

Thriving communities,
affordable homes



St Edmundsbury
BOROUGH COUNCIL



Homes &
Communities
Agency



St Edmundsbury

Local Investment Plan
2010 - 2015

Foreword



The borough of St Edmundsbury is an attractive place for people to live and work where residents enjoy a good quality life, a wide range of good local services and a rich historic and natural environment. The Council plays a pivotal role in ensuring that people continue to enjoy the same high quality environment; crucial to this is providing vision and leadership, providing a positive direction and sense of place.

We are proud of our achievements as a borough, over the last five years this has included the redevelopment of the former Cattle Market site in Bury St Edmunds providing retail, residential and a major new public venue, major investment in Haverhill town centre including the development of a new cinema and restaurant area and the delivery of over 1,800 new homes, of which over 600 have been affordable and including some innovative housing schemes in rural areas.

St Edmundsbury Borough Council welcomes this opportunity to work with the Homes and Communities Agency on preparing this Local Investment Plan. Building on our track record of delivery, the plan will ensure that the Council and its partners are best placed to continue to deliver our commitments. This will ensure that we are well placed to make best use of future resources that may be available to assist with delivery and assist in maximising what we can deliver for the borough.

Finally I would like to thank all our partners for the commitment they have shown in the development of this plan and look forward to continuing our work together delivering the priorities identified within it.

John Griffiths
Leader of Council

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1. INTRODUCTION TO THE LOCAL INVESTMENT PLAN

1.1 Background and purpose

The Single Conversation is the Homes and Communities Agency’s (HCA) most important business process; it is about securing delivery at the local level in support of national objectives.

The term ‘Single’ Conversation refers to its comprehensive coverage including the full range of housing, infrastructure, regeneration and community activities, which are brought together through a partnership led by the Borough Council. It draws on the priorities for a local area as set out in key local plans and is an ongoing, evolving and dynamic process. It will always have at its core, shared visions and objectives for places.

The aim of the Single Conversation is to reach agreement on the content of a Local Investment Plan. The Plan will articulate the shared priorities of the local authority, the HCA and other partner agencies. Local Investment Plans will be the starting point for partners to consider resource allocation to local areas. Diagram 1 sets out the scope of the Local Development Plan.

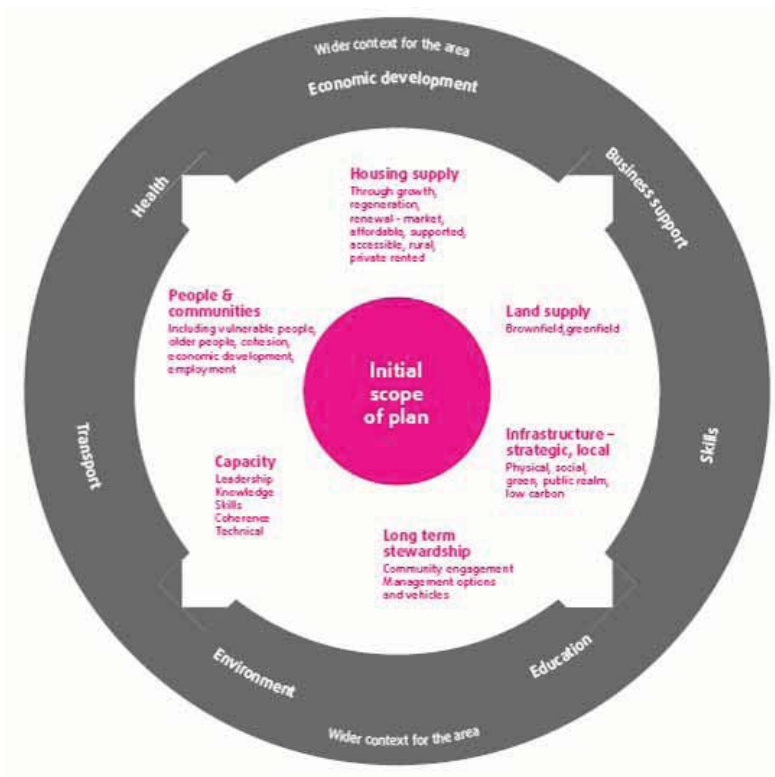


Figure 1: Development of the Local Investment Plan

1.2 The Single Conversation Process and Development of Local Investment Plan

The St Edmundsbury Single Conversation process and development of the Local Investment Plan (LIP) has been led by the Strategic Housing Team, in partnership with other teams (namely Planning and Economic Development) and Members within the council and supported externally by the Homes and Communities Agency, East of England Development Agency, Go East, County Council, and latterly Health. The Partners formed a working group which has met frequently during the development of the LIP to steer the process and to ensure that the LIP fully reflected all partners' interests.

The County Council has ensured that they have not only been represented at working groups but have identified lead officers for the various aspects of the LIP.

Suffolk Primary Care NHS Trust has provided a written response to the Local Investment Plan which is provided in full in Appendix 1; in addition their comments have been included in the LIP where appropriate.

Registered Providers (RPs) of housing active in the borough did not form part of the core group but were engaged by consultation at key stages. Specifically a RSL Forum meeting was held to introduce the Single Conversation process, with an additional forum meeting to follow up and discuss the LIP in detail, focusing on the development and intervention priorities. Thereafter individual registered provider's inputted information relating to schemes they have an interest in.

Supporting People were consulted and their comments have been reflected in the document.

Cambridgeshire Horizons provided editing support and partner-based advice, through the Housing Sub-regional Co-ordinator, who is also supporting the Cambridgeshire Local Investment Plan process and project manages the Strategic Housing Market Assessment for the sub-region. For more detail on the SHMA, please see Appendix 3.

Membership of the Working Party and Registered Providers consulted are set out in Appendix 1.

1.3 Governance of Local Investment Plan

This LIP and methodology for assessing the priorities will be formally signed off by the HCA and the Cabinet by the end of July 2010.

It is fully recognised that the LIP will be a 'living document', the Working Group referred to in the previous section which played an important part in shaping the Local Investment Plan, will continue to have a pivotal role in overseeing and monitoring the delivery of priorities.

The group shall meet quarterly to review the status of the LIP and to update it as projects progress and as additional information is provided. The core group shall engage with relevant partners and undertake any necessary actions.

1.4 Summary of our Local Investment Plan

The object of St Edmundsbury LIP is to demonstrate that investment in St Edmundsbury will:

- Meet the significant need for additional housing, infrastructure and community facilities
- Meet key objectives for the HCA in delivering sustainable growth and regeneration
- Represent excellent value for money
- Demonstrate that growth and regeneration projects in St Edmundsbury can be delivered.

The LIP provides an introduction to St Edmundsbury supported by detailed evidence setting out the strategic case for St Edmundsbury. The appendices draw on a range of policy

documents to provide this evidence. Figure 2 demonstrates the key documents drawn on to develop the LIP.

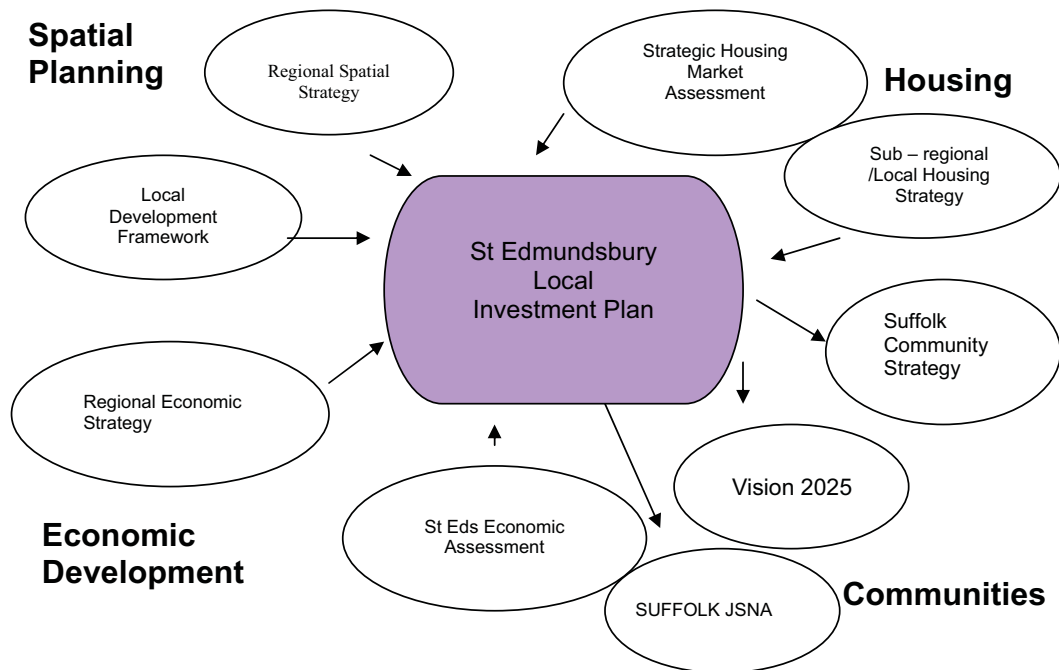


Figure 2: LIP and links

A key part of the strategic case is included in section 7, which sets out recent and planned investment in the borough in terms of housing, infrastructure and community facilities. This demonstrates not only the high levels of investment already made by the Council and its partners but also the leadership and commitment shown by the Council and the confidence and commitment of our partners.

The crucial part of St Edmundsbury LIP is the investment and intervention priorities set out in section 8, which demonstrates the continued commitment, ambition and vision of the Council and its partners over the next five years (2010 - 2015). When delivered these will meet the significant needs for additional housing, infrastructure, and community facilities, meet the key objectives for the HCA in delivering sustainable growth and regeneration, and represent excellent value for money.

The priorities have been identified from existing commitments within the Local Plan 2016 and from discussion with partners. The priorities presented are important to the borough to ensure that it is able to continue to perform against its policy targets and take forward and deliver its vision and objectives for the borough set out earlier in the main document.

The current status of individual priorities has been determined based on our knowledge and that of our partners. These are live projects and the position will change as the project progresses. Many of the projects are presently at various stages of negotiation with the aim of working to achieve a viable project.

The intervention funding identified in [Section 7](#) of this document is based on best information available at the time and will be subject to further analysis and priority change as projects progress and more information becomes available. On the larger strategic sites it assumes that assistance will be required to provide the critical infrastructure i.e. relief road in North West Haverhill. It also assumes that where affordable housing is to be provided as a

planning policy requirement and forms part of a Section 106 agreement, it will be provided without intervention funding.

The priorities included in the St Edmundsbury LIP show that through partnership working and with ongoing investment and intervention it can:

- Deliver in excess of 3,000 homes, of which more than 900 would be affordable.
- Unlock 68 hectares of land for employment, meeting our strategic employment requirements up to 2031.

Please note: At the time of production of our LIP, we are aware of the Government's intention to abolish Regional Spatial Strategies (in our region, the East of England Plan) but that until this is enacted, the plan remains in force and is referred to within the LIP.

2. THE BOROUGH OF ST EDMUNDSBURY IN CONTEXT

2.1 Geography

St Edmundsbury is located in western Suffolk. The borough has borders with Norfolk and Breckland district to the north, Mid Suffolk and Babergh districts to the south and east, Essex and Braintree district to the south and Cambridgeshire and South and East Cambridgeshire districts and Forest Heath district to the west. While administratively links are with Suffolk County Council, the borough is increasingly playing a stronger role in the sub-region of Cambridge due to common economic and social needs. The borough is part of the Greater Cambridge Partnership, which is the sub regional economic partnership for Cambridgeshire and beyond.



Figure 3: The geography around St Edmundsbury

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

2.2 Bury St Edmunds

Bury St Edmunds plays an important role in the regional economy. As the former county town for West Suffolk it still acts as a sub-regional employment and service centre serving a wide, largely rural hinterland. It is well placed to benefit from further growth as part of the A14 Cambridge to Ipswich corridor, but this needs to be managed in the context of the town's historic built environment, the rural landscape and the local distinctiveness of surrounding villages.



The former Cattle Market site has been redeveloped as a mixed use scheme with retail, residential and a major new public venue. The 'arc' shopping centre which forms part of this redevelopment opened in March 2009, has seen a significant increase in available retail floor space, ensuring the return of shoppers to the town from other shopping destinations.



Bury St Edmunds key facts

- Population - circa 40,000
- Large rural catchment area - circa 42,000
- Historic town and cultural centre
- University Campus Suffolk /West Suffolk College
- Major investment in the town centre (£120m)
- Low unemployment (3.1% September 2009¹)
- Designated housing growth area
- Shortage of employment land
- A third of all employment is in the public sector
- Several of the biggest commercial employers are food and drink related e.g. Greene King, British Sugar
- Continued growth in tourism and day visitors

2.3 Haverhill

Located at the south-western corner of the borough, Haverhill is the borough's second town and the fifth largest in Suffolk. It is a market town located within the Cambridge sub-region and currently has a population of around 22,000. The town experienced considerable housing and economic growth since the 1960's, but it is fair to say that the town centre infrastructure had not kept pace with this growth and the Borough Council invested significant resources into the delivery of a regeneration masterplan for the central area.



Haverhill is, however, well positioned to play a significant role in accommodating some of the additional development planned for the sub-region as well as potentially benefiting from the proximity of Stansted Airport and the M11. However, it is important that any such growth provides a balance of homes, jobs and improvements to services including health and shopping facilities.

Haverhill key facts

- Population - circa 20,000
- Fastest growing town in Suffolk
- Dominated by the manufacturing sector
- Adjoins "bio country" in South Cambridgeshire and has important life sciences companies e.g. Genzyme
- NEET (not in employment, education or training) rate is higher than elsewhere in the borough
- Haverhill South (ward) scores highly on indicators for deprivation
- An increasingly confident town

¹ Source: Suffolk Observatory

2.4 Rural

Approximately 43% of the population of St Edmundsbury live in the 18 rural wards in the borough. Access to jobs and services, including public transport, is a particular issue in these areas, especially for the smaller villages. The ability for local people to find housing in their own area is also a major concern. Nearly 25% of the rural population is aged over 65.

Many parishes in our rural areas lack essential services. For example 73% do not have a food shop or general store and 74% do not have a post office. However 58% have a public house and 64% have a village hall or community centre.



Whilst the two towns of Bury St Edmunds and Haverhill will provide the main focus for large scale growth in the borough, a high proportion of the new housing and employment development will be located in rural areas, in those villages which have a range of services and facilities to meet local needs.

Rural area key facts

- Population circa 50,000
- Attractive villages
- Inadequate infrastructure
- Transport and access issues
- 41.5% of St Edmundsbury population live in its rural areas (more than double the national average)
- Unemployment is lower than in the towns
- Age profile of the rural areas is older than the towns
- Lack of affordable housing forcing younger people out of rural areas or discouraging them to return
- Lack of broadband access and mobile phone coverage restricting the growth of rural enterprise

A strengths, weakness opportunities and threats analysis for each of the key areas of the borough can be found in Appendix 6 and a statistical profile of the Borough can be found in Appendix 7. This contains data on age profile, ethnicity, employment, enterprise, skills and qualifications, housing, commuting etc.

3. ST EDMUNDSBURY BOROUGH COUNCIL: AN INTRODUCTION

3.1 Corporate Values

Our values explain what excellence means for us. We want to be a council which:

- Is focused on the needs of all those who use our services
- Provides value for money
- Manages resources, information and data effectively
- Works in partnership
- Strives for improvement
- Values and invests in staff and councillors
- Celebrates success
- Is committed to promoting equality and diversity, and
- Is accountable and accessible.

3.2 Corporate Priorities

The challenge is to turn our vision and mission into benefits that people see and feel. To establish a clear sense of direction and focus we have four priorities which are to:

- Raise standards and corporate efficiency
- Improve the safety and well being of the community
- Secure a sustainable and attractive environment, and
- Create a prosperous local economy.

3.3 Commitment to working in partnership

We cannot deliver all the priorities for St Edmundsbury on our own and need to work in partnership. We are involved in a large number of partnerships, for example working with housing associations and registered providers to deliver affordable housing, and with Suffolk County Council and housing associations to deliver housing and support for vulnerable adults with learning difficulties.

The overarching partnership in Suffolk is the Suffolk Strategic Partnership (SSP) which includes a range of partners. The SSP is responsible for delivering the Suffolk Community Strategy which identifies a broad range of county-wide issues.

The SSP is also responsible for the Suffolk Local Area Agreement (LAA). This is an agreement between central and local government. It includes a number of performance targets that the partnership works towards. The SSP oversees the delivery and performance of the LAA.

The West Suffolk Local Strategic Partnership (WSLSP) is a key partnership for St Edmundsbury, bringing together public, voluntary and private sector partners. Our LSP covers St Edmundsbury, Forest Heath and the western part of Babergh. The partnership has a community leadership role and is responsible for developing the West Suffolk Community Strategy, which is a key driver for the Borough Council's own policy framework.

The Council is involved in numerous other partnerships and works collaboratively to achieve our common goals. One example of this partnership working is our work with the Cambridge housing sub region on housing issues including the ongoing development of the Strategic Housing Market Assessment and a joint Choice Based Lettings scheme.

3.4 Local Area Working Parties

Three Member-led working parties have been established for the Bury St Edmunds, Haverhill and Rural areas respectively and play a pivotal role in driving changes in the local area. The key purpose of these working parties is to:

- Maintain an overview of the issues relating to the wellbeing, economic prosperity and future development of the area.
- Oversee the development and monitor the delivery of area masterplans.
- Consider service and other related issues.

4. VISION FOR ST EDMUNDSBURY

St Edmundsbury will remain a vibrant part of Suffolk and a region where the distinctive local character, unique local heritage and environmental and cultural assets are retained and enhanced for the enjoyment of all. The Borough will be a safe place to live with strong communities. Employment growth and development will produce a prosperous sustainable economy including sustainable tourism. All residents of the Borough will have an equal opportunity to access services, jobs and leisure facilities to maximise their potential to live and work in an environmentally sustainable manner. A hierarchy and network of town and village centres will grow and develop to provide a wide range of services in a good environment and accessible to all, appropriate to the size of settlement.

Bury St Edmunds and Haverhill will be the cultural and economic hearts of the Borough with strong, sustainable links to the surrounding key services centres, villages and countryside.

4.1 Spatial Objectives

- To deliver housing in a sustainable way, including specialist and affordable housing to meet the needs of the whole community, by providing an adequate and continuous supply of land for housing whilst seeking to maximise the amount of Previously Developed Land used. Where schemes require and receive intervention from the HCA the outputs will meet the HCA's minimum standards.
- To secure economic vitality and growth by delivering an adequate and continuous supply of land for employment to meet the needs and demands of different sectors of the economy and reduce the need for out-commuting.
- To sustain and enhance rural communities by providing, where infrastructure and environmental capacity exists, new housing to grow settlements and safeguard existing rural services while, maintaining and, where possible, improving the rural environment.
- To maintain and develop leisure, cultural, educational and community facilities, including access to green space, commensurate to the level of housing and employment growth to meet the needs of residents and visitors.
- To provide opportunities for people to shop for all their needs by sustainable means in thriving and economically viable town, local and district centres.
- To enable people and goods to move around efficiently and safely to the benefit of the economy and community, with minimum harm to the environment by seeking to reduce car dependency and encouraging more sustainable forms of transport.
- To maintain and protect built and natural environment and ensure that new development protects and enhances assets of local design, cultural, historic and conservation importance, and character of the landscape.
- To maintain, protect and enhance the biodiversity, geodiversity and natural environment and seek opportunities to increase the provision of green open space and access to the countryside.
- To ensure that new development only occurs where there is adequate capacity in existing services, facilities and infrastructure or where this capacity can reasonably be provided where necessary before development is occupied.
- To ensure new development addresses and tackles environmental and sustainability issues including climate change adaptation, carbon emissions reduction, renewable energy provision, recycling, waste reduction and water efficiency.

The Core Strategy contains more detail on the vision for Bury St Edmunds, Haverhill and Rural areas. This is available at <http://www.stedmundsbury.gov.uk/sebc/live/Planning-Policy.cfm>

4.2 Spatial Aspirations

- To accelerate the delivery of new housing - in a sustainable way to meet the needs of the whole community
- To maximise opportunities to create jobs for local people
- To lead and support local regeneration initiatives
- To sustain and enhance rural communities
- To improve the quality of existing homes.

5. STRATEGIC CHALLENGES

As part of the local development framework (LDF) process the Council has identified number of key challenges that the Core Strategy will need to take into account. The following have been extracted from the Core Strategy Document as particularly relevant to the local investment plan.

5.1 An ageing population

Population projections suggest that by 2031 over a quarter of St Edmundsbury residents will be aged 65 or over. This presents challenges in the provision of and access to appropriate housing and local services.

The LIP responds to this challenge by acknowledging the need for supported housing, see section 7.3 for full details of individual supported schemes.

5.2 Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport

Ten wards in St Edmundsbury contain 14 super-output areas which rank in the 10% worst nationally, in terms of housing and access to services such as shops and post offices. New housing will need to be directed to appropriate and sustainable rural settlements to bring with it new services, employment and infrastructure. These improve quality of life, safeguard existing services and increase the sustainability of rural settlements, further information can be found in our Rural Action Plan 2008 2011, using the link below (section G Miscellaneous) To support the delivery of higher levels of affordable housing, the Council has reviewed its Affordable Housing Policy and undertaken an Economic Viability Assessment, to ensure that as much affordable housing as is viably possible can be delivered in locations of need. The fully study and appendices can be found in the core document library on St Edmundsbury website (D2 Joint authority background research):

<http://www.stedmundsbury.gov.uk/sebc/live/Coledocumentlibrary.cfm>

The LIP responds to this challenge by inclusion of a package of rural affordable housing schemes and acknowledges the need to deliver Gypsy and Traveler sites to meet demand, see details in Appendix 8.

