport Initiatives

Community transport helps achieve social inclusion in rural areas and for the disabled and is particularly important in Suffolk Coastal and Mid Suffolk. In 2001/2 40,000 passengers travelled by Dial-a-Ride and 34,000 by community car services. Two additional vehicles have been added to Suffolk's Community Transport operators and further Dial-a-Ride schemes were implemented to increase social inclusion.

Mid Suffolk District Council are supporting the Suffolk Rural Transport Partnership as a means to develop voluntary community transport services. This partnership project led by Suffolk ACRE has secured a Rural Bus Challenge fund of about £275,000. This provides minibus services with cycle-carrying trailers connecting Debenham and other parts of Suffolk to Ipswich. Mid Suffolk mainly supply Dial-a-Ride and supermarket buses

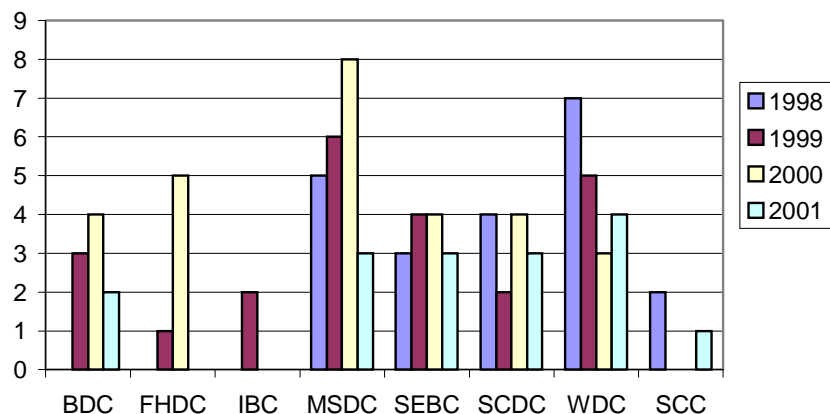
An Urban Bus Challenge bid of £926,562 has been awarded for the Lowestoft Corridor Bus. This will provide improved bus and evening taxi-bus service to areas of employment.

## Background B33: Planning Activity Relating to the Environmental Impact of Traffic

Previously **Indicator TP15 (1996)**: Number of applications refused because of unacceptable environmental impact of traffic.

**Indicator TPI32 (2000)**: Number of applications refused because of unacceptable environmental impact of traffic in a conservation area

### Number of applications refused due to unacceptable environmental impact of traffic



### General Introduction

In order to minimise detrimental environmental impacts in the length and number of motorised journeys and to maximise use of public transport and other alternatives to the use of private motor vehicles, new developments need to be sensibly and sensitively located.

### Why this 1998 baseline information?

These indicators were intended to show the number of applications refused because traffic would have a harmful effect on the environment, for example by increasing air pollution.

### Trend Analysis

There were 16 refusals in this latest monitoring year, which, with the exception of Waveney shows a decrease in the number of refusals compared with previous years. Reasons for refusal can be 'local' or 'strategic'. Local reasons included factors such as increased noise and the effect of increased traffic on unsuitable roads. Strategic reasons cover traffic generation leading to degradation of the landscape and loss of hedgerows over a wide area and developments refused because locations would result in increased length and number of journeys by motorised transport. Only one application refused in 2000/01 was strategic, the rest were for local traffic reasons. No applications were refused in conservation areas this year.

A large proportion of the refusals since 1998 were for commercial development which is due to these generating a range of traffic movements for goods delivery, staff and customers. However as the graph shows, the impact of traffic on the environment can be a live issue with any type of development and not just in sensitive Conservation Areas.

### Type of Applications Refused due to Unacceptable Environmental Impact of Traffic, 1998-2001

Application Type	Monitoring Period				Total
	1998	1999	2000	2001	
Residential	7	7	6	7	27
Recreation Facilities	1	0	0	1	2
Community Facilities	0	0	1	1	2
Minerals / Waste	2	0	0	1	3
Road / Infrastructure	0	1	0	0	1
Commercial	10	15	20	5	50
Strategic	2	6	3	1	12
Other	1	1	1	0	3
<b>Total</b>	<b>23</b>	<b>30</b>	<b>31</b>	<b>16</b>	<b>100</b>

### Number of Applications Refused Because of Unacceptable Environmental Impact of Traffic in a Conservation Area 1998-2001

District / Borough	Monitoring Period			
	1997-98	1998-99	1999-00	2000-01
BDC	N/T	1	1	N/T
FHDC	N/T	N/T	3	N/T
IBC	N/T	1	N/T	N/T
MSDC	1	N/T	2	N/T
SEBC	N/T	N/T	N/T	N/T
SCDC	2	N/T	N/T	N/T
WDC	1	N/T	N/T	N/T
<b>Total</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>N/T</b>

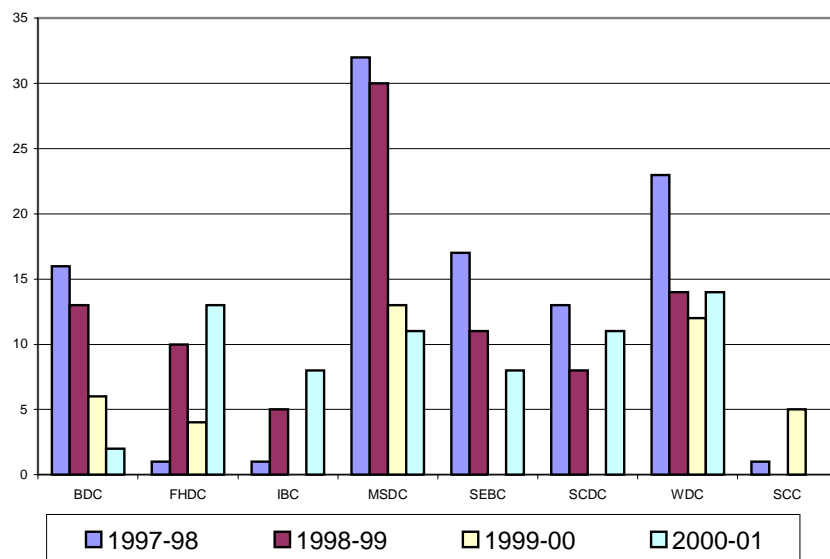
### Measurement problems and future of data

The number of applications triggering these indicators will vary according to the number and quality of applications submitted each year. Hence it is not possible to set targets and little can be gleaned from the numbers and types of refusals. This information does not produce sufficient detail to be able to draw conclusions about the impact of changes in environmental legislation, thresholds or planning guidance. As a result, this background data is to be dropped.

## Background B34: Number of Applications Refused Because of Traffic Safety Implications

Previously **Indicator TP16 (1996)**

### Number of Applications Refused due to Traffic Safety Implications



### General Introduction

Allowing for the safe passage of people and goods forms a key component of transport strategy. This background information alone cannot reflect on progression towards sustainable development but provides a useful benchmark for tracking safety standards.

### Why this 1998 baseline information?

This indicator measures the number of planning applications refused because of their traffic safety implications against the objective of developing a transport strategy which provides for the safe movement of people and goods whilst meeting social and economic needs. The intent is to reduce the impact of traffic on the environment.

### Trend Analysis

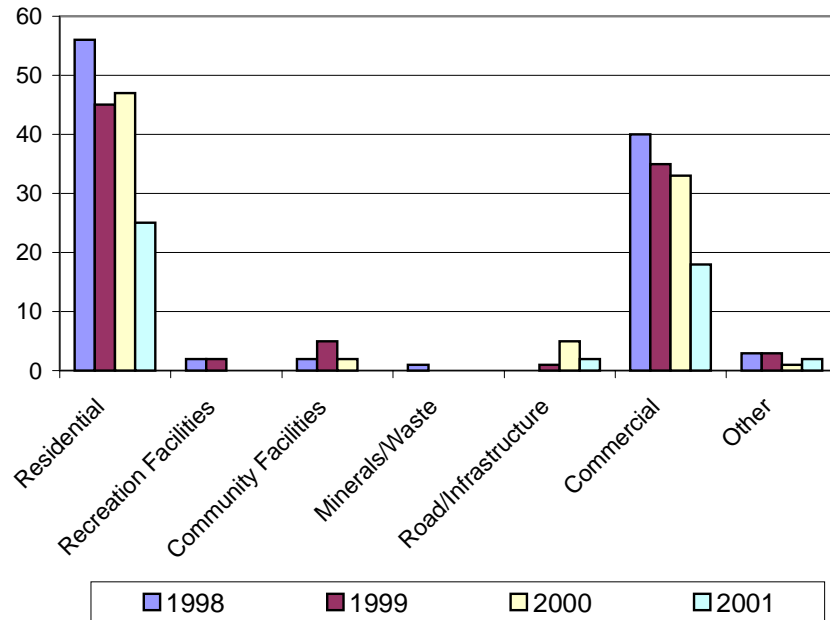
There has been a general decrease in the number of refusals due to traffic safety implications since 1998, with the exception of Forest Heath and Ipswich.

During 1999 / 2000, 88 applications for development were refused due to their likely impact on safety with 53% of the refusals for residential development and 33% for commercial.

During the latest monitoring year, the total number of refusals fell despite the fact that both Forest Heath and Ipswich recorded their highest number of refusals since monitoring of this information began. St Edmundsbury, Suffolk Coastal and Waveney all saw an increase on the previous period's figures.

Waveney saw the highest number of refusals in 2000/01 with eight residential refusals, five commercial and one roads/ infrastructure refusal. One commercial refusal was for the conversion of an

### Number of Applications Refused due to Traffic Safety Implications by Type



agricultural barn to six self-catering holiday units. In total, five applications involved agricultural land/buildings.

In contrast, both Babergh and Mid-Suffolk have experienced a continual year-on-year fall in the number of refusals since monitoring began.

In terms of refusals by type, residential and commercial developments again accounted for the largest proportion of refused applications. However, in both categories, the number of refusals saw a fall of almost 50% on the number recorded in the previous monitoring period.

The fall in the number of refusals may be a reflection of a better public transport system and an increase in the implementation of road safety measures.

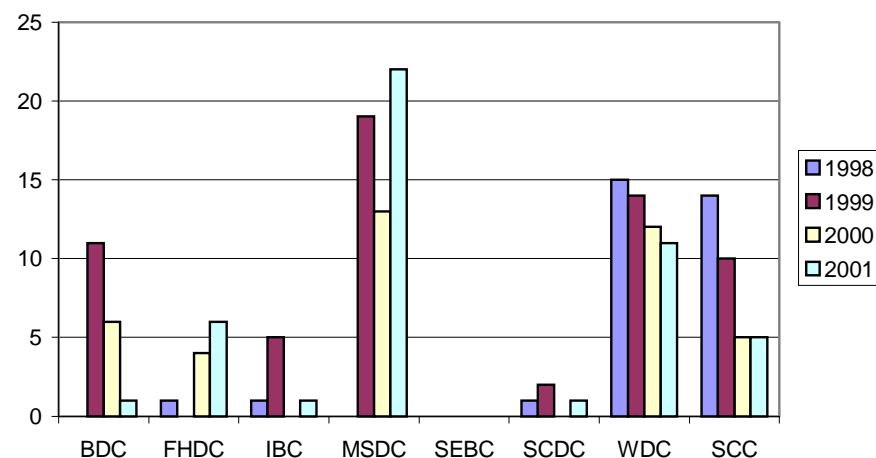
#### Measurement problems and future of data

Numbers of applications refused on safety grounds will vary annually depending on the numbers and quality of applications submitted. The creation of safer, slower roads resulting from the implementation of road safety schemes could affect this indicator. Investment in road safety in Suffolk has greatly increased through the LTP with over £1million being invested in each of the past two years. Although it is no longer a SMART indicator it will be retained to track trends in handling safety issues.

## Background B35: Number of Applications Approved with Conditions to Minimise Traffic Impact

Previously **Indicator TP17 (1996)**: Number of Approvals which Incorporate Conditions or Agreements which Seek to Minimise Traffic Impact

### Number of Approvals with Conditions to Mimimise Traffic Impact



### General Introduction

Reducing the impact of traffic caused by new developments will ensure that current traffic levels will not be increased to the detriment of the environment and road stress levels.

### Why this 1998 baseline information?

This indicator measures the number of planning applications approved with conditions or agreements which seek to minimise traffic impact. This reflects the objectives of promoting development and transport patterns that seek to maintain and, where possible, improve air quality and to protect and improve the built environment.

### Trend Analysis

The graphs show that Mid Suffolk and Forest Heath have increased the number of approvals given that include traffic impact conditions, whilst Babergh, Waveney and SCC show a decreasing trend. Even so, Waveney are producing 23% of the county's applications with traffic conditions. Many of the conditions imposed by Suffolk County Council on minerals and waste applications concern restrictions on hours of movement for traffic generated by the developments. Over 40% of applications in Suffolk were for commercial purposes, followed by 34% for residential applications. Only 2% of the applications were for roads/infrastructure. The number of applications has increased from the 1998 baseline by 32%.

### Measurement problems and future of data

The indicator covers a broad range of conditions dependant on local circumstances and it is difficult to draw overall conclusions. Additionally, St Edmundsbury do not monitor this indicator. In view of the incomplete results and lack of detail available to draw

## Background B35

### Case Study - Conditions Imposed by Babergh District Council

Babergh approved one application with conditions relating to traffic impact in 2000/01. This was for the construction of a new estate road to serve approved housing development at the Former ammunitions depot and part of Buyrights Store, Aldham Mill Hill, Hadleigh. A condition was imposed on the grant of planning permission to ensure details of visibility splays (views of the road at corners/junctions), street lighting and signage was submitted to the Local Planning Authority.

## Update

conclusions on the nature of conditions being imposed, this indicator will not longer be collected.



# Chapter 4

## Introduction – Accessibility

Accessibility to services is a key component to several aspects of sustainable development. New development should be located in existing well-served settlements, close to public transport, and facilities (e.g. cycle paths and footways) thereby minimising the need to travel by car. Suburban neighbourhood shopping centres similarly contribute to sustainability objectives and hence it is important for local planning policies to encourage a range of local services to meet resident's needs. For existing development in rural areas there is the challenge of maintaining basic services such as a shop, post office, primary school, pub and meeting place, important in achieving socio-economic concerns relating to social inclusion.

It is expected that accessibility indicators will continue to be refined as developments in Geographical Information Systems (GIS) make it easier to present information.



# Chapter 4

## Facts at a glance

- Suffolk local authorities are trying to pursue more sustainable modes of transport despite the challenges of a rural county.
- Policies aimed at concentrating development in Ipswich, Bury St Edmunds and Lowestoft to minimise travel may now be succeeding.
- 23% of all households within the rural areas of Suffolk have access to an hourly bus service (although in Mid Suffolk this is only 10%)
- Authorities are beginning to operate more restrictive car parking standards in new developments in line with Suffolk's adopted Advisory Parking Standards, which recognises the different needs between urban and rural areas.



**Key Challenges – social issues:**

- Equality of access
- To raise awareness of the implications for unsustainable forms of transport.
- Reduce inequalities of health, wealth and welfare

**Key Challenges – environmental issues:**

- To retain accessible key facilities to reduce the need for multiple journeys.
- To encourage integration of transport facilities within new and existing developments.

**SUSTAINABLE OBJECTIVE FOR ACCESSIBILITY:**

**“To locate new development and protect existing services, so as to minimise growth in the length and number of motorised journeys and to maximise use of public transport and other alternatives to the use of private motor vehicles.”**

**Key Challenges – economic issues:**

- Encourage economic growth in sustainable patterns

**Key Challenges – resource issues:**

- To retain a mix of uses and maximise use of land within settlements.

## Indicator 38:

### Change in Percentage of All New Residential Development Taking Place in Major Towns, Other Towns, and Elsewhere\*.

#### Change in Percentage of new Residential Development Taking Place in Major Towns, Other Towns and Elsewhere, 1991-2001

District / Borough	Major Towns		Other Towns		Elsewhere	
	1991-96	1996-01	1991-96	1996-01	1991-96	1996-01
BDC	13%	35%	45%	32%	42%	33%
FHDC	0%	0%	78%	74%	22%	26%
IBC	100%	100%	0%	0%	0%	0%
MSDC	6%	10%	20%	27%	74%	63%
SEBC	54%	31%	26%	49%	20%	19%
SCDC	55%	45%	22%	27%	24%	28%
WDC	57%	56%	36%	33%	7%	11%
<b>Suffolk</b>	<b>42%</b>	<b>37%</b>	<b>31%</b>	<b>33%</b>	<b>26%</b>	<b>31%</b>

#### Notes:

\*The following definitions are used for the categories throughout this indicator:

Major Towns: Ipswich, Lowestoft and Bury St Edmunds

Other Towns: Hadleigh, Sudbury1, Brandon, Mildenhall, Newmarket, Debenham, Eye, Needham Market, Stowmarket1, Haverhill, Aldeburgh, Felixstowe1, Framlingham, Leiston, Saxmundham, Woodbridge1, Beccles1, Bungay, Halesworth1, Southwold1 (1 - including associated parishes)

Elsewhere: All areas outside of the above-specified areas

The following parishes have been included in the 'Major Towns' category as they are part of Ipswich Policy Area: Belstead, Copdock, Pinewood, Sproughton, Washbrook and Wherstead (Babergh); Akenham, Barham, Bramford, Claydon, Great Blakenham and Whitton (Mid Suffolk); Brightwell, Foxhall, Kesgrave, Little Bealings, Martlesham, Nacton, Playford, Purdis Farm and Rushmere St. Andrew (Suffolk Coastal).

#### General Objective

To locate new development and protect existing services, so as to minimise growth in the length and number of motorised journeys and to maximise use of public transport and other alternatives to the use of private motor vehicles.

#### Target

To increase the proportion of new development completed in major towns and other towns.

#### Why this indicator?

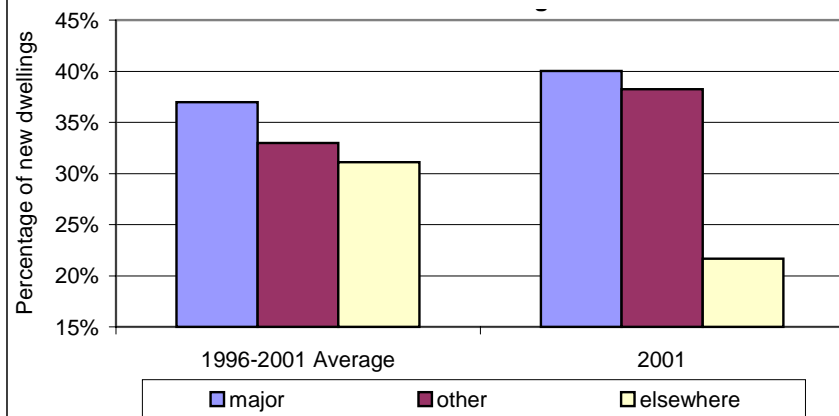
Indicator 38 looks at the location of completed residential development over a 5 year period, in the three major towns of Ipswich, Bury St Edmunds and Lowestoft; other towns (see definition note left) and elsewhere (rural areas outside the towns).

#### Trend Analysis

An increase in the proportion of housing completions can be seen in rural areas (elsewhere) in 1996-01 compared to 1991-96. A small shift away from the high proportion of completions in rural areas can be seen in Mid Suffolk. Babergh has seen a shift towards development in "major town" mainly due to developments in Pinewood (Thorington Park) on the edge of Ipswich. Figures for 2001 show a much more encouraging picture with 40% of completions being in major towns, 38% in Other towns and 22% elsewhere. As historic planning permissions are completed or lapsed, newer decisions reflecting locational policies are now starting to take effect and be reflected in the completion figures.

The change in the number of houses completed by district shows that in 2001 the highest level of growth was in St Edmundsbury where

### Distribution of New Residential Development by Location 2001 vs. 5 Year Average



#### Case Study – Residential Developments in Ipswich

The former Ipswich Airport site has been developed for housing and other uses to form the new Ravenswood community. The design of the site encourages greater use of walking, cycling and public transport with the Ravenswood Superoute 33. This bus route will provide low floor and low emissions service, and will eventually use bus priority measures and bus lanes.

The Henley Road/Westerfield Road area of Ipswich has been earmarked for development of 1,500 houses. The 80-hectare site will have good transport links with Ipswich town centre, facilities and local employment opportunities. There will be a significant proportion of affordable housing and the opportunity for cycle routes and recreational facilities.

over 500 houses were completed. In 2001 Forest Heath more than doubled the number of houses built in 2000 and Suffolk Coastal and Babergh saw reduced numbers of houses completed in 2001 compared to 2000.

