

**Planning for Growth**  
**Assistant Director Tom Barker**

**The Planning for growth agenda is supported by a number of teams including Strategic Planning and Development Management . The focus is on delivering more of the right homes, in the right places, creating resilient and well served communities and encouraging and facilitating new employment opportunities.**

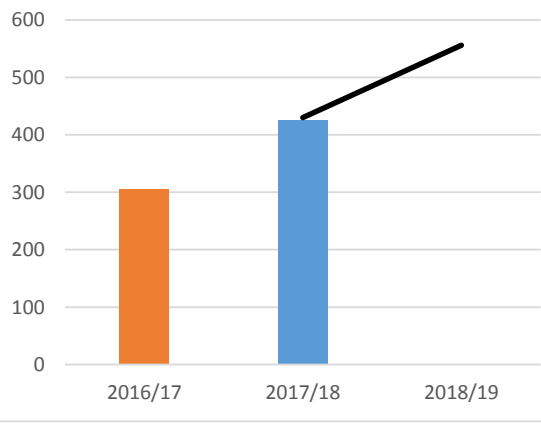
	April- June 2018	July - September 2018	October - December 2018	January - March 2019
<b>Main Achievements</b>	<p>Performance on planning applications (as judged by Ministry of Housing Communities and Local Government statistics) is good, with Mid Suffolk delivering 83% of majors and 77% of non-majors in time.</p> <p>Seventeen communities are working on Neighbourhood Plans, Stradbroke will be undergoing Examination over the summer. The Community Infrastructure Framework (CIL) Expenditure Framework was approved by Councillors in April and the first round of bids have been received. Further member briefings on the next draft of the Local Plan took place in April with further public consultation expected in Autumn.</p> <p>Visioning for Prosperity' work for Greater Stowmarket was approved at Cabinet in June, with final documents presented at a public open day.</p> <p>The Open for Business Team has commissioned Nautilus Associates to develop the Phase 1 feasibility study for a Technology Hub for Mid Suffolk area. Planning permission for the Gateway14 Enterprise Zone site was granted in June.</p>	<p>Performance on planning applications (as judged by MHCLG statistics) remains strong although there has been a temporary drop in the performance on majors (68%). The performance on non majors has improved (81%).</p> <p>Neighbourhood Plans continue to be of interest, with eighteen communities actively working towards developing their plans. Stradbroke and Debenham are at the examination stage and likely to be moving towards referendum in early 2019.</p> <p>The Suffolk Design project was launched with an event held on 9 July. It will produce an updated Suffolk Design Guide for adoption as supplementary planning guidance. It will also further develop the design skills of planning teams and communities working towards Neighbourhood Plans.</p> <p>The Joint Local Plan remains an important piece of work. The new National Planning Policy Framework (NPPF) has placed additional responsibilities on Councils. Officers are addressing the further evidence required. The Local Development Scheme, which sets out the timetable for the Joint Local Plan, was adopted in July.</p>	<p>Performance on planning applications (as judged by MHCLG statistics) was strong at 80% for majors in time in the three months to the end of December 2018. On non-majors Mid Suffolk decided 83.65% applications in time.</p> <p>Our Neighbourhood Plans continue to make positive progress. Stowupland's Plan is under Examination whilst both Thurston and Haughley's Plans have now been submitted. Botesdale &amp; Rickinghall's Plan is expected to be submitted shortly. The Eye Plan has also completed pre-submission stage and will likely proceed to submission in the near future. The Debenham and Stradbroke Plans are proceeding to Referendum and these Plans are therefore a material consideration with statutory weight in planning decisions locally.</p> <p>As part of the CIL expenditure framework review a number of Joint Member Panels were undertaken in November and December. Work is in progress to report the outcomes and proposed changes in March.</p> <p>As part of the Suffolk Design project a Development Briefing for developers and professionals to showcase good design across the County was held in December and well attended. Work is ongoing to draft the new County wide guidance.</p>	<p>Performance on planning applications (as judged by MHCLG statistics) showed further improvement at 90.48% for majors in time in the three months to the end of March 2019. On non-majors Mid Suffolk decided 93.07% applications in time.</p> <p>We have now introduced the changes to our charged pre-application service which were recently agreed by Cabinet.</p> <p>The redevelopment of the former offices MSDC offices in Needham Market has been approved as has the Reserved Matters application for the SnOasis scheme which has been long awaited.</p> <p>In this period one new Neighbourhood Plan (NP) Area has been designated (Beyton). Regulation 14 Pre-submission consultations have begun on two NPs and formal Reg 16 Submission consultations has been carried out on a further 3 NPs. The Thurston NP has also been through its independent examination stage during March, and an Examiners Final Report is expected in April.</p>