5.3 Employment base in need of diversifying

In the East of England Plan, there is a requirement to provide 73% of the identified 18,000 new jobs that the regional plan identifies will be required in Forest Heath, Mid Suffolk and St Edmundsbury between 2001 and 2021.

As part of the LDF evidence base, our Employment Land Review (2009) has projected a total employment growth in the borough of 22.2% to 2026 (circ. 13,000 jobs). This growth will be mainly in finance and other business services, public services, distribution and construction.

The LIP responds to this challenge by acknowledging the importance of town centre regeneration and mixed use schemes, as well as prioritising the Suffolk Business Park and Hanchett End proposals. For a breakdown of schemes which meet this strategic priority see [section 7](#) (7.3.30 and 7.3.34)

In addition the LIP modeling recognises the ability of housing growth to create and sustain construction and non-construction employment opportunities and this is reflected in all of the residential development schemes.

5.4 Over reliance on private car for transport

As part of the LDF evidence base, the Infrastructure & Environmental Capacity Appraisal (2009) (<http://www.stedmundsbury.gov.uk/sebc/live/Studies.cfm>) has highlighted that, whilst the road networks around both our main towns is reasonable, new infrastructure will be required to develop more public transport routes and services and to promote the modal shift necessary to accommodate high levels of growth. The review found that employment sites in St Edmundsbury are poorly served by public transport although the employment areas in the south of the borough have good access to strategic road links, making it an attractive destination for distribution uses.

The Infrastructure and Environmental Capacity Appraisal also highlighted that our infrastructure does not yet exist to encourage a move away from reliance on the private car. It is recognised that in the more rural areas of the borough, the use of a private vehicle is viewed as a necessity: the challenge will be to deliver both an improved public transport service to the Towns and Key Services Centres while maintaining and improving the level of local services to reduce the need to travel.

The LIP responds to this challenge by recognising the importance of sustainable locations for new development which provide access to employment, transport, retail and existing community services. This is reflected in the modeling approach adopted in the LIP.

Furthermore the LIP recognises the importance of new infrastructure delivery to support sustainable housing growth, such as the Haverhill North Extension proposal, details of which can be found in [Section 7](#) (7.3.14)

5.5 High levels of growth to deliver

The East of England Plan requires a minimum of 10,000 new homes to be built in St Edmundsbury between 2001 and 2021, with a minimum of a further 5,400 between 2021 and 2031.

The Plan also identifies Bury St Edmunds as a Key Centre for Development and Change (KCDC).

Our Core Strategy will need to deliver policies that not only deliver the medium-term housing, employment and retail growth set out in the Plan but also prepare the way for potential additional growth beyond 2016 by looking at strategies to resolve infrastructure capacity issues.

The LIP responds to this challenge by recognising the importance of infrastructure delivery to unlock future growth.

5.6 Historic and Environmental assets in need of protection

The many historic and environmental assets in St Edmundsbury are important tourist attractions and local leisure assets and form a very large part of the area's local distinctiveness and unique character. New housing must respect design conventions to maintain local character and large scale strategic sites will need to protect existing historical and environmental areas as well as providing new green infrastructure to complement existing open space.

The HCA Design and Quality Standards will apply to all projects receiving HCA intervention within this LIP. The LIP favours new development which adopts higher levels of sustainable construction and recognises those schemes which provide access or improvements to high quality open space.

5.7 A Changing Climate

The UK Climate Impacts Programme (UKCIP) produces projections using recent advances in climate science to better quantify some of the uncertainties associated with climate modelling. UKCIP predicts Suffolk's climate to experience the following:

- An increase in the number of very hot days.
- A decrease in the number of very cold days.
- An increased risk of drought.
- An increase in extreme sea level flooding events.
- An increase in the number extreme weather events.
- A longer growing season.

UKCIP launched its latest projections for the UK climate in June 2009. These have been created to help the UK to plan for a changing climate. The Projections contain information on observed and future climate change, based on the latest scientific understanding.

Our actions to address the climate change challenge will need to be two-fold:

- Mitigation: Action taken to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
- Adaptation: Adjustment in natural or human systems in response to actual or expected stimuli or their effects, which moderates harm or exploits beneficial opportunities arising from climate change.

The LIP responds to this challenge by aiming to deliver a high quality sustainable environment which contributes towards militating against and adapting to climate change.

6. CAPITAL INVESTMENTS BETWEEN 2005 and 2010

The level of commitment St Edmundsbury Borough Council and its partners show towards the borough and its people is demonstrated in both the level of investments made, and an impressive track record of delivery.

Investments in the borough between 2005 and 2010 are set out below:

6.1 Investment in the delivery of new homes

Investor	Capital Funding	Outputs / Projects delivered
St Edmundsbury Borough Council	£2M	1,800 new homes of which: 954 in Bury St Edmunds 519 in Haverhill 327 in rural areas 629 have been affordable homes (or 35%) 332 in Bury St Edmunds 206 in Haverhill 132 in rural areas
Homes and Communities Agency	£11.8M	
Housing Associations	£30.3M	
Total	£44.1M	

6.2 Investment in local regeneration

Investor	Capital Funding	Outputs / Projects delivered
St Edmundsbury Borough Council	£136M	arc
Footfall Foundation / Football Stadia Improvement Fund	£550K	Apex Public Venue Haverhill town Centre regeneration
East of England Development Agency	£1.65M	Haverhill community Football project Refurbishment of Haverhill Leisure Centre
Total	£138.5M	

6.3 Investment to assist in employment

Investor	Capital Funding	Outputs / Projects delivered
St Edmundsbury Borough Council	Land (approx £400K)	Haverhill Queen Street Improvements Menta and Training Centre, Haverhill Town Centre Management BSE Visitor Trail and Improved signs Apprenticeship Support Scheme Business and Support initiatives and competition BSE Innovation Centre Business support initiatives
Local Authority Business Growth Initiative	£404K	
Suffolk County Council (EEDA)	£145K	
S106 income	£570K	
Total	£1.12M + land value	

6.4 Improving the quality of existing homes

Investor	Capital Funding	Outputs / Projects delivered
St Edmundsbury Borough Council	£525K	Disabled Facilities Grants
Communities and Local Government	£1.4M	Private sector Improvements –to achieve decent homes standard
East of England Regional Assembly	£576K	Bringing empty homes back into use
St Edmundsbury Borough Council	£75K	
Total	£2.501M	

The investment and intervention over this period has provided a total income of £4m from section 106 agreements, with a current balance of £1.7m.

Existing land holdings and future capital expenditure of the Borough are considered in the LIP and are noted in the individual scheme details contained in [Section 7](#) as are capital expenditure

7. INVESTMENT AND INTERVENTION PRIORITIES

7.1 Introductory notes

The next section of the LIP provides an introduction to the investment priorities for the remainder of the current financial year and principally for the three year period starting 2011. The priorities are either existing commitments identified in the Replacement Local Plan 2016, sites identified by our partners or rural exception schemes resulting from identified local housing need. The priorities presented are important to the borough to ensure that it is able to continue to perform against its policy targets and take forward and deliver its vision and objectives for the borough set out earlier in the document.

The priorities are summarised in the table below, fuller details of individual schemes can be found to the rear of this section. The table is set out in financial years sequencing our priorities for that year in terms of outputs, value for money and deliverability.

Each priority has been assessed using a model that has been jointly developed with the HCA. The rationale behind the model is to identify and score each scheme measuring the level of impact of the development against the cost of intervention required and the timescale for delivery.

In broad terms, higher scores are generated when schemes which deliver higher outputs / impacts require lower levels of intervention and can be delivered quickly.

Impacts are derived by measuring the outputs produced, i.e. housing unit numbers, and weighting these with a positive adjustment to favour the strategic priorities of the Borough, the HCA and its Partners. The additional benefit of the number of jobs created or sustained is added.

$IMPACT = (OUTPUTS \times WEIGHTING) + BENEFIT$

The Impact figure is then divided by the cost of intervention and the time period for delivery from when the intervention is called upon in order to derive a relative score.

The modeling is used to assess the relative merits of investing in one scheme against another. In other words, the scores are a guide to benchmark schemes against each other and to assist in decision making. As the scores are intended as a guide to decision making we anticipate that there will be exceptions where intervention is supported on lower scoring schemes.

The intention is not to exclude schemes on the basis of value for money or deliverability but to help challenge the assumptions that have been made at this stage and to consider whether there are alternative ways of delivering the scheme that would improve value for money and/or the deliverability of the scheme.

It is anticipated that scores for individual schemes will change as the LIP is reviewed in light of emerging priorities and information. The overall monitoring of this will fall to the 'St Edmundsbury Local Investment Plan Steering Group' as set out in [section 1](#) of this document.

An explanation of the model can be found in Appendix 9, as well as the completed worksheets for St Edmundsbury.

7.2 SWOT Analysis

The following SWOT appraisal is intended to assist in assessing how effective St Edmundsbury Borough Council will be in the delivery the vision and priorities set out in this LIP.

Strengths	Weaknesses
<p>Good track record of, project management, delivery and performance e.g. West Suffolk House, Arc, Moreton Hall, Haverhill Town centre, rural housing.</p> <p>Strong partnerships in place.</p> <p>Area Working parties set up for Bury St Edmunds, Haverhill and Rural.</p> <p>Capital investment made improving the Borough.</p> <p>Strong leadership and commitment e.g. delivery of affordable housing is a cabinet commitment.</p>	<p>Current Economic Situation/market condition may impact on viability of sites, particularly the key strategic sites.</p> <p>High demand for affordable housing due to higher property prices and relative low average incomes.</p> <p>Large rural area with high need for affordable housing and the higher cost of delivering affordable homes.</p> <p>St Edmundsbury Borough Council has invested heavily in projects the last five years and as very little capital monies remaining to provide necessary intervention for future projects.</p>
Opportunities	Threats
<p>Single Conversation process as established cemented good working relationships with our strategic partners ie County Council and Health, Forest Heath District Council.</p> <p>To work with partners and to look at how we delivery.</p>	<p>Responding to and delivering housing, care and support needs in the future for the higher than average number of residents 65+.</p> <p>Lack of funding to provide intervention where necessary.</p> <p>Potential policy constraints limiting the opportunity to deliver differently ie mixed developments on rural exception sites.</p>

7.3 Table summarising investment and intervention priorities

Start on Site	Scheme	Score *	Primary Outputs			Completion Date	Total Value of Intervention (M£)	HCA Contribution				
			Open Market Dwelling	Affordable Home	1,000 m2 employment floorspace created			Comment	infrastructure	Afford.Housing	Other	
2010 - 11	Rural Chedburgh											
	BSE Matlings	274	35	17		2011	0.40					0.4
	Rural Cavendish	77		35		2013	1.00			1.00		
	Rural Bardwell	50		8		2011	0.36			0.36		
		37		6		2011	0.36			0.36		
2011- 12			35	66	0		2.12	0.00	1.72	0.4		
	Rural Ixworth Crown Lane	N/A	49	21		2014						
	BSE Vinefields	N/A	52	24		2012						
	Rural Stanton	N/A	63	27		2012						
	H'Hill Burton End (Primecrest)	57		7		2012	0.39			0.39		
	H'Hill Greenwood Close	48		7		2012	0.32			0.32		
	BSE Tayfen Road	44	70	30	5	2014	1.30	1.30				
	BSE Springfield Road	40		9		2012	0.45			0.45		
	Rural Great Welinetham	39		5		2012	0.60			0.60		
	BSE School Yard/Risbygate Street	37		34		2012	2.00			2.00		
	North West Haverhill Extension	34	453	302		2016	7.00	7.00		0.00		
	H'Hill 83 High Street,	33		5		2012	0.30			0.30		
	H'Hill York Road A	33		15		2012	0.90			0.90		
	Supported Letherede, Risby	22		4		2012	0.32			0.32		
	Gypsies and Travellers, Kellys Meadow	21		6		2012	0.73			0.73		
			687	489	5		14	8	5	0.7		
2012- 13	Rural Great Barton	39		10		2013	0.60			0.60		
	Rural Hundon	39		8		2013	0.48			0.48		
	Rural Wickhambrooke	39		10		2012	0.30			0.30		

	Replacement of Women's Refuge	35						2013	0.85			0.85
	H'Hill Manor Road	33						2013	1.80			1.80
	South Close	27	11					2013				
	H'Hill Withersfield Road	23						2013	2.04			2.04
	BSE Station Hill		210					2015	0.45			0.45
	Hanchett End Business Park		0					1	to be established			
	Moreton Hall growth		300					2017	to be established			
	BSE Suffolk Business Park								to be established			
	BSE Shire Hall		125					2015	6	0	0	6
2013-14	Priority 1											
	Priority 2											
	Priority 3											
			646									
2014-15	Priority 1		0						0	0	0	0
	Priority 2											
	Priority 3											
			0						0	0	0	0
2015-16	Priority 1											
	Priority 2											
	Priority 3											
			0						0	0	0	0
Not Known at this stage	Rural Clare	N/A	42									
	Rural Ixworth Reeves Farm	N/A	18									
	Rural Barrow	N/A	14									
	BSE Jacqueline Close		52	22					to be established			
	Very Sheltered Housing Scheme Haverhill			52					3.30			3.30
	H'Hill Millfields Way		8	3					to be established			
	Tackling fuel poverty and energy efficiency											
	Hanchett End Business Park								to be established			
			134	107								
	TOTALS		1467	1018					20	8	11	?

Comment [ne1]: We want to query how these schemes in yellow generate a score if the level of intervention is not known at this point. Rather than use 1 as the intervention, which equates to £1m, could the score be put as N/A?

Comment [ne2]: Is it possible to add any outputs for Suffolk Business Park?

Legend
 Limited information
 Intervention funding in place
 Intervention not anticipated and therefore not scored

7.4 Investment priorities: scheme details

7.4.1 Rural Chedburgh	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> The site is identified in the Local Plan. Planning permission is in place but issues exist that relate to public rights of way which may result in a new planning application.
Project Description	<ul style="list-style-type: none"> Deliver 52 new homes in Chedburgh on former fireworks factory, site is 1.2 ha
Lead Organisation	<ul style="list-style-type: none"> Maskell (Developer)
Partners	<ul style="list-style-type: none"> Parish Councils, Suffolk ACRE, Havebury Housing Partnership
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> Aim to deliver 35 market units and 17 affordable homes to complete 2011
Deliverability / Barriers	<ul style="list-style-type: none"> Viability gap of £400k
Risks / Mitigation steps taken	<ul style="list-style-type: none"> N/A
Intervention Funding Required	<ul style="list-style-type: none"> £400k via LA grant allocated
Timescales	<ul style="list-style-type: none"> 2010 -2011
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.4.2 The Maltings Mildenhall Road Bury St Edmunds	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> Planning application submitted 25th June 2010, awaiting outcome. On IMS and programmed to start on site in July 2010.
Project Description	<ul style="list-style-type: none"> Deliver 35 affordable homes in former Maltings (grade 2 listed)

Lead Organisation	<ul style="list-style-type: none"> Havebury Housing Partnership
Partners	<ul style="list-style-type: none">
Impact	<ul style="list-style-type: none"> Delivery of homes Sustainable location Regeneration of area
Key Outcomes / Outputs	<ul style="list-style-type: none"> 35 affordable homes to complete 2013
Deliverability / Barriers	<ul style="list-style-type: none"> Planning permission, issues relating to layout, (constraints due to being listed) and noise due to location of industrial activities within close proximity
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Pre planning discussions to address planning concerns prior to formal submission
Intervention Funding Required	<ul style="list-style-type: none"> £980K already allocated from NAHP
Timescales	<ul style="list-style-type: none"> 2010 -2013
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.4.3 Rural Cavendish

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Rural exception site identified in housing needs survey with Parish Council
Project Description	<ul style="list-style-type: none"> Deliver 8 affordable homes in Cavendish
Lead Organisation	<ul style="list-style-type: none"> Havebury Housing Partnership
Partners	<ul style="list-style-type: none"> Land owner, Parish Councils, Suffolk ACRE,
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> 8 affordable homes to complete 2011
Deliverability / Barriers	<ul style="list-style-type: none"> Viability gap of £360k
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Detailed scheme appraisal to be assessed
Intervention Funding Required	<ul style="list-style-type: none"> £360k
Timescales	<ul style="list-style-type: none"> 2010 -2011
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.4 Rural Bardwell

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing

St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Rural exception site identified in housing needs survey with Parish Council
Project Description	<ul style="list-style-type: none"> Deliver 6 affordable homes in Cavendish
Lead Organisation	<ul style="list-style-type: none"> Hastoe Housing Association Ltd.
Partners	<ul style="list-style-type: none"> Suffolk County Council (land owners), Parish Councils, Suffolk ACRE,
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> 8 affordable homes to complete 2011
Deliverability / Barriers	<ul style="list-style-type: none"> Viability gap of £360k
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Detailed scheme appraisal to be assessed
Intervention Funding Required	<ul style="list-style-type: none"> £360k
Timescales	<ul style="list-style-type: none"> 2010 -2011
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.5 Rural Ixworth - Crown Lane

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Masterplan out for consultation July 2010
Project Description	<ul style="list-style-type: none"> Delivery of 49 market homes and 21 affordable homes in rural parish.
Lead Organisation	<ul style="list-style-type: none"> Persimmons
Partners	<ul style="list-style-type: none"> Parish Councils, Suffolk ACRE, housing associations (to be confirmed)
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> Delivery of 49 market homes and 21 affordable homes
Deliverability / Barriers	<ul style="list-style-type: none"> Market conditions
Risks / Mitigation steps taken	<ul style="list-style-type: none"> N/A
Intervention Funding Required	<ul style="list-style-type: none"> None identified at present
Timescales	<ul style="list-style-type: none"> 2011 -2014
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.6 Vinefields, East Close, Bury St. Edmunds

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy BSE1, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Over reliance on private car for transport
Project Status	<ul style="list-style-type: none"> Concept statement in place, Masterplan required
Project Description	<ul style="list-style-type: none"> The 3.5 hectares of land at Vinefields Farm off Eastgate Street, Bury St Edmunds is identified for housing development and recreational open space.
Lead Organisation	<ul style="list-style-type: none"> Hopkins Homes
Partners	<ul style="list-style-type: none"> Flagship Housing Group
Impact	<ul style="list-style-type: none"> Delivery of homes Sustainable location
Key Outcomes / Outputs	<ul style="list-style-type: none"> Release land for up to 80 houses, 63 market units and 27 affordable units recreational open space
Deliverability / Barriers	<ul style="list-style-type: none"> market conditions
Risks / Mitigation steps taken	<ul style="list-style-type: none">
Intervention Funding Required	<ul style="list-style-type: none"> Nil assumed at this stage
Timescales	<ul style="list-style-type: none"> 2011/2012
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.7 Rural Stanton

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Pre-planning discussions
Project Description	<ul style="list-style-type: none"> Delivery of 63 market homes and 27 affordable homes in rural parish.
Lead Organisation	<ul style="list-style-type: none"> Abbey Homes
Partners	<ul style="list-style-type: none"> Parish Councils, Suffolk ACRE, Orbit Homes
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> Delivery of 63 market homes and 27 affordable

	homes
Deliverability / Barriers	<ul style="list-style-type: none"> Market conditions
Risks / Mitigation steps taken	<ul style="list-style-type: none"> N/A
Intervention Funding Required	<ul style="list-style-type: none"> None identified at present
Timescales	<ul style="list-style-type: none"> 2011 -2012
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.8 Burton End (Primecrest), Haverhill	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> Previous Planning Approval on this site
Project Description	<ul style="list-style-type: none"> 7 additional affordable dwellings The main part of site was previously developed by Primecrest. The additional affordable homes will be over and above those previously delivered as part of S106 agreement. This phase of development would not include any open market housing.
Lead Organisation	<ul style="list-style-type: none"> Primecrest (Developer)
Partners	<ul style="list-style-type: none"> Housing Association (either Flagship Housing Group or Havebury Housing Partnership, Primecrest are in negotiations with both at this stage)
Impact	<ul style="list-style-type: none"> Delivery of homes Sustainable location
Key Outcomes / Outputs	<ul style="list-style-type: none"> 11 Affordable Homes
Deliverability / Barriers	<ul style="list-style-type: none"> New Planning Application required
Risks / Mitigation steps taken	<ul style="list-style-type: none">
Intervention Funding Required	<ul style="list-style-type: none"> Total cost of project estimated at £1,222,220. Havebury Housing Partnership initial estimates identify intervention of £385,000 subject to scheme appraisal
Timescales	<ul style="list-style-type: none"> Delivery 2011/2012
Alignment with other Strategies	<ul style="list-style-type: none">
Performance Indicators	<ul style="list-style-type: none"> N154, NI155
Note:	
Previous Planning Approval on this site may require amendment for new proposal. Original S106 provision for affordable housing has already been met.	