#### Progression towards sustainable development

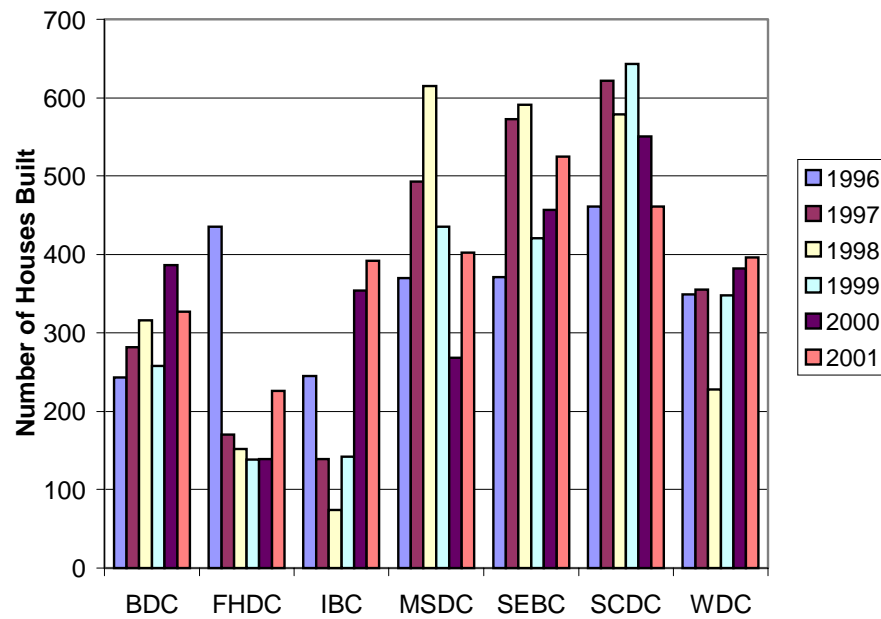
For the county as a whole, the five-year trends do not show a progression towards housing in major towns. Indeed, Mid-Suffolk and Babergh are the only districts to buck this trend. Employment distribution (see Indicator 10) seems to reflect this trend, where employee numbers in Ipswich have decreased, but increased in other areas. This trend may reflect the growth of smaller towns such as Haverhill, Stowmarket and Felixstowe and large villages. Care must be taken though in the assumption that housing distribution reflects on employment and economic activity within an area, as residents may be commuting to work outside of the area where they live.

Progress is slow due to the delay in implementing approved planning permissions and the fact that all areas are still seeing permissions being implemented that may have been granted 5 years ago. However, the 2001 figures show signs that locational shift is starting to occur.

#### What issues arise for the future?

There is a time lapse between introduction of new policies and allocations in towns and them taking effect. In some cases Master Plans for large developments on greenfield sites can take up to 10 or 15 years to be implemented. Tracking the change in location year on year may be helpful in identifying a movement towards sustainable development.

## Number of New Residential Developments by District



## Appropriateness of indicator?

This is a slow moving indicator therefore trends can not be seen quickly. Allocation of land for housing by district should also be considered in conjunction with this indicator.

## Requirements for new indicator(s)

None



## Indicator 39:

### Percentage of Rural Population Living in Parishes which have a Food Shop or General Store, Post Office, Pub, Primary School, and Meeting Place.

#### Changes in Levels of Rural Service Provision, 1994-2001

District / Borough		BDC	FHDC	MSDC	SEBC	SCDC	WDC	Total
Total Rural Population	2001	N/A	N/A	62970	40730	39730	17070	160500
	1999	48060	15270	64350	36070	37710	17070	218530
	1994	47385	16092	54181	35485	34511	16681	204335
Population with Access to All Five Listed Facilities	2001	N/A	N/A	31350	16930	11760	5770	65810
	1999	35240	6190	35050	18800	10050	5750	111080
	1994	35209	7789	28783	20289	11913	5753	109736
% of Population with Access to All Five Listed Facilities	2001	N/A	N/A	49.8%	41.6%	29.6%	33.8%	41.0%
	1999	73.3%	40.5%	54.5%	52.1%	26.7%	33.7%	50.8%
	1994	74.3%	48.4%	53.1%	57.2%	34.5%	34.5%	53.7%

#### General Objective

To locate new development and protect existing services, so as to minimise growth in the length and number of motorised journeys and to maximise use of public transport and other alternatives to the use of private motor vehicles.

#### Targets

To maintain or increase the percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place.

The Rural White Paper 'Our Countryside: the future' sets out a requirement on the Post Office to maintain its rural network and to prevent any avoidable closures of rural post offices. It also states that there should be a presumption against the closure of rural primary schools.

#### Why this indicator?

The indicator provides a basic measure of the vitality and function of settlements in the rural areas. "Basic facilities" are defined as follows

- Food or/and General Shop;
- Post Office;
- Pub;
- Primary School;
- Meeting Place

#### Trend Analysis

In 2000/2001 data collected was incomplete. In 1999, 51% of rural population in Suffolk as a whole had access to all five services, showing a decrease from the 54% in 1994. In 2001, Mid Suffolk and St Edmundsbury have seen a slight decrease in the percentage of population with access to all five facilities, whereas Suffolk Coastal



## Indicator 39

### Case Studies – Forest Heath and St Edmundsbury

Forest Heath has seen a drop in both population and facilities between 1994 and 1999. This is due to changes in staffing levels at the American airbase, as well as the closure of some small post offices, such as Moulton and Gazeley.

In St Edmundsbury, at Fornham All Saints, a local farm used a renovation grant and a village shop development grant from the Borough Council, to convert a disused stable into the post office and village shop, with services that include dry cleaning, farmers market and petting zoo.

## Update

has seen an increase and Waveney has retained their facilities. Hence for these 4 Districts the percentage of the population with access to all five services has dropped from 47% in 1994 to 41% in 2001.

### Progression towards sustainable development

On the basis of the data available, progression towards sustainability is not being achieved as all Districts continue to experience a fluctuation in the availability of services, with the exception of Waveney where service provision has remained stable.

Rate relief already provided to many rural shops might be extended to other facilities that benefit the rural community, like local pubs and garages. These measures may help to stem the loss of services in rural areas.

### What issues arise for the future?

Just because people live in a parish with facilities does not mean they are within easy walking distance of them as the geographical size of parishes varies.

The contribution that the land use planning system can make to the retention of land (an element of the economy entirely dependent upon market forces) is to ensure that safeguards are in place to prevent speculative closure of facilities.

Improved co-ordination between the significant array of organisations involved in providing and retaining such facilities.

Use of GIS in the future could refine the calculation of this indicator.

## Indicator 39

## Update

### Appropriateness of indicator?

This indicator has used 1999 population estimates. Population data will be reviewed when the Census 2001 data has been analysed.

### Requirements for new indicator(s)

None at present

## NEW Indicator 40: Car Parking Standards

### Progress in adoption of Car Parking Standards conforming to PPG13

District / Borough	Date PPG13 Standards were adopted (Date PPG13 Standards are Scheduled to be Adopted)
BDC	July 2002
FHDC	N/A
IBC	2001
MSDC	27th May 2002
SEBC	Mid - 2001
SCDC	7th May 2002
WDC	(12th November 2002)

### General Objective

To locate new development and protect existing services, so as to minimise growth in the length and number of motorised journeys and to maximise use of public transport and other alternatives to the use of private motor vehicles.

### Target

For every local authority in Suffolk to have adopted car parking standards to PPG 13 standards and from 1 April 2003 to be fully implementing those standards.

### Why this indicator?

Control of car parking through the provision of long or short stay in towns and restrictions on numbers of spaces permitted at commercial developments and offices can encourage a shift in mode of transport. This indicator is seen as important at the regional level.

### Trend Analysis

Although Suffolk County Council and all the District/Borough Councils have jointly prepared Car Parking Standards that conform to PPG 13 not all have adopted them as Supplementary Planning Guidance. This will be achieved throughout Suffolk in November 2002 following which detailed monitoring of the implementation of the standards can commence and a revised indicator will be developed.

### Progression towards sustainable development

Although all authorities may not have formally adopted the Car Parking Standards yet, all appear to be implementing them.

## Indicator 40

## Update

### **What issues arise for the future?**

There is a need to develop the definition of the revised indicator to monitor the number and percentage of planning applications that are being approved that comply with the car parking standards. This will need to serve regional monitoring requirements as well as those of Suffolk's Environment.

### **Appropriateness of this indicator?**

The success of the indicator will need to be considered alongside that dealing with the number of applications approved with Green Travel Plans as restriction in numbers of car parking spaces will need to be offset by the availability of public transport services, cycling and walking facilities to ensure social inclusion and maintain accessibility.

### **Requirements for new indicator**

None.

**NEW Indicator 41:****Change in Percentage of Households Within 13 Minutes Walk of an Hourly Bus Service****Percentage of Households Within 13 Minutes Walk of an Hourly Bus Service**

District / Borough	% of Households
BDC	30%
FHDC	35%
MSDC	10%
SEBC	23%
SCDC	37%
WDC	16%
<b>Suffolk Total</b>	<b>23%</b>

**General Objective**

To locate new development and protect existing services, so as to minimise growth in the length and number of motorised journeys and to maximise use of public transport and other alternatives to the use of private motor vehicles.

**Target**

To achieve a one-third increase in the proportion of households in rural areas, within about 10 minutes walk of an hourly or better bus service by 2010 (National Ten Year Transport Plan).

**Why this indicator?**

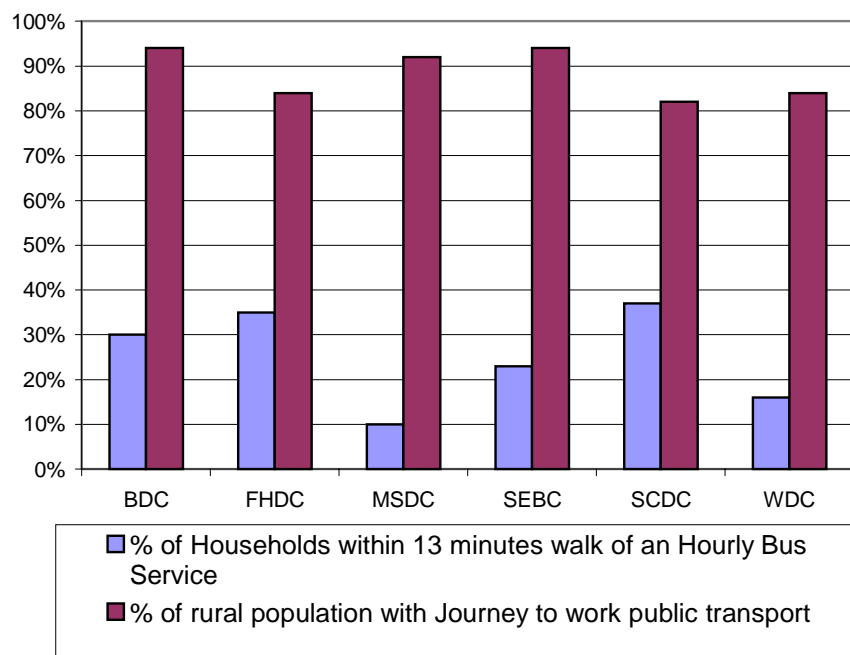
It measures the number of houses that are in parishes of less than 3,000 population (1991 census) within 13 minutes walk (800m) of an hourly (between 9am and 6pm) bus service route to the next nearest major town. Hence it gives an indication of the number of households that potentially could use public transport. This indicator has been defined by the Government as a core indicator at County level for the LTP and will be used in regional policy monitoring. However Suffolk's Environment reports the variation in the percentages achieved by individual District/Borough.

**Trend Analysis**

The indicator has first been calculated in 2001 and sets the baseline. Rural Mid Suffolk District stands out as having a significantly lower level of service than the rural parts of all other Districts in Suffolk, while Suffolk Coastal has the highest result, offering an hourly bus service to 37% of houses in its rural area. The average for the County is 23 %. It is interesting to note the contrast with the journey to work information (Background B32) that shows Suffolk Coastal having the lowest % of rural population with journey to work public transport.

## Indicator 41

**Comparison - % of Households within 13 Minutes Walk of an Hourly Bus Service vs. % of Population with Journey to Work Public Transport, 2001**



**Note:** These two indicators are NOT directly comparable due to differences in the calculation techniques.

## Update

The latter is a much cruder measure, looking at whole parishes and public transport availability at two short periods of the day. Suffolk Coastal has more small parishes when compared to Mid Suffolk, hence accounting for its apparent reversal of accessibility levels.

### Progression towards sustainable development

This indicator currently provides baseline data only, although, in relative terms, Suffolk Coastal, Forest Heath and Babergh offered better levels of access to public transport than Mid Suffolk and Waveney in 2001.

### What issues arise for the future?

It is not currently possible to measure the % of households; housing stock figures are being used as a proxy. In future it may be possible to do a calculation using 2001 census information.

How to further progress sustainable development in rural areas, in particular reducing dependency on the car and minimising the length of, and indeed the requirement for, journeys.

### Appropriateness of indicator?

This is a more precise measure than the journey to work public transport indicator which only looks at bus services to the centre of the parish and assumes all the people in the parish can get to the service. In the future it may be possible using GIS to refine the calculation of the 13 minutes walk to actual bus stops. At present the indicator estimates the number of houses in a parish that are within 13 minutes walk of an hourly bus service.

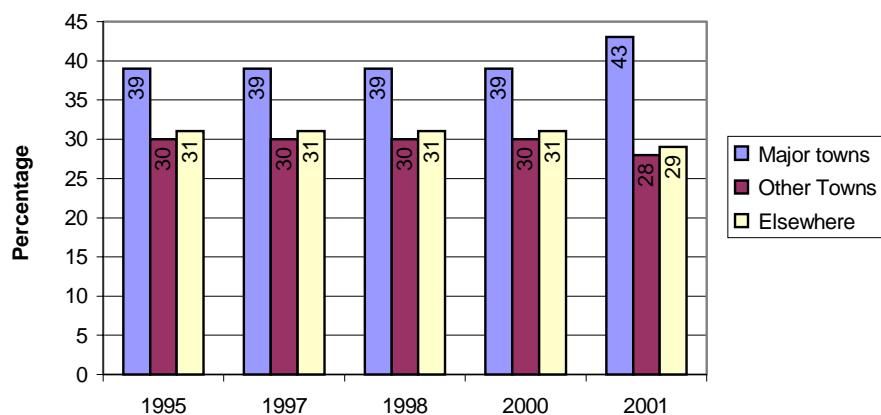
### Requirements for new indicator(s)

None.

## Background B36: Percentage of Housing in Major Towns, Other Towns, and Elsewhere\*

Previously **Indicator TP1 (1996)**: Percentage of housing in Ipswich, Bury St. Edmunds, Lowestoft, other towns and elsewhere

### Percentage of Housing Stock in Suffolk that is in Major Towns, Other Towns and Elsewhere



\* - This background information utilises the same definitions as set out in Indicator 38

## General Introduction

Towns contain a variety of public transport services, cycling and walking facilities offering access to alternative modes of transport to private motor vehicles. Distances to facilities are shorter helping to minimise the detrimental environmental impact of growth in the length and number of motorised journeys.

## Why this 1995 baseline information?

The indicator is intended to show the proportion of total housing stock in the major towns of Ipswich, Bury St Edmunds and Lowestoft, other towns (such as Stowmarket and Newmarket) and rural areas. This demonstrates the extent to which Suffolk is moving towards sustainable development, through providing for people to live in its towns.

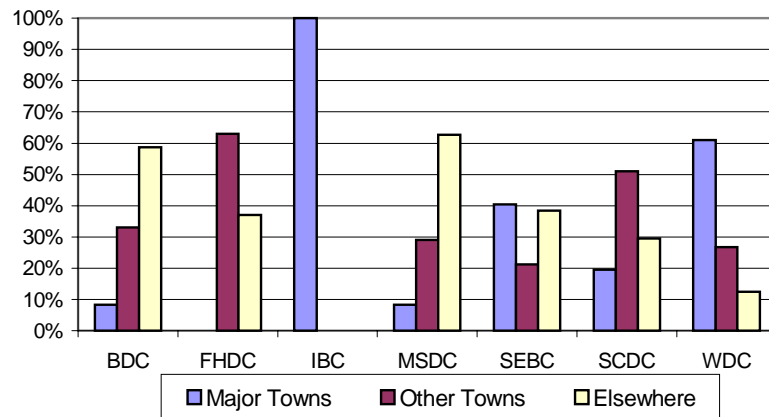
## Trend Analysis

This is a very slow moving indicator as its baseline is a housing pattern established over hundreds of years. It is only in 2001 that the balance of new development completed in towns has got to a point where the distribution of stock overall has started to shift to the major towns. This is because historic planning permissions have started to reduce their impact on the overall figures and permissions given in recent years reflecting new policy directions are increasing. Babergh and Mid Suffolk continue to have mostly rural housing and few areas falling into the major town category.

The proportion of housing stock in Babergh has slightly shifted to major towns from elsewhere and in St Edmundsbury has seen a slight change from urban to rural housing. The only significant change in housing stock can be seen in Suffolk Coastal, where a shift from major towns to other towns has occurred.



## Distribution of Housing Stock 2001



## Change in Percentage of Housing Stock by Settlement Type, 1995-2001

District / Borough		BDC	FHDC	IBC	MSDC	SEBC	SCDC	WDC
Major Towns	2001	8%	Not Applicable	100%	8%	40%	19%	61%
	2000	8%		100%	8%	42%	19%	59%
	1997	7%		100%	8%	43%	18%	59%
	1995	7%		100%	8%	43%	17%	59%
Other Towns	2001	33%	63%	Not Applicable	29%	21%	21%	27%
	2000	33%	64%		31%	22%	20%	26%
	1997	33%	64%		31%	21%	20%	26%
	1995	33%	64%		31%	20%	21%	26%
Elsewhere	2001	59%	37%		63%	27%	30%	12%
	2000	59%	36%		61%	26%	32%	15%
	1997	60%	36%		61%	26%	32%	15%
	1995	60%	36%		61%	26%	32%	15%

## Measurement problems and future of data

It is not possible to set a SMART target for this indicator as it measures current levels of housing stock for which there is no overall target. The current housing stock will continue to be monitored as background information, as a five-year indicator.

# Recreation and Open Space



# Chapter 5

## Introduction to Recreation and Open Space

Recreation and sport are important components of everyday life. There is a growing awareness of the need for sports facilities and recreation areas for all in urban areas and increasing pressures in the countryside for these purposes.

Government policy is to promote recreation and sport in its widest sense to enable participation and encourage provision of a wide range of opportunities which are available for everyone. With current trends highlighting increasing leisure time, people are demanding a better range and quality of accessible leisure facilities. The general “ageing” of the population, especially in coastal areas, also influences decisions on recreational provision.

Open space is defined in the *Town and Country Planning Act 1990* as “land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground.” Planning guidance is intended to apply to all types of open space of public value.

This chapter deals with publicly accessible open space, outdoor playing space, indoor sports and leisure, and countryside recreation provision.

### Sections in this Chapter

- Open Space and Recreation
- Countryside Recreation

# Chapter 5

## Introduction - Open Spaces and Recreation

It has long been recognised that participation in sport and recreation is an important factor in determining a person's health and sense of well being. Outdoor playing space has a value that extends well beyond the recreational use to which it may be put. It can provide visually attractive open spaces which, not only help to break up the mass of buildings in urban areas, but contribute to the character of the townscape and the quality of life enjoyed by residents. Additionally, where trees and shrubs have been planted such land can provide habitats for wildlife.



# Chapter 5

## Facts at a glance

- The profile of recreation provision within the county varies significantly between Authorities.
- An increasing number of Authorities rather than being mainly reactive towards recreational provision, are becoming pro-active in addressing needs and demands for additional facilities.
- Best Practise is being pursued whereby losses of playing fields are only pursued when compensatory equivalent provision has been achieved elsewhere.



**Key Challenges – social issues:**

- To fully appreciate the health and well-being benefits of formal and informal recreation
- Promoting social inclusion through equality of access

**Key Challenges – environmental issues:**

- Positively contributing to the built up fabric of towns and villages and making these areas more attractive places for people to choose to live

**SUSTAINABLE OBJECTIVE  
FOR OPEN SPACES AND RECREATION:**

**“To maintain and enhance the range, quality and accessibility of facilities for formal and informal recreation”**

**Key Challenges – economic issues:**

- Recognising the economic value of recreation

**Key Challenges – resource issues:**

- Maximising use of land for recreational space and being able to reflect changing needs/ demands

## Indicator 42:

### Change in Existing Provision of Outdoor Playing Space (Youth and Adult Use)

#### Level of Sports Ground Provision for Adult Use 1996 & 2001

District / Borough	Outdoor Playing Space (Hectares)		Hectares / '000 Population	
	1996	2001	1996	2001
BDC	160.50	N/A	2.03	N/A
FHDC	62.42	65.47	0.91	0.92
IBC	140.22	145.14	1.23	1.27
MSDC	100.15	157.05	1.26	1.83
SEBC	253.18	N/A	2.70	N/A
SCDC	251.30	241.59	2.18	1.97
WDC	99.66	101.86	0.92	0.92
<i>NPFA STANDARD</i>			<i>1.70</i>	<i>1.70</i>

Population figures based on ONS Mid Year Population Estimates  
(Population figs used for 1996 and 2000)

#### General Objective

To maintain and enhance the range, quality and accessibility of facilities for formal and informal recreation.

#### Target

To match the National Playing Fields Association (NPFA) standard of 1.7 hectares of outdoor playing space (youth and adult use) per 1000 population.

It is acknowledged that this is only a quantitative target. Where local quantitative targets have been adopted by a local authority and differ from this countywide target then these will be identified separately. PPG 17, "Planning for Open Spaces, Sport and Recreation" (2002) also requires a qualitative component and accessibility standard but both are very much to be locally derived.

#### Why this indicator?

To monitor the provision of sports grounds and other sporting facilities to meet local adult needs. Although provision of outdoor space for children, and any loss thereof, receives relatively high profile attention, the provision of recreational space for adults is equally as important in determining quality of life.

#### Trend Analysis

Throughout the county there are clearly marked differences in provision. In addition, and what is not revealed in the table is that even within each district's area there is also a marked difference in levels of provision. In Suffolk Coastal for example, there is a large concentration of sporting grounds within a single parish (Rushmere St Andrew) which, being on the edge of Ipswich, significantly serves the needs of that Authority's residents as well as providing the training grounds for Ipswich Town FC.