<b>Main Achievements cont.</b>	Statistics show that across Babergh and Mid Suffolk the direction of travel for completion of timely planning application processing based on median days has improved. For major applications in 2017 it was 133 days, in 2018 it was 130 days and in 2019 it was 80 days. This is also reflected in the non-majors, in 2017 it was 53 days, in 2018 it was 54 days and in 2019 it was 45 days. This means that we not only dealing with more in time according to government targets but we are also dealing with these more quickly across the average.			
<b>Impact on communities / the way we work</b>	The Joint Local Plan will shape how development happens across both Districts. The various consultation stages provide a meaningful opportunity for communities to engage in the plan-making process and therefore influence the policy backdrop against which planning decisions are made.	The Joint Local Plan will shape how development happens across both Districts. The various consultation stages provide a meaningful opportunity for communities to engage in the plan-making process and therefore influence the policy backdrop against which planning decisions are made	The Joint Local Plan will shape how development happens across both Districts. The various consultation stages provide a meaningful opportunity for communities to engage in the plan-making process and therefore influence the policy backdrop against which planning decisions are made.	The Joint Local Plan will shape how development happens across both Districts. The various consultation stages provide a meaningful opportunity for communities to engage in the plan-making process and therefore influence the policy backdrop against which planning decisions are made.

**Key for trend graph:**  
● 2015/16  
● 2016/17  
● 2017/18  
● 2018/19  
— target

**Key:**  
n/a not applicable  
n/av not available  
highlighted measure, further detail in main report

**Strategic Planning  
Corporate Manager Robert Hobbs**

Performance measure	Period	Data	Target	Council	Trend	Comments
<b>SP01</b> No. of dwellings completed  Cabinet Member: Glen Horn Data Owner: Matt Deakin	<b>2016/17</b> <b>2017/18</b> <b>2018/19</b>	305 426	430 556	MSDC		The 2017/18 data indicates that the number of completions, at 426, was only slightly short of the 430 target and was a significant improvement on the 2016/17 figure. In September 2018 a standard method for assessing housing need was published by the Government, which set the requirement for Mid Suffolk at 585 dwellings per year using 2014-based household projections. New affordability ratios were published in March 2019, which resulted in a new requirement of 556 dwellings per year. The 2018/19 data is expected to be available in June 2019 and will be published in the Annual Monitoring Report in September.
Performance measure	Period	Data	Target	Council	Trend	Comments

<p><b>SP02</b> Effective Land Supply</p> <p>Cabinet Member: Glen Horn Data Owner: Matt Deakin</p>	<p><b>2016/17</b> <b>2017/18</b> <b>2018/19</b></p>	<p>3.9 6.5, see comment See comments</p>	<p><b>6.5</b> <b>6.5</b> <b>6.5</b></p>	<p><b>MSDC</b></p>		<p>In July 2018 the Council's Annual Monitoring Report reported a Housing Land Supply of 6.5 years. With a 5 Year Land Supply in place the Council can address the housing need in our district and ensure we build the right houses in the right places, with more input at a local level. The Government methodology for assessing deliverability within the five-year land supply changed following the publication of the National Planning Policy Framework in late July 2018 after the publication of the Council's Annual Monitoring Report. A planning appeal decision in Woolpit in late 2018 then determined a Housing Land Supply of 3.4 years. Further evidence was collected and in March 2019, a position of 5.06 years was published. The Annual Monitoring report in September will include an updated figure for 2018/19.</p>
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Performance measure	Period	Data	Target	Council	Trend	Comments
<b>SP03</b> No. of neighbourhood plans at preparation stage (cumulative total)  Cabinet Member: Glen Horn Data Owner: Paul Bryant	<b>2016/17</b>		n/a	MSDC		In the three month period Jan - Mar 2019, one new NP Area has been designated (Beyton). Reg 14 Pre-submission consultations have begun on two NPs (Woolpit and Fressingfield), and formal Reg 16 Submission consultations has been carried out on a further 3 NPs (Botesdale & Rickinghall, Haughley, and Thurston). The Thurston NP has also been through its independent examination stage during March, and an Examiners Final Report is expected to be with us in April. (see SP04 below) NB: The slight drop in the number of NPs at the preparation stage can be accounted for by the fact that two Plans have now been formally adopted by MSDC. (see SP05 below). For more info see: <a href="https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/">https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/</a>
	Qtr. 1	7				
	Qtr. 2	8				
	Qtr.3	8				
	Qtr.4	9				
	<b>2017/18</b>		n/a			
	Qtr.1	9				
	Qtr. 2	11				
	Qtr. 3	14				
	Qtr. 4	16				
	<b>2018/19</b>		n/a			
	Qtr.1	17				
	Qtr. 2	18				
Qtr. 3	20					
Qtr. 4	19					
<b>SP04</b> No. of neighbourhood plans entering examination stage (cumulative total)  Cabinet Member: Glen Horn Data Owner: Paul Bryant	<b>2016/17</b>		n/a	MSDC		As hinted at in SP03 above, the Thurston NP was submitted for Independent Examination at the beginning of March 2019 and has almost completed that process. Early April 2019 will see two more NPs submitted for examination, they being the Botesdale & Rickinghall, and Haughley.
	Qtr. 1	0				
	Qtr. 2	0				
	Qtr.3	1				
	Qtr.4	1				
	<b>2017/18</b>		n/a			
	Qtr.1	0				
	Qtr. 2	0				
	Qtr. 3	0				
	Qtr. 4	0				
	<b>2018/19</b>		n/a			
	Qtr.1	1				
	Qtr. 2	2				
Qtr. 3	1					
Qtr. 4	1					
<b>SP05</b> No. of neighbourhood plans made (cumulative total)  Cabinet Member: Glen Horn Data Owner: Paul Bryant	<b>2016/17</b>		n/a	MSDC		See also SP04 above. Following majority 'yes' votes at their respective local referendums, Full Council agreed to formally adopt both the Debenham and Stradbroke NPs on 18 March 2019. These are the first NPs to be adopted in Mid Suffolk since Mendlesham in March 2017. NB: Given that a number of other NPs in Mid Suffolk are now at an advanced stage it might reasonably be expected that we could see at least four further NPs being adopted by March 2020.
	Qtr. 1	0				
	Qtr. 2	0				
	Qtr.3	0				
	Qtr.4	1				
	<b>2017/18</b>		n/a			
	Qtr.1	0				
	Qtr. 2	0				
	Qtr. 3	0				
	Qtr. 4	0				
	<b>2018/19</b>		n/a			
	Qtr.1	0				
	Qtr. 2	0				
Qtr. 3	0					
Qtr. 4	2					