7.3.9 Greenwood Close, Haverhill (Affordable Housing Site)

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> Positive discussions with Planning Site owned by RSL with 'defective' housing.
Project Description	<ul style="list-style-type: none"> Replace existing homes (4) with 11 Mixed General Needs Dwellings through regeneration of system built housing site
Lead Organisation	<ul style="list-style-type: none"> Havebury Housing Partnership
Partners	<ul style="list-style-type: none">
Impact	<ul style="list-style-type: none"> Existing tenants and leaseholder have expressed willingness to relocate. Planners supportive of principle of redevelopment
Key Outcomes / Outputs	<ul style="list-style-type: none"> 11 New Homes
Deliverability / Barriers	<ul style="list-style-type: none"> Planning Application required
Risks / Mitigation steps taken	<ul style="list-style-type: none">
Intervention Funding Required	<ul style="list-style-type: none"> Total cost of project estimated at £1,062,000. Havebury Housing Partnership initial estimates identify intervention of £315,000 (for 7 new homes) subject to assessment of scheme appraisal.
Timescales	<ul style="list-style-type: none"> Delivery 2011/2012
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.10 Tayfen Road Bury St Edmunds

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy BSE1, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing Growth
St Edmundsbury Spatial Priority:	<ul style="list-style-type: none"> To accelerate the delivery of new housing Maximise opportunities to create jobs for local people Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Over reliance on private car for transport Employment base in need of diversifying
Project Status	<ul style="list-style-type: none"> Master plan adopted March 2009
Project Description	<ul style="list-style-type: none"> The site of 5.3 hectares is located on the north side of Tayfen Road and about 250m north of the Bury Town Centre. The site is allocated for mix use.

Lead Organisation	<ul style="list-style-type: none"> ▪ Frontier Estates
Partners	<ul style="list-style-type: none"> ▪ National Grid ▪ SEBC ▪ Developer - Frontier Estates (commercial) ▪ Tenants (Tyre and Exhaust Business) ▪ Community and Neighbours
Impact	<ul style="list-style-type: none"> ▪ Regenerate a semi derelict / underused site in a prominent location close to historical core, which has a high visual impact ▪ Creates jobs / homes ▪ Meets identified need for retail
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Retail warehousing -3,000 sqm gross ▪ Food Store - floor space 1,548 sqm gross ▪ Release Residential land for approx 100 dwellings in total (assume 30% affordable) ▪ Leisure - includes hotel ▪ Strategic Landscaping
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Cost of removal of existing gas holder ▪ Site remediation works impacting on viability ▪ Potentially land assembly issues ▪ No shared vision / agenda ▪ Stakeholders not willing to engage, working to their own agenda
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ HCA to review Developers viability assessment ▪ Provide Incentive' to National Grid to remove Gas Holder ▪ Up front funding of Remediation work ▪ Facilitated meeting of all stakeholders
Intervention Funding Required	<ul style="list-style-type: none"> ▪ Cost of Gas holder - to be determined
Timescales	<ul style="list-style-type: none"> ▪ Developer preparing planning application ▪ Likely condition of any permission will be to remove Gas holder as the 1st phase as this unlocks the potential for the remainder of the site
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.11 Springfield Road, Bury St Edmunds (Affordable Housing)

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy BSE1, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing ▪ Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ High levels of growth to deliver ▪ Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> ▪ Active negotiations
Project Description	<ul style="list-style-type: none"> ▪ Replacement of Empty Dwelling with 9 new flats
Lead Organisation	<ul style="list-style-type: none"> ▪ Havebury Housing Partnership

Partners	<ul style="list-style-type: none"> Developer (Land Owner)
Impact	<ul style="list-style-type: none"> Delivery of homes Sustainable location
Key Outcomes / Outputs	<ul style="list-style-type: none"> 9 New Homes
Deliverability / Barriers	<ul style="list-style-type: none"> Planning Approval Cost of site due to location close to town centre
Risks / Mitigation steps taken	<ul style="list-style-type: none">
Intervention Funding Required	<ul style="list-style-type: none"> Total cost of project estimated at £1,350,000. Havebury Housing Partnership initial estimates identify intervention of £450,000 subject to assessment of scheme appraisal.
Timescales	<ul style="list-style-type: none"> Delivery 2011/2012
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.12 Rural Great Welnetham	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Rural exception site identified in housing needs survey with Parish Council
Project Description	<ul style="list-style-type: none"> Deliver 5 affordable homes in great Welnetham
Lead Organisation	<ul style="list-style-type: none"> Hastoe Housing Association Ltd
Partners	<ul style="list-style-type: none"> Land owner, Parish Councils, Suffolk ACRE,
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> 5 affordable homes to complete 2012
Deliverability / Barriers	<ul style="list-style-type: none"> Viability gap of £300k
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Detailed scheme appraisal to be assessed
Intervention Funding Required	<ul style="list-style-type: none"> £30k
Timescales	<ul style="list-style-type: none"> 2011-2012
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

Comment [ne3]: Kevin – generally for the impact box for all of the scheme details can you also relate the impact specifically to the impacts that the scheme may have scored in the deliverability calculator, such as regeneration, meeting rural need, close to health service etc

7.3.13 School Yard / Risbygate Street, Bury St Edmunds (Residential Site)	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy BSE1, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing

	<ul style="list-style-type: none"> Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> Part Planning Approved
Project Description	<ul style="list-style-type: none"> 34 dwellings close to Town Centre in part for vulnerable adults
Lead Organisation	<ul style="list-style-type: none"> Havebury Housing Partnership
Partners	<ul style="list-style-type: none"> Suffolk County Council - Social Services and Resettlement Team
Impact	<ul style="list-style-type: none"> Delivery of homes Sustainable location
Key Outcomes / Outputs	<ul style="list-style-type: none"> 34 Affordable Homes
Deliverability / Barriers	<ul style="list-style-type: none"> Site acquisition for 100% affordable housing Detailed Planning Approval for remainder of site
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Negotiations with land owner are on-going. Discussions with SCC Adult Services also on-going. Master Plan agreed Detailed Planning on part
Intervention Funding Required	<ul style="list-style-type: none"> Total cost of project estimated at £4,350,000. Havebury Housing Partnership initial estimates identify intervention of £2,00,000 subject to assessment of scheme appraisal.
Timescales	<ul style="list-style-type: none"> Delivery 2011/2012
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.14 North West Haverhill Extension

Need for the project	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing Growth Housing needs of Older People
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing Deliver at least 755 homes (and up to 1,150) as part of the RSS requirement to deliver 10,000 additional houses in the borough by 2021
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver
Project Status	<ul style="list-style-type: none"> Masterplan adopted - urban extension Section 106 currently being negotiated
Project Description	<ul style="list-style-type: none"> Haverhill North West Extension
Lead Organisation	<ul style="list-style-type: none"> Land Owners
Partners	<ul style="list-style-type: none"> Land owners SEBC Highway Authority SCC (education) Neighbours / community
Impact	<ul style="list-style-type: none"> Urban extension

	<ul style="list-style-type: none"> ▪ Deliver substantial number of new homes ▪ Jobs in building ▪ Significant environmental benefits to town centre as disperses traffic.
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Delivery of up to 755 homes by 2016, potential up to 1,150 of which 40% affordable including accommodation designed to meet older peoples housing needs. See also A7.6.4 ▪ Primary school and local centre (local shops, community, health and recreational use)
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Prior provision of North West Relief Road ▪ Affordable housing delivery may be affected by viability issues & different developers building out site
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ Pump priming funding may be required ▪ SEBC Internal team established to coordinate pre application S106 negotiations, & external legal advice ▪ Need to identify preferred housing association partner early on in negotiations
Intervention Funding Required	<ul style="list-style-type: none"> ▪ Front fund / loan for road - £7m assuming there are no additional viability issues relating to S106
Timescales	<ul style="list-style-type: none"> ▪ Planning application already received, S106 negotiations in progress. ▪ 2011 - 2016
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.15 83 High Street, Haverhill - (Affordable Housing Development)

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing ▪ Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ High levels of growth to deliver ▪ Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> ▪ Existing Planning Approval for site. Havebury has acquired this site to provide more appropriate office location in Haverhill to serve the needs of the tenants.
Project Description	<ul style="list-style-type: none"> ▪ New Homes and local office for RSL
Lead Organisation	<ul style="list-style-type: none"> ▪ Havebury Housing Partnership
Partners	<ul style="list-style-type: none"> ▪
Impact	<ul style="list-style-type: none"> ▪ Existing building is derelict following fire and detrimental to the High Street location. Housing element will draw best value from the site which adjoins residential area.
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ New Homes ▪ Improved service to tenants

Deliverability / Barriers	<ul style="list-style-type: none"> ▪ New Planning Application
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪
Intervention Funding Required	<ul style="list-style-type: none"> ▪ Total cost of project estimated at £1,136,160 (of which new housing @ £711,271). Havebury Housing Partnership initial estimates identify intervention of £300,000 subject to assessment of scheme appraisal.
Timescales	<ul style="list-style-type: none"> ▪ Delivery 2011/12
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.16 York Road A, Haverhill (Residential Developments)

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing ▪ Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ High levels of growth to deliver ▪ Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> ▪ Positive discussions with Planning and previous approval on site, Havebury own ransom strip at site entrance which will assist negotiations.
Project Description	<ul style="list-style-type: none"> ▪ Redevelopment of Derelict stalled site to provide 15 homes
Lead Organisation	<ul style="list-style-type: none"> ▪ Havebury Housing Partnership
Partners	<ul style="list-style-type: none"> ▪
Impact	<ul style="list-style-type: none"> ▪ Delivery of homes ▪ Sustainable location
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ 15 New Affordable Homes
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Site acquisition for 100% Affordable ▪ Planning Approval
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ Good relationship with owner ▪ Previous Approval for this site
Intervention Funding Required	<ul style="list-style-type: none"> ▪ Total cost of project estimated at £2,250,000. Havebury Housing Partnership initial estimates identify intervention of £900,000 subject to assessment of scheme appraisal.
Timescales	<ul style="list-style-type: none"> ▪ Delivery 2011/2012
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.17 Letherede, Risby, Bury St Edmunds (Affordable Housing Site)

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing Growth - Supported Housing for Vulnerable Adults
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing

	<ul style="list-style-type: none"> Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> County Own the building and discussions regarding the project are underway, Supporting People have been informed of the need.
Project Description	<ul style="list-style-type: none"> Conversion to 4 flats for adults with Autism
Lead Organisation	<ul style="list-style-type: none"> Havebury Housing Partnership
Partners	<ul style="list-style-type: none"> SEBC and Suffolk Social Services - Adult Care Services
Impact	<ul style="list-style-type: none"> Positive impact for intended residents ie integrated into community Potential for negative response from local community
Key Outcomes / Outputs	<ul style="list-style-type: none"> 4 homes for particularly high need client group
Deliverability / Barriers	<ul style="list-style-type: none"> Capital and Revenue funding, local support for the project
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Project team established Communication/Consultation plan to be developed
Intervention Funding Required	<ul style="list-style-type: none"> Total cost of project estimated at £1,000,000. Havebury Housing Partnership initial estimates identify intervention of £320,000 subject to assessment of scheme appraisal.
Timescales	<ul style="list-style-type: none"> Delivery 2011/2012
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.18 Kelly's Meadow Wickhambrook, Gypsies and Travellers

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Gypsies and Travellers
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing - in a sustainable way to meet the needs of the whole community
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> 6 pitches identified in Wickhambrook, subject to planning permission being achieved £737,000 grant from CLG
Project Description	<ul style="list-style-type: none"> As above
Lead Organisation	<ul style="list-style-type: none"> St Eds. Borough Council
Partners	<ul style="list-style-type: none"> CLG
Impact	<ul style="list-style-type: none"> Positive impact for intended residents ie meeting identified housing need, integrated into community Potential for negative response from local community

Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Pitches provided to meet need
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ acceptance by local community
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ Planning mediation
Intervention Funding Required	<ul style="list-style-type: none"> ▪ CLG allocation in place
Timescales	<ul style="list-style-type: none"> ▪ 6 pitches start on site within 12 months subject to planning permission being achieved
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.19 Station Hill Bury St Edmunds	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy BSE1, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ Deliver at least 300 homes as part of the RSS requirement to deliver 10,000 additional houses in the borough by 2021 ▪ Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ High levels of growth to deliver ▪ Over reliance on private car for transport
Project Status	<ul style="list-style-type: none"> ▪ Masterplan being finalised
Project Description	<ul style="list-style-type: none"> ▪ Land around the railway station offers significant potential for mixed use development including residential, retail and business use. The site is bounded by Out Northgate, Tayfen Road and the Ipswich-Cambridge railway line.
Lead Organisation	<ul style="list-style-type: none"> ▪ Network Rail
Partners	<ul style="list-style-type: none"> ▪ Hopkins Homes (first refusal on residential land) ▪ Pigeon Holdings ▪ Community Neighbours ▪ SEBC
Impact	<ul style="list-style-type: none"> ▪ Remove heavy traffic from town centre ▪ Significantly enhance and regenerate area ▪ Bring forward delivery of significant number of new homes in a sustainable location
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Total of circa 300 homes (assume 30% affordable)
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Replacement of operational Rail Sidings (used for transporting aggregate) ▪ Movement & upgrade of infrastructure (signals etc) ▪ Viability
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ Incentive / opportunity - Network Rail to relocate / upgrade ▪ Cost of providing facility v development value ▪ Facilitated meeting of all stakeholders
Intervention Funding Required	<ul style="list-style-type: none"> ▪ Intervention funding to confirmed once detailed viability is established

Timescales	<ul style="list-style-type: none"> Draft Masterplan still to be adopted, no planning application therefore, before summer 2010
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.20 North West Bury Growth Area

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy BSE1, H1, H2
Sub Region Housing Strategy priority:	<ul style="list-style-type: none"> Housing Growth
St Edmundsbury Spatial Priority:	<ul style="list-style-type: none"> Deliver at least 900 homes as part of the RSS requirement to deliver 10,000 additional houses in the borough by 2021 Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High-levels of growth to deliver Over reliance on private car for transport Need for additional open space
Project Status	<ul style="list-style-type: none"> Designated in the Core Strategy awaiting confirmation by Inspector
Project Description	<ul style="list-style-type: none"> Designated growth area in the core Strategy
Lead Organisation	<ul style="list-style-type: none"> Countryside Properties
Partners	<ul style="list-style-type: none"> SEBC
Impact	<ul style="list-style-type: none"> Provides traffic relief for Fornham All Saints in the form of a relief road between the A1101 south east of the village and the B1106 to the south Provides opportunities for local employment; Delivers additional education, community and leisure facilities to meet the needs of this development and the deficits of the wider area Provides improved public transport, foot and cycle links to the town centre and other locally significant leisure, employment and service destinations. Potential to look at the feasibility of a district heating scheme
Key Outcomes / Outputs	<ul style="list-style-type: none"> Delivers around 900 homes of mixed tenure and size, including affordable homes
Deliverability / Barriers	<ul style="list-style-type: none"> Potentially initial cost of providing required infrastructure
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Major Project Team to be established
Intervention Funding Required	<ul style="list-style-type: none"> None identified currently, detailed viability to be assessed in due course
Timescales	<ul style="list-style-type: none"> Housing delivered 2012 onwards but need for infrastructure delivered upfront
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.21 Moreton Hall

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy BSE1, H1, H2,
Sub Region Housing Strategy priority:	<ul style="list-style-type: none"> Housing Growth

St Edmundsbury Spatial Priority:	<ul style="list-style-type: none"> Deliver at least 500 homes as part of the RSS requirement to deliver 10,000 additional houses in the borough by 2021 Lead and support local regenerate initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High-levels of growth to deliver Over reliance on private car for transport
Project Status	<ul style="list-style-type: none"> Designated in the Core Strategy awaiting confirmation by Inspector
Project Description	<ul style="list-style-type: none"> Designated growth area in the core Strategy
Lead Organisation	<ul style="list-style-type: none">
Partners	<ul style="list-style-type: none"> SEBC
Impact	<ul style="list-style-type: none"> Making provision for a secondary school; Providing additional recreation and community facilities, including the relocation of Bury Town Football Club Providing improved public transport, foot and cycle links to the town centre and other locally significant leisure, employment and service destinations Enabling potential transport links to the north of the railway line
Key Outcomes/ Outputs	<ul style="list-style-type: none"> Delivering up to 500 homes of mixed tenure and size, including affordable homes
Deliverability/Barriers	<ul style="list-style-type: none"> The additional housing will not be permitted until the completion of the Eastern Relief Road to junction 44 of the A14 (Rookery Crossroads).
Risks/Mitigation steps taken	<ul style="list-style-type: none">
Intervention Funding Required	<ul style="list-style-type: none"> None identified currently, detailed viability to be assessed in due course
Timescales	<ul style="list-style-type: none"> 2011 onwards
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.22 Shire Hall, Bury St Edmunds

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy BSE1, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing Lead and support local regeneration initiatives Deliver at least 125 homes as part of the RSS requirement to deliver 10,000 additional houses in the borough by 2021
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> Developer currently having pre planning discussions with LPA. Possible that developer will propose off-site provision for affordable housing provision if opportunity arises.

Project Description	<ul style="list-style-type: none"> Mixed Residential Development
Lead Organisation	<ul style="list-style-type: none"> Hopkins Homes
Partners	<ul style="list-style-type: none"> Housing Association Partner still to be determined
Impact	<ul style="list-style-type: none"> Site currently owned by Suffolk County Council, regeneration of redundant office building, providing housing in a sustainable location
Key Outcomes / Outputs	<ul style="list-style-type: none"> 125 New Homes 37 Affordable Homes
Deliverability / Barriers	<ul style="list-style-type: none"> Planning
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Pre planning discussions taking place with Hopkins Homes
Intervention Funding Required	<ul style="list-style-type: none"> Assumes no intervention required at this stage
Timescales	<ul style="list-style-type: none"> Delivery 2012/2013
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.23 Replacement of Women's Refuge - Bury St Edmunds

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing for Vulnerable people
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing - in a sustainable way to meet the needs of the whole community
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none">
Project Status	<ul style="list-style-type: none"> Initial discussion have taken place with key stakeholders
Project Description	Replacement residential facilities for women fleeing domestic violence, which is currently housed on site owned by County Council - see A7.3.6
Lead Organisation	<ul style="list-style-type: none"> Suffolk County Council (land owners)
Partners	<ul style="list-style-type: none"> Women's Refuge Havebury Housing Partnership
Impact	<ul style="list-style-type: none"> Improved and more suitable facilities and accommodation
Key Outcomes / Outputs	<ul style="list-style-type: none"> New 8 bed refuge
Deliverability / Barriers	<ul style="list-style-type: none"> Funding/Planning
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Project Team Established
Intervention Funding Required	<ul style="list-style-type: none"> £850,00 (based on 300sqm @ £2831 sqm)
Timescales	<ul style="list-style-type: none"> 2012/2013
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.24 Rural Great Barton

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2

Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Rural exception site identified in housing needs survey with Parish Council
Project Description	<ul style="list-style-type: none"> Deliver 10 affordable homes in Great Barton
Lead Organisation	<ul style="list-style-type: none"> Suffolk Housing Society/Iceni Homes
Partners	<ul style="list-style-type: none"> Land owner, Parish Councils, Suffolk ACRE,
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> 10 affordable homes to complete 2013
Deliverability / Barriers	<ul style="list-style-type: none"> Viability gap of £600k
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Detailed scheme appraisal to be assessed
Intervention Funding Required	<ul style="list-style-type: none"> £600k
Timescales	<ul style="list-style-type: none"> 2012-2013
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.25 Rural Hundon

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Negotiations underway to identify site with Parish Council
Project Description	<ul style="list-style-type: none"> Deliver 8 affordable homes in Hundon
Lead Organisation	<ul style="list-style-type: none"> Suffolk Housing Society/Iceni Homes
Partners	<ul style="list-style-type: none"> Parish Councils, Suffolk ACRE,
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> 8 affordable homes to complete 2013
Deliverability / Barriers	<ul style="list-style-type: none"> Viability gap of £480k
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Detailed scheme appraisal to be assessed
Intervention Funding Required	<ul style="list-style-type: none"> £480k subject to detailed scheme appraisal
Timescales	<ul style="list-style-type: none"> 2012 -2013
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.26 Rural Wickhambrooke

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Negotiations underway to identify site with Parish Council
Project Description	<ul style="list-style-type: none"> Deliver 10 affordable homes in Wickhambrooke
Lead Organisation	<ul style="list-style-type: none"> Suffolk Housing Society/Iceni Homes
Partners	<ul style="list-style-type: none"> Parish Councils, Suffolk ACRE,
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> 10 affordable homes to complete 2012
Deliverability / Barriers	<ul style="list-style-type: none"> Viability gap of £300k
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Detailed scheme appraisal to be assessed
Intervention Funding Required	<ul style="list-style-type: none"> £300k subject to detailed scheme appraisal
Timescales	<ul style="list-style-type: none"> 2012 -2013
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.27 Manor Road, Haverhill (Affordable Housing Site)

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> High levels of growth to deliver Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> Positive discussions with Planning. Site owned by Havebury
Project Description	<ul style="list-style-type: none"> Flats for General Needs Housing or possible over 50's
Lead Organisation	<ul style="list-style-type: none"> Havebury Housing Partnership
Partners	<ul style="list-style-type: none">
Impact	<ul style="list-style-type: none"> Site is within an area proposed for upgrading from its former industrial use and currently owned by the RSL. A high quality development will encourage the improvements in the locality.
Key Outcomes / Outputs	<ul style="list-style-type: none"> Regeneration and 30 New Affordable Homes
Deliverability / Barriers	<ul style="list-style-type: none"> Planning