Whilst most districts reveal only small changes in levels of provision Mid Suffolk reveal significant change. This can be accounted for by Mid Suffolk



## Indicator 42

## Update

undertaking a more detailed survey of such space and a consequential inclusion under this indicator of informal playing space, as opposed to solely formal provision.

Districts improving surveying methodologies over the reporting period account for most minor changes. Only Suffolk Coastal has reported a reduction in adult outdoor playing space. This reduction is due to improved knowledge of dual usage arrangements with educational establishments, with fewer school fields actually being available in practice.

### **Progression towards sustainable development**

The Suffolk local planning authorities are becoming more aware of levels of provision within their areas through recognising the value of such provision. The adoption of local targets in a number of districts has significantly raised the profile of adult outdoor playing space.

Babergh and St Edmundsbury need to improve their knowledge of adult outdoor playing space, because a lack of data means that the current situation is not fully known.

### **What issues arise for the future?**

There needs to be a continuing improvement in the knowledge of the existing adult playing space provision by some Authorities. The publication of PPG 17 and the emphasis on assessing needs and setting local standards needs to be addressed.

Physical provision is only one aspect that needs to be taken into account. As PPG 17 identifies, distribution of such space and the quality of that space, in meeting the needs of the users, also has to be fully appreciated.

Increasing pressures for development within urban areas will inevitably place greater pressure on this land use, albeit it is important that such spaces are recognised and treated as important greenfield space.

## Indicator 42

## Update

Dual use arrangements, particularly between schools and local communities are, generally, poor. The importance of such arrangements should be explored so this “hidden” resource can be fully maximised.

The role such sports grounds can have in overall open space strategy, as advocated in PPG 17, needs to be considered.

### **Appropriateness of indicator?**

Whilst there is not a consistency of data collection between districts, the indicator appears robust. Quality and distribution of provision must be for local authorities to tackle individually.

### **Requirement for new/alternative indicator(s)**

The progress of local authorities in developing open space strategies needs investigating.

## Indicator 43:

## Change in Existing provision of children's play space

## Level of Children's Play Space Provision 1996 &amp; 2001

District / Borough	Childrens Play Space (Hectares)		Hectares / '000 Population	
	1996	2001	1996	2001
BDC	N/A	N/A	N/A	N/A
FHDC	3.53	N/A	0.05	N/A
IBC*	4	4.23	0.03	0.04
MSDC	21.4	38.28	0.27	0.45
SEBC**	1.39	N/A	0.03	N/A
SCDC	13.8	66.88	0.11	0.54
WDC***	14.55	64.47	0.13	0.58
<i>NPFA STANDARD</i>			<i>0.7</i>	<i>0.7</i>

\*Equipped children's play areas only (excludes informal playing space).

\*\*St Edmundsbury figure only relates to play spaces in Bury St Edmunds and Haverhill; No information is available for rural areas. Population figure taken from 1996 SCC estimates for these two towns only.

\*\*\* Increase from baseline figure is partly attributable to a more accurate measuring system and the inclusion of informal playing space ("Kickabouts")

Population figures based on ONS Mid Year Population Estimates for 1996 & 2000 unless otherwise stated

## General Objective

To maintain and enhance the range, quality and accessibility of facilities for formal and informal recreation.

## Target

To meet the National Playing Fields Association (NPFA) standard of 0.7 hectares of children's play space per thousand of population. This can be further broken down to 0.3 hectares for outdoor-equipped play areas and 0.4 hectares for casual or informal play space within housing areas.

Again, it is acknowledged that this is only a quantitative target. Where local quantitative targets have been adopted by a local authority and differ from this countywide target then these will be identified separately. PPG 17, "Planning for Open Spaces, Sport and Recreation" (2002) also requires a qualitative component and accessibility standard but both are very much to be locally derived.

## Why this indicator?

To monitor the provision of children's play space to meet local needs. Provision of children's recreational space is a vital part of their health and well being and helps to maximise social inclusion in any given area.

## Trend Analysis

The table shows an under-provision of child's play in those parts of the county where it is monitored. Suffolk Coastal, Waveney and Mid Suffolk are approaching the NPFA target but it would appear that Ipswich BC is significantly below the target. This may simply reflect a variance in what land is included within this calculation. Ipswich Borough only records equipped play areas under children's play

## Indicator 43

## Update

space whilst both Suffolk Coastal and Waveney include informal outdoor playing space (under the definitions promoted by NPFA).

There is a significant lack of information from the remaining three authorities and it is not possible to gauge progress towards any standard.

Those local authorities that include planning policies aimed at child's play provision have normally introduced a threshold where provision, either on or off site, becomes a requirement.

In 2001, Suffolk Coastal adopted a new approach whereby all new residential development, irrespective of numbers and sizes of properties, are being requested to make provision for child's play, either physically or financially (*see case study*). Babergh, Ipswich, Waveney and Mid-Suffolk are currently initiating similar approaches.

### **Progression towards sustainable development**

For some districts, progress in this area has been limited. The provision of child's play is an important aspect of quality of life and the ease of accessibility is an important aspect of sustainability.

There is clearly a need for all districts to collect baseline information on children's playing areas. Without baseline information, it cannot be known whether there is a deficit of playing space and if a strategy needs to be implemented to improve the situation. It is important that any local standards and strategies reflect quantitative, qualitative and accessibility components.

### **What issues arise for the future?**

The lack of children's play space monitoring by Mid Suffolk DC and St Edmundsbury BC, and incomplete information for a number of the

## Indicator 43

### Case Study: Supplementary Planning Guidance 15: Outdoor Playing Space

Suffolk Coastal District Council introduced in April 2001 a scheme whereby local needs for outdoor recreation may be met as planning permission for new housing is issued and implemented.

The Outdoor Playing Space Scheme provides a means of calculating the amount of playing space required by each planning application for new dwellings. Where this space for children's play and sports grounds cannot be fully provided for on the housing site, and there is deficiency in that type of space locally, then the scheme provides the means whereby an applicant can provide appropriate provision in kind nearby, or make a financial contribution for improvements to be undertaken to facilities in the locality. Contributions from a number of small housing sites will be grouped together to provide or enhance a facility, benefiting the new residents of the parish. As at the end of June 2002 over £100,000 had been secured for spending within those parishes within which the respective development has occurred.

Number of bedrooms	Sports Ground Need(s) Youth and adult use	Children's Playing Area Need(s)	Total Outdoor Playing Space Need(s)
1	25.5	None	25.5
2	34	14	48
3	42.5	17.5	60
4+	51	21	72

It would not be realistic for developers of less than 15 residential units to provide playing space on site, but larger developments would be expected to begin to make such provision.

## Update

other local authorities must bring into question the adherence to the PPG17 requirements for local assessments.

The progressing of monitoring systems and the development of Authority's' recreation strategies, identifying the role of planners, needs to be a corporate priority commitment if adequate child's play provision is secured.

The role such children's play space, particularly informal play areas, can play in an overall open space strategy needs to be investigated.

### Appropriateness of indicator?

Whilst there is not a consistency of data collection between Authorities the indicator appears robust, albeit it is recognised that the indicator only measures the quantitative component of provision.

### Requirement for new indicator?

The progress of local authorities in developing open space strategies needs to be investigated.

## Indicator 44

### Indicator 44: Number of Recreational Facilities Lost as a Result of Development

#### Facilities Lost As A Result Of Development 1997-2001

District / Borough	Monitoring Period			
	1997-98	1998-99	1999-00	2000-01
BDC	N/T	N/T	1	N/A
FHDC	N/T	N/T	N/T	N/T
IBC	2	3	3	3
MSDC	2	N/T	N/T	1
SEBC	1	1	N/T	2
SCDC	N/T	1	1	N/T
WDC	2	N/T	1	2
SCC	N/T	N/T	N/T	N/T
<b>TOTAL</b>	<b>7</b>	<b>5</b>	<b>6</b>	<b>8</b>

## Update

### General Objective

To maintain and enhance the range, quality and accessibility of facilities for formal and informal recreation.

### Target

There should be no net loss of outdoor playing space.

### Why this indicator?

An increasing population and changes in the way that we live result in a number of competing demands upon land space. Open spaces such as parks and play areas, in the face of such pressure, can become targets for developers wishing to extract the maximum possible value from the available land. The indicator monitors the success, or otherwise, of local planning authorities resisting the loss of recreational facilities.

### Trend Analysis

Across the county there are only a small number of applications received that may result in the loss of recreational facilities. Whilst there is one occasion where St. Edmundsbury accepted the loss of a playing field (Castle Hill) without compensatory provision, all other losses secured elements of compensatory equivalent provision. Such examples include Landseer Road (Ipswich), St Joseph's School (Ipswich) and Felixstowe College (Suffolk Coastal), where Brackenbury Sports Centre was secured. At Framlingham (Suffolk Coastal) a residential development approved on former Primary School playing fields was only acceptable when replacement facilities closer to the school had been provided.

## Indicator 44

## Update

### Progression towards sustainable development

The protection of outdoor playing space is critical if sustainability in its widest sense is to be achieved. The low number of applications being submitted on outdoor playing space is to be welcomed as it may suggest a general acceptance that such spaces need to be retained in their current use. However the lack of compensatory provision being made, albeit in one circumstance is worrying, particularly when Indicators 42 and 43 have demonstrated a clear under provision of such spaces within many of the Districts. In line with PPG17, there is an urgent need for the local planning authorities to provide greater protection to such spaces or at the very least ensure adequate compensatory provision is made where such losses are necessary.

### What issues arise for the future?

The increasing pressures facing urban areas will inevitably place greater threats on outdoor playing space, despite them being accepted as greenfield space.

### Appropriateness of indicator?

The indicator is SMART. The definition would benefit from being tightened to monitor only the net losses of outdoor playing space. An additional benefit would be to monitor the level of compensatory provision where such losses have been accepted.

### Requirement for new/alternative indicator(s)

None



## Background B37

### Background B37: Allotment Provision

Previously **Indicator REC3 (1996)**: Existing Provision of Allotments

#### Allotment Provision 1996 & 2001

District / Borough	1996		2001	
	No.	Hectares	No.	Hectares
BDC	22	17	40	N/A
FHDC	14	30.6	N/A	N/A
IBC	16	67.6	19	67.5
MSDC	58	37.1	43	31.1
SEBC	43	N/A	N/A	N/A
SCDC	59	42.54	50	N/A
WDC	50	30.85	53	32.09

## Update

### General Introduction

Under the Allotment Acts, local authorities are required to provide a sufficient number of allotments to meet a known demand. This demand must be met on statutory and temporary allotments.

### Why this 1996 baseline information?

The indicator was devised to try to gauge what, if any, changes were occurring with allotment provision.

### Trend Analysis

It is not possible to determine with accuracy any trends with allotment provision due to a lack of accurate information.

### Measurement problems and future data

Since the development of this indicator there has not been a consistent approach from all Authorities in measuring levels of provision. Certain districts (Suffolk Coastal, for example) rely upon returns from Parish/Town Councils, whilst Ipswich Borough undertakes its own surveys. Whilst the Suffolk Coastal approach may save resources, the year-on-year information is not consistent.

The indicator as presented does not measure quality of provision nor use. Also it does not address whether needs are adequately being met.

If allotment provision is to be measured then there is a need for consistency and reliability of background information to be greatly improved. Consideration should be given to whether an alternative measurement may be the loss of allotments resulting directly from the planning process. This would provide a measure of the level of threat to such sites. Such a measurement can be included as a sub

## Background B37

## Update

category of the greenfield indicators being proposed in Chapter 1.

In the interim period, this Indicator is downgraded to Background Information.

### Background B38: Provision of Golfing Facilities

Previously **Indicator REC4 (1996)**: Existing Provision of Facilities for Golf

#### Number of golf courses by District

District / Borough	1996 (Baseline)	2001
BDC	5	5
FHDC	1	2
IBC	1	1
MSDC	3	3
SEBC	6	6
SCDC	19	23
WDC	6	6
<b>TOTAL</b>	<b>41</b>	<b>46</b>

#### General Introduction

In the late 1980's there was an unprecedented growth in the popularity of golf. This placed a certain level of responsibility upon the planning system as Golf courses occupy significant tranches of land.

#### Why this 1996 baseline information?

The indicator was devised to see how the planning system was accommodating this increased requirement.

#### Trend Analysis

Whilst there has been no change in four districts, an increase in the overall number of golf courses can be seen over the reporting period, the greatest number being in Suffolk Coastal. This increase in provision is primarily an expansion of the number of courses being made available at an existing club rather than the creation of completely new, separate, courses. This still results in the loss of additional agricultural land, however.

#### Measurement problems and future data

There are no problems in data collection. However, the indicator is no longer considered SMART and, as such, will now be presented as background information. This information will also now be collected on a five-yearly basis, rather than annually.

## Background B39: Provision of Indoors Sport and Leisure Facilities

Previously **Indicator REC5 (1996)**: Existing Provision of Indoor Sport and Leisure Facilities

### Selected indoor recreation facilities in Suffolk 1996 & 2001

District / Borough	Leisure Centres		Swimming Pools		Indoor Tennis		Indoor Bowls	
	1996	2001	1996	2001	1996	2001	1996	2001
BDC	4	5	2	2	0	1	4	4
FHDC	2	2	2	2	0	0	5	5
IBC	6	6	3	3	3	9	6	6
MSDC	2	2	1	2	0	0	10	N/A
SEBC	2	2	3	2	0	0	8	N/A
SCDC	3	7	3	3	0	0	15	15
WDC	3	3	2	2	0	0	8	12
<b>TOTAL</b>	<b>22</b>	<b>27</b>	<b>16</b>	<b>16</b>	<b>3</b>	<b>10</b>	<b>56</b>	<b>60*</b>

\* Includes 1996 Totals for Mid Suffolk and St. Edmundsbury to allow meaningful comparison

### General Introduction

The availability of a range of recreational facilities within a reasonable distance of any given dwelling helps to determine the quality of life that is experienced. The County aims to maintain and enhance the range of recreational services available to its citizens.

### Why this 1996 baseline information?

Indoors recreational facilities offer a variety of sporting pursuits. Over recent years there has been a raised general expectation over the level and variety of indoor provision.

The indicator was devised to try to measure how these expectations were being met.

### Trend Analysis

There has clearly been a growth in indoor recreational facilities throughout the county, recognising and addressing the increasing level of expectation. Four of the seven districts have reported an increase in the number of leisure centres. The majority of such centres have been secured through dual use arrangements with educational establishments. Only Suffolk Coastal has seen the opening of a new leisure centre (Brackenbury Sports Centre), albeit this itself had previously been in use as a sports centre for a private college. Dual use arrangements maximise the use of the land and availability of provision for the surrounding local communities.

The type of indoor facilities being developed within the county also clearly represent changing “fashions” which need to be accommodated. A significant growth in indoor tennis is recorded within Ipswich. Keeping abreast of the growth of “trendy” sports challenges local planning authorities, who are also providers of indoor recreation facilities themselves.

## Background B39

## Update

### Measurement problems and future data

Whilst there is consistency in collecting the data between authorities the indicator itself is not SMART with no countywide target applicable for each district / borough. This information should continue to be provided on a five-year basis but presented as background information.

## Background B40: Planning Applications for New Recreational Facilities

Previously **Indicator REC8 (1996)**: Number and Percentage of New Recreational Facilities Approved and Refused

**Number and percentage of applications for the provision of new recreational facilities approved**

District / Borough	Monitoring Period							
	1997-98		1998-99		1999-00		2000-01	
	No.	%	No.	%	No.	%	No.	%
BDC	3	75%	2	67%	2	100%	N/T	N/T
FHDC	1	100%	5	100%	N/T	N/T	12	100%
IBC	1	100%	3	100%	9	100%	4	100%
MSDC	2	100%	3	60%	7	100%	10	83%
SEBC	5	100%	3	100%	10	100%	11	83%
SCDC	11	85%	4	80%	5	83%	11	100%
WDC	3	75%	10	100%	7	100%	2	67%
SCC	5	100%	1	100%	N/T	N/T	N/T	N/T
<b>TOTAL</b>	<b>31</b>	<b>89%</b>	<b>31</b>	<b>89%</b>	<b>40</b>	<b>98%</b>	<b>50</b>	<b>91%</b>

### General Introduction

Growth in a number of leisure and recreational activities has placed pressure upon the County's commitment to enhance and increase the range of leisure and recreational activities in the County. The planning system can play a key role in relieving this pressure.

### Why this 1997 baseline information?

This indicator was designed to measure how successful the local planning authorities were in accommodating new recreational demands within their areas.

### Trend Analysis

All districts across Suffolk have triggered this indicator and they have all approved a significantly high proportion of applications – 152 of 161 applications (95%).

Examples of new facilities approved include a skateboarding site in St Edmundsbury, provision of three children's play areas in Waveney and Ipswich and the provision of a karting circuit at Beccles. An example of a facility refused is the use of land for clay target shooting in Mid-Suffolk.

During the reporting period the districts clearly demonstrate a positive attitude towards accommodating new recreational facilities.

### Measurement problems and future data

This information is not SMART, as no targets can be set. Reporting has clearly shown a consistently positive approach by local planning authorities. However, there is a tendency for duplication in data collection as information gained from this source is also collected under indicators 42 and 43. It is considered that this data need no longer be collected.

### Case Study – Negotiating Difficult Applications

The willingness to try to accommodate new recreational demands by local planning authorities is further demonstrated by Suffolk Coastal entering negotiations to try to overcome difficulties.

The submission of six 8 metre high floodlighting columns in Martlesham led to negotiations, and finally agreed limitations to hours of illumination, to minimise the potential adverse impacts upon the designated AONB in which the playing fields were located.

On a separate occasion the submission of a proposal to erect a multi-purpose sports surface and basketball posts led to concerns regarding noise nuisance to neighbouring properties. Eventually a compromise was reached and a more modest application approved for the construction of a smaller practise area in conjunction with the installation of a single basketball post and floodlit, away from residential properties.



## Background B41: Applications Refused Because of a Loss of Recreational Facilities

Previously **Indicator REC9 (1996)**: Number and Percentage of Applications Refused Because of a Loss of Recreational Facilities

### Number of Applications Refused Because of a Loss of Recreational Facilities 1997-2001

District / Borough	Monitoring Period			
	1997-98	1998-99	1999-00	2000-01
BDC	N/T	N/T	N/T	N/A
FHDC	N/T	N/T	1	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	N/T	N/T	1	N/T
SEBC	N/T	N/T	N/T	N/T
SCDC	N/T	N/T	N/T	N/T
WDC	N/T	N/T	N/T	N/T
SCC	N/T	N/T	N/T	N/T
<b>TOTAL</b>	<b>N/T</b>	<b>N/T</b>	<b>2</b>	<b>N/T</b>

### General Introduction

The planning system can help determine the level of provision of recreational space in any given area through the approval or refusal of any developments to be constructed upon recreational land.

### Why this 1997 baseline information?

To help measure the change in net stock of recreational facilities over time.

### Trend Analysis

Very few applications resulting in the loss of recreational facilities are refused. During the monitoring period only two applications have been refused in two authorities. These applications involved the potential loss of a bowls green to residential development in Stradbroke (Mid Suffolk) and the potential loss of a gymnasium to a residential unit in Mildenhall (Forest Heath), albeit the gymnasium use had ceased.

### Measurement problems and future data

Whilst there is consistency in collecting the data between authorities the indicator itself is not SMART. This information should continue to be provided on a five-year basis but presented as background information. However, in line with Indicator 43, the information being collected should only relate to outdoor playing space.

# Chapter 5

## Introduction – Countryside Recreation

A national survey in 1990 revealed that 76% of the population visit the countryside at least once a year. Demand for countryside recreation sites in Suffolk is high, and many such sites – which include country parks, picnic sites, nature reserves, promoted walks and cycle routes - are used heavily by both residents and visitors. A good example is Landguard Nature Reserve, which attracts two-thirds of a million visitors a year.

Although the provision of informal countryside recreation sites is a non-statutory function for Local Authorities, relevant Development Plan policies seek to increase opportunities for countryside recreation. Local Authorities also work with other organisations that provide opportunities to enjoy the wider countryside; examples of partner bodies include the Suffolk Wildlife Trust, English Nature and the RSPB.

Public rights-of-way provide a further valuable recreation resource and opportunities for access to the countryside close to virtually all the residents of the County.



**Key Challenges – social issues:**

- Ensuring access to countryside recreation facilities is available to all

**Key Challenges – environmental issues:**

- Ensuring that sites can be accessed easily through non-car means

**SUSTAINABLE OBJECTIVE FOR  
COUNTRYSIDE RECREATION:**

**“To maintain and enhance the range, quality and  
accessibility of facilities for formal and informal  
recreation”**

**Key Challenges – economic issues:**

- Ensuring that facilities at informal recreation sites are maintained and improved

**Key Challenges – resource issues:**

- Ensuring that sufficient sites are located within short distances of centres of population

## Indicator 45

### Indicator 45: Change in Hectarage of Informal Countryside Recreation Sites (District And County Council Managed) per 1000 Population

Hectarage of informal countryside sites (District and County  
Council-managed) per 1000 population:

0.95 ha/1000 pop (1996)
1.29 ha/1000 pop (2001)

## Update

### General Objective

To maintain and enhance the range, quality and accessibility of facilities for formal and informal recreation.

### Target

No reduction from the 1996 rate of 0.95 hectares per 1000 population.

### Why this indicator?

Informal countryside recreation sites are amongst the most visited recreation sites in Suffolk, with Landguard Nature Reserve (Suffolk Coastal) and Needham Lakes (Mid-Suffolk) together attracting around a million visitors a year. It is essential to maintain and, where possible, increase the number of informal countryside recreation sites.