**Growth & Sustainable Planning  
Corporate Manager Philip Isbell**

Performance measure	Period	Data	Target	Council	Trend	Comments	
<b>GSP01</b> % of major applications processed 'in time' (13 wks., 16 wks. or within agreed Extension of Time/ Planning Performance Agreement)  Cabinet Member: Glen Horn Data Owner: John Mawdsley	<b>2016/17</b>		<b>95%</b>	<b>MSDC</b>		The target set for 2018/19 aligns with the Ministry of Housing, Communities & Local Government assessment thresholds.  Performance in Q4 has improved in relation to previous quarters and is well above the national benchmark of 60%. MSDC had asked for advice from the Planning Advisory Service (PAS) to ascertain how to improve performance at MSDC, especially concerning non-majors. Subsequent to the visit from PAS new approaches are being implemented which are already starting to improve performance, including ensuring that extensions of time are achieved in time.	
	Qtr. 1	77%					
	Qtr. 2	91%					
	Qtr.3	100%					
	Qtr.4	89%					
	<b>2017/18</b>		<b>95%</b>				
	Qtr. 1	91%					
	Qtr. 2	84.60%					
	Qtr. 3	72.20%					
	Qtr. 4	75%					
	<b>2018/19</b>		<b>60%</b>				
	Qtr. 1	83.33%					
	Qtr. 2	67.74%					
Qtr. 3	80.00%						
Qtr. 4	90.48%						
<b>GSP02</b> % of non major applications processed 'in time' (8 wks, or within agreed Extension of Time/ Planning Performance Agreement)  Cabinet Member: Glen Horn Data Owner: John Mawdsley	<b>2016/17</b>		<b>85%</b>	<b>MSDC</b>		The target set for 2018/19 aligns with the Ministry of Housing, Communities & Local Government assessment thresholds. Q4 non-major performance improved to over 93% and is well above the national benchmark of 70%. Work is continuing as per the comment above with particular emphasis on ensuring extensions of time are met.	
	Qtr. 1	69.90%					
	Qtr. 2	81.10%					
	Qtr.3	74.60%					
	Qtr.4	77.90%					
	<b>2017/18</b>		<b>85%</b>				
	Qtr. 1	82%					
	Qtr. 2	62.70%					
	Qtr. 3	69%					
	Qtr. 4	85.30%					
	<b>2018/19</b>		<b>70%</b>				
	Qtr. 1	77.55%					
	Qtr. 2	81.15%					
Qtr. 3	83.65%						
Qtr. 4	93.07%						
<b>GSP03</b> % of the total number of major decisions made by the authority on applications that are then subsequently overturned at appeal  Cabinet Member: Glen Horn Data Owner: John Mawdsley	<b>2018/19</b>	<b>3.60%</b>	<b>&lt;10%</b>	<b>MSDC</b>		Data reflects the position to date for planning decisions 01 July 2016 to 30 June 2018. MHCLG allow 9 months following the planning decision for appeals to work their way through the process which would take the period through to 31 March 2019.	

Performance measure	Period	Data	Target	Council	Trend	Comments
<b>GSP06 % of delegation rate</b>  Cabinet Member: Glen Horn Data Owner: John Mawdsley	<b>2016/17</b>		<b>90%</b>	<b>MSDC</b>		Performance for Qtr 4 for 2018/19 exceeds target and reflects the fact that fewer planning committees were held in this period. There is not a government set target for this measure.
	Qtr. 1	91.90%				
	Qtr. 2	92.30%				
	Qtr.3	93.60%				
	Qtr.4	94.10%				
	<b>2017/18</b>		<b>90%</b>			
	Qtr.1	92.20%				
	Qtr. 2	97.50%				
	Qtr. 3	95.50%				
	Qtr. 4	95.20%				
	<b>2018/19</b>		<b>90%</b>			
	Qtr.1	95.60%				
	Qtr. 2	95.10%				
	Qtr. 3	94%				
	Qtr. 4	99.95%				