Risks / Mitigation steps taken	▪
Intervention Funding Required	▪ Total cost of project estimated at £4,500,000. Havebury Housing Partnership initial estimates identify intervention of £1,800,000 subject to assessment of scheme appraisal.
Timescales	▪ Delivery 2012/2013
Performance Indicators	▪ N154, NI155

7.3.28 South Close,, Bury St. Edmunds

Need for the project:	
East Of England Regional Plan	▪ Policy BSE1, H1, H2
Sub Region Housing Strategy priority	▪ Housing Growth
St Edmundsbury Spatial Priority	▪ To accelerate the delivery of new housing ▪ Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	▪ High levels of growth to deliver ▪ Over reliance on private car for transport
Project Status	▪ Suffolk County Council preparing design brief for site
Project Description	▪ .64 hectare site currently accommodates women's refuge, plus redundant residential home and other residential buildings. The intention is to relocate the refuge on the site and the remaining land would be available for residential use (.526 hectares)
Lead Organisation	▪ Suffolk County Council
Partners	▪ St Edmundsbury Borough Council ▪ Woman's Refuge ▪ Havebury Housing Partnership
Impact	▪ Delivery of homes ▪ Sustainable location
Key Outcomes / Outputs	▪ Release land for up to 16 houses ▪ recreational open space
Deliverability / Barriers	▪ market conditions
Risks / Mitigation steps taken	▪
Intervention Funding Required	▪ Nil assumed at this stage
Timescales	▪ 2012/2013
Performance Indicators	▪ N154, NI155

7.3.29 Withersfield Road, Haverhill

Need for the project:	
East Of England Regional Plan	▪ Policy H1, H2
Sub Region Housing Strategy priority	▪ Housing Growth

St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing ▪ Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ High levels of growth to deliver ▪ Lead and support local regeneration initiatives
Project Status	<ul style="list-style-type: none"> ▪ Land ownership assembled by RSL ▪ Site is in RSL ownership.
Project Description	<ul style="list-style-type: none"> ▪ Accommodation for older people moving from outdated sheltered accommodation
Lead Organisation	<ul style="list-style-type: none"> ▪ Havebury Housing Partnership
Partners	<ul style="list-style-type: none"> ▪
Impact	<ul style="list-style-type: none"> ▪ Development will replace 6 low quality affordable units and offer alternative accommodation to a local sheltered unit which does not meet modern standards, (One other local sheltered scheme has already been taken out of 'sheltered' use, increasing the need in that area).
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ 30 New Affordable Homes
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Planning Approval
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪
Intervention Funding Required	<ul style="list-style-type: none"> ▪ Total cost of project estimated at £4,500,000. Havebury Housing Partnership initial estimates identify intervention of £2,040,000 subject to assessment of scheme appraisal.
Timescales	<ul style="list-style-type: none"> ▪ Delivery 2012/2013
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.30 Suffolk Business Park	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy BSE1
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ Maximise opportunities to create jobs for local people
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ Employment base in need of diversifying
Project Status	<ul style="list-style-type: none"> ▪ Master plan being finalised
Project Description	<ul style="list-style-type: none"> ▪ Strategic employment site 68ha
Lead Organisation	<ul style="list-style-type: none"> ▪
Partners	<ul style="list-style-type: none"> ▪ Landowners ▪ Churchmanor Estates Company PLC ▪ Wilson Connelly ▪ Highways Agency ▪ Neighbours ▪ Rougham Traders Association ▪ Friends of Rougham Tower
Impact	<ul style="list-style-type: none"> ▪ Meets strategic employment needs for next 20

	years for Bury St Edmunds
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Creation of Jobs ▪ Relieve existing congestion problems at Moreton hall plus at junction 44 on A14 ▪ May unlock further housing land
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ The development appraisal shows a shortfall due to the investment required in the road infrastructure: ▪ Link Road for existing employment site to A14 ▪ Upgrading of substandard junction
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ Some pump priming funding may be required
Intervention Funding Required	<ul style="list-style-type: none"> ▪ To be established, funding likely to be required towards costs of upgrading A14 Junction which is pivotal to the unlocking of this development.
Timescales	<ul style="list-style-type: none"> ▪ Master plan still to be adopted, applications not likely therefore until autumn 2010
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

A7.3.31 Jacqueline Close Bury St Edmunds	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy BSE1, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing ▪ Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ High levels of growth to deliver ▪ Over reliance on private car for transport ▪ Employment base in need of diversifying
Project Status	<ul style="list-style-type: none"> ▪ Orbit are keen to partner with the Council to deal with the longstanding matter of this Council-owned land and provide market and affordable housing on the adjacent land. However it is clear that development of the land will not only be costly, but also difficult to ascertain a cost estimate within an acceptable risk. In view of the financial uncertainty, not only for the Council land but a substantial area of land under the Receiver's control, Orbit are recommending that the Council takes a lead on negotiation with the Receiver to reach an agreement for the adjoining land. Some form of joint development and risk sharing seems necessary, which Orbit / Flagship could be involved in. ▪ Interest in the site has also been expressed by Mansells (via Havebury Housing Partnership)
Project Description	<ul style="list-style-type: none"> ▪ Derelict site (since 1968), Masterplan required. The development has the potential to contribute to meeting the housing needs of the local community.
Lead Organisation	<ul style="list-style-type: none"> ▪ Orbit / Flagship currently funding investigation works at risk and if viable will contribute to the development of this site
Partners	<ul style="list-style-type: none"> ▪ SEBC - Land owner

	<ul style="list-style-type: none"> ▪ Other Land owners ▪ Orbit / Flagship expressed an interest in jointly developing the site ▪ Neighbours / community
Impact	<ul style="list-style-type: none"> ▪ Delivery of homes ▪ Regenerate a derelict site (since 1968) ▪ Highly sustainable location
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Delivery of 74 homes in total (potential for up to 50% affordable)
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Chalk Caverns -cost of Remediation works ▪ Land Assembly issues potentially ▪ Land Assembly issues ▪ Local Feeling / sensitivity issues

7.3.31 Jacqueline Close Bury St Edmunds (continued)

Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ The area south of Jacqueline Close in the Council's ownership has deep tunnels and is unlikely to be viable for any form of development. The former mining area to the north of Jacqueline Close under the Receiver's control has tunnels that are more shallow which could be remediated for development. The other part of the Council land appears to have little mining activity and may be viable for development. ▪ Orbit have requested a fee quote from Scott Wilson for work to identify an estimated cost for the remediation of the chalk workings on the Receiver land. This information will be necessary for any discussions or bid for the Receiver land. ▪ See comment under status of project. ▪ Work with ward councillors
Intervention Funding Required	<ul style="list-style-type: none"> ▪ At this stage it is not possible to identify any scheme costs at this stage, and timing is also unknown until the Receiver deals with the sale of the adjoining land. St Edmundsbury and HCA to explore innovative models of delivery.
Timescales	<ul style="list-style-type: none"> ▪ See above
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.32 Rural Clare (Older persons)

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy, H2,
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing needs of Older People
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing - in a sustainable way to meet the needs of the whole community
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪
Project Status	<ul style="list-style-type: none"> ▪ Initial discussion have taken place with Suffolk County Council, Suffolk ACRE

	<ul style="list-style-type: none"> ▪
Project Description	<ul style="list-style-type: none"> ▪ Specialist accommodation for older persons in rural location
Lead Organisation	<ul style="list-style-type: none"> ▪ To be established
Partners	<ul style="list-style-type: none"> ▪ Suffolk County Council ▪ To be established
Impact	<ul style="list-style-type: none"> ▪ To be established
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Specialist accommodation with care and support, to enable residents of Clare to remain in their community
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ To be established
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ Revenue funding for care provision ▪ The County Council are reviewing policy in terms of older people and how care and support needs are met, and have begun to move in the direction of the 'Flexicare' model. This may/will impact on future requirements.
Intervention Funding Required	<ul style="list-style-type: none"> ▪ To be established
Timescales	<ul style="list-style-type: none"> ▪ Within next 3 years
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.33 Reeves Farm Rural Ixworth,

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing growth ▪ Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing ▪ To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> ▪ Site identified in Local Plan 2016, pre planning discussions taking place
Project Description	<ul style="list-style-type: none"> ▪ Deliver 18 market units and 6 affordable homes in Ixworth
Lead Organisation	<ul style="list-style-type: none"> ▪ Persimmons Homes
Partners	<ul style="list-style-type: none"> ▪ Parish Councils, Suffolk ACRE, housing associations (to be confirmed),
Impact	<ul style="list-style-type: none"> ▪ Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ 18 market houses and 6 affordable homes, to completion to be confirmed
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ None identified
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ NA
Intervention Funding Required	<ul style="list-style-type: none"> ▪ None identified
Timescales	<ul style="list-style-type: none"> ▪ TBC

Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155
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7.3.34 Hanchett End Business Park	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ SEBC ▪ Policy CSR2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Not applicable
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ Maximise opportunities to create jobs for local people
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ Employment base in need of diversifying
Project Status	<ul style="list-style-type: none"> ▪ Concept Statement currently out to consultation
Project Description	<ul style="list-style-type: none"> ▪ Strategic employment site 12ha
Lead Organisation	<ul style="list-style-type: none"> ▪ SEBC
Partners	<ul style="list-style-type: none"> ▪ Carisbrooke Investments ▪ SEBC
Impact	<ul style="list-style-type: none"> ▪ Will meet future employment needs for Haverhill diversifying employment base
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Creation of jobs ▪ Research and technology base ▪ High quality environment at gateway site
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Topography of land results in high infrastructure costs. ▪ Value of technology based industries may be insufficient to deliver site
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ Some pump priming funding may be required
Intervention Funding Required	<ul style="list-style-type: none"> ▪ To be established
Timescales	<ul style="list-style-type: none"> ▪ Concept statement to be adopted, followed by masterplan, applications not likely, therefore until 2011
Performance Indicators	

7.3.35 Rural Barrow

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Site identified in Local Plan 2016, initial pre planning discussions taken place
Project Description	<ul style="list-style-type: none"> Deliver 14 market units and 6 affordable homes in Barrow
Lead Organisation	<ul style="list-style-type: none"> Land Owner
Partners	<ul style="list-style-type: none"> Parish Councils, Suffolk ACRE, housing associations (to be established),
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified rural housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> Deliver 16 market units and 4 affordable homes in Barrow
Deliverability / Barriers	<ul style="list-style-type: none"> None identified
Risks / Mitigation steps taken	<ul style="list-style-type: none"> NA
Intervention Funding Required	<ul style="list-style-type: none"> None identified
Timescales	<ul style="list-style-type: none"> TBC
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

7.3.36 Very Sheltered Housing Scheme Haverhill

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing needs of Older People
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing - in a sustainable way to meet the needs of the whole community
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none">
Project Status	<ul style="list-style-type: none"> It will form part of affordable housing requirement on Haverhill NW extension. Initial discussion have taken place with key stakeholders, favoured option would be to look at a land swop / commuted sum to build within the vicinity of the town centre.
Project Description	<ul style="list-style-type: none"> Very Sheltered Housing for older persons
Lead Organisation	<ul style="list-style-type: none"> To be established

Partners	<ul style="list-style-type: none"> ▪ Suffolk County Council ▪ To be established
Impact	<ul style="list-style-type: none"> ▪ To be established
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Specialist accommodation with care and support.
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Revenue funding for care provision ▪ The County Council are reviewing policy in terms of older people and how care and support needs are met, and have begun to move in the direction of the 'Flexicare' model. This may/will impact on future requirements. ▪ Timescales for negotiating S106 for Haverhill NW extension are not coterminous with the role out of flexicare
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪
Intervention Funding Required	<ul style="list-style-type: none"> ▪ To be established (can use Oxlip House (VSH Moreton Hall currently in development) as a model.
Timescales	<ul style="list-style-type: none"> ▪ Within next 3 years
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.37 Haverhill: Land North side of Millfields Way	
Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪ Policy H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Housing Growth
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To accelerate the delivery of new housing ▪ Lead and support local regeneration initiatives
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ High levels of growth to deliver ▪ A Changing Climate
Project Status	<ul style="list-style-type: none"> ▪ Council will submit planning application in shortly
Project Description	<ul style="list-style-type: none"> ▪ To provide 11 new homes built as an exemplary scheme (CSH) demonstrating what can be achieved within the market. Site currently owned by St Edmundsbury Council.
Lead Organisation	<ul style="list-style-type: none"> ▪ Council
Partners	<ul style="list-style-type: none"> ▪ Orbit Housing East
Impact	<ul style="list-style-type: none"> ▪
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ 11 new homes of which 4 will be affordable, currently discussions taking place with physiotherapists regarding specific housing requirements of applicants with mobility issues, intention is to design around their needs.
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ Constraints of site / viability of development
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪
Intervention Funding Required	<ul style="list-style-type: none"> ▪ £0.9M of s.106 income available should project require help with bespoke design envisaged.

Timescales	<ul style="list-style-type: none"> ▪ 2011 -2012
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

7.3.38 Tackling fuel poverty and energy efficiency - Community energy efficiency programmes

Need for the project	
East Of England Regional Plan	<ul style="list-style-type: none"> ▪
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> ▪ Rural housing ▪ Housing needs of Older People
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> ▪ To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> ▪ Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> ▪ Parts of the programme currently delivered with Suffolk partners
Project Description	<ul style="list-style-type: none"> ▪ Improving the energy efficiency of homes through a programme of targeted interventions including door-to-door energy advice, free-low cost insulation schemes and self help projects
Lead Organisation	<ul style="list-style-type: none"> ▪ St Edmundsbury Borough Council
Partners	<ul style="list-style-type: none"> ▪ To be established
Impact	<ul style="list-style-type: none"> ▪ To be established
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ To be established
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ To be established
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ To be established
Intervention Funding Required	<ul style="list-style-type: none"> ▪ To be established
Timescales	<ul style="list-style-type: none"> ▪ Within next 3 years
Alignment with other Strategies	<ul style="list-style-type: none"> ▪ To be established
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, N155

Appendix 1 Organisations consulted

A1.1 Working Group Members

Niki Hollingworth	Housing Strategy Manager (Chair)
Carole Herries	Head of Environmental Health and Housing
Andrea Mayley	Economic Development Manager
Patsy Dell	Head of Planning & Economic Development
Ian Poole	SEBC Planning Policy & Specialist Services Manager
Chris Rand	Principal Planning Officer
Kevin Marshall	Senior Housing Development Officer (note taker)
Scott Bailey	Team Leader (Suffolk) Homes & Communities Agency (East of England)
Nick Enge	Investment & Regeneration Manager, Homes & Communities Agency (East of England)
Anna Bosworth	Area Programme Manager- Norfolk & Suffolk, East of England Development Agency
Tom Purser	Government Office East
Duncan Johnson	Assistant Director (Property) Suffolk CC
Mark Marshall	Head of Corporate Development & Infrastructure, NHS Suffolk
Councillor Anne Gower	Portfolio Holder Haverhill and Housing

A1.2 Registered Housing providers consulted

Dennis Heath Suzanne Newman	Havebury Housing Partnership
Phil Murton Nathan Cole	Iceni Homes
Steve Clarke	Suffolk Housing Society
Alikem Brese	Metropolitan Housing Trust (Granta Housing)
Isabelle Wright	Hastoe
Carla Beckett	Flagship Housing
Gregg Dodds	Orwell Housing Association
Adrian Sinha	Jephson
Jeremy Page	Orbit Homes

A1.3 Other

Hilary Anderson	Suffolk Supporting People
Louise Wilby	Suffolk ACRE

A1.4 Written Response received from Suffolk Primary Care NHS Trust - provided in full below

St Edmundsbury Borough Council Local Investment Plan - Response on behalf of Suffolk Primary Care NHS Trust

On behalf of our client Suffolk Primary Care NHS Trust (the Trust), we are pleased to submit comments on the draft St Edmundsbury Local Investment Plan (LIP).

Background

The Trust is responsible for commissioning all health care and providing primary health care facilities throughout the Borough. These facilities have been recognised within the emerging Local Development Framework (LDF) as key infrastructure required to serve the needs of the Borough's existing and future population. The Trust has actively participated in the LDF consultation process, most recently at the Core Strategy Examination in Public, and seeks to achieve a planning policy context that enables planned growth to be delivered in a more sustainable way.

The additional opportunity to engage with the Council afforded by participating in the preparation of the LIP is welcomed by the Trust. Proposals for growth in the Borough will have a major impact on the Trust's role as commissioners for health care and it is therefore considered that the developments put forward in the LIP are of particular relevance for the future provision of health care facilities and services.

Specific Comments on the LIP

Background and Purpose

As stated in our representations to LDF documents, investment in the Borough in the form of additional housing must be provided alongside investment in key community services such as health care in order to ensure the achievement of sustainable development and communities. Therefore, the Trust welcomes the aim of the LIP to demonstrate that investment in St Edmundsbury will meet the significant need for infrastructure and community facilities.

With regard to the 'evidence base' for the Plan, while the Trust is encouraged by the variety and scope of documents used to draw up the LIP; it is considered that the Joint Strategic Needs Assessment should also be referenced. The JSNA gives "a comprehensive view of the needs and wants of the people of the county" as well as identifying "the demographic, health and social trends which are likely to have implications for the way we deliver services in the future, allowing us to plan to meet these emerging challenges in an effective and affordable way".

The Borough in Context

The Trust considers that it would be useful to include comments on existing health care facilities in Bury St Edmunds, Haverhill and the rural areas with a view to providing a comprehensive overview of these settlements.

At present, the Trust is experiencing accommodation challenges in Bury St Edmunds with regard to community facilities and there is a need to rationalise the existing disparate services. In Haverhill, it is currently considered that provision of a new health centre is not affordable for the Trust, necessitating assessment of other options for maintaining the improved level of access to primary care services that has been achieved in the last few years. Alternative options include the refurbishment of existing facilities and the redistribution of services.

This prevailing situation will have a direct impact on the ability of existing services to accommodate growth proposed for the Borough's two main settlements and there will be a need for developer investment to assist the provision of facilities and services to meet the needs of future residents.

The ability to meet the needs of the Borough's existing population of over 65s and the expected growth in this section of the population will also need to be considered carefully, especially in the Borough's rural areas. It is the Trust's experience that the health care needs of older members of the community necessitate a greater draw on primary care facilities, which in turn impacts on the ability to accommodate additional population growth.

It is requested that these matters are taken into consideration and included in the context of individual settlements.

Policy Context and Housing Growth Trajectory

The Trust would like to query the inclusion of requirements set out in the Suffolk Structure Plan within Section 7 of the draft LIP. As the housing targets for Suffolk and the individual boroughs and districts are set out in the Regional Spatial Strategy (RSS), it is considered unnecessary to refer to Structure Plan targets as these have been superseded.

Reference to housing completion performance against Structure Plan targets within section 8.3 of the LIP also requires amendment. It would be more appropriate and relevant for performance to be assessed against the RSS target as this superseded the targets set in the Structure Plan.

Housing Needs for Older People

In light of the above comments on the additional draw on primary care services from the over 65 population, the Trust would need to be consulted on any proposals for additional accommodation targeted at this population, especially very sheltered housing schemes (regardless of the scale of the proposal) in order that the impact of such proposals on existing facilities and any potential requirement for additional facilities can be assessed appropriately.

Strengths, Weaknesses, Opportunities and Threats

In order for the SWOT analyses of Bury St Edmunds, Haverhill and the rural areas to provide a comprehensive assessment of the settlements, it is considered that comments relating to the health care facilities, as set out above, should be included.

Strategic Challenges

The Trust welcomes the recognition that new housing in rural areas needs to be directed to appropriate and sustainable settlements to bring with it new services and infrastructure and safeguard existing services. The acknowledgment that existing infrastructure capacity issues need to be considered as well as preparing for additional growth is also welcomed.

Specific Development Proposals

The information on specific development proposals and their progress is considered to be particularly useful with a view to assessing the potential need for developer contributions to assist the delivery of services and facilities required to meet the needs generated by developments.

The Trust has responded to consultations on some of the proposals discussed in the LIP and is currently progressing an improved method for assessing the impact of proposed developments on existing health care facilities and the associated need for developer contributions to assist the provision of additional or enhanced services. An associated issue that the Trust is keen to encourage through dialogue with the Council and developers is the inventive use of existing facilities to meet the wide ranging infrastructure needs generated by development proposals. Opportunities to provide shared assets in which a range of community facilities could be provided would also be welcomed and the Trust looks forward to participating in future discussions on this topic.

Conclusion

The Trust supports the aims and objectives of the Local Investment Plan, as currently drafted, and is encouraged that health care services and facilities have been included as key infrastructure that needs to be provided alongside growth and other investment in the Borough.

It is requested that certain amendments are made, as outlined above, in order that the Plan represents a relevant and appropriate strategy for managing future investment in St Edmundsbury.

The Trust welcomes the opportunity to participate in the formulation of local strategies and policies that seek to meet the shared objectives of creating and maintaining sustainable communities and looks forward to future liaison with the Council.

Appendix 2. POLICY CONTEXT

A2.1 Introduction

The East of England Plan was published in May 2008 and sets out the regional strategy for planning and development in the East of England to the year 2021. It covers economic development, housing, the environment, transport, waste management, culture, sport and recreation, mineral extraction and more. The full plan can be found here:

www.gos.gov.uk/goeast/planning/regional_planning/.