This indicator gives a measure of the access of Suffolk's population to informal countryside sites. Such sites are important as 'green spaces' and, as they are normally free to enter and are a valuable environmental and recreational resource for all sectors of the population.

### Trend Analysis

The 2001 figure of 1.29 ha/1000 pop shows a significant increase over the 1996 figure of 0.95 ha/1000 pop. The 2001 figure does in most part reflect actual increases in the hectarage of informal countryside sites (new sites include Eye Castle in Mid-Suffolk and Cornard Walk in Babergh).

## Indicator 45

## Update

### Progression towards sustainable development

Informal recreation sites form an important part of 'green' site provision in Suffolk, along with, for example, formal recreation sites, forests and the coast. They are used for dog walking, bird watching, cycling, picnicking and a wide range of other activities. The increase in managed informal recreation sites over the past five years shows that good progress has been made

### What issues arise for the future?

It is important that Local Authorities take all available opportunities to increase the number and, where possible, size of informal recreation sites. This could be through management agreements with other bodies/landowners or by signing planning obligations (Section 106 agreements) with developers for new sites.

### Appropriateness of indicator?

The indicator is fairly limited as a measure of total 'green' space available for utilisation. Independent bodies, such as Forest Enterprise, Suffolk Wildlife Trust and the RSPB manage many other informal recreation sites, and many other sites are available for recreation purposes, such as golf courses, lakes, sports pitches and formal parks. However, it is an indicator that the planning system has some measure of control over.

### Requirements for new indicator?

None.

## Indicator 46

### NEW Indicator 46:

## Change in the Percentage of Total Length of Footpaths and Public Rights Of Way that are Easy to Use by the Public

**This indicator is also the Best Value Performance Indicator (BVPI) 178 and replaces three former indicators:**

**Indicator CR4 (1996):** Number and length of footpaths promoted

**Indicator CR5 (1996):** Change in length of rights-of-way routinely cleared of surface growth

**Indicator CR6 (1996):** Change in the percentage of justified complaints relating to ploughing and cropping resolved.

### Percentage of Public Rights of Way Easily Usable

2000-01: 75%  
2001-02: 48%\*

\*Foot and Mouth restrictions significantly reduced to quantity of surveyable Public Rights of Way

### Results from Previous Indicators (Definitions above)

Monitoring Period	Indicator			
	CR4		CR5	CR6
	Number	Length (Km)	Length (Km)	%
1993-94	109	1400	710	2%
1994-95	119	1500	1349	51%
1995-96	120	1500	981	46%
1996-97	123	1500	1000	35%
1997-98	130	1500	1342	40%
1998-99	130	1500	1529	40%
1999-00	128	1500	1860	45%
2000-01	200	2000	2216	35%

## Update

### General Objective

To maintain and enhance the range, quality and accessibility of facilities for formal and informal recreation.

### Target

The actual 2001/2 result has already been calculated; the target for 2002/3 is 65%.

### Why this indicator?

Public rights of way and footpaths are a valuable countryside recreational resource for inhabitants of and visitors to Suffolk. They allow users to make full utilisation of the county's landscape resource, explored in greater depth earlier in this report (see *Chapter 2 – The Rural Environment*).

This new Indicator will serve as a replacement for the 1996 Indicators CR4, CR5 & CR6 (see above left for definitions).

### Trend Analysis

No trend analysis is possible on this new indicator due to a change in survey methodology. However, previous results from now-defunct background information (1996 Indicators CR4, 5 & 6) show that the number and length of footpaths promoted increased in 2000/1 and that the length of rights of way cleared of surface growth has seen a year-on-year increase since 1996/7.

### Progression towards sustainable development

Increasing the number of footpaths that are easy to use by the general public will help more people enjoy the rural areas of Suffolk. It is important that as much common land (such as rights of way) as possible is in good condition, so everyone can enjoy the benefits.

## Indicator 46

## Update

### What issues arise for the future?

Under the Countryside and Rights of Way Act 2000, Suffolk County Council must prepare a Rights of Way Improvement Plan. This Plan may well have implications for future footpath targets in Suffolk.

### Appropriateness of indicator?

This indicator does not address rights of way and footpath issues in the same level of detail as in the old background information. However, as a Best Value Indicator it must be measured annually anyway, and the methodology for recording the indicator is robust.

### Requirement for new indicator?

None.



### Background B42: Proportion of the Population Living Within 5km of an Informal Recreation Site

Previously **Indicator CR1 (1996)**: The Percentage of Population  
Who Live Within 5km of an Informal Countryside Recreation Site

#### % Of Population Living Within 5km Of An Informal Recreational Site

District / Borough	1996
BDC	94%
FHDC	97%
IBC	100%
MSDC	90%
SEBC	79%
SCDC	93%
WDC	99%
<b>TOTAL</b>	<b>93%</b>

#### General Introduction

Although it is important to monitor the provision of informal recreation sites, it is also essential to be able to gauge the proportion of the population to whom it is accessible.

#### Why this 1996 baseline information?

This provides a basic measure of the proportion of the population who live within 5km of an informal recreation site.

#### Trend Analysis

It was not possible to measure this indicator in 2001 (see below).

#### Measurement problems and future data

Although a useful indicator of the accessibility of Suffolk's population to informal recreation sites, this information is extremely difficult to calculate for all districts other than Ipswich. It relies upon accurate digitised mapping of all district and county-managed informal recreation sites, which was not available as a single 'tier' of information for analysis through a GIS system.

In future, this information will be reported once information can be reported on a consistent basis.

## Background B43: Number of Visitors to Selected Countryside Recreation Sites

Previously **Indicator CR3 (1996)**

### Visitors to Countryside Recreation Sites (Selected) 1996-2001

Site	District / Borough	Visitor Numbers ('000s)					
		1996	1997	1998	1999	2000	2001*
Brandon Country Park	FHDC	90.6	N/A	74.8	78.9	75.6	70.2
Knettishall Country Park	SEBC	92.7	N/A	89.7	93.7	100.2	65.6
Landguard Nature Reserve	SCDC	673.4	663.7	675.7	649.3	645.6	648.8
Needham Lake	MSDC	400.0**	N/A	N/A	N/A	302.2	340.0
West Stow Country Park***	SEBC	90.6	91.7	86.3	89.5	90.0	75.0

\* Many sites closed for a period of time in 2001 due to the foot-and-mouth epidemic, so visitor numbers were down on what they might otherwise have been.

\*\* Estimate

\*\*\* Visitor figures denote entrants to the museum.

### General Introduction

Monitoring the numbers of visitors to selected countryside recreational sites provides an indicator of the extent to which the population of, and visitors to, Suffolk utilise the resources that are made available to them. This background indicator aims to monitor changes in use at those selected sites.

### Why this 1996 baseline information?

This shows the number of visitors to selected countryside recreation sites.

### Trend Analysis

From 1996 to 2000, the visitor figures show relatively little variation across the sites. Brandon Country Park appeared to have attracted about one-sixth fewer visitors in 2000 than 1996, but most other sites varied much less. In terms of trends, the 2001 figures should be viewed with caution as a number of sites were closed for a period of time because of the foot-and-mouth epidemic during 2001.

### Measurement problems and future data

Comparison between sites is not valid as the methods of survey vary. However, this will provide an indication of the changing use of these selected sites across the county.

# Other Resources



# Chapter 6

## Introduction to Other Resources

Water conservation, energy use, minerals conservation and waste need to be carefully managed to maximise their contribution towards sustainable development.

This section assesses the impact that the land use planning system is having upon these factors and whether we are in fact planning for sustainable development.

Sections in this Chapter:

- Renewable Energy
- Minerals
- Waste Management
- Water

# Chapter 6

## Introduction - Renewable Energy

'Renewable energy' is the term used to describe those energy flows that occur naturally and repeatedly in the environment, for example from the sun, the wind, the sea, plants and water. Some other technologies, such as energy from waste, are often grouped as renewables. From landfill gas to solar power, the range of renewable energy sources is broad and the potential tremendous.

For each unit of electricity generated from renewable sources one equivalent unit (kWh) from fossil fuels is displaced. This prevents the following emissions per unit of electricity:

- 860 grams of carbon dioxide (CO<sub>2</sub>);
- 10 grams of sulphur dioxide (SO<sub>2</sub>); and
- 3 grams of oxides of nitrogen (NO<sub>x</sub>).

The average household annually consumes 4345 kWh (Digest of Energy Statistics, 1988), thus emitting:

- 3736.7 kilograms of carbon dioxide;
- 43.45 kilograms of sulphur dioxide; and
- 13.04 kilograms of oxides of nitrogen.



# Chapter 6

## Facts at a glance

- The East of England has a challenging renewable energy generation target for 2010, estimating potential for the generation of 4300Gwh/year. Suffolk currently generates under 0.02Gwh.
- If renewable energy generation targets are to be realised in Suffolk significant change will need to be accommodated.



**Key Challenges – social issues:**

- Increasing awareness and interest in sustainable lifestyles

**Key Challenges – environmental issues:**

- To minimise pollution from energy generation

**SUSTAINABLE DEVELOPMENT OBJECTIVE  
FOR RENEWABLE ENERGY:**

**“To promote and enable the use of renewable  
energy sources, and energy conservation”**

**Key Challenges – economic issues:**

- To encourage the development of renewable energy

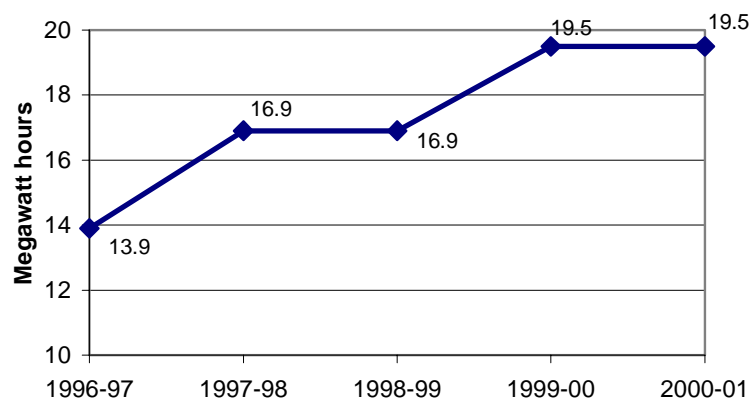
**Key Challenges – resource issues:**

- To maximise the use of renewable resources



## Indicator 47: Change in Installed Electricity Generating Capacity Using Renewable Energy

Suffolk Renewable Energy Generating Capacity



### General Objective

To promote and enable the use of renewable energy sources, and energy conservation

### Target

There is a national target for 10% of electricity to be supplied from renewable sources by 2010. It should be noted that the huge generating capacity of Sizewell (a power station that exports much electricity from Suffolk) means that it will tend to “swamp” Suffolk’s renewable energy figures (when expressed as a percentage of total energy production in the county).

### Why this indicator?

Indicator 47 seeks to monitor the installed capacity of electricity generating schemes using renewable energy.

### Trend Analysis

As no new schemes have come on line the indicator is unchanged from the previous year. It shows a gradual increase in capacity over the past five years.

### Progression towards sustainable development

It is fundamental that more electricity generating capacity using renewable energy is installed if the regional potential and national targets are to be met.

### What issues arise for the future?

The Government’s intentions are clear: the development of renewable energy is a vital part of the wider sustainability agenda and plays a critical role in the Government’s Climate Change

## Indicator 47

## Update

Programme. Demand for renewable energy is likely to accelerate in line with the Government's target. Much emphasis has been staked on the Renewables Obligation (RO) placed on electricity suppliers to increase their use of renewable energy sources. The proposed obligation on suppliers will rise from 3% of sales on the first obligation period (ending 31 March 2003) to 10.4% of sales in the year ending 31<sup>st</sup> March 2011.

How the planning system and other stakeholders (electricity suppliers, the general public and communities) potentially become proactive and respond to the Government target is uncertain.

### **Appropriateness of indicator?**

The indicator clearly identifies the volume of installed renewable electricity generating capacity. However, the consultation report of Regional Planning Guidance 14 - for the East of England through to 2021 – proposes that each of the six East of England counties should have a target for the estimated proportions of its electricity demand met by on-shore renewable energy generation by 2010. Such a target would be more meaningful than merely reporting renewable electricity generation.

### **Requirements for new indicator**

It is proposed that the indicator is changed so as to tally with that in the East of England RPG Consultation Draft (see above). The Draft gives a proposed figure for Suffolk of 12%.

## Indicator 48:

### Change in Installed Electricity Generating Capacity Using Renewable Energy, as a Proportion of the County's Renewable Energy Potential

Indicative regional targets for renewable energy by source for 2010:

Energy Source	GWh
Onshore Wind	1700
Offshore Wind	1300
Landfill Gas	600
Biomass	700
<b>Total</b>	<b>4300</b>

Note: 1GW (gigawatt)= 1000 MW (megawatts)

## General Objective

To promote and enable the use of renewable energy sources, and energy conservation

## Targets

The East of England has a challenging target for renewable energy generation in 2010, estimating potential for the generation of 4300 GWh/year.

**Note:** Some of the theoretical resource of Suffolk will be used at generating plants outside of Suffolk. A large (38.5MW) biomass wood burning plant just north of the county boundary in Norfolk will use some of Suffolk's wood resource. Similarly a 31MW straw burning plant near Ely in Cambridgeshire is operational and this may use some of the straw resource of western Suffolk. Conversely, plants in Suffolk can use resources originating from outside the county.

## Why this indicator?

The region's potential renewable energy resource was identified in a report to the DTI and DTLR early in 2002. In order to develop in a sustainable manner, there is an onus upon authorities to maximise the extent to which these resources are utilised.

Indicator 48 seeks to express the installed renewable energy generating capacity as a proportion of the potential capacity identified in the *Regional Renewable Energy Assessment* (2002).

## Trend Analysis

The table above sets out the breakdown of the potential capacity by source. The onshore wind energy target is considerable (1700 GWh)

### Case Study – Planning for Renewable Energy Use

The Renewable Energy & Land Use Planning Study was published for the East of England Sustainable Development Round Table in 2002. It found that just 0.45% of regional demand for energy is currently met from renewable sources. The total potential for renewable energy (including solar power) in the East of England was estimated at 68 000 GWh/year. The 1997 Eastern Region Renewable Energy Planning Study (ERREPS) estimated that the theoretical renewable energy resource (excluding solar power) in Suffolk is 1716 GWh/year (230.6 MW (DNC)).

Taking the figures from Indicator 47 Suffolk is currently producing 171 GWh/year (excluding solar power) or 19.5 MW (DNC). This is equivalent to 8.5% of total renewable capacity.

Year	Renewable Energy Generating Capacity as % of Total Renewable Energy Resource
1998	7.3%
1999	7.3%
2000	8.5%
2001	8.5%

as is the offshore target (1300 GWh). The landfill gas target is already being met and is expected to continue. In order to reach the biomass target, 140,000 hectares would need to be set aside for energy crops. In total, the renewable energy target constitutes 14% of the region's energy supply. Suffolk currently generates 19.5MWh (see Indicator 47) from renewable sources, equivalent to 0.0195Gwh.

### Progression towards sustainable development

If achievement of the target is the sustainable development objective, significant commitment to the development of renewable energy technologies needs to be made.

### What issues arise for the future?

The planning system may take several years to incorporate the regional targets into development plans, and hence into development control decisions.

A more positive planning system would assist in the achievement of the targets. It may place the onus on local authorities to help deliver more location-based guidance on areas suitable for renewable energy, either in development plans or via supplementary planning guidance.

Publication of Planning Policy Statement (PPS) 22 (a revision of Planning Policy Guidance (PPG) Note 22) on Renewable Energy is expected in draft form before 2003. Any changes to the guidance will need to be reflected in future county/district policy guidance and also future reviews of *Suffolk's Environment*.

### Appropriateness of indicator?

This indicator is a good measure against the regional benchmark figure.

## Indicator 48

## Update

### Requirements for new indicator

None

## Background B44: Number and Potential Electricity Generating Capacity of Renewable Schemes With Planning Permission and Installed

Previously **Indicator RE4 (1996)**

### Permitted Renewable Energy Schemes as of 2001

Location	Technology Type	Capacity (MWh)	Installed
Eye	Poultry Litter	12.70	June 1992
Eye	Wood (SRC)	5.50	No
Foxhall	Landfill Gas	1.18	June 1996
Bramford	Landfill Gas	0.81	March 1997
Lackford	Landfill Gas	1.17	2000
Wangford	Landfill Gas	0.87	2000
Gt. Blakenham	Landfill Gas	2.22	October 1998
Wetherdon	Landfill Gas	0.60	2001

**Note:** Of the eight schemes that have planning permission, seven have been implemented; only the wood scheme at Eye has yet to be installed.

### General Introduction

Monitoring changes in 'on the ground' renewable energy schemes provides tangible evidence of efforts to ensure that county targets can be met.

### Why this background information?

This information seeks to monitor progress in installing renewable energy capacity that has gained planning permission. This may help to reveal why schemes are not coming forward.

### Trend Analysis

The only scheme that has planning permission but has not yet been implemented is a 5.5MW-biomass plant at Eye. This was granted planning permission in December 2000.

If the regional target (see Indicator 48) is to be met a significant number of new facilities will need to be both permitted and come on-stream.

### Measurement problems and future data

This indicator is an effective measure of the permitted and installed renewable energy generating capacity in the County. The possibility of monitoring the number of planning permissions that involve energy conservation, in addition to generation measures, is to be considered.

### Background B45: Number and Potential Generating Capacity of Renewable Schemes Refused Planning Permission

Previously **Indicator RE5 (1996)**

**Indicator not triggered in 1997/98, 1998/99, 1999/2000 or 2000/2001.**

### General Introduction

The planning system can constrain the provision of energy from sustainable sources by refusing planning permission for renewable energy applications.

### Why this background information?

This 1996 indicator 'RE5', now recorded as background information attempts to examine the extent to which planning constraints are preventing renewable energy schemes from coming forward.

### Trend Analysis

Since the publication of the first *Suffolk's Environment* report, no renewable energy proposal has been refused planning permission. However, one was refused in 1994 and reported in the original report.

With greater potential identified in the regional study, it is likely that there will be a greater number of applications across the county. Depending upon the appropriateness of the proposed facilities there may be refusals in order to safeguard residential amenity, the transportation network and the wider environment in accordance with Suffolk Structure Plan policy ENV 10.

### Measurement problems and future data

Future measurement will inform on whether planning is a barrier to the development of renewable energy facilities.

### **NEW Background B46:** **Energy Conservation Measures in Suffolk**

### **General Introduction**

Given the growing importance of renewable energy in the future, there is a need to investigate renewable energy policies in Suffolk's Structure and Local Plans and also to investigate practical energy conservation schemes going in "on the ground". This will include matters like Combined Heat and Power (CHP) plants and buildings designed to be highly energy efficient.

**This will be investigated for 2002/3**



# Chapter 6

## Introduction – Minerals

A variety of mineral resources are found within Suffolk. Although there is no hard rock there are reserves of: Sand and gravel for use as an aggregate; Boulder clay and chalk suitable for use in cement manufacture; Chalk suitable for use in agricultural lime; Chillesford clay suitable for brick making; Peat for use as a soil supplement; and Septaria for use in building restoration.

Sand and gravel accounts for the vast majority of mineral extracted in Suffolk. Following the closure of Mason's Cement Works at Great Blakenham, extraction of chalk and clay for cement manufacture has ceased. Levels of extraction of chalk, brick clay and peat are low, and the extraction of septaria has ceased.

Since the publication of the original *Suffolk's Environment* in 1997, a Suffolk Minerals Local Plan has been adopted. This sets out the land use framework for determining planning applications for mineral development. The plan has an end date of 2006.



# Chapter 6

## Facts at a glance

- A quadrupling in recycling aggregate production (crushed concrete) in the last five years should help Suffolk conserve its mineral resources. Improvements have been helped through imposition of landfill taxes and taxing primary aggregates.
- There remains no shortage of sand and gravel available to meet the needs of local industry.
- All applications for recycled aggregate production have been approved.
- Restoration of mineral reserves has shifted from agricultural reinstatement to use for amenity and nature conservation.



**Key Challenges – social issues:**

- To ensure the provision of materials to meet present and future needs

**Key Challenges – environmental issues:**

- To conserve sufficient minerals for future generations

**SUSTAINABLE OBJECTIVE FOR MINERALS:**

**“To conserve mineral resources in order to meet the long term requirements and ensure restoration to a standard suitable for specific beneficial after use”**

**Key Challenges – economic issues:**

- To minimise pollution to air, land and water from mineral extraction

**Key Challenges – resource issues:**

- To optimise economic opportunities, whilst protecting the environment.

## Indicator 49:

### Change in the Available Landbank of Sand and Gravel

#### Change in Available Landbank Of Sand And Gravel 1996-2001

Year	Pre Plan Methodology	MLP Methodology
1996	9.4	N/A
1997	9.8	N/A
1998	9.7	6.7
1999	9.3	5.9
2000	11.4	6.9
2001	11.3	6.9

#### General Objective

To conserve mineral resources in order to meet the long term requirements and ensure restoration to a standard suitable for specific beneficial after use

#### Target

Minerals Planning Guidance Note 6 “Guidelines for Aggregates Provision in England” requires Mineral Planning Authorities to maintain a landbank of sand and gravel for at least seven years.

#### Why this indicator?

Indicator 49 seeks to monitor the available landbank of sand and gravel reserves. The purpose of this is to enable the extraction of sand and gravel to meet the needs of local industry. Sand and gravel is used for a variety of aggregate purposes in the construction industry, including the production of concrete, mortar and asphalt, and as general fill, roadstone and drainage media.