In the light of the coalition governments stated intention to abolish regional spatial strategies and, in particular, the housing numbers contained therein, the Planning Inspector examining the Core Strategy has asked the Borough Council to consider the impact of the government announcement. The Borough Council is currently considering this matter, particularly relating to the housing requirement for the LDF.

The Suffolk Structure Plan 2001 set out requirements for housing growth in each district / borough in the county covering the period from mid 1996 to mid 2016 and provided the framework for the adopted Local Plan. However, with the approval of the Regional Spatial Strategy, these figures are superseded by new housing targets set for the borough extending beyond 2021. The full Suffolk Structure Plan can be found here:

<http://www.suffolk.gov.uk/PlanningAndBuilding/PlanningPolicy/StructurePlan/>

A2.2 Spatial Priorities

The East of England Plan provides the wider policy context for each of the three spatial areas in the borough, providing the overall direction and key drivers for change and delivery of growth. Extracts from the relevant policies are set out below:

Bury St Edmunds	
POLICY BSE1: Bury St Edmunds Key Centre for Development and Change	Provision should be made for further employment, service and housing development that reflects the role of Bury St Edmunds as an important service centre between Cambridge and Ipswich. Employment growth should be of a scale to minimise the volume of long distance out-commuting from the town. Priority will be given to the development of vacant and underused land that respects and enhances the historic town centre. Development and transport strategies should promote a shift to non-car modes of travel.
Haverhill	

POLICY SS4: Towns other than Key Centres and Rural Areas	Such towns include selected market towns and others with the potential to increase their economic and social sustainability through measures to: <ul style="list-style-type: none"> • support urban and rural renaissance; • secure appropriate amounts of new housing, including affordable housing, local employment and other facilities; and • improve the town's accessibility, especially by public transport.
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Rural	
POLICY SS4: Towns other than Key Centres and Rural Areas	For other rural settlements they should seek to support the viability of agriculture and other economic activities, diversification of the economy, the provision of housing for local needs and the sustainability of local services.

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

A2.3 Housing Delivery

The key policies from the East of England Plan are set out below, along with performance to date, commentary and relevant local policies.

Policy H1 Regional Housing provision	Minimum housing target over the period 2001 -2021, 10,000 still to build
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Structure Plan requirement	8,800 homes
Annual requirement	440 homes per annum
Completions 1996 - 2009	6,351 homes
Average annual completions 1996-2009	488 homes

Sites have been allocated in the Replacement Local Plan for housing, and Policy CS1 within the Core strategy illustrates the minimum number of new homes the Local Development Framework will need to cater for. The Core Strategy makes provision for the construction of at least 9,000 new homes in St Edmundsbury between 2008 and 2031. These homes will be provided as follows:

- 2008 - 2016 536 homes per year
- 2017 - 2021 536 homes per year
- 2022 - 2031 540 homes per year

All sites in the Replacement Borough Local Plan 2016 that was adopted in 2006 have been reappraised and made provision for those sites that have not yet got planning permission to come forward in the LDF. In addition, we have undertaken a separate Strategic Housing Land Availability Assessment (SHLAA)

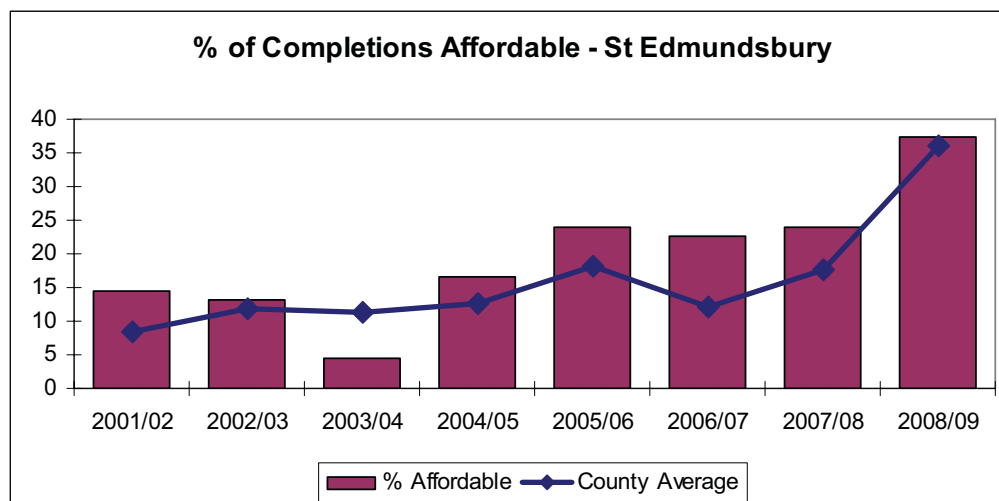
The Replacement Local Plan states that approximately 43% of the borough's structure plan housing allocation will be built in Bury St Edmunds, 38% in Haverhill and the remaining 18% in the rural areas. Between 1996 and 2009, the proportion of housing completions (based on net figures) in these centres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

Bury St Edmunds	45.3%
Haverhill	30.5%
Rural	24.2%

A2.4 Affordable housing delivery

Policy H2 Affordable housing	appropriate targets, circ. 35%
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Completions 2009 (gross)	144 homes (41% of all completions)
Completions since 2001 (gross)	675 homes (represents 10.6% of all completions during this period)
Average annual completions (gross)	75 homes



The percentage of completions which are affordable in St Edmundsbury have been above the county average for seven of the last eight years. The latest figure for 2008/09 shows St Edmundsbury completing over 35% affordable dwellings, which is an increase from the last two years and in line with county trends.

Planning policies have been in place for nearly ten years to assist with delivering affordable housing through the planning process, A Housing Requirements Study commissioned in 2005 concluded that 40% of all housing provided should be affordable and that we should seek to secure affordable housing on as many sites as possible in order to maximise affordable housing delivery across the borough.

Planning Policy Statement 3: Housing states that Local Planning Authorities need to undertake an informed assessment of the economic viability of any threshold and proportion of affordable housing proposed as part of their LDF including their likely impact upon overall levels of housing delivery and creating mixed communities.

To meet this requirement the Borough Council undertook an Affordable Housing Economic Viability Assessment in 2009 in partnership with three other Local Authorities: Forest Heath District Council, Fenland District Council and East Cambridgeshire District Council, supported by Cambridgeshire Horizons. The study, as part of our LDF evidence base, tested the financial viability of different proportions of affordable housing and varying thresholds across a number of locations in the borough, in a range of market conditions.

The conclusions of the study support the policy set out in our Core Strategy (Policy CS5) which puts forward an appropriate set of targets, balancing viability and housing need. Compared with higher value areas where increased targets are more sustainable, there is limited scope for typical development values locally to support both affordable housing and increasing requirements on building specifications, renewable energy, wider planning obligations and the associated costs.

Since the Local Plan target of 40% affordable housing was adopted in 2006, there have been certain changes which means that this is no longer a viable or achievable target, including the economic downturn and radical changes to the housing market.

The viability study found that seeking more than 30% affordable housing, as a Borough-wide target for sites of 30 dwellings or more, could be over ambitious, even if the market changed and becomes more buoyant.

On smaller sites, the viability study recommended seeking a reduced target of 20% affordable housing. This is not because smaller sites are necessarily more or less viable than larger ones, but it does recognise that sites of between 5 and 14 dwellings in larger settlements would otherwise be impacted by affordable housing policy for the first time. This “first time” impact of the policy area is significant. Alongside this, the study acknowledges that the development values produced by such schemes will usually be smaller and can be more marginal in relation to existing / alternative use values.

It is important to note that the study’s conclusions are based on the assumption of no grant going into sites to assist the delivery of affordable housing. Where grant is achieved this should enable a higher percentage of affordable housing to be delivered.

The fully study and appendices can be found in the core document library on St Edmundsbury website (D2 Joint authority background research):

<http://www.stedmundsbury.gov.uk/sebc/live/Coledocumentlibrary.cfm>

A2.5 Quality of Development

POLICY ENV7: Quality in the Built Environment	Local Development Documents should require new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.
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The design and layout of development can have a significant impact on the environment, quality of life and the use of limited resources. Concept Statements, Development Briefs and Masterplans are required on certain sites to help in providing definition and meaning to a place which is to be created and to assist in setting out the framework for investment and implementation.

The Core Strategy (Policy CS3 Design and Local Distinctiveness) emphasises that proposals for new development must create and contribute to a high quality sustainable environment.

Area Action Plans are being prepared and our Development Management DPD will support this process and will include specific schemes and policies to support the requirement that new development in the towns contribute to improving the public realm.

A2.6 Sustainable design of the built environment

POLICY ENG1: Carbon Dioxide Emissions and Energy Performance	To meet regional and national targets for reducing climate change emissions, new development should be located and designed to optimise its carbon performance.
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The Council sets out in the Core Strategy (Policy CS2 Sustainable Development) that developments should incorporate the principles of sustainable design and construction in accordance with recognised appropriate national standards and codes of practice. This covers the following themes:-

- Energy and CO2 emissions - creating carbon neutral development and incorporating decentralised energy generation
- Water - ensuring water efficiency by managing water demand and using such waste water reuse methods as rainwater harvesting and grey water recycling
- Materials - minimising the use of resources and making use of local materials;
- Surface water run-off - incorporating flood prevention and risk management measures, such as sustainable urban drainage
- Waste - adhering to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling.

The Council will have regard to the Commission for Architecture and the Built Environment's (CABE) standards "Building for Life" as a tool for considering proposals for new housing development.

In the Core Strategy will expect that residential developments achieve as a minimum a Code Level 4 and in considering planning applications for commercial schemes, the Council will expect smaller non-residential developments to achieve at least a BREEAM 'very good' rating, and for larger schemes (in excess of 1,000 square metres net floorspace) to achieve the higher BREEAM 'excellent' rating.

A2.7 Housing priorities

The Cambridge Sub-regional Housing Strategy was published in October 2008. It brings together the national, regional and local policies for housing, condensing these into seven priority areas for investment. These are:

- Meet the challenge of significant housing growth to create mixed, balanced and sustainable communities across the sub-region while respecting our environmental assets and existing communities.
- Plan for and respond to the sub-region's changing demography, particularly the needs of a growing number of older people.
- Invest in rural homes to support vibrant, sustainable communities.
- Respond to the diverse and changing needs of our communities including migrant workers, Gypsies and Travellers and hard-to-reach groups.
- Tackle both housing and support issues for people who are most vulnerable.
- Make best use of existing homes and extend housing options by improving housing conditions, reducing risk, updating sheltered housing and bringing empty homes back into use - focusing on those who are vulnerable and live in private housing.

- Prevent and tackle homelessness, help reduce deprivation and improve health and social inclusion.

All these priorities are important for our housing agenda, though the first is a “headline” for the Cambridge sub-region.

The full Cambridge Sub-regional Housing Strategy can be found here:

http://www.cambridgeshirehorizons.co.uk/documents/crhb/publications/cambridge_sub-region_housing_strategy_2008-11.pdf

A2.8 Regional Economic Strategy (RES)

The statements in the RES most relevant to St Edmundsbury are that:

St Edmundsbury is identified as being within the Greater Cambridge growth area (p.94) and Bury St Edmunds is identified as being within the London-Stansted-Cambridge-Peterborough national growth area (p.88). The RES has strong policies for all the ‘engines of growth’ of which Greater Cambridge is one. Specific policies for the Greater Cambridge area relevant to this application include (p.95):

- overcome shortages of affordable housing and other infrastructure by establishing high-quality, sustainable new communities, including Northstowe
- address the major infrastructure deficit and, in particular, key strategic routes connecting Cambridge to regional and national markets, such as the A14 and rail routes to London, Stansted and other regional cities.

Bury St Edmunds is identified as one of the ‘smaller settlements that act as sub-regional centres largely independent of the London effect’ and the RES recognises ‘the essential contribution of the rural economy and the role of market towns as key sub-regional centres’ (p.89) The RES looks in more details at market towns and the economy of the rural areas. It says that ‘Around 31 % of the region’s population live in rural areas, and the East of England accounts for a fifth of the UK’s market towns. The region’s businesses and research community are well known as leaders in agriculture, food processing, bioenergy and non-food crops. However, the economy of rural areas has changed significantly, with the service sector now playing a dominant role. The future will be driven by improvements in innovation, skills and access to markets, much as with the wider economy. The challenge is to tailor our actions to meet the needs of rural communities, particularly in more remote rural places. This includes tackling barriers to growth, such as a lack of affordable housing and high-quality business space.’ (pp.109-110) Specific policies for market towns relevant to this application include a positive planning framework, that enables:

- increased provision of affordable housing within broader plans that help sustain the scale and vitality of villages and market towns
- provision of employment space that allows rural businesses to start up and grow
- greater certainty to the market on the deployment of renewable energy.
- improved connectivity and transport services between rural areas and regional cities to increase connections to the knowledge base centres of excellence, hubs and markets

A2.9 Sustainable Transport

The East of England Plan (2008) includes the Regional Transport Strategy (RTS). This establishes a framework for the delivery of transport investment and policy priorities at the regional level which support the aims of the spatial strategy. The objectives of the RTS are to increase the number of travel movements by sustainable modes, such as walking, cycling and public transport. An objective is also to enable

the provision of infrastructure and transport services that are required to support existing communities and development proposed in the spatial strategy.

Measures are proposed for urban areas and Key Centres for Development and Change like Bury St Edmunds to reduce car dependency and bring a modal shift away from the car to alternative modes of travel. Bury St Edmunds is defined as a regional transport node in Policy T5 where priorities should be to improve the integration of strategic and local networks, including the need to improve access to rail stations and develop strategic park and ride sites.

The Plan recognises the challenges faced by rural areas, like St Edmundsbury, where reliance on the car, for many people, is essential due to the lack of transport alternatives.

The Suffolk Local Transport Plan (2006-2011) contains local objectives towards achieving a sustainable transport network. The problems of traffic congestion in the market towns of Haverhill and Bury St Edmunds is noted, as is the high number of daily vehicle movements passing through Haverhill due to out commuting to Cambridge. The Plan acknowledges the economic importance of Bury St Edmunds within western Suffolk and that future development could be limited by increasing congestion at junctions on the A14. The implementation programme identifies specific objectives for St Edmundsbury including the need to relieve congestion in and around Bury St Edmunds town centre and improve public transport, walking and cycling in the town. Whilst the rural areas are not suffering a high level of congestion, many rural areas experience inappropriate traffic levels and the associated noise, safety issues and visual impacts.

The Bury St Edmunds Transport Strategy (2006) identifies the nature and scale of transport infrastructure required to support Bury St Edmund's role as a Key Centre for Development and Change. The study undertook an assessment of the degree to which the capacity of the local transport network, particularly the A14 junctions, will limit future employment, service and housing growth in and around the town. It identified that the town has few major transport problems but does have a considerable urban heritage to protect. It was concluded that the levels of development being discussed at the time could cause significant traffic congestion problems in the future.

Appendix 3. LOCAL HOUSING MARKET

A3.1 Introduction

Information on housing requirements for St Edmundsbury is largely drawn from the Strategic Housing Market Assessment, which brings together a large amount of data on issues across the Cambridge housing sub region, which St Edmundsbury forms part of.

It is invaluable for understanding housing need and formulating appropriate policy responses. The full SHMA can be found at: www.cambridgeshirehorizons.co.uk/shma

In order to provide more frequent updates to key metrics of the housing market, such as average prices and affordability ratios, Cambridgeshire Horizons produces and disseminates Housing Market Bulletins. These are based on data from Hometrack Housing Market Intelligence System, and give a snapshot of the current market for housing. The bulletins can be found here:

http://www.cambridgeshirehorizons.co.uk/our_challenge/housing/crhb_publications.aspx

There are currently around 1,900 households on the St Edmundsbury housing register, of which

- approximately 50% are single person households,
- approximately 40% are families,
- and 20% are aged over 55 (anticipate this will increase in the future)

St Edmundsbury is part of a sub-regional choice based letting system, Homelink

A3.2 Tenure split

The 2001 Census is the most up-to-date local level information available on the tenure breakdown by district and borough.

The Survey of English Housing 2007/08 shows that nationally there has been about a 2% increase in private rented households and about a 1% decrease in social rented and owner occupation since the previous Survey of English Housing, in 2000/01.

According to borough's 2008 House Condition Survey a total of 45,100 dwellings were identified in St Edmundsbury of which, 37,200 (82%) were private sector homes and 7,900 (18%) were social housing.

The results of the 2001 Census show that the tenure breakdown in St Edmundsbury reflects the national average. The data below has been extracted from St Edmundsbury's Annual Monitoring Report (December 2009) based on the 2001 Census:

	St Edmundsbury	East of England	England and Wales
Owner occupied: owns outright	30.0%	30.9%	29.7%
Owner occupied: with a mortgage or loan	40.8%	41.7%	38.9%
Rented from: council (local authority) ²	13.9%	11.7%	13.2% (now 0%)
Rented from: housing	3.4%	4.9%	6.2%

² In 2004 the Borough Council transferred its housing stock to Havebury Housing Association

	St Edmundsbury	East of England	England and Wales
association / registered social landlord			
Rented from: private landlord / letting agency	7.5%	7.6%	8.8%
Rented from: other	4.4%	3.2%	3.3%

Housing tenure

Source: 2001 Census³

A3.3 House Prices

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

	Flats	Terraced	Semi- Detached	Detached	Average
St Edmundsbury	£120,734	£153,716	£165,855	£255,939	£187,564
Suffolk	£106,085	£135,236	£154,032	£250,565	£179,577

House prices second quarter 2009

Source: Suffolk Observatory

A3.4 Housing Affordability

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

	Flats / maisonettes ratio	Terraced ratio	Semi- Detached ratio	Detached ratio	Average ratio	Average ratio from AMR ⁴ , 2007/8
St Edmundsbury	4.39	5.59	6.04	9.31	6.83	8.58
Suffolk	3.83	4.88	5.56	9.05	6.48	7.79
East of England	4.55	5.27	6.02	9.31	6.60	8.34

Housing affordability for 2009 quarter 2

Source: Suffolk Observatory

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

The Strategic Housing Market Assessment includes a detailed analysis of affordability by tenure and district, which can be found here:

http://www.cambridgeshirehorizons.co.uk/documents/shma/ch_21_affordability_2009.pdf

³ Please note - Census categories have some errors e.g. HA tenants who think they are renting from private landlords, private tenants on HB who think they are "living rent free" (recorded under "other").

⁴ Annual Monitoring Return

A3.5 Need for New Affordable Housing

The key findings of the SHMA in respect of housing need show a significant need for affordable housing. The table below summarises the current position:

Need for affordable homes

Annual need to meet backlog of housing need over five years (Bands ABC of the housing register to be met over 3 years and band D over 5 years)	580
Estimated newly arising need per year	690
	<hr/> 1270 <hr/>

Annual supply of affordable homes

Re lets of existing supply	342
Delivery of new homes (average last two years)	124
	<hr/> 456 <hr/>

Shortfall of affordable homes per year	<hr/> 814 <hr/>
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The levels of need shown above are comparable with other districts within the Cambridge sub region. The key message is there are very high levels of need for affordable housing.

The figures above do not take into account the contribution the private rented sector can make in meeting the housing needs of some households on the housing register.

St Edmundsbury Borough Council has recently appointed an officer within the Housing Options Team to develop links with landlords to assist in preventing homelessness from the sector facilitate greater access to the sector. In addition as part of the work on reducing the number of empty properties in the borough it is planned that the current private sector leasing scheme will expand.

The latest updated calculations carried out for the SHMA suggests the council's targets for tenure mix in new affordable housing should, on average, be 68% social rent and 32% intermediate housing.

A3.6 Fuel Poverty in St Edmundsbury

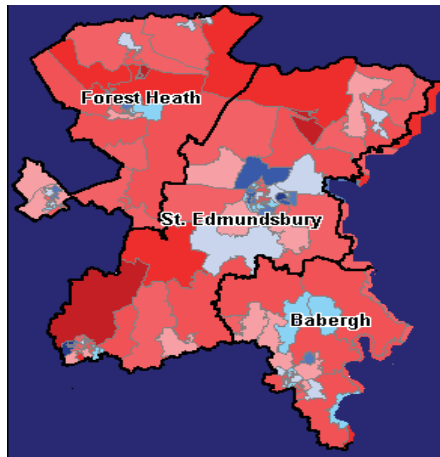
Fuel poverty occurs when a household is unable to afford to heat their home to the level required for health and comfort. Fuel poverty arises from the combination of fuel prices, low incomes, poorly insulated homes and expensive or inadequate heating systems.

By its very nature, lack of affordable warmth is almost always associated with households on the lowest incomes.

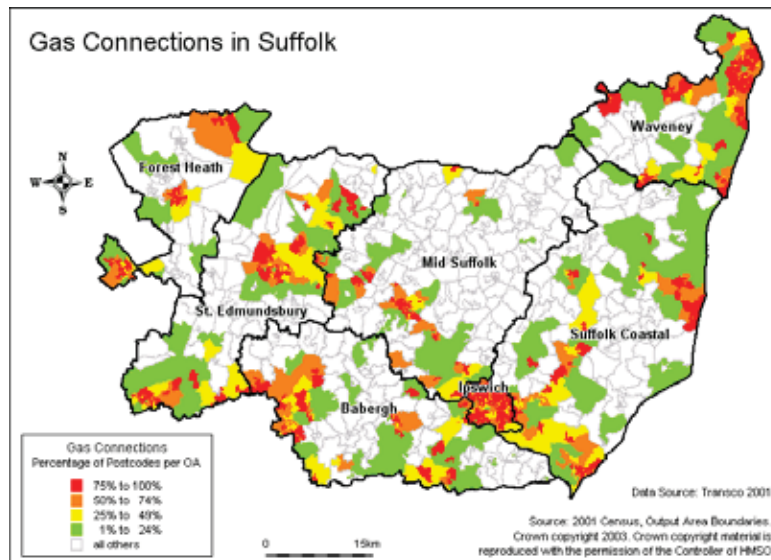
Work carried out across England in 2003 by the Centre for Sustainable Energy, reinforces the findings of our 2008 Housing Stock Condition survey and reveals that rural parishes in Western Suffolk have the highest levels of fuel poverty with a strong correlation between areas with the highest levels of fuel poverty and no access to the gas network.

The map opposite shows relative fuel poverty in Western Suffolk⁵.

Source: Extracted from CSE Fuel Poverty Map 2003



More than half of the Borough does not currently have access to mains gas so those households off the gas main are financially disadvantaged since they cannot access the current cheapest conventional domestic heating fuel source.



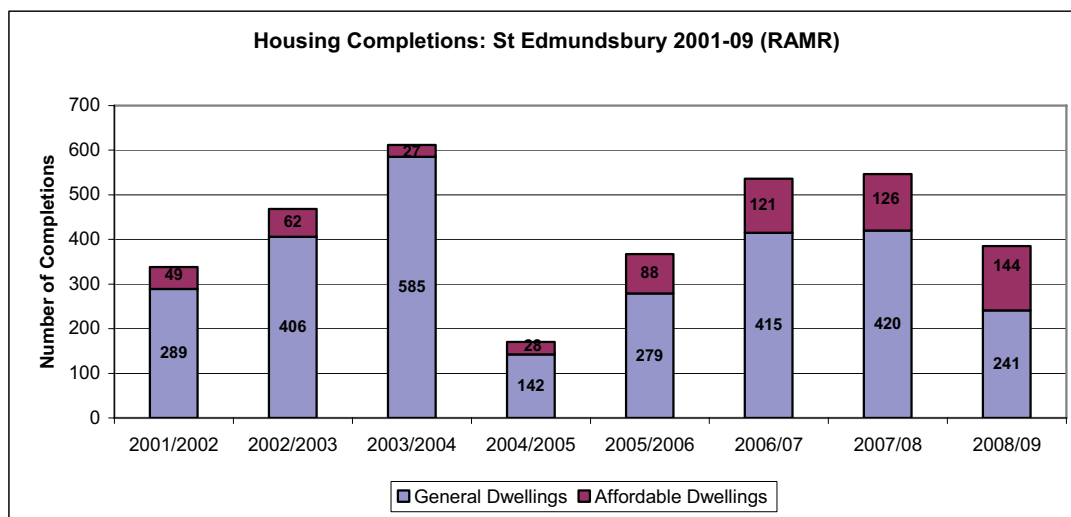
Gas connections in Suffolk.
Source: Centre for Sustainable Energy (CSE)

⁵ Note: Dark red – corresponds to highest levels of fuel poverty, dark blue corresponds to lowest levels of fuel poverty defined in the CSE Study.

Appendix 4. Cambridgeshire Sub Regional Housing Strategy: Themes

A4.1 Housing growth

Meet the challenge of significant housing growth to create mixed, balanced and sustainable communities across the sub-region while respecting our environmental assets and existing communities



Completion of homes across St Edmundsbury has been strong over the past eight years, with the exception of 2004/05 which saw only 170 units completed. Between 2004/05 and 2007/08 the number of affordable homes developed has increased. The latest figure of 385 dwellings in 2008/09 represents a drop-off in completions following two strong years, which may well reflect conditions in the construction trade as a consequence of the economic recession.

Notable areas of growth include Bury St Edmunds (Morton Hall) and Haverhill.

The percentages of completions which are affordable in St Edmundsbury have been above the county average for seven out of the last eight years. The latest figure for 2008/09 shows St Edmundsbury completing over 35% affordable dwellings, which is an increase from the last two years and in line with county trends. This percentage is also the largest recorded since 2001.

A4.2 Housing needs of older people

Plan for and respond to the sub-region's changing demography, particularly the needs of a growing number of older people;

The following facilities are currently available in St Edmundsbury:

County Council residential Homes for Older People	<ul style="list-style-type: none"> • Davers Court Bury St Edmunds: intermediate care, transitional care, respite care and long term care for frail elderly and dementia customers • Glastonbury Court Bury St Edmunds, long term and respite care for frail elderly and dementia customers • Place Court Haverhill intermediate care, respite care and long term care for frail elderly and dementia customers • Ixworth Court Ixworth long term care for frail elderly and dementia customers
	In addition Ixworth Court site supports a younger person dementia unit run by Orwell Housing and Place Court has a community wellbeing centre that offers day time community activities.
Very Sheltered Housing Schemes have been developed with the County Council and housing association partners	<ul style="list-style-type: none"> • Cullum Road, Bury St Edmunds • Jocelyn Court, Bury St Edmunds • Blackbourne View Ixworth • Sherman Court Bury St Edmunds
New Service Provision	The County Council are currently planning new service provision and have made an application to the Department of Health for PFI credits to relocate Place Court Residential Homes. £9m credits of 25 years.
	Oxlip House a 52 apartment (Leasehold (39) and social rented (13)) very sheltered housing scheme at Moreton Hall Bury St Edmunds will open in September 2010.
Future service needs.	<p>Initial discussions agree that for older people's services the key developments would be</p> <ul style="list-style-type: none"> • A very sheltered housing scheme in Haverhill as part of the NW Haverhill development. • Consideration of housing issues in rural areas and small market towns to support independence choice for older people. Following the outcome of a housing needs survey in Clare there is an opportunity to explore the benefits of engaging with the community to support small scale development for older people potentially through shared equity or community trusts. • Both schemes above have been discussed with area social work management. There is obviously no guaranteed revenue funding at this stage but there is a willingness to discuss further.

In light of the earlier comments made by Suffolk Primary Care NHS Trust on the additional draw on primary care services from the over 65 population, the Trust have confirmed the need to be consulted on any proposals for additional accommodation targeted at this population, especially very sheltered housing schemes (regardless of the scale of the proposal) in order that the impact of such proposals on existing facilities and any potential requirement for additional facilities can be assessed

A4.3 Rural Housing

Invest in rural homes to support vibrant, sustainable communities

The Borough Council works closely with the Rural Housing Enabler (RHE), who is based with Suffolk ACRE, to identify local housing need in our parishes. The RHE is currently working in 11 parishes across the Borough.

Working with the Council the RHE carries out detailed surveys of households in a parish to determine the level of housing need at that time, and up to five years ahead. Working with housing associations, parish councils and local landowners suitable exception sites are identified where a small number of homes can be built for people with a local connection. These homes remain affordable in perpetuity, allowing local people to benefit in the future.

Presently we work in villages at the invitation of the parish council. The Council has agreed to investigate a systematic approach to rural housing needs surveys, to ensure we have full information relating to housing needs. The surveys would be extended to all the villages identified in the Core Strategy Policy CS4 Settlement Hierarchy and Identity, with the intention of completing a survey every three years. A bid for funding to the Suffolk Innovation Fund has been submitted for consideration, see Appendix 10 for details of the bid.

Between 1996 and 2009, some 24% of housing completions were in rural areas (based on net figures) (Source AMR)

Of the 541 affordable homes delivered between 2005 and 2009, some 108 homes were built in rural areas, this equates to 24% of the total affordable housing delivered.

It has been possible to increase the number of homes in villages by redeveloping older housing stock and increasing the overall number of homes on the original site. Havebury Housing Partnership has successfully done this as at Smithy Close Rougham, replacing 10 of the original homes with a total of 30 new homes. They are currently doing the same at Norse Avenue Stanningfield.

The borough's affordable housing development pipeline currently includes 11 rural exception schemes, with the potential of delivering up to 136 homes.

Bardwell and Cavendish are examples of exception schemes where a housing need has been established, the parish council has selected a housing association partner (Hastoe and Havebury) and the negotiations over the site have been successfully concluded. In the case of Bardwell the site was identified from County Council assets land holdings. **This is as a direct result of the Single Conversation process.** They are currently consulting the parish residents regarding the design of the scheme before to a planning application is submitted. It is anticipated that work on site will begin in 2010/11. We are currently also working with the County Council to identify a suitable site in Great Barton.

Suffolk Primary Care NHS Trust welcomes the recognition that new housing in rural areas needs to be directed to appropriate and sustainable settlements to bring with it new services and infrastructure and safeguard existing services. The acknowledgment that existing infrastructure capacity issues need to be considered as well as preparing for additional growth is also welcomed.

A4.4 Gypsies and Travellers

Respond to the diverse and changing needs of our communities including migrant workers, Gypsies & Travellers, and hard-to-reach groups;

The Council works with other districts and key strategic partners from across Suffolk. The County Council has a Gypsy and Traveller Strategy which aims to develop a cohesive approach to issues that affect Gypsies and Travellers in Suffolk, and to set out how key issues and priorities will be addressed.

A single issue review of the East of England Plan, "Planning for Gypsy and Traveller Accommodation" has been carried out, and the Secretary of State published the final policy in July 2009. This review sets out the number of authorised pitches in each authority, and under Policy H3 sets targets for the provision of pitches by 2011. St Edmundsbury is required to provide a minimum of 20 additional pitches by 2011 (In 2008 there were 2 authorised pitches).

Policy H4 of the review sets out the provision for Travelling Show People and requires 9 pitches to be provided in Suffolk between 2006 and 2011. Beyond this period there is a requirement for a 1.5% annual increase. This accommodation will be provided to meet identified needs through joint partnership working as required under Policy H4 of the review.

Since 2008 the council has been working closely with a local Gypsy family to extend the site they own and currently live on. The proposal to provide six new pitches will improve the facilities on the site for the existing family and enable other extended family members to benefit from a permanent home. Local consultation with two parish councils and local residents has taken place, and in addition to this a planning mediation specialist was employed to provide an independent service working with the community and the council to deal with issues raised as the planning application was developed. The Council successfully bid for £737,000 grant from the CLG to develop the new site.

Additional sites are being sought through the Local Development Framework process which will be concluded in June 2010.

The SHMA data regarding Gypsies and Travellers housing need is currently being updated in light of the single issue review and plans to update our 2006 Gypsy and Traveller Accommodation Needs Assessment, which identified a need for 15 additional pitches in the borough.

A4.5 Housing for vulnerable people

Tackle both housing and support issues for people who are most vulnerable

The changing emphasis towards community rather than residential care has increased the need for individual accommodation for people who require housing with support. It is important that most community accommodation is just that - accommodation within the community.

Support Services provided in St Edmundsbury include:

- Community Day Opportunities
- Bury Resource Centre
- Haverhill Resource Centre
- Chestnuts respite service
- Employment Services
- Nowton Nursery
- Services to Business Ailwin Road Bury St Edmunds

In addition, Suffolk County Council operates a number of supported housing schemes for vulnerable adults, and is leasing space in the Bunting Road Papworth Centre.

Westfield, which is owned by the county council and located in Bury St Edmunds is run by Suffolk Mental Health Partnership Trust

The County Council would support a range of community facilities being developed to support the wider targets of Healthy Ambitions and Care Closer to Home. Support for community-led sustainable operations would allow maximum choice and engagement.

Any community facility that can support the relocation of services from Bury Resource Centre would resolve a long standing issue with a building which is certainly no longer fit for purpose and would allow customers with complex needs a more active lifestyle within their community.

Suffolk Supporting People have completed an assessment of support needs for the County, at the time of finalising the LIP the assessment is not finalised and therefore not available for consideration as part of the preparation of this document. However, this assessment will be a point of reference in future when considering the need for additional schemes.

Likewise the timetable for completing the Suffolk Supporting People annual plan is not coterminous with the preparation of this document.

Suffolk Supporting People have been involved in discussions on the supported housing priorities identified in this document, namely the replacement women's refuge and the specialist scheme to house those with autism (Letherede, Risby).

The above statements apply equally to the earlier section on housing needs of older people.

A4.6 Existing homes

Make best use of existing homes and extend housing options by improving housing conditions, reducing risk, updating sheltered housing and bringing empty homes back into use - focusing on those who are vulnerable and living in private housing;

The East of England Housing Statement recommended priority in relation to existing stock is to improve the existing stock in order to reduce carbon emissions and use of natural resources to benefit both the environment and individual households⁶. The Housing Statement goes on to say the general evidence is that most local authorities recognise and are seeking to address climate change, as are housing associations, but that the scale of action on retrofit needs to accelerate rapidly over the next few years.

A private sector stock condition survey of 1,005 dwellings was completed for the borough in April 2008. The survey included all tenures with the exception of affordable housing (i.e. homes owned and managed by Registered Social Landlords).

Havebury Housing Partnership have confirmed that all their stock meets decent homes standards.

The survey suggests that 26.6% (9,300) dwellings can be classified as non-decent, which is below the figure for England (27.1%), taken from the 2005 EHCS. The main reason for failing the decent homes standard was category 1 hazards (excess cold) and poor thermal comfort. The 2010 target of 70% of vulnerable households which as made decent has been achieved. The cost to remedy non decency in all homes across the borough has been estimated at £32.2 million - an average cost of £3,200 per dwelling.

⁶ East of England Housing Statement 2010-2014 (consultation draft)

Analysis of the National Indicator NI187 Fuel Poverty surveys carried out across the Eastern Region indicate that more than 2 million homes need to have improved loft insulation to meet current standards.

The target Standard Assessment Procedure⁷ (SAP) for all dwellings is a minimum of 65 described under the Home Energy Conservation Act 1995. A SAP rating of less than 35 is considered unacceptably low and represents a difficult and expensive dwelling to heat. It is estimated, based on the Council's 2008 stock condition survey, that 3,800 homes have a SAP rating of less than 35 in the Borough.

The Council's latest NI187 survey reveals that 6.1% of properties in the Borough occupied by residents on benefits had an energy performance rating (measured using SAP ratings) below the fuel poverty trigger threshold of 35.

Housing associations operating in the borough and particularly those with older stock have raised concerns about this issue

A4.7 Tackling fuel poverty by providing affordable warmth

Local authorities are recognised as one of the most important agencies in the eradication of fuel poverty. Housing issues are paramount in any programme of fuel poverty reduction. St Edmundsbury Borough Council published its latest Affordable Warmth Strategy in September 2009. Our strategic aims are to:

- alleviate fuel poverty; and
- reduce domestic energy demand in the Borough.

Our objectives are to:

- Improve the energy efficiency of homes in the Borough; and
- Reduce the number of households in Fuel Poverty.

The Council has gained a lot of experience over the last ten years in its work to improve levels of affordable warmth for residents in the Borough. The Council's Environmental Health & Housing Services has led this work, setting out its work in an annual service plan. This practice allows resources to be allocated year by year based on the Council's corporate commitments within the Corporate Plan.

An action plan is presented within this Strategy which takes account of:

- Experience gained to date
- Our strategic aims of alleviating fuel poverty and reducing domestic energy demand
- The national and local context discussed later in the Strategy; and
- The Council's corporate commitments.

The action plan covers the period 2009-2011, to tie in with the new National Indicator relating to fuel poverty, NI187. A copy of our Strategy is available on the Council website at www.sebc.gov.uk

A4.8 Cutting domestic carbon emissions

The housing sector contributes around 24% of the CO₂ emissions (source DECC NI186 dataset 2005-2007) attributed to the Borough. This emission primarily arises from heating the home using fossil fuels with the remainder resulting from lighting and other power demands like cooking.

⁷ SAP is a measurement of the thermal efficiency of a dwelling

Local authorities have a key role in reducing the demand for fossil-fuel based energy which generates CO2 emissions. The Council is part of the Suffolk Local Area Agreement committed to cutting CO2 emissions with a long term vision of a 60% cut by 2025 against a 2005 baseline. Work is progressing to deliver these reductions as individual organisations and within partnering arrangements under the auspices of the Suffolk Climate Change Partnership.

This work forms part of the Council's Climate Change and Energy Dependency Action Plan published in April 2007 and supports the Suffolk Climate Action Plan to which all Councils in Suffolk are working.

A4.9 Empty Homes

Although the number of empty homes in the borough is only just over 2% of the total dwelling stock, St Edmundsbury Borough Council has recognised the need to develop and implement an effective empty homes strategy, in order to reduce vacant stock and provide much needed housing. The priority for the strategy is to work with the owners to bring long term empty homes back into use. The number of empty properties in the borough that have been empty for longer than 6 months (at 1st April) is as follows:

Year	2006	2007	2008	2009
Total	147	280	341	487

Source: Housing Strategy Statistical Appendix

The significant increase during 2009 is in part due to the economic situation, properties for example taking longer to sell, owners being reluctant to put homes on the market due to falling prices etc.

As part of the Council's response to long term empty homes we established a private sector leasing scheme in 2005, in partnership with Havebury, who since that time have managed around 40 private sector homes at any one time. The focus of the scheme has been to house homeless households.

Options are currently being considered to expand the scheme with a view to making it accessible to households on the housing register, as a part of enhanced housing options⁸.

The Council approved an updated Empty Homes Strategy in September 2009, which takes a more proactive approach to dealing with empty homes including (where necessary and as a last resort) the use of its legal powers. A working party of officers from strategic housing, environmental health, legal; and revenue and benefits oversee the strategy's implementation and is currently monitoring the implementation options identified in the strategy for bringing properties back into use. A budget of £75,000 capital was approved by Cabinet as part of this Strategy.

Long term empty Homes within the borough are monitored on a regular basis using council tax data and contact made with owners to establish plans for bring properties back into use. Targets still to be established to reduce the number of empty properties in the borough. The working group will identify these once all the options set out in the strategy are fully functional.

A4.10 Enhanced Housing Options

Prevent and tackle homelessness, help reduce deprivation and improve health and social exclusion.

⁸ See also section 5.4 on housing needs

Housing options advice has a crucial role to play in addressing urgent housing need. But housing options advice should not just be for people in the most acute need. Without positive interventions, housing problems may worsen over time - so there is a strong argument for offering housing options advice to people before they reach crisis point. Housing problems often indicate other underlying issues. A lack of employment, training or skills; poor finance and debt management; confusion about appropriate benefits along with many other social reasons such as relationship break down , ill health and substance misuse all impact on owning a home or sustaining a tenancy.

To deliver a sustainable solution, housing options advice requires a holistic assessment of the wider causes of housing need, and links to other types of advice and support in an effort to tackle the root causes of the housing problem. An enhanced housing options approach has the potential to be widely applied, making a difference in a number of areas.

We will be working with a range of partners to achieve more sustainable community. Housing has a key role to play in support of outcomes across a range of areas including tackling worklessness and poverty, and addressing social exclusion. Housing options services enhanced by links to training and employment advice, in-work benefits, financial management and other life skills can be effective in achieving these targets.

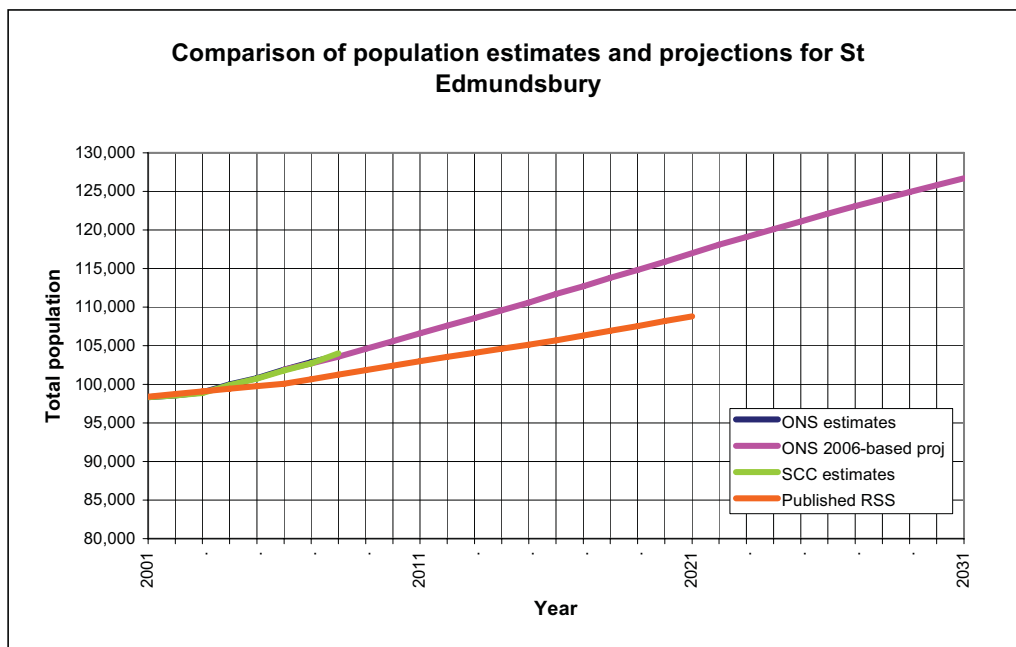
Appendix 5. GROWTH TRAJECTORIES

A5.1 Population Growth

AREA NAME	2008-2011	2012-2015	2016 -2019	2020-2023	2024-2027	2028-2031
England	208378.8	214863.6	221344.1	227812.6	233971.9	239685.1
East	23209.6	24139.7	25067.9	25996.8	26881.1	27698.3
Suffolk	2917.6	3051.3	3188.3	3327.3	3459.9	3582.7
St Edmundsbury	420.4	436.4	453.0	470.1	486.4	501.4

England	3.11%	3.02%	2.92%	2.70%	2.44%
East	4.01%	3.85%	3.71%	3.40%	3.04%
Suffolk	4.58%	4.49%	4.36%	3.99%	3.55%
St Edmundsbury	3.81%	3.80%	3.77%	3.47%	3.08%

Source: ONS



A5.2 Percentage of the Population in the Borough aged 65 plus.