#### Trend Analysis

Even though using the new methodology the landbank appears to be marginally below the target level, in practice there is no shortage of sand and gravel available to meet the needs of local industry.

The methodology for calculating the landbank has changed following the adoption of the Minerals Local Plan. Before the adoption of the Plan the methodology was based on comparing permitted reserves against average sales from the previous three years. Following the adoption of the Plan the methodology is based on comparing permitted reserves with rates of extraction expected in the MLP.

## Indicator 49

## Update

There is a considerable difference between the two different ways of monitoring the indicator as sales of sand and gravel (which tend to be around 1.5 million tonnes a year) are considerably below the level of 2.43 million tonnes provided for in the MLP.

### **Progression towards sustainable development**

Ensuring an existing supply of minerals is an important component of sustainable development. Measurements indicate that the target of a seven-year supply of sand and gravel is being met.

### **What issues arise for the future?**

The over-estimation of sand and gravel sales provided for in the MLP could result in this methodology indicating a decline in the available supply when, in fact, the opposite is more likely to be the case.

### **Appropriateness of indicator?**

This indicator effectively informs if the requirements of MPG 6 and also the Minerals Local Plan are being met.

### **Requirements for new Indicator**

None

## Indicator 50

### Indicator 50: Change in the Available Landbank of Chalk

#### Chalk landbank reserves 1995 & 2001

January 1995	25 years
January 2001	39 years

## Update

### General Objective

To conserve mineral resources in order to meet the long term requirements and ensure restoration to a standard suitable for specific beneficial after use

### Target

There is no Central Government guidance on an appropriate landbank for chalk for non-cement manufacturing. However, Structure Plan Policy MP3 seeks to maintain a landbank of permitted reserves of chalk sufficient for at least 10 years extraction for such purposes.

### Why this indicator?

Indicator 50 seeks to monitor the available landbank of chalk reserves. The purposes of this being to enable the extraction of chalk to meet the needs of local industry. Following the closure of Mason's Cement Works, the only use of chalk is for agricultural lime.

This Indicator is relatively slow moving and has been monitored only on a five-yearly basis.

### Trend Analysis

The landbank is calculated by comparing permitted reserves (assessed by industry) against average sales from the previous three years. Note the permitted reserves associated with Mason's Works will not be used for non-cement purposes and have not been included in the indicator.

The indicator shows there has been a considerable increase in the available landbank. There were two reasons for this increase: firstly, average sales (98-2000) were considerably lower at 68,000 tonnes

## Indicator 50

## Update

than they were (93-95) 88,000 tonnes; and secondly, an increase in permitted reserves from 1.97 million tonnes in Jan 1995 to 2.66 million tonnes at Jan 2001.

The increase in permitted reserves arises from the reassessment by industry of the extent of their reserves rather than new permissions being issued.

### **Progression towards sustainable development**

A critical component of sustainable development is the preservation of natural resources for future generations. Controlling the release of chalk in order to ensure future supply contributes towards the attainment of the goal.

### **What issues arise for the future?**

In the light of the 39-year reserve, it is considered that this indicator should be reported on a 10-yearly basis.

### **Appropriateness of this indicator?**

This indicator is an effective measure of the chalk landbank.

### **Requirements for new indicator**

Not required.

## Indicator 51:

### Change in the Production of Recycled Aggregates Within Suffolk

#### Production Of Recycled Aggregates Within Suffolk 1996-2000

	Tonnage
Production in 1996	101 838
Production in 1997	157 000
Production in 1998	150 000
Production in 1999	320 000
Production in 2000	418 100

#### General Objective

To conserve mineral resources in order to meet the long term requirements and ensure restoration to a standard suitable for specific beneficial after use.

#### Target

The East Anglia Aggregates Working Party projected (based on MPG6 assumptions) provision of secondary aggregates from Suffolk will be 5 million tonnes between 1992 and 2006. This equates to just over 350,000 tonnes per annum.

#### Why this indicator?

The use of secondary aggregates is an important element in the sustainable use of mineral resources. Secondary aggregates consist of soft rock such as chalk, clay and shale used for aggregate purposes, and recycled aggregates such as blast slag, pulverised fuel ash and crushed concrete. Sustainable Development will require that levels of these minerals are conserved and restored after use. However, very little extraction of secondary aggregates takes place in Suffolk and the indicator effectively monitors the extent of recycled aggregate production (crushed concrete).

#### Trend Analysis

The information shows that there has been a considerable increase in the levels of production (as measured by sales) of recycled aggregates over the past few years. This is in part due to improved monitoring arrangements picking up more of the recycling activities going on. However, much of the increase observed since 1998 has reflected a genuine increase in recycling activities. This may have been influenced by the imposition of a landfill tax on the disposal of inert waste. The trend is expected to continue in future as a tax will



## Indicator 51

## Update

be imposed on primary aggregates in April 2002, further increasing the attractiveness of recycled aggregates.

### **Progression towards sustainable development**

The rate of consumption of natural resources is a critical environmental concern which has been identified in the EU 6<sup>th</sup> Environmental Action Plan. The recycling of materials reduces demand for virgin materials

### **What issues arise for the future?**

The continually increasing importance of environmental issues, growing levels of awareness and increasing economic levers should encourage the further use of recycled materials.

### **Appropriateness of this indicator?**

Although not directly controlled through the planning system, knowledge on the rate of production of recycled aggregates is important due to the above.

### **Requirements for new indicator**

None

## Background B47: Planning Activity Relating to the Production of Recycled Aggregates

Previously **Indicator M5 (1996)**: Number and percentage of applications for the production of alternative aggregates approved

### Change in Number and Percentage of Applications for the Production of Recycled Aggregates Approved 1997-2001

Monitoring Year	Number of Applications Approved	Percentage of Applications Approved
1997/98	0	N/A
1998/99	1	100%
1999/00	2	100%
2000/01	2	100%

### General Introduction

The planning system can influence the stated aim of conserving mineral resources and ensuring restoration to a suitable standard through the approval / refusal of related schemes.

### Why this 1997 baseline information?

This background information seeks to assess the extent to which planning policy is enabling the development of facilities to produce recycled aggregates. A number of Structure Plan policies seek to encourage such development, both at existing minerals and waste sites and in certain other locations.

### Trend Analysis

Since the start of development control monitoring in July 1997, five planning applications for recycled aggregate production facilities have been determined. All of these have been approved. This is reflected in the increase in the level of recycled aggregates being produced shown in Indicator 51.

In the year ending June 2001 two applications have been approved. These were for a facility as part of a new waste transfer station at Hollow Road, Bury St Edmunds and a facility at Coddenham Quarry. The latter application was approved subject to completion of a legal agreement that has not yet been completed.

### Measurement problems and future data

With potentially increasing demand for recycled aggregates and financial 'stick' disincentives being placed on the use of non-virgin materials it is probable the number of applications for recycled aggregates will increase.

### Background B48: Change in the Number of Applications Refused Because of Sterilisation of Mineral Resources

Previously **Indicator M6 (1996)**: Number, and percentage of applications, referred to the Mineral Planning Authority for Consultation, which are Refused

**Note** - This indicator originally sought to monitor applications referred to the MPA which are refused but was changed to its current wording as this was felt to be more meaningful.

**This indicator has not been triggered since it's introduction in July 1997**

### General Introduction

The planning system can influence the stated aim of conserving mineral resources and ensuring restoration to a suitable standard through the approval / refusal of related schemes.

### Why this background information?

This 1996 Indicator 'M6' (now recorded as background information) seeks to measure the number of planning applications refused because of sterilisation of mineral resources.

### Trend analysis

Since the start of monitoring in July 1997 no planning applications for development have been refused because of sterilisation of mineral reserves. The Minerals Planning Authority has not objected to any development on these grounds during this period. There is no immediate shortage of minerals in Suffolk.

### Measurement problems and future data

In light of the slow-moving nature of this information it is to be monitored on a five-yearly basis.

## Background B49: Hectarage of Land Restored after Mineral Extraction

Previously **Indicator M7 (1996)**: Hectarage of land restored after mineral extraction (subdivided by afteruse)

**Note:** this indicator was updated annually from 1997 in the monitoring reports but is reported here over a longer time period as this is considered to be more meaningful.

### Hectares of Land restored following mineral extraction

Use	1988 - 1994	1994 - 2000
Agriculture	84	46
Amenity	47	111
Other	12	75
<b>Total</b>	<b>143</b>	<b>231</b>

### General Introduction

The adoption of suitable schemes for restoration is a major element in achieving a sustainable approach to mineral workings. This ensures that the aim of restoration to a standard suitable for specific beneficial after-use is met.

### Why this 1994 baseline information?

This 1996 Indicator 'M7' (now recorded as background information) seeks to monitor the use to which minerals sites are put following extraction (excluding those restored through waste disposal).

### Trend Analysis

The original Suffolk's Environment report contained details of land reclaimed between 1 April 1988 and 1 April 1994. Subsequent monitoring reports have provided updates on a yearly or two yearly basis. However, it is not particularly meaningful looking at this indicator over a short period as the figures tend to be dominated by a few large sites. So total areas restored and uses land is put to fluctuates sharply year on year.

It is now possible to update the indicator to monitor the period 1 April 1994 to 31 Dec 2000. This information shows and increase in the total amount of land restored in the past six years compared with the six years before this. It also shows a significant change in the uses that restored mineral sites are being put to. Few mineral workings are now restored to agriculture. Amenity and other uses (mainly nature conservation) now account for the majority of restored land.

## Background B49

## Update

### Measurement problems and future data

There are strong links between this 1996 indicator, now recorded as background, and Background B53 concerning the restoration of waste disposal sites, most of which are former mineral workings.

This background information will continue to be monitored, but on a five-yearly basis.

# Chapter 6

## Introduction – Waste Strategy

The Government published its National Waste Strategy in 2000. The Strategy sets out the priorities for waste management; it seeks that waste be managed by the Best Practicable Environmental Option (BPEO) and defines a hierarchy for waste management as reduction, re-use, recovery (through recycling, composting or energy recovery) and disposal. Major changes are needed in waste management practice in the UK in order to comply with various EU Directives such as the Landfill Directive.

Suffolk's local authorities have three distinct roles in the management of waste:

As *Waste Collection Authorities* the *District and Borough Councils* are responsible for the collection and recycling of waste generated from households and certain other uses (known as municipal waste);

As *Waste Disposal Authority* the *County Council* is responsible for disposing of the waste collected by the collection authorities and for running a network of Household Waste Sites; and

As *Waste Planning Authority* the *County Council* is responsible for granting planning permission for all types of waste facilities and for preparing a Waste Local Plan.

In its role as Waste Planning Authority the County Council published an Issues Report in 2001. This was the first stage in the preparation of a Waste Local Plan for Suffolk. It is anticipated the Plan will be adopted before the end of 2004. The Issues Report set out a

considerable amount of background data on waste management in Suffolk. In particular it showed that in 1999 over one and a half million tonnes of waste was managed in Suffolk. Of this, 32% was inert (mostly arising from construction and demolition activities), 28% was commercial and industrial, 23% was municipal, and 18% was from other types.

# Chapter 6

## Facts at a glance

- Targets for household waste recycling and composting are challenging planning authorities to consider how they can contribute to the county's progression towards them.
- The proportion of waste recycled has grown by 8.8% since 1996.
- The amount of waste generated in Suffolk fell for the first time in 2000/01.



**Key Challenges – social issues:**

- To dispose of waste with minimum risk to human health for present and future generations

**Key Challenges – environmental issues:**

- To dispose of waste while minimising pollution to the environment

**SUSTAINABLE DEVELOPMENT OBJECTIVE  
FOR WASTE MANAGEMENT:**

**“To promote and enable best practice on waste management, minimising waste arising through encouraging the reuse, recycling and recovery of waste”**

**Key Challenges – economic issues:**

- To identify the true economic cost of waste

**Key Challenges – resource issues:**

- To minimise materials requiring waste disposal



## NEW Indicator 52: Household Waste Produced (tonnes) and Percentage Recycled

Performance Targets for Household

District / Borough	2003/04	2005/06
BDC	14%	21%
FHDC	33%	40%
IBC	10%	18%
MSDC	16%	24%
SEBC	33%	40%
SCDC	24%	36%
WDC	10%	18%
SUFFOLK TOTAL	28%	36%

### General Objective

To promote and enable best practice on waste management, minimising waste arising through encouraging the reuse, recycling and recovery of waste.

### Target

Although the National Waste Strategy does set targets for waste recycling, these have been superseded at the local level by the publication of Best Value Performance Indicator targets (see table opposite). These targets are statutory and apply to both Waste Collection and Waste Disposal Authorities, though it should be noted that for Collection Authorities the way the figures will be calculated will not be entirely consistent with the figures in the below table.

### Why this indicator?

The volume of waste produced and recycled is a key output of the waste management measures put in place, some of which are done through the planning process. However, it is also important to note that the production of waste and the percentage recycled is as much about behavioural attitudes as it is about the capability of the infrastructure. Some would probably argue that behavioural roles have a greater influence.

### Trend Analysis

The table below sets out the volume of household waste produced and recycled by local authorities since 1996. It can be seen that there has been a general increase in the amount of waste produced and percentage of waste recycled over the last five years. However, the 2000/1 figures show the first year-on-year decline in the amount of waste produced for Suffolk, a very welcome finding. 2000/1 saw

## Indicator 52

## Update

60 000 tonnes of waste recycled, compared to the 1995/6 figure of just 23 000 tonnes.

### **Progression towards sustainable development**

Decreasing the amount of waste produced and increasing the percentage of waste recycled are clearly one of the most fundamental ways of progressing towards sustainable development, and consistent year-on-year recycling increases will be expected for all districts.

Opportunities for increasing recycling at civic amenity sites and increasing the number of 'bring' sites (e.g. bottle banks) are further areas where recycling improvements can be expected.

### **What issues arise for the future?**

All authorities are a considerable way from meeting the targets for 2005/06 at present. Suffolk local authorities are currently working together to prepare a joint Municipal Waste Management Strategy. This should contain details of how the 2005/06 targets are to be met and what longer-term approaches to the management of municipal waste will be adopted.

### **Appropriateness of this indicator?**

This information is fundamental and it should be monitored on an annual basis.

### **Requirements for new indicator**

None

## Indicator 52

### Total Household Waste Produced (Tonnes) and Percentage Recycled 1995-2001

District / Borough	Monitoring Period											
	1995-96		1996-97		1997-98		1998-99		1999-00		2000-01	
	Total Tonnes	Recycled (%)	Total Tonnes	Recycled (%)	Total Tonnes	Recycled (%)	Total Tonnes	Recycled (%)	Total Tonnes	Recycled (%)	Total Tonnes	Recycled (%)
BDC	36,769	8.2%	38,324	9.4%	41,471	10.0%	43,127	12.0%	44,753	11.5%	44711	10.6%
FHDC	23,400	10.6%	24,002	13.9%	26,774	20.9%	28,717	25.9%	31,437	29.0%	31258	29.0%
IBC	53,448	4.8%	53,685	7.6%	58,209	8.2%	61,800	10.3%	64,947	11.6%	60105	12.6%
MSDC	30,961	9.9%	31,493	11.7%	33,998	13.4%	35,823	15.6%	38,141	15.3%	37585	17.2%
SEBC	42,192	12.3%	43,599	20.0%	48,769	25.6%	50,645	25.6%	54,743	25.6%	54749	27.5%
SCDC	43,196	9.2%	44,702	16.1%	49,827	16.7%	52,546	17.2%	56,757	18.9%	56094	19.1%
WDC	50,294	6.3%	51,048	8.4%	58,171	8.9%	60,171	8.4%	64,705	9.8%	64508	10.1%
<b>TOTAL</b>	<b>280,260</b>	<b>8.4%</b>	<b>286,853</b>	<b>12.1%</b>	<b>317,219</b>	<b>14.2%</b>	<b>332,829</b>	<b>15.5%</b>	<b>355,483</b>	<b>16.5%</b>	<b>349010</b>	<b>17.2%</b>

## Background B50: Planning Activity Relating to Waste Disposal Facilities

Previously **Indicator WD1 (1996)**: Number and percentage of applications for waste disposal and recycling facilities approved

**Indicator WD2 (1996)**: Number and percentage of applications for waste disposal or recycling facilities refused

### Applications For Waste Disposal Facilities Approved 1997-2001

District / Borough		1997/98	1998/99	1999/00	2000/01
BDC		2	N/T	1	N/T
FHDC		N/T	2	N/T	N/T
IBC		N/T	1	N/T	N/T
MSDC		N/T	N/T	N/T	1
SEDC		N/T	N/T	N/T	N/T
SCDC		5	5	N/T	N/T
WDC		N/T	N/T	N/T	N/T
SCC		20	12	9	7
<b>TOTAL</b>	Number	27	20	10	8
	% Approved	90%	91%	100%	90%

Note: All refusals during the monitoring period were made by Suffolk County Council. Three refusals were made in 1997-98, two in 1998-99 and one in 2000-01.

### General Introduction

To promote and enable best practice on waste management, minimising waste arising through encouraging the reuse, recycling and recovery of waste

Any application for the introduction of a new waste disposal facility needs to be considered against the objectives outlined at the start of this section, and a decision made accordingly.

### Why this 1997 baseline information?

This information seeks to monitor the number of approvals and refusals for waste disposal applications. The information is not considered SMART; therefore it will be recorded as background information.

### Trend Analysis

Since 1997, the number of applications for this form of development has declined. However, these figures must be treated with some caution owing to the relatively low numbers received during any one year. Most applications for waste disposal activities are county matters determined by the County Council. Over the past four years the approval rate has averaged around 90%. It should be noted that many waste disposal approvals have been subject to pre-application negotiations and are heavily conditioned to ensure a high standard of working.

In the past year eight applications for facilities have been approved. 6 of the 7 applications approved by the County Council were for the disposal of inert waste by landfill which often helps secure the restoration of minerals sites; the other was for the relocation of the household waste site in Hadleigh. The approval issued by Mid

## Background B50

## Update

Suffolk District was for the change of use of a haulage yard to a scrap yard.

The refusal issued by the County Council was for a substantial application, which proposed the landfilling of a minerals workings with municipal and commercial wastes at Thorington. This application was refused, as this type of development in the proposed location was deemed unnecessary. An appeal against this refusal is pending.

### **Measurement problems and future data**

It is considered that this background information should continue to be monitored, particularly in light of the changing legislation providing for waste management.

## Background B51: Planning Activity Relating To Recycling Facilities

Previously **Indicator WD1 (1996)**: Number and percentage of applications for waste disposal and recycling facilities approved

**Indicator WD2 (1996)**: Number and percentage of applications for waste disposal or recycling facilities refused

### Applications For Recycling Facilities Approved 1997-2001

District / Borough		1997/98	1998/99	1999/00	2000/01
BDC		N/T	N/T	1	N/T
FHDC		N/T	N/T	N/T	N/T
IBC		N/T	N/T	N/T	1
MSDC		N/T	N/T	N/T	1
SEDC		N/T	N/T	N/T	N/T
SCDC		N/T	N/T	N/T	N/T
WDC		N/T	N/T	N/T	N/T
SCC		4	8	8	5
<b>TOTAL</b>	Number	4	8	9	7
	% Approved	80%	89%	100%	87.5%

### General Introduction

Encouraging recycling ensures that materials are used in a sustainable manner and minimises the need for waste disposal in accordance with the resource objective identified at the outset of this section.

### Why this 1997 baseline information?

This information initially collected as a 1996 indicator seeks to monitor the number of approvals and refusals for waste disposal applications. The information is not considered SMART and is consequently recorded as background information.

### Trend Analysis

Since 1997, the number of applications for this form of development has remained relatively steady with a small number of applications. Most applications for recycling activities are determined by the County Council.

In the past year seven applications for facilities have been approved. The five approvals issued by the County Council were for various waste transfer and composting operations, most of which were proposed on lands already in minerals or waste use. Mid Suffolk District Council approved a waste transfer facility as part of an industrial use at Stowmarket. Ipswich Borough Council approved a glass recycling facility also on an industrial estate.

Only one application for a recycling facility was refused. This was an inert waste facility that could produce recycled aggregate at a quarry at Layham near Hadleigh. It was refused because highway issues.

## Background B51

## Update

### Measurement problems and future data

It is considered that this background information should continue to be monitored, particularly in light of the increasing importance of recycling.

## Background B52: Hectarage of Waste Disposal Sites Restored

Previously **Indicator WD3 (1996)**

**Hectarage of waste disposal sites restored 1994-2000**  
(subdivided by use)

Use	1994-1996	1997-1998	1999-2000
Agriculture	15.3	34.9	21.1
Forestry	0.7	1.6	0
Amenity	3.7	1	6.7
Other	1.6	3.9	0
<b>Total</b>	<b>21.3</b>	<b>41.4</b>	<b>27.8</b>

### General Introduction

The adoption of suitable schemes for restoration is a major element in achieving a sustainable approach to waste management. This ensures that the aim of restoration to a standard suitable for specific beneficial after-use is met.

### Why this 1996 baseline information?

This information, initially collected as a 1996 indicator, seeks to monitor the number of approvals and refusals for waste disposal applications. The information is not considered SMART and therefore it is recorded as background information.

There are strong links between this indicator and Background B49 that monitors the restoration of mineral sites.

### Trend Analysis

The original *Suffolk's Environment* did not contain details of the restoration of sites. Subsequent monitoring reports have provided updates on a yearly or two-yearly basis. The indicator can now be updated to show progress on a two-yearly basis 1994-2000.