Year	Percentage
2008	17.95%
2011	19.51%
2016	21.93%
2021	23.08%
2026	24.73%
2031	26.76%

Source: ONS

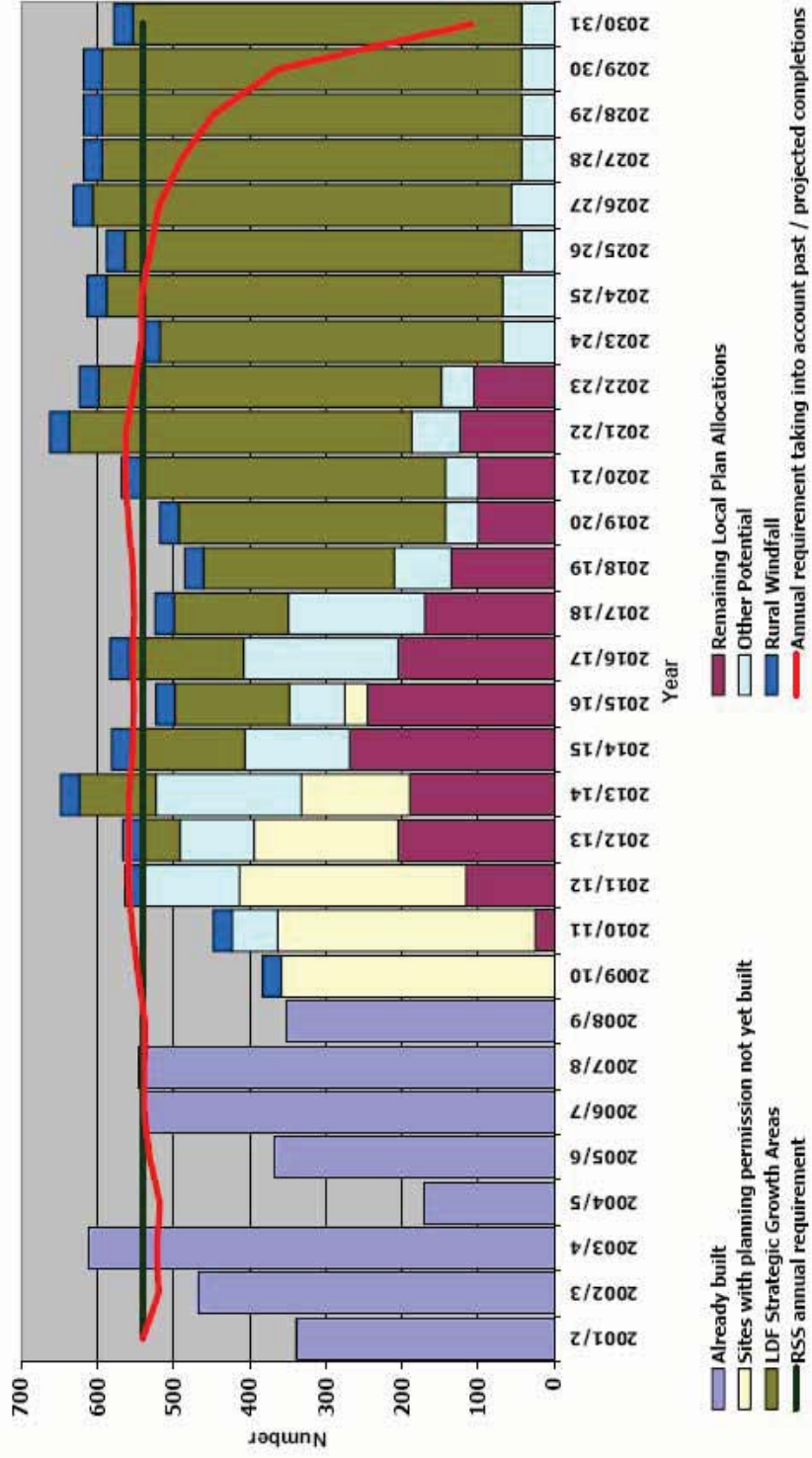
A5.3 Employment Growth

The Employment Land Review (GVA Grimley) notes that the high value manufacturing of chemicals is especially strong in St Edmundsbury, as also are utilities, public services, recreational activities and retail sales. It projects a total employment growth in the borough of 22.2% to 2026, with the growth sectors being finance and other business services, public services, distribution and construction, retail and sales, whilst employment in agriculture and manufacturing are likely to fall.

A5.4 Housing Growth Trajectory

The trajectory illustrates that, despite a recent slowing down in the housing completion rate across the borough, the average is still above the Structure Plan required rate and that when account is taken of projected completions from sources agreed through the Replacement Local Plan examination process, sufficient housing will be available both in the short and longer term to meet the needs of the borough.

Policy CS1 Housing Trajectory



St Edmundsbury Housing Trajectory as at 1 April 2009

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Already built	338	468	612	170	367	536	546	351												
Remaining Local Plan Allocations									0	25	116	205	190	269	245	205	170	135	100	100
Sites with planning permission not yet built									358	338	297	189	142	0	30	0	0	0	0	0
Other Potential									0	60	125	97	191	137	73	203	179	75	43	43
LDF Strategic Growth Areas									0	0	0	50	100	150	150	150	150	250	350	400
Rural Windfall									25	25	25	25	25	25	25	25	25	25	25	25
Total Completions	338	468	612	170	367	536	546	351	383	448	563	566	648	581	523	583	524	485	518	568

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Already built											
Remaining Local Plan Allocations	124	105	0	0	0	0	0	0	0	0	1989
Sites with planning permission not yet built	0	0	0	0	0	0	0	0	0	0	1354
Other Potential	63	43	68	68	43	56	43	43	43	43	1739
LDF Strategic Growth Areas	450	450	450	520	520	550	550	550	550	510	6850
Rural Windfall	25	25	25	25	25	25	25	25	25	25	550
Total Completions	662	623	543	613	588	631	618	618	618	578	15870

Appendix 6. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS

A6.1 Economy

Strengths	Weaknesses
Prosperity of area Good quality of life with good amenities and leisure facilities Availability of good schools and housing 'Values' of local people, e.g. independence and loyalty Historic beauty and charm Part of Cambridge sub-region Central position in the region	Above average public sector employment Relatively low levels of enterprise and innovation Ageing population Over reliance on the private car for transport Relative isolation in national terms Labour and skills shortages Lack of affordable housing Poor transport infrastructure
Opportunities	Threats
New technologies Growing tourism The 2012 Olympics Low-carbon technologies Development of University Campus Suffolk	High levels of growth to deliver Climate change Continuing or recurring recession

Source: St Edmundsbury Economic Assessment 200

A6.2 Bury St Edmunds

Strengths	Weaknesses
<ul style="list-style-type: none"> Sub-regional centre Central position in the region A14 and railway station Good retail offer Strong image as heritage town Very good amenities Self-contained labour market 	<ul style="list-style-type: none"> High dependence upon public sector employment Lack of appropriate infrastructure Poor train links to Cambridge and London Lack of premises for business incubation Lack of premises for large businesses Insufficient hotel accommodation
Opportunities	Threats
<ul style="list-style-type: none"> Development of Suffolk Business Park Possible location for regional agencies Development of A14 corridor Development of University Campus Suffolk Primary Health Care - accommodation challenges Need for developer investment to assist the provision of primary health care facilities and services to meet the needs of future residents. 	<ul style="list-style-type: none"> Capacity and condition of the A14 Risk of spoiling town The ability to meet the primary health care needs of the Borough's existing population of over 65s and the expected growth in this section of the population

A6.3 Haverhill

Strengths	Weaknesses
<p>Proximity to Cambridge, Stansted and M11</p> <p>Diverse industry base</p> <p>Strong business culture</p> <p>Attractive countryside around</p> <p>Improved leisure and retail offer</p> <p>Large area of employment land available</p>	<p>Contains areas of relative deprivation</p> <p>Not a tourist destination</p> <p>Some poor quality townscape</p> <p>No railway</p> <p>Poor road links to Cambridge and Bury St Edmunds</p> <p>Primary health Care - need to rationalise the existing disparate services</p>
Opportunities	Threats
<p>Growing</p> <p>Attracting jobs from Cambridge sub-region</p> <p>New technologies</p> <p>Key position at junction of three counties</p> <p>Assessment of other options for maintaining the improved level of access to primary care services</p> <p>Need for developer investment to assist the provision of primary health care facilities and services to meet the needs of future residents.</p>	<p>Revitalised image not yet recognised.</p> <p>The ability to meet the primary health care needs of the Borough's existing population of over 65s and the expected growth in this section of the population</p>

A6.4 Rural

Strengths	Weaknesses
<p>Attractive, unspoilt character</p> <p>Land allocated for development</p> <p>Growth of rural business centres</p>	<p>Decline in agricultural employment</p> <p>Little local employment in villages</p> <p>Poor public transport</p> <p>Dormitory role of some villages</p> <p>Low provision of services</p> <p>Little affordable housing</p> <p>Slow broadband speeds</p>
Opportunities	Threats
<p>IT and increased home working</p> <p>Growth of rural tourism</p>	<p>Increasing petrol prices</p> <p>Closure of village services</p> <p>The ability to meet the primary health care needs of the Borough's existing population of over 65s and the expected growth in this section of the population</p>

Appendix 7 PROFILE OF ST EDMUNDSBURY

A7.1 People and the community

At the time of the 2001 Census some 98,193 people were living in St Edmundsbury Borough. Since mid-2001 the population has increased by 5.7% reaching 103,747 by mid-2008.

	St Edmundsbury (numbers)	East of England (numbers)	Great Britain (numbers)
All people	103,700	5,728,700	59,608,200
Males	51,800	2,820,500	29,280,500
Females	51,900	2,908,200	30,327,700

Table 1: Population figures

Source: ONS mid-year population estimates

A7.1.1 Age Profile

The current age profile of the borough is similar to the county and regional profile although compared to the national profile, has a higher than average number of 60+ residents and a lower than average number of under 35 residents.

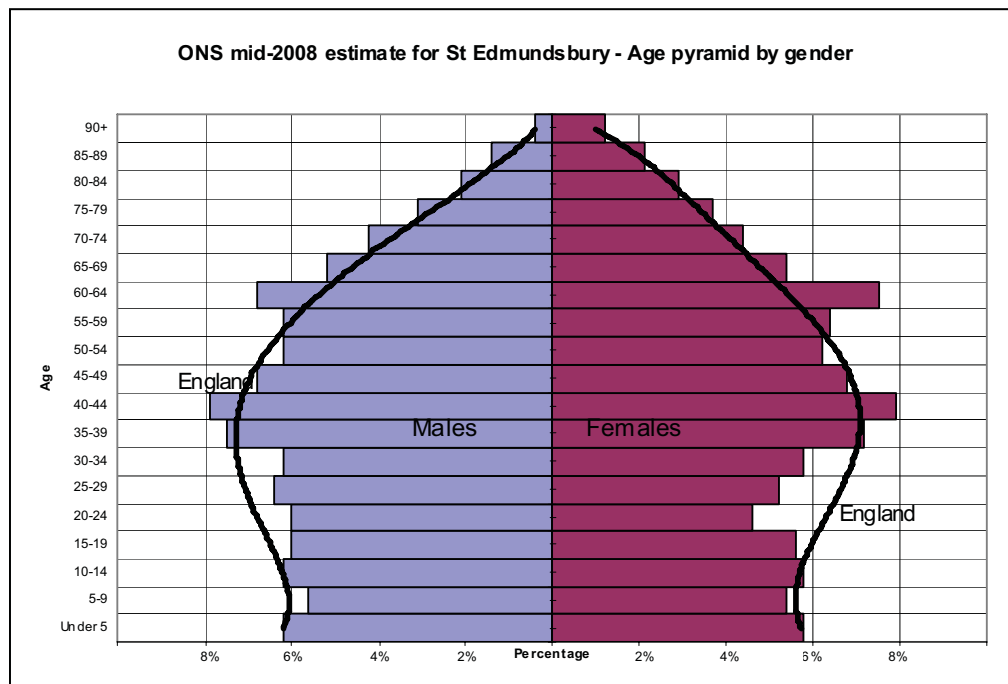


Figure 4: Age pyramid

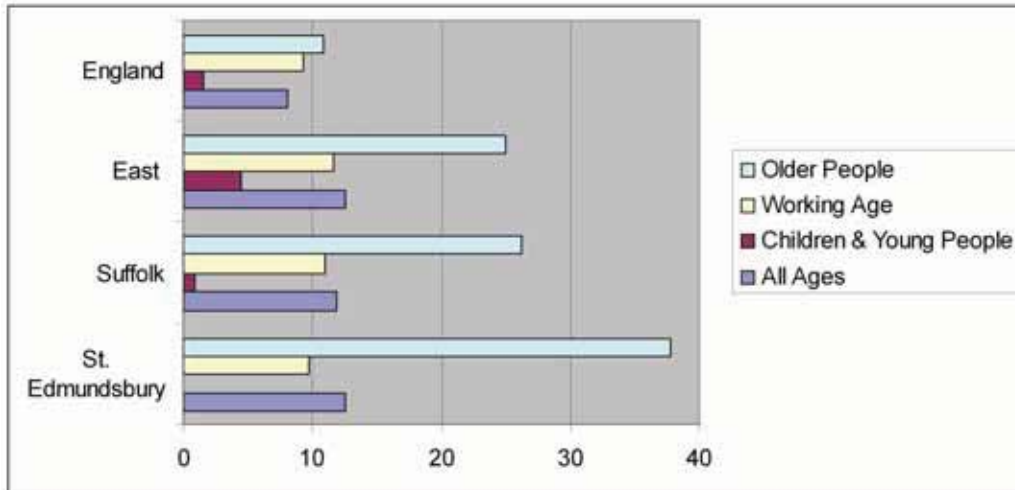


Figure 5: Change in Population 1987-2007 (% increase)

The figures show that there has been no growth in the number of children and young people in St Edmundsbury over the period compared with 0.9% increase for Suffolk as a whole, 4.4% for the East and 1.6% for England.

Population projections suggest that by 2031 over a quarter of St Edmundsbury residents will be aged 65 or over. This presents challenges in the provision of and access to appropriate housing and local services. Information on housing needs of older people can be found in [Appendix 4](#) and on percentage of population over 65 in [Appendix 5](#), along with information on growth trajectories.

A7.1.2 Ethnicity

The latest ethnicity data are the ONS 2007 district estimates. The table below shows how the county and the borough have become more diverse, with an increasing percentage of residents from black and minority ethnic communities.

	All people	White	White British	Mixed	Asian or Asian British	Black or Black British	Chinese or other	Black or Minority Ethnic Total
Suffolk (number)	709,400	669,500	635,400	10,600	12,900	9,100	7,200	39,800
Suffolk (%)	100.0%	94.4%	89.6%	1.5%	1.8%	1.3%	1.0%	5.6%
St Edmundsbury (%)		95.6%	91.2%	1.2%	1.2%	1.0%	1.0%	4.3%

Table 2: 2007 ONS mid year population estimates

Ethnicity ONS 2001 and 2007

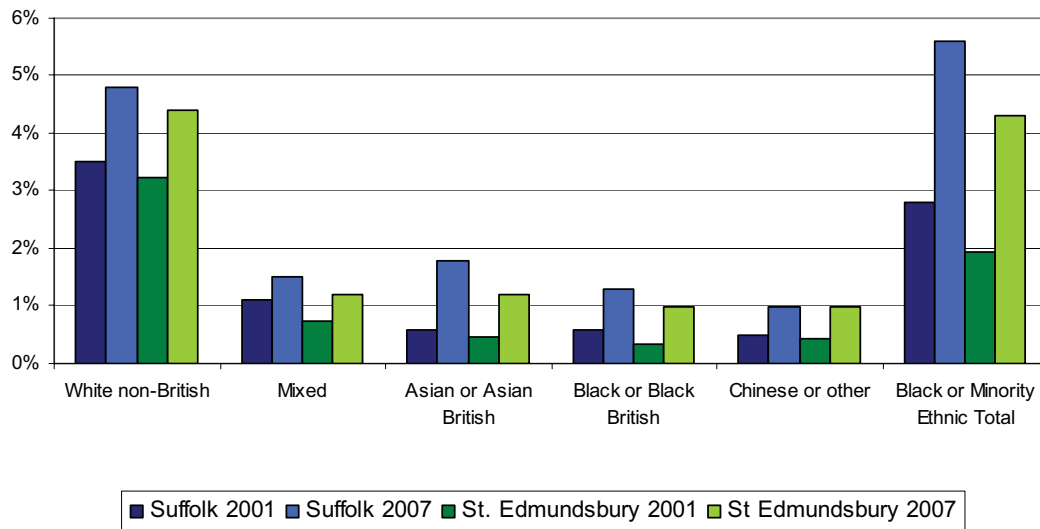


Figure 6: Ethnicity profile
Source: SCC Diversity Profile⁹

A7.2 Jobs and the local economy

A7.2.1 Productivity

Employment in knowledge based services is often considered to be a good measure of productivity. Forest Heath and South Cambridgeshire both perform well on this measure, but St Edmundsbury does not, having only 12% of jobs in knowledge-based services and growth of only 144%, compared with a national rate of 354% between 1998 and 2005. St Edmundsbury also has a low gross value added (GVA) per head of £12,731 in 2004, below county, regional and national averages (Source: ONS).

A7.2.2 Employment

The largest employment sectors in St Edmundsbury are:

- The public sector (29%)
- Distribution, hotels and restaurants (25.9%)
- Manufacturing (16.8%)
- Financial services (13.2%).

The percentages of people working in both the public sector and in manufacturing are high in St Edmundsbury, above the county, regional and national rates, whilst the proportions working in financial services and transport and communications are lower than the county, regional and national rates (Source: Annual Business Inquiry, 2008).

⁹ <http://www.suffolk.gov.uk/NR/rdonlyres/01BF34C-C-7881-4765-8655-6FDEF50F83D3/0/20091103SuffolkDiversityProfile.pdf>

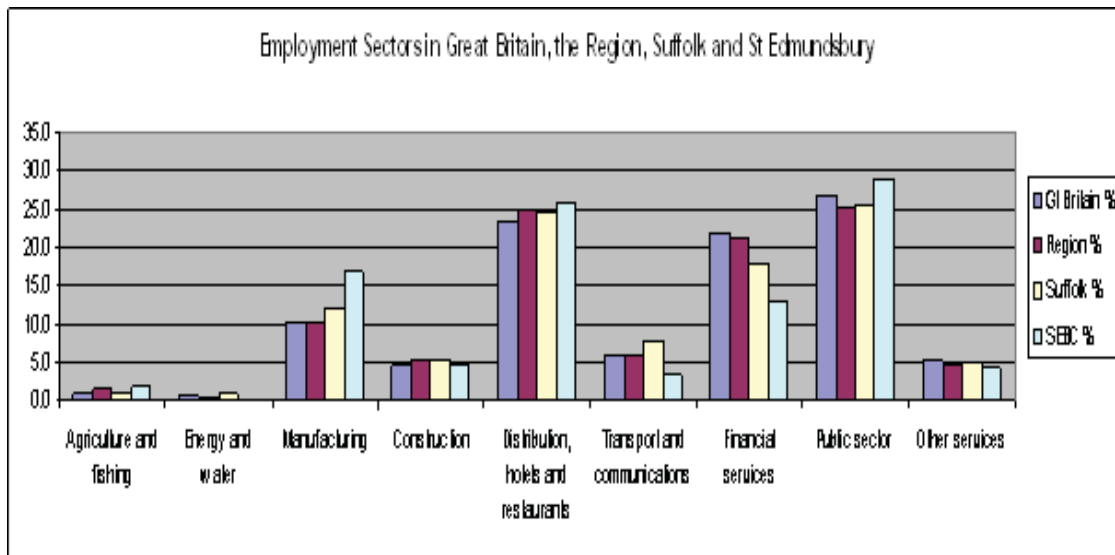


Figure 7: Employment sectors
Source: ABI, 2008

Only 1.8% of St Edmundsbury's workforce is employed in agriculture, but this is higher than the proportion in the country, regional and national rates, and a large number work in the related sector of food and drink production.

St Edmundsbury's economic activity rate¹⁰ (91.8% in June 2008) is higher than that of both Suffolk and the region. It increased by 10.3% between 2007 and 2008, an increase that was greater than that of Suffolk or the region, and its economic activity rate is significantly higher than that of any other Suffolk district.