Unlike Background B49, agriculture remains the dominant after-use for waste disposal sites. This may indicate that mineral workings restored at a lower level tend to be used for a wider variety of uses (including amenity and nature conservation) than those restored by landfilling with waste.

### Measurement problems and future data

This information is slow moving and therefore only displays meaningful trend data over the longer term. This is to be monitored on a 5-yearly basis.



# Chapter 6

## Introduction – Water

The allocation of water resources is a significant issue in the county. Suffolk is one of the driest counties in England, yet demand continues to rise; average public water supply in East Anglia in 1994 was approximately 1700 tcmd (thousand cubic metres per day), but this had risen to approximately 2075 tcmd by the year 2000. The rate of demand increase has fallen sharply since 1990, though, because of a combination of reduced mains leakage and increased water metering. The planning system has a key role to play in ensuring that new development is not committed ahead of securing the additional water necessary to serve these developments. It is also important for new development not to have a detrimental effect on surface water and groundwater quality.

Flooding is also an important issue in Suffolk. Significant areas of Lowestoft, Ipswich, Bury St Edmunds and Felixstowe lie within flood risk areas, and there is pressure to develop/re-develop here, as much of the land is brownfield. Ensuring that inappropriate development in the floodplain does not take place will be a key challenge over the next few years.



# Chapter 6

## Facts at a glance

- In terms of both chemical and biological quality, the proportion of Suffolk's freshwater rivers achieving the Environment Agency's Grade-A standard has risen.
- Since 1995, the water quality of the Orwell Estuary has improved significantly; 97% of Suffolk's Estuarine Waters are now considered Grade-A quality.
- Water use per household has declined over the last six years.



**Key Challenges – social issues:**

- Accommodating new housing and industry in areas safe from flooding

**Key Challenges – environmental issues:**

- Ensuring that increasing demands for water do not compromise water quality

**SUSTAINABLE DEVELOPMENT OBJECTIVE  
FOR WASTE MANAGEMENT:**

**“To promote and enable best practice on waste management, minimising waste arising through encouraging the reuse, recycling and recovery of waste”**

**Key Challenges – economic issues:**

- Ensuring that brownfield redevelopment is not hindered unnecessarily by flooding concerns

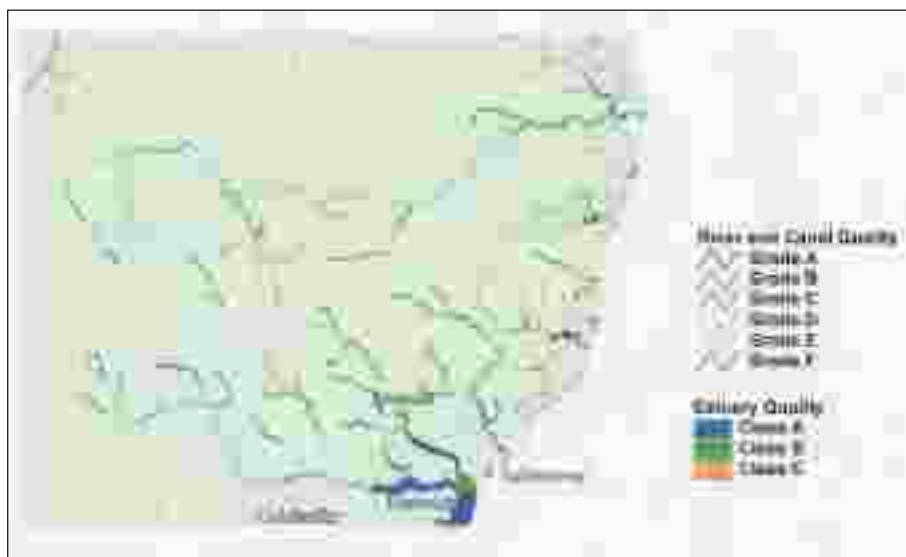
**Key Challenges – resource issues:**

- Ensuring that the demand for water does not exceed the supply

## Background B53: Percentage Change in Chemical Water Quality of Freshwater River Lengths

Previously **Indicator WT1 (1996)**: Length of freshwater river courses classified by chemical quality

### Chemical River Quality Survey 2000 – Suffolk



**Source:** Environment Agency

### General Introduction

In order to ensure sustainable development, it is essential that Suffolk's rivers are, as far as is reasonable, of sufficiently good chemical quality so as to support reasonably good fisheries, have moderate or high amenity value and are generally appropriate for abstraction for treatments as drinking water.

### Why this 1995 baseline information?

This provides information on the chemical water quality of Suffolk's rivers, which is important in terms of drinking water quality, water-based recreation, angling and a wide range of other activities.

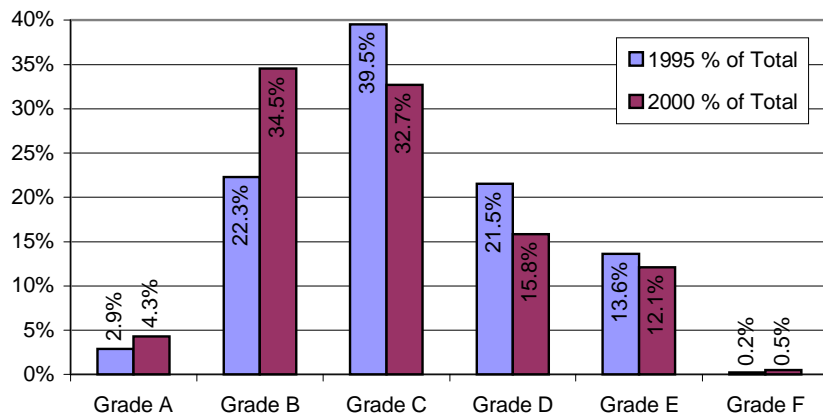
### Trend Analysis

As the map to the left shows, chemical water quality generally improved in Suffolk from 1995 to 2000. The proportion of river lengths of "good" water quality (Grades A and B) increased from 25.2% to 38.8%, although the proportion of Grade E ("poor" quality) and Grade F ("bad" quality) remained at similar levels.

### Measurement problems and future data

The sampling results can be affected by the flow rates at the time of sampling; at times of low flows, pollutants tend to become more concentrated. Real improvements in chemical water quality (e.g. through a new sewage treatment plant coming on-line) could therefore be masked by low flows. However, water quality results are dependent on flow rates. During periods of drought (such as the mid-1990s), lower flows allow pollutants to concentrate to higher levels and also reduce the levels of dissolved oxygen. It is therefore important to view water quality results in this context. 1995 saw a very dry summer, leading to low flows, whereas summer 2000 was more average in rainfall and river flow. Nonetheless, it is thought

## Freshwater River Courses in Suffolk Classified by Chemical Quality



	1995		2000	
	Length	% of Total Surveyed	Length	% of Total Surveyed
Grade A	219	2.9%	36.5	4.3%
Grade B	169.9	22.3%	291.3	34.5%
Grade C	301	39.5%	276.3	32.7%
Grade D	163.3	21.5%	133.8	15.8%
Grade E	103.1	13.6%	102.4	12.1%
Grade F	1.7	0.2%	4.5	0.5%
<b>Total</b>	<b>958</b>	<b>100.0%</b>	<b>844.8</b>	<b>100.0%</b>

that much of the improvement in water quality is due to the tightening of pollution controls from sewage treatment works, businesses and farms.

It is unrealistic to expect all of Suffolk's rivers to aspire to be of Grade A or B quality. The slow flowing, nature of most waterways in the county (particularly towards the coast) means that the 'natural' level of water quality is lower than in upland rivers.

The Environment Agency works with water companies on the Asset Management Plan (AMP) process. AMP addresses water quality and quantity issues where these are perceived to impact on the environment and are a driver for water company investment. Each AMP period is five years in duration and we are currently in the third AMP cycle (AMP<sup>3</sup>) which will run until 2005. The Agency is currently investigating future locations for work for the AMP<sup>4</sup> cycle 2005-2010. The AMP programme will have a significant effect on the future chemical water quality in Suffolk's rivers. The extension of Nitrate Vulnerable Zones (NVZs) to cover almost all of Suffolk (announced in October 2002) should also lead to a reduction in nitrate levels in Suffolk's rivers. Much of the nitrate in rivers and groundwater has been leached from farmers' fields following the spreading of slurry as a fertiliser.

### Background B54: Percentage Change in Biological Water Quality of Freshwater River Lengths

Previously **Indicator WT2 (1996)**: Length of freshwater river courses classifies by biological quality

#### Biology River Quality Survey 2000 – Suffolk



Source: The Environment Agency

### General Introduction

It is important to ensure that Suffolk's rivers have as high a biological quality as is possible, given the slow-flowing, lowland nature of many river stretches.

### Why this 1995 baseline information?

This provides broader information on the 'health' of Suffolk's rivers than can be provided by chemical quality monitoring alone. Biological quality monitoring assesses the extent to which particular groups of species of small animals (e.g. aquatic macroinvertebrates) are present in the river, and compares it with what could be expected to be present in an unpolluted river given the natural features of the present locality. If the appropriate invertebrates are present in the river water this provides some assurance that the river has not been damaged by any one of the many potential pollutants excluded by chemical monitoring.

### Trend Analysis

The table on the following page shows that the length of river of Grade a biological quality more than doubled to 210 km from 1995 to 2000. Grade b lengths remained fairly static at around 50% of total proportion, although there has been an increase in Grade d lengths to 16% of the total. 5% of the samples were Grade O ("unclassified").

### Measurement problems and future data

Similar comments apply here as for Chemical Quality (Background B53); the AMP process and the increased designation of areas as NSAs can be expected to lead to improvements in biological river quality over the next few years.

### Length of freshwater river courses, classified by biological quality, in Suffolk

	1995		2000	
	Length (km)	% of Total Surveyed	Length (km)	% of Total Surveyed
Grade A	98.6	13.4%	210.4	24.9%
Grade B	400.6	54.5%	412.8	48.9%
Grade C	188.6	25.7%	125.4	14.8%
Grade D	36.6	5.0%	48.4	5.7%
Grade E	10.0	1.4%	5.3	0.6%
Grade F	0.0	0.0%	0.0	0.0%
Grade O (unclassified)	0.0	0.0%	42.5	5.0%

There will be some rivers where water quality might permit a higher grade were it not for limits imposed by poor habitat, the nature of the river channel or the pattern of river flows. Other land-use initiatives (inside or outside the planning system) may improve this situation.



## Background B55:

### Change in Quality of Estuarine Waters

Previously **Indicator WT3 (1996)**: Length of estuarine waters classified by quality

See Background B53 for a map of estuarine water quality in 2000

#### Quality of Estuarine Waters by Grade in Suffolk, 1995 & 2000

(Figures given are lengths in Km)

Estuary	1995			2000		
	Grade A	Grade B	Grade C	Grade A	Grade B	Grade C
Waveney	15	0	0	No Change		
Blyth	7	0	0	No Change		
Alde	26.5	0	0	No Change		
Butley	9	0	0	No Change		
Deben	16	0	0	No Change		
Orwell	6.5	6	9	21.5	4	0
Stour	25	2	0	27	0	0

Source: Environment Agency

## General Introduction

Suffolk's coastline is characterised by a number of estuaries of differing sizes. As an important part of the county's water resource, it is important to maximise the length and proportion of high-class estuary waters.

### Why this 1995 baseline information?

This information seeks to monitor progress in improving the water quality of estuaries, particularly the Orwell.

### Trend Analysis

The continuing high quality of the water of Suffolk's estuaries is clear from the data. The only length of Grade B water in Suffolk in 2000 is 4km of the Orwell estuary. This compares well to 1995, when two-thirds of the Orwell's water (15km) was Grade B or C, and the Stour estuary had a short stretch of Grade B water.

### Measurement problems and future data

This background is an effective measure of estuarine water quality. Although the data is quantifiable, it is not considered to be an indicator against which a target should be set because it is largely dependent on factors external to the planning system (such as pollution from ships, and discharges from upstream sewage treatment plants).



## Background B56: Number of Planning Applications Refused on Water Quality Grounds

Previously **Indicator WT6 (1996)**

### Planning Applications Refused on Water Quality Grounds 1997-2001

District / Borough	Monitoring Period			
	1997-98	1998-99	1999-00	2000-01
BDC	N/T	N/T	N/T	N/T
FHDC	N/T	N/T	N/T	N/T
IBS	N/T	N/T	N/T	N/T
MSDC	N/T	N/T	N/T	N/T
SEBC	N/T	2	1	N/T
SCDC	N/T	N/T	N/T	N/T
WDC	N/T	N/T	N/T	1
<b>Total</b>	<b>N/T</b>	<b>2</b>	<b>1</b>	<b>1</b>

#### Case Studies – Water Quality Refusals

In 1998/9, St Edmundsbury refused two planning applications on water quality grounds. One development associated with fish farming practices was refused due to its location within a Nitrate Vulnerable Zone. The second application within Zone 1 of the Environment Agency's Source Protection Zones for the erection of a ready mix plant and storage of waste was deemed to create an unacceptable risk of groundwater pollution.

In 1999/2000, St Edmundsbury refused planning permission for a single residential dwelling in Great Barton due to the pollution risk posed by the proposed septic tank.

In 2000/1, the Broads Authority (Waveney DC) refused planning permission for the construction of an equipment store and extension of track at the Bungay & Waveney Valley Golf Club because of the potential risks of groundwater pollution.

### General Introduction

In order to preserve the County's water resource, the planning system needs to act to refuse planning permission to those applications that would have an unacceptably high risk of causing water pollution.

### Why this 1997 baseline information?

This information provides an indication of how Local Authorities address the issue of water quality in the planning system. It also demonstrates how many applicants propose developments where the potential problems are so significant that they could not be overcome through the use of planning conditions.

### Trend Analysis

In the four years of monitoring, this indicator has only been triggered four times, with three of the refusals in St Edmundsbury. For the majority of planning applications with water quality concerns, alterations to the application following pre-application discussions or the imposition of conditions on the planning permission successfully deal with most potential difficulties. This would appear to indicate that the planning system in Suffolk is dealing with water quality risks well.

### Measurement problems and future data

This background information is a fairly crude measure of how water quality issues are dealt with in the planning system. Many of the potentially polluting developments on which the Environment Agency comments to Local Authorities are dealt with by way of planning conditions. More meaningful information would come from the monitoring of conditioned planning permissions, as many water pollution incidents are caused by poor maintenance of e.g. storage tanks/containers.

### Background B57: Number of Planning Applications Refused on Flood Risk Grounds

Previously **Indicator WT7 (1996)**

#### Case Study 1 – The Saxmundham Appeal

One of the Suffolk Coastal flood risk refusals in 2000/1 led to a very important appeal case. The proposal – for demolishing one unit and replacing it with four residential units – was submitted on 27 September 2000 but refused by Suffolk Coastal on 2 March 2001. The decision was appealed against on two grounds – a refusal to grant conservation area consent (not relevant here) and a refusal to grant planning permission on flood risk grounds (PPG25).

The Inspector dismissed both appeal grounds on 18 September 2001. On the matter of flood risk, the application - although located in an indicative flood risk area - was not accompanied by a Flood Risk Assessment (FRA), setting out the level and nature of the flood risk and how it might be overcome. The Inspector found that, "...in the absence of reliable data (on flood risk, e.g. a FRA), I find it impossible to form a considered view on the matter...in the absence of a proper risk assessment, there can be no certainty that flooding would not occur. With the precautionary principle....in mind....planning permission should be withheld.

The importance of this decision is that the Inspector found he could not properly assess the level of flood risk without a FRA, even if the actual risk may be low. This decision – along with similar findings elsewhere in the country – has added weight to PPG25 and gives support to Local Authorities, who now have precedent to refuse planning permission based solely on the lack of a FRA.

### General Introduction

The planning system has an obligation to minimise the number of new developments which would be at risk of flooding themselves, or which would increase the risk of flooding to other developments elsewhere.

### Why this 1997 baseline information?

This information shows the number of developments refused on flood risk grounds.

### Trend Analysis

Data from 1997/8 to 1999/00 shows that very few applications were felt to be sufficiently risky on flood grounds to refuse. Figures from 2000/1 show a doubling of refusals on the previous year, from 3 to 6. This is most likely to be due to the publication of PPG 25 (*Development and Flood Risk*) in 2001 (a first draft of the guidance was published in 2000), which gives, for the first time, strong national policy guidance on flood risk.

### Measurement problems and future data

Information for 2001/2 and subsequent years will show a very significant increase in refusals on flood risk grounds. This is because of the publication of PPG 25 in 2001. The guidance advises (amongst other recommendations) that all planning applications in flood risk areas should be accompanied by a Flood Risk Assessment (FRA). A significant proportion (possibly of the order of 90% or more) of current refusals on flood risk grounds are due to the lack of (or an inadequate) FRA. In other words, the flood risk cannot be assessed without the FRA (see Case Study 1). A more accurate measure might be the number of properly prepared planning applications (e.g. with an adequate FRA) which are then refused planning permission. Flood

### Planning Applications Refused on Flood Risk Grounds 1997-2001

District / Borough	Monitoring Period			
	1997/98	1998/99	1999/00	2000/01
BDC	N/T	N/T	N/T	1
FHDC	N/T	N/T	N/T	N/T
IBC	N/T	N/T	N/T	N/T
MSDC	N/T	2	2	1
SEBC	N/T	N/T	1	N/T
SCDC	N/T	N/T	N/T	2
WDC	N/T	1	N/T	2
<b>Total</b>	<b>N/T</b>	<b>3</b>	<b>3</b>	<b>6</b>

Risk Areas in Suffolk can be viewed on the Environment Agency's website.

Many brownfield sites in urban areas are also in flood-risk areas (examples are the Ipswich Waterfront (see Case Study 2) and land bordering Lake Lothing in Lowestoft). Local Authorities have particular difficulties with these sites, because PPG3 (*Housing*) instructs them to redevelop these brownfield sites before any greenfield sites. Local Authorities must therefore decide how much 'weight' to apportion the 'brownfield' and 'flood risk' elements in such applications. In such circumstances, some developments can be approved in areas of flood risk because of wider sustainability factors, subject to appropriate flood mitigation measures.

### **Case Study 2 – The Ipswich Waterfront**

The Waterfront area comprises around 88 hectares of land and buildings around the historic Wet Dock. Many of the traditional port-related activities have ceased, leaving significant areas of underused land and buildings. Regional Planing Guidance 6 (East Anglia), the Suffolk Structure Plan and the Ipswich Local Plan (1st Draft, 2001) all recognise the potential of the Wet Dock area to accommodate new residential, employment and service sector expansion. This is seen as a key part of regenerating the centre of Ipswich and enhancing Ipswich's image as an investment location.

The Ipswich Local Plan (1st Draft) allocates a number of sites around (e.g. Orwell Terminal, Northern Quay) and in (the Island Site) the Wet Dock for housing or employment. However, the current levels of flood defence for areas surrounding the Wet Dock do not meet the indicative standard (which, for tidal areas, is at the 1 in 200-year level (e.g. a flood with an annual probability of 0.5%)). For those sites on the western bank of the Orwell, the current standard of protection is between 1 in 150- and 1 in 200-year level. For those sites bordering the Wet Dock itself, the current standard of protection is thought to be below the 1 in 50-year level.

Given the strategic importance of regenerating the Wet Dock area, Ipswich BC concluded that the flood risk was not sufficiently high to prevent the development of the Neptune Quay Area (this was prior to the publication of PPG25). Permission was granted for the 5/6-storey development, but no living accommodation was permitted on the ground floor (e.g. within the 200-year floodplain). Instead, the ground floor units were restricted to commercial uses, so that the risk to life from flooding is reduced. Unless and until the standard of flood protection around the Wet Dock is increased to the indicative 200-year standard, future developments there at risk of flooding are likely to have their ground-floor uses restricted to exclude living accommodation. This approach also helps generate the vibrant mix of land-uses (20% of the mixed-use developments must be for non-residential uses) necessary for a thriving town-centre location.

## Background B58: Number of Planning Applications Refused Because of the Location Being Prone to Coastal Erosion

Previously **Indicator CD1 (1996)**

**Applications refused due to coastal erosion risk, 1997-2001**

District	Monitoring Period			
	1997/98	1998/99	1999/00	2000/01
BDC	N/T	N/T	N/T	N/T
SCDC	N/T	N/T	N/T	N/T
WDC	N/T	N/T	N/T	1

### General Introduction

New development that would be at risk from coastal erosion before the end of its expected lifetime would not be sustainable and could put lives at unnecessary risk. Consequently, the County and Districts have an obligation to avoid new development in areas prone to coastal erosion.

### Why this 1997 baseline information?

This information shows the number of developments refused on coastal erosion grounds. This background information only applies to districts with a coastline, so this information is only collected for Babergh, Suffolk Coastal and Waveney.

### Trend Analysis

This Background Information has only been triggered once since monitoring began. Waveney refused permission for 5 beach chalets at Southwold in 2000-01; there were four grounds for refusal (landscape impact on Suffolk Coast and Heaths AONB, an increase in coastal erosion/flooding, development seaward of expected cliff-line in 2070 and the character of the conservation area)

The low number of refusals is probably down to a low number of inappropriate applications being made in areas prone to coastal erosion.

### Measurement problems and future data

Very few applications are refused on these grounds in Suffolk, but this is because there are very few applications in areas prone to coastal erosion. Tourism developments (such as caravan sites or holiday parks), by virtue of their shorter expected lifetime, may be acceptable development in an area which would not be acceptable

## Background B58

## Update

for permanent housing. With an increase in sea level and greater storminess expected consequences of global warming, an increasingly precautionary approach to development in areas prone to coastal erosion can be expected. Insurance companies may lead this approach, with them refusing cover for new development in such areas.

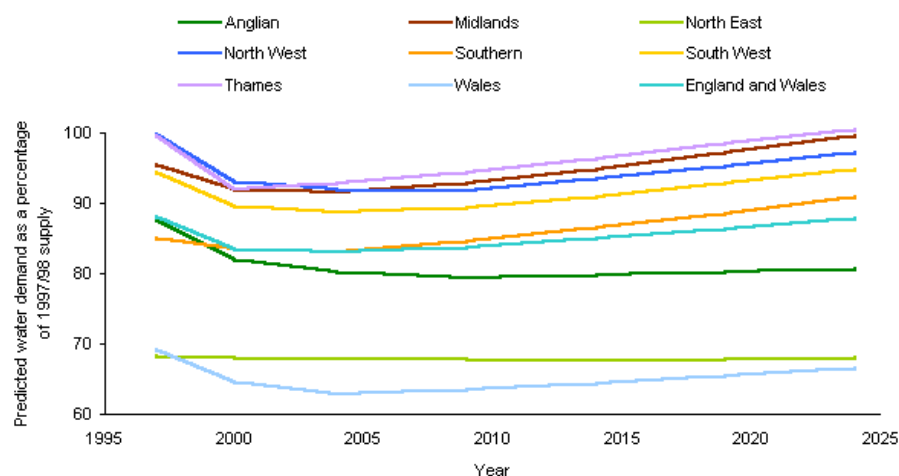
## NEW Background B59: Water Use

**Average estimates of total household consumption of water  
(litres per head per day)**

	95/96	96/97	97/98	98/99	99/00	00/01
Anglian Water supply area	152	150	150	145	145	138
Essex & Suffolk Water supply area	171	160	159	161	156	157

Source: OFWAT

### Water demand for England and Wales projected to 2025



Source: Environment Agency

### General Introduction

Water consumption by business sector is identified as an indicator and household water use a key area for action in the Government's *A better quality of life: A strategy for sustainable development for the United Kingdom*, published in 1999.

Maintaining an appropriate balance between water extracted for use and that left for "the environment" (e.g. rivers, lakes and groundwater) is a difficult balancing act, but one that is important to get right.

### Why this 1995 baseline information?

To monitor water use in Suffolk to ensure that the overall rate of increase of demand for water continues to slow and that the total household consumption (per head) continues to decline.

### Trend Analysis

The figures show that the per capita consumption of water in Anglian and Essex & Suffolk Waters' supply areas (which together cover Suffolk – see map) has declined over the last six years. This has been due to a number of reasons. One significant factor is the increase in metered households (metered water use can be 10-30% less than unmetered use). Another factor is increased tariffs for large-volume users, such as swimming-pool owners and garden sprinkler-users.

Local Authorities are also incorporating water conservation policies into their Local Plans, encouraging greywater (non-foul waste water such as bath water) recycling, low-flush toilets, and water butts.

The graph of projected water demand for England and Wales shows that demand is likely to decline in the Anglian area through to about 2010, before rising slowly through to 2025. This compares



### Water Company Supply Zones



Key: Zone 7 is that covered by Essex and Suffolk Water. The rest of the "East of England" zone (stretching from the Thames to the Humber) not shaded grey and numbered is supplied by Anglian Water

**Source:** Water UK

favourably with most other regions of England and Wales, where demand is expected to increase at a greater rate over the next 20 years or so.

### Measurement problems and future data

It is difficult to know what the future trends will be in per capita water use. On the one hand, domestic appliances are becoming ever more water-efficient, and consumer awareness of the need to conserve water has never been higher. On the other hand, though, the projected increase in single-occupancy households will tend to increase the figure, because such households tend to be higher per capita users of water.

Return data on licensed water use is, unfortunately, confidential, so Environment Agency figures on water use are not available. If a reliable and achievable method of calculating water use in Suffolk can be found, this background information will be upgraded to an indicator.



### **Case Study 2 – The Ipswich Waterfront**

The Waterfront area comprises around 88 hectares of land and buildings around the historic Wet Dock. Many of the traditional port-related activities have ceased, leaving significant areas of underused land and buildings. The Wet Dock is of regional importance as the area plays a key role in regenerating the town centre of Ipswich and enhances Ipswich's image as an investment location.

The Ipswich Local Plan First Deposit Draft allocates a number of sites around (e.g. Orwell Terminal, Northern Quay) and in (the Island Site) the Wet Dock for housing, employment or leisure. However, the current levels of flood defence for areas surrounding the Wet Dock do not meet the indicative standard (which, for tidal areas, is at the 1 in 200-year level (e.g. a flood with an annual probability of 0.5%)). For those sites on the western bank of the Orwell, the current standard of protection is between 1 in 150- and 1 in 200-year level. For those sites bordering the Wet Dock itself, the current standard of protection is thought to be below the 1 in 50-year level.

Given the strategic importance of regenerating the Wet Dock area, Ipswich Borough Council concluded that the flood risk was not sufficiently high to prevent the development of Neptune Quay (this was prior to the publication of PPG25). Permission was granted for the 5/6-storey development, although no living accommodation was permitted on the ground floor (e.g. within the 200-year floodplain). Instead, the ground floor units were restricted to commercial uses, so that the risk to life from flooding is reduced. Until the standard of flood protection around the Wet Dock is increased to the indicative 200-year standard, future developments are likely to have their ground-floor uses restricted to exclude living accommodation. This approach also helps generate the vibrant mix of land-uses (20% of the mixed-use developments must be for non-residential uses) necessary for a thriving town-centre location.

# Evolution of Suffolk's Environment

## APPENDIX ONE: EVOLUTION OF ISUFFOLK'S ENVIRONMENT

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
Topic							
Housing	H1	Housing stock changes in relation to Structure Plan rates of development		1	Change in Housing Stock in Relation to Structure Plan Rates of Development		
	H2	Land availability for residential development in relation to Structure Plan/Local Plan requirements and PPG3		2	Change in Housing Land Availability		
	H3	Number and % of applications for affordable housing approved		3	Change in Number of Affordable Housing Units Approved		
	H4	Number and % of applications for affordable housing refused	No longer to be monitored				
	H5	Number and percentage of major housing schemes approved with no affordable housing	Introduced in Second Monitoring report 2000	4	Change in Number and Percentage of Major Housing Schemes Approved with No Affordable Housing		
			NEW			B1	Average Property Price to Income Ratio
			NEW			B2	Housing Waiting Lists and Number of Families in Temporary Accommodation
			NEW			B3	Number of Second Homes
			NEW			B4	House Sizes

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
Brownfield/ Greenfield	BH1	Number and Percentage of New Dwellings Completed on Brownfield Sites	BH1 introduced in Second Monitoring report 2000	5	Change in Number and Percentage of New Dwellings Completed on Brownfield Sites		
	BH2	Number and Percentage of Existing Commitments on Brownfield Sites	BH2 introduced in Second Monitoring Report 2000	6	Change in Number and Percentage of Existing Housing Commitments on Brownfield Sites		
			NEW	7	Change in Type and Area of Employment Uses on Brownfield Sites		
Agriculture	AG1	Area of agricultural land allocated for development	Replaced by indicators 5,6,7				
	AG2	Number and % of applications for development (involving change of use of land) in rural areas refused					
	AG3	Number and % of applications for development (involving change of use of land) in rural areas approved					
Derelict Land	DL1	Area of derelict land by District	Data only reported 1996				
	DL2	Area of redevelopment sites by proposed use.	Data only reported 1996				
Employment	EM1	Numbers an percentage of unemployed (Claimants)		8	Change in Percentage of Unemployed		

## Appendix 1

		<b>Original Suffolk's Environment Indicators</b>	<b>1996 – 2001</b>		<b>5 Year Review Indicators</b>		<b>5 Year Review Background</b>
	EM2	Numbers and percentage of employees in individual employment divisions		9	Change in Number and Percentage of Employees by Employment Division		
	EM3	Number and percentage of employees by location		10	Change in Number and Percentage of Employees by District		
	EM4	Land availability for business/ industrial development	Combined and reported under 11	11	Change in Employment Land Availability and Change in Completions For Business/Industrial Development		
	EM5	Completions on business/industrial development land	Combined and reported under 11				
	EM6	Number and % of all applications for commercial activity in rural areas approved				B5	Applications for Commercial Activity in Rural Areas
	EM7	Number and % of all applications for expansion of commercial activity refused				B6	Applications for expansion of commercial activity refused
	EM8	Number and % of all applications for new commercial activity refused				B7	Applications for new commercial activity refused
	EM9	Registered accommodation bedspaces in Suffolk		12	Change in Registered Tourism Accommodation in Suffolk		

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	EM10	Number of visitors to top visitor attractions	Indicator dropped in Third Monitoring report 2001				
	EM11	Number of tourist attractions		13	Change in Number of Tourist attractions in Suffolk		
	EM12	Number and % of all applications for tourist related development approved	Combined and reported as backgroundB8			B8	Planning activity affecting tourism-related development
	EM13	Number and % of all applications for tourist related development refused	Combined and reported as backgroundB8				
Landscape			NEW	14	Area of designated Landscapes		
			NEW	15	Change in the number and area of historic parks an gardens		
			NEW	16	Change in the number commons an Village Greens		
			NEW	17	Change in Landscape Character areas		
	L1	Number and % of applications in designated landscape areas refused	Simplified and reported in B9 – to be dropped in 2002			B9	Planning activity in designated landscape areas

## Appendix 1

		<b>Original Suffolk's Environment Indicators</b>	<b>1996 – 2001</b>		<b>5 Year Review Indicators</b>		<b>5 Year Review Background</b>
	L2	Number and % of applications in designated landscape areas approved	Simplified and reported in B9 – to be dropped in 2002				
	L3	Number and area of historic parks and gardens lost or damaged through loss of landscape features as a result of development	Simplified and reported in B10 – to be dropped in 2002			B10	Planning activity in Historic Parks and Gardens
	L4	Number and area of commons and village greens lost or damaged as a result of development	Simplified and reported in B11- to be dropped in 2002			B11	Planning activity on commons and Town/Village greens
	L5	Number of applications refused in, or with a reason for refusal relating to, historic parks and gardens, or commons and village greens	Simplified and reported in B10 and B11 – data to be dropped in 2002				
	L6	Number of applications approved which include safeguarding conditions or agreements which specifically relate to a site designated as a historic park and garden, a common, or a village green	Simplified and reported in B10 and B11 – to be dropped in 2002				

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	L7	Number of applications outside designated landscape areas where loss of landscape features are cited as a reason for refusal	No longer reported				
	L8	Extent of non local authority landscape management schemes	Indicator only reported in 1996				
Woodland	W1	Area of woodland	5 year indicator	18	Change in the area of woodland		
	W2	Area of woodlands covered by approved Forestry Authority management schemes since 1991	Indicator only reported in 1996				
Wildlife			NEW	19	Change in the number and area of designated ecological sites		
	E1	Number and area of sites designated as of nature conservation value lost or damaged as a result of development		20	Change in number of nature conservation sites lost or damaged as a result of development		
	E2	Number of applications refused in, or with a reason or refusal relating to sites designated as of nature conservation value	Simplified and reported in B12			B12	Planning activity in, or related to, sites designated as of nature conservation value



## Appendix 1

		<b>Original Suffolk's Environment Indicators</b>	<b>1996 – 2001</b>		<b>5 Year Review Indicators</b>		<b>5 Year Review Background</b>
	E3	Number of applications approved which include safeguarding conditions or agreements which specifically relate to a site designated as of nature conservation value	Simplified and reported in B12				
	E4	Number of applications which include reasons for refusal relating to protected species	Simplified and reported in B13			B13	Planning activity relating to the safeguarding of protected species
	E5	Number of applications approved which include safeguarding conditions or agreements relating to the safeguarding of protected species	Simplified and reported in B13				
	E6	New habitat provided in association with applications where an Environmental Assessment is required or voluntarily provided	No longer reported				
	E7	New habitat provided in accordance with local plan allocations	Indicator dropped in Third Monitoring Report 2001				
	E8	Number of publicly accessible nature reserves	Reported in 1996 only				

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
			NEW	21	Protection of Suffolk's biodiversity through sampling		
			NEW	22	Change in number and area of Conservation Areas		
			NEW	23	Change in number of Conservation area appraisals completed		
Conservation Areas/ Listed Buildings	C1	Number of listed building consents and conservation area consents approved	Simplified and reported in B14 and B15 – to be dropped			B14	Planning activity in Conservation Areas
	C2	Number of listed building consents and conservation area consents refused	Simplified and reported in B14 and B15 – to be dropped			B15	Planning activity relating to listed buildings
	C3	Number of planning applications in conservation areas approved	Simplified and reported in B14 and B15 – to be dropped				
	C4	Number of planning applications in conservation areas refused	Simplified and reported in B14 and B15 – to be dropped				
	C5	Number of enhancement scheme in conservation areas				B16	Enhancement schemes completed in Conservation Areas

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	C6	Number of Conservation Area Partnerships within the County, compared to the number for which bids were made	Reworded in Third Monitoring Report 2001			B19	Number of joint funded Conservation Area initiatives in Suffolk and their achievement
	C7	Number of listed buildings		24	Change in number of listed buildings		
	C8	Number of historic buildings at risk		25	Change in the number of historic buildings at risk		
	C9	Total value of grant aided work to historic buildings and buildings in conservation areas				B17	Grant aided work to historic buildings and buildings in Conservation Areas
	C10	Number of Article4(2) Directions in Conservation Areas	Introduced in Third Monitoring report 2001			B18	Number of Article 4 Directions in Conservation areas
				26	Change in number of Scheduled Ancient Monuments damaged as a result of development		
Archaeology	A1	Number and % of applications which affect known archaeological sites approved with amendments to design, or working methods, to ensure preservation	Data to be dropped 2002			B20	Number of applications affecting known archaeological sites approved with amendments to design, or working methods, to ensure preservation

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	A2	Number and % of applications which affect known archaeological sites approved with conditions requiring prior archaeological excavation or recording during development	Data to be dropped 2002			B21	Number of applications determined which affect known archaeological sites approved with conditions requiring prior archaeological excavation or recording during development
	A3	Number and % of applications which affect known archaeological sites approved with agreements for management/enhancement work					
	A4	Number and % of applications which affect known archaeological sites for which archaeological evaluation is required prior to determination	Data to be dropped in 2002			B22	Number of applications which affect known sites for which archaeological evaluation is required prior to determination
	A5	Number and % of applications which affect known archaeological sites refused					

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	A6	Number of Scheduled Ancient Monuments(an other archaeological sites of national importance) damaged as a result of development					
	A7	Number and % of applications which affect known archaeological sites of less than national importance approved with no provision for preservation in situ or recording prior to or during development	Data to be dropped in 2002			B23	Number of applications which affect known archaeological sites of less than national importance approved with no provision for preservation in situ or recording prior to or during development
	A8	Number and % of applications affecting no known archaeological site but judged of high archaeological potential an approved with conditions requiring archaeological excavation or recording during development				B24	Number applications affecting no known archaeological site but judged of high archaeological potential an approved with conditions requiring archaeological excavation or recording during development
Town Centres	TC1	Number of units of each land use class in town centres		27	Change in the number of units of each land use class in town centres (ground floor only)		

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	TC2	Floorspace in town centres by land use	Indicator dropped in Third Monitoring Report 2001				
	TC3	Number of vacant units of each land use class in town centres		28	Change in the number of vacant street level retail units of each land use class in town centres		
	TC4	Number of multiple retailers in town centres				B27	Multiple retailers in town centres
	TC5	Planning approvals and Local Plan allocations for major redevelopment or new developments in town centres	Data to be dropped in 2002			B28	Planning activity in town centres
	TC6	Rents for each town centre		29	Change in rents for selected town centres		
	TC7	Retail yield for each town centre		30	Change in retail yields (%) for selected town centres		
	TC8	Pedestrian flows in town centres	Information only reported in 1996				
	TC9	Length and area of Pedestrianisation in town centres				B25	Town centre Pedestrianisation
	TC10	Number of town centre car parking spaces				B26	Town centre parking

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	TC11	Number of major commercial applications outside the town centres approved.	Data to be dropped in 2002			B29	Planning activity outside town centres
	TC12	Number of major commercial applications outside the town centres refused.	Data to be dropped in 2002				
	BE1	Number of design briefs covering major development sites		31	Number and percentage of major development sites in the adopted Local Plan covered by a design brief		
			NEW	32	Dwellings per hectare of net developable area		
	BE2	No. and percentage of applications refused on the ground of density, scale, layout, design, landscaping or impact on the visual character or appearance of locality					
	BE3	No. and percentage of applications refused on grounds of privacy, daylight, odour, or noise nuisance.	Simplified and reported in B30 – data to be dropped in 2002			B30	Number and percentage of applications refused on the grounds of privacy, daylight, odour, dust or noise nuisance.
	BE4	Number of new TPOs served within village and urban areas		33	Change in number of TPOs served within villages and urban areas		

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	BE5	No. of applications for work covered by TPOs within villages and urban areas	Data never reported due to inconsistencies				
	BE6	No. of TPO trees or areas of woodland within villages and urban areas lost each year.	Indicator not reported in 1999 and 2000, reworded in 2001 report, and now dropped				
	BE7	Number of applications refused for reasons of adverse impact on a TPO	Introduced in Third Monitoring Report 2001 and no dropped				
			NEW	34	Change in recorded crime rates per 1000 population		
			NEW	35	Change in the percentage of journeys undertaken by sustainable modes		
			NEW	36	Change in the number of air quality management areas and dwellings affected		
			NEW			B31	Modal share of all journeys undertaken
Transport	TP1	Percentage of housing in Ipswich, Bury St Edmunds, Lowestoft, other towns and elsewhere		36	Percentage of housing in major towns, other towns and elsewhere		



## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	TP2	Percentage of all new residential development taking place in Ipswich, Bury St Edmunds, Lowestoft, other towns and elsewhere		38	Change in percentage of all new residential development taking place in Major Towns, Other towns and elsewhere		
	TP3	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place		39	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place		
	TP4	Percentage of urban population living within 400m of a local shop.	Data only reported 1996				
	TP5	Percentage of urban population living within 400m of a primary school.	Data only reported 1996				
	TP6	Percentage of urban population living within 400m of a local shop and primary school.	Data only reported 1996				
	TP7	Percentage of population with journey to work public transport				B32	Availability of journey to work public transport
			NEW	41	Change in percentage of households within 13 minutes walk of an hourly bus service		
	TP8	Number of pedestrian friendly road crossings					

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	TP9	Total length of urban cycle routes					
	TP10	Number of public cycle parking facilities					
	TP11	Number of bus priority measures in major urban areas					
	TP12	Number of town centre publicly available long stay car parking spaces in Ipswich, Bury St Edmunds and Lowestoft.					
	TP13	Total funds allocated to implement Urban Traffic Management Schemes.					
	TP14	Number of parishes where 30mph speed restrictions have been implemented.	Indicator dropped in Third Monitoring report 2001				
	TP15	Number of applications refused because of unacceptable environmental impact of traffic.				B33	Planning activity relating to the environmental impact of traffic
	TP16	Number of applications refused because of traffic safety implications.	Data to be dropped in 2002			B34	Number of applications refused because of traffic safety implications

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	TPI32	Number of applications refused because of unacceptable environmental impact of traffic in a Conservation area	Introduced in Second Monitoring report 2000 – data to be dropped in 2002				
	TP17	Number of approvals which include conditions or agreement which seek to minimise traffic impact.	Data to be dropped in 2002			B35	Number of applications approved with conditions to minimise traffic impact
	TP18	Number of major commercial applications outside Town centres refused on transport grounds	Introduced in Second Monitoring report 2002				
	TP19	Number of applications approved where a Green travel plan is submitted by condition or legal agreement	Introduced in Second Monitoring report 2000	37	Change in the number of applications approved where a Green travel Plan is submitted or required by condition or legal agreement		
			NEW	40	Car parking standards		
Publicly accessible open space	OP1	Existing level of publicly accessible open space provision within Suffolk's towns.	Data only reported 1996				

## Appendix 1

		<b>Original Suffolk's Environment Indicators</b>	<b>1996 – 2001</b>		<b>5 Year Review Indicators</b>		<b>5 Year Review Background</b>
	OP2	Hectarage of new publicly accessible open space permitted.	Indicator dropped in Second Monitoring report 2000				
	OP3	Hectarage of publicly accessible open space lost through redevelopment.	Indicator dropped in Third Monitoring report 2001				
	OP4	Number and percentage of applications refused because of loss of publicly accessible open space.	Indicator dropped in Third Monitoring report 2001				
	OP5	Number of applications refused because of inadequate publicly accessible open space provision.	Indicator dropped in Third Monitoring report 2001				
	OP6	Accessibility to publicly accessible open space	Data only reported 1996				
Outdoor Playing Space and formal recreation	REC1	Existing provision of outdoor playing space (youth and adult use)		42	Change in existing provision of outdoor playing space (youth and adult use)		
	REC2	Existing provision of children's play space		43	Change in existing provision of children's play space.		

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	REC3	Existing provision of allotments				B37	Allotment provision
	REC4	Existing provision of facilities for golf	To be reported on a five yearly basis from 2002			B38	Provision of golfing facilities
	REC5	Existing provision of indoor sport and leisure facilities	To be reported on a five yearly basis from 2002			B39	Provision of indoor sports and leisure facilities
	REC6	Existing provision of water based recreational facilities	Data never reported				
	REC7 (a) and (b)	No. and percentage of applications for the provision of new public recreational facilities refused	Data to be dropped 2002			B40	Planning applications for new recreational facilities
	REC8	Number of public recreation facilities likely to be lost as a result of planning approvals		44	Number of recreational facilities lost as a result of development		
	REC9	No. and percentage of applications refused because of a loss of public recreational facilities.	To be reported on a five year basis from 2002			B41	Applications refused because of a loss of recreational facilities
Countryside recreation	CR1	The percentage of population who live within 5km of an informal countryside recreation site	Data only reported 1996	B42	Proportion of the population living within 5km of an informal countryside recreation site		

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	CR2	Hectarage of informal countryside sites (District and County Council managed) per 1000 population	Data only reported 1996	45	Change in Hectarage of informal countryside recreation sites (District and County council managed) per 1000 population		
	CR3	Number of visitors to selected countryside recreation sites	Indicator dropped in Third monitoring report 2001	B43	Number of visitors to selected countryside recreation sites		
	CR4	Number of length of footpaths promoted		46	Change in the percentage of total length of footpaths and public rights of way that are easy to use by the public.		
	CR5	Length of Rights of Way routinely cleared of surface growth					
	CR6	Percentage of justified complaints relating to ploughing and cropping resolved.					
			NEW			B59	Water use
Water Quality	WT1	Length of freshwater river courses, classified by chemical quality	Data only reported 1996			B53	Percentage change in chemical water quality of freshwater river lengths
	WT2	Length of freshwater river courses, classified by biological quality	Data only reported 1996			B54	Percentage change in biological water quality of freshwater river lengths
	WT3	Length of estuarine waters classified by quality	Data only reported 1996			B55	Change in quality of estuarine waters

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
	M4	Production of secondary aggregates within Suffolk		51	Change in the production of recycled aggregates within Suffolk		
	M5	No. and percentage of applications of alternative aggregates approved				B47	Planning activity relating to production of recycled aggregates
	M6	No. and percentage of applications referred to the Mineral Planning Authority for consultation which are refused.	To be reported on a five year basis from 2002			B48	Change in the number of applications refused because of sterilisation of mineral resources
	M7	Hectarage of land restored after mineral extraction	To be reported on a five year basis from 2002			B49	Hectarage of land restored after mineral extraction
			NEW	52	Household waste produced (tonnes) and percentage recycled		
Waste Management	WD1	No. and percentage of applications for waste disposal or recycling facilities approved.				B50	Planning activity relating to waste disposal facilities
	WD2	No. and percentage of applications for waste disposal or recycling facilities refused.				B51	Planning activity relating to recycling facilities
	WD3	Hectarage of waste disposal sites restored				B52	Hectarage of waste disposal sites restored

## Appendix 1

		Original Suffolk's Environment Indicators	1996 – 2001		5 Year Review Indicators		5 Year Review Background
Renewable Energy	RE1	Installed electricity generating capacity using renewable energy		47	Change in installed electricity generating capacity using renewable energy		
	RE2	Installed electricity generating capacity using renewable energy as a proportion of the County renewable energy potential		48	Change in installed electricity generating capacity using renewable energy as a proportion of the County renewable energy potential		
	RE3	Installed electricity- generating capacity using renewable energy as a proportion of capacity of scheme awarded a NFFO contract.					
	RE4	Number and potential electricity capacity of renewable schemes with planning permission but not installed.				B44	Number and potential electricity capacity of renewable schemes with planning permission but not installed.
	RE5	Number and potential electricity generating capacity of renewable schemes refused planning permission.				B45	Number and potential electricity generating capacity of renewable schemes refused planning permission.
			NEW			B46	Energy conservation measures in Suffolk



# Glossary of Terms

## Glossary of Terms

**AFFORDABLE HOUSING** – Housing which is accessible to those who cannot afford to buy or rent appropriate accommodation for their needs in the local housing market. Excludes low cost open market housing.

**ALLOCATION** – Designation of land in the Development Plan for a particular land use such as housing.

**ALLOTMENT** – Land other than a private garden, wholly or mainly cultivated by the occupier for the production of vegetables or fruit crops for consumption by themselves. Non-statutory allotments are temporary or private. A statutory allotment is land where the freehold has been vested in the allotments authority or which has subsequently been appropriated to allotment use.

**AMENITY** – A positive element or elements which contribute to the overall character of an area, e.g. open land, trees, historic buildings, and the inter-relationship between all elements in the environment.

**ANCIENT MONUMENT**- A building or structure above or below ground whose preservation is of national importance and which has been scheduled by the Secretary of State because of its historic, architectural, traditional, artistic or archaeological interest.

**ARCHAEOLOGICAL REMAINS** – Earthworks, remains under the soil surface, urban remains under existing towns and certain buildings, and monuments that provide evidence of the past development of our civilisation.

**AREA OF OUTSTANDING NATURAL BEAUTY (AONB)** – Environmentally sensitive land designated under the National Parks and Access to the Countryside Act 1949 for its special landscape value.

**AREA LIABLE TO FLOOD** – Land adjacent to a river/watercourse over which water flows during peak times of flood.

**ARTICLE 4(2) DIRECTION** – Direction made by local authorities to withdraw permitted development rights from residents to protect sensitive area, e.g. a Victorian terrace in a conservation area.

**BACKLAND DEVELOPMENT** – An area of land which lies to the rear of an established form of development and does not have a road frontage.

**BROWNFIELD SITE** – Site for development which has been previously built on. More fuller explanation under “Previously developed land”

## Glossary of Terms

**BROADS** – Wetland area of grazing marsh, fen, rivers and lakes. Under the Norfolk and Suffolk Broads Act 1998, the Broads Authority is the Local Planning Authority for the area.

**BUSINESS CLUSTER** - Geographic concentrations of inter-connected companies, firms in related industries and associations that co-operate, collaborate and compete to build competitive advantage

**CAR PARKING STANDARDS** – The Council's requirements for parking provision ancillary to development.

**CIRCULARS** – Non statutory documents occasionally issued by Government Departments, interpreting legislation and providing/guidance on matters of policy, procedure and government expectations in the delivery of services.

**COMMUTED PAYMENT** – Sum payable for the provision of parking, public open space or community facilities elsewhere in an area as an obligation of another development.

**CONDITIONS** – Steps required to be taken or limitations imposed when planning permission is granted for development.

**CONSERVATION AREA** – An area with high architectural or historic interest which has been given special status to ensure its protection and enhancement. Designated by a local authority.

**COUNTY WILDLIFE SITE** – A locally designated wildlife habitat.

**DEFINITIVE RIGHTS OF WAY MAP** – A map of rights of way prepared by the County Council under the National Parks and Access to the Countryside Act 1949 as amended by the Countryside Act 1968 and the Wildlife and Countryside Act 1981.

**DEVELOPMENT** – Development is defined in Section 55(1) of the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land.” The demolition of a building is now also classed as development. Planning permission is normally required before development can take place.

**DEVELOPMENT CONTROL** – The process through which a local planning authority determines whether a proposal for development should be granted planning permission, taking into account the development plan and any other material considerations.

**DEVELOPMENT PLAN** – The statutory land use planning framework for an area. The Development Plan consists of the Structure Plan for the administrative County and any Local Plans prepared within the context of the Structure Plan and adopted by the relevant Borough/District Council.

## Glossary of Terms

**DUAL USE** (of sports facilities) – The shared use of school and college sports facilities by the general public.

**DWELLING** – A building or any part of a building that forms a separate and self-contained set of premises designed to be occupied by a single family or household.

**EASTERN REGION** – The East of England Region, with a population of some 5.5 million, extends from the fringes of London in the south to rural areas like the Fens, Breckland and North Norfolk; and from the Cambridge area, with its booming research and technology based economy to areas with major regeneration needs, like Great Yarmouth/Lowestoft, Luton/Dunstable/Houghton Regis and Thames Gateway South Essex.

**ECOLOGY** – The relationship between humans, animal life and the environment in which they live

**ECONOMICALLY ACTIVE** - Persons in full or part-time work or unemployed or on a government scheme (The permanently sick, the wholly retired, full time students, and persons looking after home or family are classified as economically inactive).

**ENVIRONMENTAL IMPACT ASSESSMENT** – Collation and assessment of information regarding the impact of proposed development on the environment.

**EUROPEAN FUNDING** – Available through Objective 2 of the European Structural Funds for the period 2000-2006. Parts of Waveney are covered. Transitional support is available for Rural East Suffolk – an area that was receiving full support through the former Objective 5b programme.

**GENERAL PERMITTED DEVELOPMENT ORDER** – Identifies types of, usually minor, development for which planning permission is automatically granted and which therefore do not require a planning application to be submitted to the Council.

**GREENFIELD SITE** – Site for development which has not previously been built on.

**GREEN SPACE** – Spaces which are important as they make a significant contribution to the character of the locality, primarily in terms of their visual amenity value though occasionally they have a recreational role.

**GROSS FLOORSPACE** – Includes all floorspace within the external faces of a building, including plant, lifts, stairwells etc.

**HABITAT** – Natural home of animals or plants.

**HECTARE** – 10,000 square metres or 2,471 acres

## Glossary of Terms

**HERITAGE** – A term used to refer to the historical, architectural and archaeological features, buildings and monuments which are of local, regional or national interest.

**HERITAGE COAST** – an area of coastline containing nationally important wildlife and landscape features which is protected and promoted by the Countryside Agency in association with local planning authorities.

**HOUSEHOLD** – One person living alone or a group of people (who may or may not be related) living at the same address with common housekeeping, sharing at least one meal a day or occupying a common living or sitting room.

**HOUSING ASSOCIATIONS** – Independent non-profit making organisations receiving funds from Central Government to provide housing for sale or rent for those in need.

**HOUSING STOCK** – Total residential accommodation in the town comprising all housing types and tenure.

**IMPLEMENTATION** – Action/putting into effect.

**INFILLING/INFILL DEVELOPMENT** – The development of a vacant site in a substantially developed frontage or area.

**INFORMATIVE** – When granting planning permissions a Council may impose conditions on the approval notice that must be complied with. A Council may also attach informatives, which seek to guide the applicant. Unlike conditions they are not statutory parts of the decision notice but the applicant is recommended to study them closely as they may assist in ensuring the development is properly carried out.

**INFRASTRUCTURE** – The basic facilities, services and installations needed for the functioning of the community, such as transportation and communications systems, water and power lines, and public institutions including schools and post offices.

**INTEGRATED TRANSPORT SYSTEM** – Networks of links (bus, road, rail etc.) rather than individual routes, connected in terms of physical access, ticketing, service frequency, timing and capacity.

**LANDBANK** – A stock of planning permissions for the winning and working of minerals. They enable the aggregates supply industry to respond to fluctuations in demand.

**LANDSCAPE CHARACTER AREAS** – Areas defined by common characteristics in their built and natural environments.

## Glossary of Terms

**LANDSCAPING** – Soft landscaping is the provision of trees and shrubs within a development or other scheme. Hard landscaping is the provision on the ground of design features in durable materials, such as stone, brick or concrete, to improve the overall appearance of a development or other scheme.

**LEGAL AGREEMENT** – A Local Planning Authority may enter in to an agreement with an applicant in connection with a proposed development. The agreement can contain provisions for the developer to carry out, or contribute towards, specific additional works made necessary by the development. (Often referred to as Section 106 agreements).

**LISTED BUILDING** – A building designated as having special architectural or historic interest and listed by the Secretary of State for protection.

**LOCAL AGENDA 21** – A comprehensive programme of action adopted at the United Nations Conference on Environment and Development in Rio in 1992. Provides a blueprint for securing the sustainable future of the planet. Local Agenda 21 is the means by which Agenda 21 is developed and put into action at local level by, amongst others, local authorities.

**LOCAL NATURE RESERVE** – An area of particular wildlife interest declared by a local authority under Section 21 of the National Parks and Access to the Countryside Act 1949, and usually managed by them.

**LOCAL PLAN** – A detailed land use plan with four main functions;

To develop the policies and general proposals of the Structure Plan and relate them to precise areas of land;

To provide a detailed basis for the control of development;

To provide a basis for co-ordinating and directing development and other uses of land; and

To bring local planning issues before the public.

**LOCAL TRANSPORT PLANS (LTPs)** – LTPs are prepared by the County Council, in partnership with other organisations and the Borough/District Councils and set out five year plans for delivering local transport policies. The key elements are a long-term strategy to tackle problems identified, a costed and affordable programme of schemes and policy measures, and a set of performance indicators and targets for monitoring purposes.

**MATERIAL PLANNING CONSIDERATION** – A factor to be taken into account when making a planning decision.

**MULTI-AGENCY INITIATIVE/PARTNERSHIP** – Involvement of different private and public sector bodies in an initiative.

**NATIONAL NATURE RESERVE** – A nationally important area of special nature conservation interest, designated by English Nature under Section 16

## Glossary of Terms

of the National Parks and Access to the Countryside Act 1949.

**NET FLOORSPACE** – The lettable floor area that can be put to operational use and hence therefore excludes such parts of buildings as stairs, lifts, corridors and in the case of shops, storage space.

**OBJECTIVES** – Long term intentions guiding implementation

**OPEN SPACE** – Undeveloped areas of land which provide visual, recreational and nature conservation benefits. Can be either public (e.g. public parks, gardens, woods, play areas) or private (large gardens, private sports grounds, school playing fields).

**OUTSTANDING PLANNING PERMISSION** – Where planning permission has been granted for development but has not yet been implemented or the permission has not lapsed.

**PARK AND RIDE** – Car parking at the edge of a town combined with a frequent, direct public transport link to the Town Centre and other areas of high density employment.

**PERMITTED DEVELOPMENT** – Certain types of development which do not require planning permission as set out in the General Development Order 1995.

**PLANNING CONDITION** – Conditions that are imposed on the grant of planning permission, which are necessary in order to enable the proposed development to proceed.

**PLANNING OBLIGATION AGREEMENT** – A planning agreement between developers or landowners and the local authority regarding development.

**PLANNING PERMISSION** – Formal approval by the Council, often with conditions, allowing a proposed development to proceed. Full permissions are usually valid for five years; outline permissions, where details are reserved for subsequent approval, are valid for three years.

**PLANNING POLICY GUIDANCE (PPG)** – National policy guidelines issued by the Office of the Deputy Prime Minister (formerly the Department for Transport, Local Government and the Regions (DTLR), formerly the Department for Environment and Transport (DETR) which superseded the former Department of the Environment (DOE). There are a series of Guidance notes covering various aspects of the planning system and due weight must be given to them when considering individual planning applications as they are material factors in their determination. They are listed on the Office of Deputy Prime Minister Web site.

## Glossary of Terms

**PREVIOUSLY DEVELOPED LAND** – Land that is or was occupied by a permanent (non-agricultural) structure, and associated fixed surface infrastructure.

1. The definition covers the curtilage of the development
2. It may occur in both built-up and rural settings.
3. The definition excludes land and buildings that have been used for agricultural purposes, forest and woodland, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time, or has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.

**RAMSAR SITE** – Internationally important wetland identified for conservation under the Ramsar Convention (1971)

**REGENERATION** – Renewal, rehabilitation of former derelict or under used sites.

**REGIONAL PLANNING GUIDANCE (RPG)** – Guidance setting out Government policy and informing local authorities on the future development of the region, including housing and transportation issues.

**RENEWABLE ENERGY** – Continuous energy flows that occur naturally and repeatedly in the environment and can be tapped to meet energy needs. Includes wind, wave, water, tidal, geothermal and bio-fuel sources of energy.

**RETAIL USE** – Any use falling within the definition of a shop under Class A1 of the Town and Country Planning (Use Classes) Order 1987.

**RURAL PRIORITY AREA** – A geographical area identified by the Regional Development Agency as a target area for funding for economic and social development.

**SECTION 106 AGREEMENT** – See “Legal Agreement”

**SEQUENTIAL TEST** – The approach which developer’s need to undertake for new developments where preference is given to Town Centre locations, then edge of town centres and then out of centre sites only when all other sites have been exhausted.

**SHARED OWNERSHIP/EQUITY HOUSING** – A form of home ownership whereby a person purchases a proportion of a property’s value, the remainder being retained by the Housing Association. The proportion owned can normally be increased over time up to a certain limit.



## Glossary of Terms

**SITE OF SPECIAL SCIENTIFIC INTEREST** – Site notified by English Heritage under Section 25 of the Wildlife and Countryside Act 1981 as having special wildlife or geological features worthy of protection.

**SPECIAL LANDSCAPE AREA** – Area of countryside designated by local authorities to provide protection from unsuitable development, but of lesser importance than the nationally designated Areas of Outstanding Natural Beauty.

**SPECIAL AREA OF CONSERVATION** – Sites of international importance for nature conservation, classified under the EU Habitats Directive.

**SPECIAL PROTECTION AREA FOR BIRDS** – An area of international importance for the conservation of wild birds, classified under the EC Conservation of Wild Birds Directive.

**STRATEGIC GUIDANCE** – Broader countywide advice for land use and development.

**STRUCTURE PLAN** – Development Plan prepared by Suffolk County Council that sets the broad strategic planning context.

**SUFFOLK BIODIVERSITY ACTION PLAN** – A development of the national biodiversity action plan concentrating on those species and habitats particularly relevant to Suffolk.

**SUPPLEMENTARY PLANNING GUIDANCE** – Additional advice, provided by the Council, on particular topic or policy areas, and related to and expanding upon statutory policies, e.g. guidance on the design of roof extensions in a specific locality

**TOWN CRAMMING** – The general trend to intensify development within towns and villages resulting from building on open spaces or redeveloping sites at much higher densities.

**TOWNSCAPE** – Visual appearance and urban design of a town.

**TREE PRESERVATION ORDER (TPO)** – Special protection given to an individual or a group of trees for which consent is required from the local authority to top, lop or fell.

**UNEMPLOYED** – Persons registered for employment at a local employment office or careers service office on the day of the monthly count, who on that day have no job and are capable of and available for work and are in receipt of benefit payments.

## Glossary of Terms

**UNEMPLOYMENT RATE** – The number of persons registered unemployed as a percentage of the resident economically active population aged 16 or over.

**UNIMPLEMENTED PLANNING PERMISSION** – An unexpired approval for development that has not yet started.

**URBAN FRINGE** – The countryside on the edge of a town.

**URBAN RENAISSANCE** – Describes the need to encourage people back into towns and urban neighbourhoods and the means of doing this. It requires urban regeneration based on high quality design, improving social well-being and care for the environment.

**USE CLASSES ORDER** – The Town and Country Planning (Use Classes) Order 1987 lists 16 classes of use. A change from one use to another within the same Class does not constitute development and consequently does not require planning permission. Those Use Classes referred to in *Sustainable Suffolk* are as follows:

Class A1      *Shops*

Class A2      *Financial or Professional Services*

Financial or professional services (other than health or medical services) being services which it is appropriate to provide in a shopping area, and where the services are provided principally to visiting members of the public.

Class A3      *Food and Drink*

Use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.

**VERNACULAR ARCHITECTURE** – Local style of design which is unique to, or characteristic of an area.

**WINDFALL SITES** – Small sites of less than 10 homes that are granted planning permission but are not identified for housing development in the respective Development Plan.

# Useful websites

## Useful websites

### **Best Value performance indicators**

[www.local-regions.odpm.gov.uk/bestvalue/indicators/indicatorsindex.htm](http://www.local-regions.odpm.gov.uk/bestvalue/indicators/indicatorsindex.htm)

### **English Nature**

[www.english-nature.org.uk](http://www.english-nature.org.uk)

### **English Heritage**

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### **Environment Agency**

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

### **Forestry Commission**

[www.forestry.gov.uk](http://www.forestry.gov.uk)

### **Go-East**

[www.go-east.gov.uk](http://www.go-east.gov.uk)

### **Highway Agency**

[www.highways.gov.uk](http://www.highways.gov.uk)

### **Office of Deputy Prime Minister**

[www.odpm.gov.uk](http://www.odpm.gov.uk)

### **Office for National Statistics**

[www.neighbourhood.statistics.gov.uk/home.asp](http://www.neighbourhood.statistics.gov.uk/home.asp)

### **Quality of Life Project**

[www.audit-commission.gov.uk/pis/quality-of-life-indicators.shtml](http://www.audit-commission.gov.uk/pis/quality-of-life-indicators.shtml)

### **Suffolk Coast and Heaths**

[www.suffolkcoastandheaths.org](http://www.suffolkcoastandheaths.org)

### **Suffolk Observatory**

[www.suffolkobservatory.info](http://www.suffolkobservatory.info)

### **Suffolk local planning authorities**

[www.babergh-south-suffolk.gov.uk](http://www.babergh-south-suffolk.gov.uk)

[www.forest-heath.gov.uk](http://www.forest-heath.gov.uk)

[www.ipswich.gov.uk](http://www.ipswich.gov.uk)

[www.mid-suffolk-dc.gov.uk](http://www.mid-suffolk-dc.gov.uk)

[www.stedmundsbury.gov.uk](http://www.stedmundsbury.gov.uk)

[www.suffolkcc.gov.uk](http://www.suffolkcc.gov.uk)

[www.suffolkcoastal.gov.uk](http://www.suffolkcoastal.gov.uk)

[www.waveney.gov.uk](http://www.waveney.gov.uk)

### **Suffolk Wildlife Trust**

[www.wildlifetrust.org.uk/suffolk/](http://www.wildlifetrust.org.uk/suffolk/)

### **Sustainable Development**

[www.sustainable-development.gov.uk](http://www.sustainable-development.gov.uk)

### **Women's Institute: National Federation**

[www.womens-institutes.co.uk](http://www.womens-institutes.co.uk)

### **Women's Institute: Suffolk East Federation**

[www.sefwi.org.uk](http://www.sefwi.org.uk)