St Edmundsbury's employment rate¹¹ was 89.2% in June 2008; better than that of the county and the region. It increased by 9.5% between 2007 and 2008, again an increase that was above that of the region and the county. The proportion of people of working age who are economically active in St Edmundsbury is above the national average, whilst the proportion of people over the retirement age who are economically active is below the national average (Source: Annual Population Survey).

A7.2.3 Enterprise

In 2007, there were 4,365 active enterprises in St Edmundsbury, the vast majority of which were very small:

- 3,345 enterprises employed four people or fewer
- 540 enterprises employed between 5 and 9 people
- 240 enterprises employed between 10 and 19 people
- Only 240 enterprises employed more than 20 people.

St Edmundsbury had more active enterprises than other Suffolk districts except Mid-Suffolk and Suffolk Coastal. In 2007, 465 new enterprises were started in St Edmundsbury. Again, most were very small: 430 employed four people or fewer, 30 employed between 5 and 9 people and 5 employed

¹⁰ The economic activity rate is a measure of the available workforce, including employed and unemployed people but excluding pensioners, the long-term sick and students, expressed as a proportion of the working age population

¹¹ The employment rate measures the proportion of the working age population who are in employment

between 10 and 19 people. St Edmundsbury had more new enterprises than other Suffolk districts, except Ipswich and Suffolk Coastal (Source: ONS).

The creation of new businesses is also measured by VAT registrations and de-registrations, but since the turnover threshold at which businesses have to register for VAT is £60,000, these figures omit many small businesses. In the past fifteen years, business formation rates in St Edmundsbury have been consistently lower than the regional rate, and since 2006 rates have increased in Suffolk and the East of England whereas they have continued to decrease in St Edmundsbury (Source: St Edmundsbury Profile). The one year survival rate of VAT registered businesses in St Edmundsbury in 2004 was 92% and the three year survival rate was 73%, in both cases slightly below the county rate.

In the past few years the number of self-employed people in St Edmundsbury was increasing, and it reached a peak of 9,900 in July 2007 to June 2008, or 16.4% of the workforce. This was well above the Suffolk rate of 10.9% and higher than any other Suffolk district except Babergh. Sadly, the recession has clearly had an impact as the number has fallen since then so that in January to December 2008, the number was 5,600 and the rate 9.2%; below the Suffolk rate of 10.1% (Source: Annual Population Survey).

A7.2.4 Skills and qualifications

St Edmundsbury's educational performance is good.

In 2008, 74.8% of year 11 pupils in St Edmundsbury gained five or more GCSEs at A* to C grade. Secondary school attainment rates in the district have consistently been well above both the county, regional and national rates and in recent years there has been a sharp rise in attainment. Since rates have been increasing generally, this means that St Edmundsbury's attainment rates are now significantly higher than the county, regional and national rates. Half of all school leavers enter sixth form and a third go on to some other form of higher education. These rates are similar to those of the county generally (Source: St Edmundsbury Profile).

Qualification levels in Suffolk are below regional and national levels and are not improving. By contrast, St Edmundsbury has seen improvements at all qualification levels. In 2008, 11.5% of adults in St Edmundsbury had no qualifications, which was the same as the regional rate and better than the county rate of 12.9%, whilst 33.9% of people had a level 4 qualification of level 4, equivalent to undergraduate level. This compares to 30.5% for England, 27.8% for the region and 23% for the county. Indeed, it is the highest rate of any district in Suffolk. Some 6.8% of young people are not in employment, education and training, known as NEET, but this is below the average for the county. (Source: Skills Levels in Suffolk, LSC, 2009).

Further information on employment growth can be found in [Appendix 5](#).

A7.3 Housing

At the time of the 2001 Census there were 40,560 households resident in St Edmundsbury. Bury St Edmunds had 15,591 households and Haverhill had 9,017 households.

According to the district's 2008 House Condition Survey there were a total of 45,100 dwellings in the St Edmundsbury borough, of which, 37,200 (82%) were private sector homes and 7,900 (18%) were social housing.

New homes completed in the borough are set out in figure 8 below.

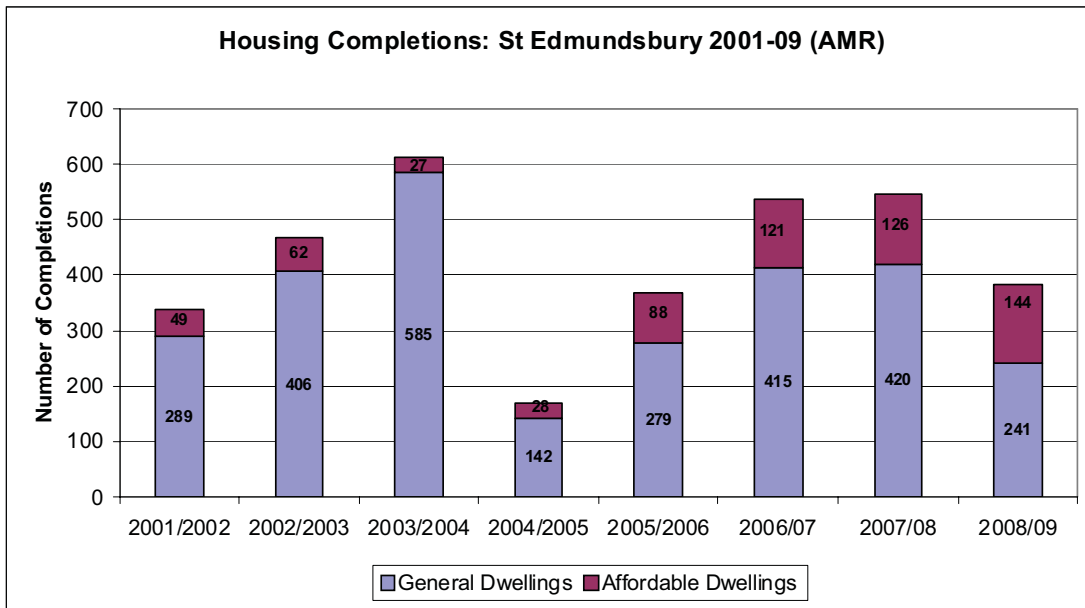


Figure 8: Housing completions 2001 -2009

One of the top priorities for the Borough Council is increasing the availability of affordable housing. St Edmundsbury has some of the highest house prices in Suffolk and, despite fluctuations in prices and economic conditions, homes are still difficult to purchase for many, given the lower than average incomes across the borough, compared to the rest of Suffolk.

Information on the local housing market can be found in [Appendix 3](#) and on housing themes in [Appendix 4](#).

A7.4 Transport

The Borough’s Infrastructure and Environmental Capacity Appraisal (2009) highlighted that while both St Edmundsbury and Haverhill have a good road network, the infrastructure does not yet encourage a move away from a reliance of the private car.

In the more rural areas of the borough, the use of a private vehicle is viewed as a necessity. A key challenge will be to deliver both an improved public transport service to the Towns and Key Services Centres, while maintaining and improving the level of local services, to reduce the need to travel.

A7.5 Commuting Patterns

The 2001 Census provides the only comprehensive assessment of commuting across the country.

The data shows that a large majority of people who live in St Edmundsbury also work in the borough (71%); furthermore 76% of the borough’s residents work within Suffolk and 92% work within the East of England.

The district of Forest Heath receives the greatest number of commuters from St Edmundsbury with over 2,200 people or 4.5% of the borough’s working age population.

Outside Suffolk, the district with the greatest number of commuters from St Edmundsbury is Cambridge with 2,130 commuters or 4.2% of the resident working age population.

The county of Cambridgeshire as a whole accounts for over 9% (over 4,600 people) of commuters from St Edmundsbury. Only 751 people (1.5%) commute to London from the borough and 644 (1.3%) commute outside the region.

A7.6 Primary care services

At present Suffolk Primary Care NHS Trust is experiencing accommodation challenges in Bury St Edmunds with regard to community facilities and there is a need to rationalise the existing disparate services. In Haverhill, it is currently considered that provision of a new health centre is not affordable for the Trust, necessitating assessment of other options for maintaining the improved level of access to primary care services that has been achieved in the last few years. Alternative options include the refurbishment of existing facilities and the redistribution of services.

This prevailing situation will have a direct impact on the ability of existing services to accommodate growth proposed for the Borough's two main settlements and there will be a need for developer investment to assist the provision of facilities and services to meet the needs of future residents.

The ability to meet the needs of the Borough's existing population of over 65s and the expected growth in this section of the population will also need to be considered carefully, especially in the Borough's rural areas. It is the Trust's experience that the health care needs of older members of the community necessitate a greater draw on primary care facilities, which in turn impacts on the ability to accommodate additional population growth.

Suffolk Primary Care NHS Trust has requested that these matters are taken into consideration and included in the context of individual settlements.

A7.7 St Edmundsbury Priorities for Improvement (Place Survey)

Figure 9 shows results from our 2008 Place Survey. The factors are ranked according to their perceived importance (horizontal axis) and requirement for improvement (vertical axis).

In St Edmundsbury, activities for teenagers is seen as the area in need of most improvement, although it is not considered to be among the most important issues overall. The level of crime and health services are considered to be the most important factors by survey respondents, but are not deemed to be areas where improvement is needed.

Further information relating to St Edmundsbury's policy context can be found in [Appendix 2](#).

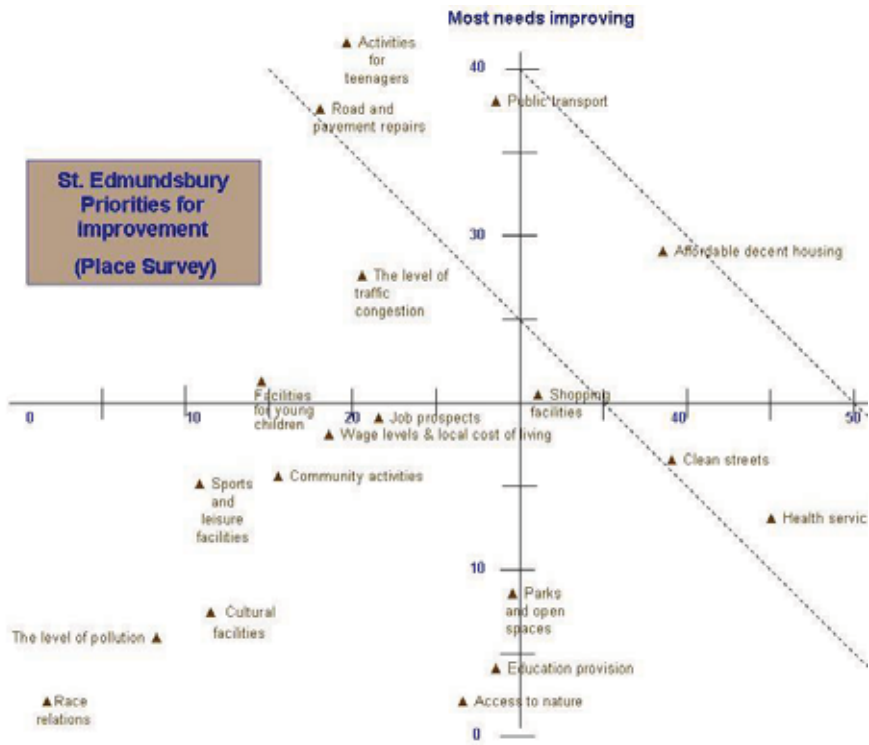


Figure 9: Place survey priorities

APPENDIX 8. Housing Sites Rural and Exception Sites

A8.1 Housing Sites Rural

A7.5.1 312 Homes delivered via sites identified in the local plan.																																	
Need for the project:																																	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4,H1, H2 																																
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing 																																
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities 																																
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport 																																
Project Status	<ul style="list-style-type: none"> The following sites are identified in the local plan: <table border="1"> <thead> <tr> <th>Site</th> <th>ha</th> <th>Status</th> <th>potential homes</th> </tr> </thead> <tbody> <tr> <td>Ixworth - Crown lane</td> <td>2.5</td> <td>Masterplan out for consultation in July</td> <td>70</td> </tr> <tr> <td>Ixworth - Reeves farm</td> <td>.05</td> <td></td> <td>20</td> </tr> <tr> <td>Chedburgh former fire works factory</td> <td>1.2</td> <td>Planning permission in place, however issues relating to existing rights of way that may lead to new planning application</td> <td>52</td> </tr> <tr> <td>Stanton - Upthorpe Road</td> <td>2.5</td> <td>pre planning discussions</td> <td>90</td> </tr> <tr> <td>Clare - Granary</td> <td>2.0</td> <td>Planning for real carried out</td> <td>20</td> </tr> <tr> <td>Barrow - The green</td> <td>1.1</td> <td></td> <td><u>60</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td>312</td> </tr> </tbody> </table>	Site	ha	Status	potential homes	Ixworth - Crown lane	2.5	Masterplan out for consultation in July	70	Ixworth - Reeves farm	.05		20	Chedburgh former fire works factory	1.2	Planning permission in place, however issues relating to existing rights of way that may lead to new planning application	52	Stanton - Upthorpe Road	2.5	pre planning discussions	90	Clare - Granary	2.0	Planning for real carried out	20	Barrow - The green	1.1		<u>60</u>				312
Site	ha	Status	potential homes																														
Ixworth - Crown lane	2.5	Masterplan out for consultation in July	70																														
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Clare - Granary	2.0	Planning for real carried out	20																														
Barrow - The green	1.1		<u>60</u>																														
			312																														
Project Description	<ul style="list-style-type: none"> Sites designated in the Local Plan for residential use. 																																
Lead Organisation	<ul style="list-style-type: none"> 																																
Partners	<ul style="list-style-type: none"> 																																
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified housing need 																																
Key Outcomes / Outputs	<ul style="list-style-type: none"> Delivery of new homes including affordable homes in rural locations 																																
Deliverability / Barriers	<ul style="list-style-type: none"> Market conditions / Viability issues 																																
Risks / Mitigation steps taken	<ul style="list-style-type: none"> 																																
Intervention Funding Required	<ul style="list-style-type: none"> to be determined 																																
Timescales	<ul style="list-style-type: none"> 2011 - 2016 																																
Performance Indicators	<ul style="list-style-type: none"> N154, NI155 																																

A8.2 Affordable Housing (Exception Sites)

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy SS4, H1, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Housing growth Rural housing
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing To sustain and enhance rural communities
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport
Project Status	<ul style="list-style-type: none"> Actively working with 11 Parish Councils, with Housing Needs Surveys carried out in each during the last three years, showing an inductive need for 75 affordable homes for local housing need. Sites have been identified in two villages (Cavendish, Bardwell) and negotiations are taking place in a further two villages (Hundon and Wickhanbrook).
Project Description	<ul style="list-style-type: none"> Deliver new affordable homes in rural locations as determined by Local Housing Needs surveys
Lead Organisation	<ul style="list-style-type: none"> Housing Association (Hastoe, Havebury Housing partnership, Suffolk Housing Society)
Partners	<ul style="list-style-type: none"> Parish Councils, Suffolk ACRE, housing associations, Suffolk County Council (land holding)
Impact	<ul style="list-style-type: none"> Maintaining sustainable communities, meeting identified housing need
Key Outcomes / Outputs	<ul style="list-style-type: none"> Aim to deliver up to 51 affordable homes over next 3 years
Deliverability / Barriers	<ul style="list-style-type: none"> Identification of suitable sites at a reasonable price, higher cost of delivering on smaller rural sites.
Risks / Mitigation steps taken	<ul style="list-style-type: none"> Partnership with County to review assets.
Intervention Funding Required	<ul style="list-style-type: none"> Circ. £4,500,00 (Average of £60,00 per home)
Timescales	<ul style="list-style-type: none"> 2010 -2016
Performance Indicators	<ul style="list-style-type: none"> N154, NI155

A8.3 Gypsies and Travellers

Need for the project:	
East Of England Regional Plan	<ul style="list-style-type: none"> Policy, H2
Sub Region Housing Strategy priority	<ul style="list-style-type: none"> Gypsies and Travellers
St Edmundsbury Spatial Priority	<ul style="list-style-type: none"> To accelerate the delivery of new housing - in a sustainable way to meet the needs of the whole community
Core Strategy - Key Strategic Challenge	<ul style="list-style-type: none"> Rural areas with low provision of services, affordable housing, few local employment opportunities and poor public transport

Project Status	<ul style="list-style-type: none"> ▪ 5 pitches identified in Wickhambrook, further sites to be identified via the LDF process ▪ £737,000 grant from CLG
Project Description	<ul style="list-style-type: none"> ▪ Identified need for 20 additional pitches
Lead Organisation	<ul style="list-style-type: none"> ▪ Ideally looking for small family run sites
Partners	<ul style="list-style-type: none"> ▪
Impact	<ul style="list-style-type: none"> ▪
Key Outcomes / Outputs	<ul style="list-style-type: none"> ▪ Pitches provided to meet need
Deliverability / Barriers	<ul style="list-style-type: none"> ▪ acceptance by local community ▪ additional sites
Risks / Mitigation steps taken	<ul style="list-style-type: none"> ▪ Planning mediation
Intervention Funding Required	<ul style="list-style-type: none"> ▪ To be established
Timescales	<ul style="list-style-type: none"> ▪ 5 pitches start on site within 12 months subject to planning permission being achieved
Alignment with other Strategies	<ul style="list-style-type: none"> ▪
Performance Indicators	<ul style="list-style-type: none"> ▪ N154, NI155

Appendix 9 Methodology for determining sequencing of priorities

The need for individual projects has been evidenced using data that is either set out in the appendices or the links to detailed work that has been completed. This evidence is provided for each scheme in Appendix 7.

The projects set out in section 8 of the main document are set out by the year we anticipate start on site, ranking each project for that year in terms of value for money and deliverability.

Ranking has been achieved using a new matrix developed jointly with the HCA; this has been modelled around the following formula

$$\frac{\text{Impact}}{(\text{Timescales} \times \text{Cost of Intervention})}$$

Impact has been assessed using the following methodology:

Unit Score:		
Unit Type	Definitions	Score
Affordable Housing Unit	Total Number of affordable housing	1.50
Market Housing Unit	Total number of market housing	1.00
1,000 m ² employment floorspace created	Employment floor space to be provided	0.50
Weighting:		
Type		Weighting Score
Strategic theme		
Regeneration	Brown field site	1.10
Rural	Settlements of less than 3000	1.25
Larger homes (3 beds +)	30% or more 3 beds homes	1.10
Supported	Scheme in which Supporting have been notified (need identification form, annual plan)	1.10
Gypsy and Traveller	Housing targeted specifically at this ethnic group	1.50
Code for Sustainable Homes - above minimum standards	Schemes above minimum standard	1.10
Provides access to health services	Sustaining - must be evidenced, New provision, or within 10 mins walk	1.05
Provides access to education		1.05
Provides access to retail		1.05
Provides access to employment		1.05
Provides access to public transport		1.05
Provides access to open space		Over and above planning requirements
i) base score total		

Additional Benefit:		
Benefit		Score

Jobs created or safeguarded (construction)	Based on research carried out by National Housing Federation ¹² , £1b spent on housing = 21K construction jobs, + 21K other jobs / sustaining. Equals 1.6 per house	0.02
Jobs created or safeguarded (non-construction)		0.02
Apprenticeships created or safeguarded	Strict definition to be applied if relevant when contractor is on board.	0.30
ii) additional benefits total		
(a) IMPACT	= sum of i +ii	
Start on Site		
Completion		
(b) TIMESCALES (years)		
(c) COST of Intervention (millions)		
(d) Deliverability score	a / (b xc)	

Projects will be reassessed using this model throughout the life of the LIP as they progress, this work will be monitored by the working group.

The current scores for each project is replicated in the following pages:

¹² Facing the Future, Evolution or Revolution 2010

Unit Score:	North West Haverhill Extension	Very Sheltered Housing Scheme Haverhill	BSE Tayfen Road	BSE Station Hill	BSE Suffolk Business Park
Unit Type					
Affordable Housing Unit	375.00	78.00	45.00	135.00	0.00
Market Housing Unit	453.00	0.00	70.00	210.00	0.00
1,000 m2 employment floorspace created	828.00	0.00	2.25	0.00	135.00
		78.00	117.25	345.00	135.00
	703.00	100.00	300.00		
Weighting:					
Type					
Strategic theme			0.00		
Regeneration	1.00				
Rural	1.00	78.00	128.98	379.50	135.00
Larger homes (3 beds +)	1.10	78.00	128.98	379.50	135.00
Supported	1.10	78.00	128.98	417.45	135.00
Gypsy and Traveller	1.00	85.80	128.98	417.45	135.00
Code for Sustainable Homes - above minimum standards	1.00	85.80	128.98	417.45	135.00
Provides access to health Services	1.00	85.80	128.98	417.45	135.00
	1.05		1.05		
Provides access to education	1.05	90.09	135.42	438.32	135.00
Provides access to retail	1.05	94.59	142.19	460.24	135.00
Provides access to employment	1.05	99.32	149.30	483.25	135.00
Provides access to public transport	1.05	104.29	156.77	507.41	141.75
Provides access to open space	1.05	109.50	164.61	532.78	141.75

Provides access to employment	1.05	1.05	1444.02	1.05	802.23	1.05	125.01	1.05	135.31	1.05	16.41	1.05	68.19
Provides access to public transport	1.05	1.05	1516.22	1.05	842.35	1.05	131.27	1.05	142.08	1.05	17.23	1.05	71.60
Provides access to open space													
i) base score total			1516.22		842.35		131.27		142.08		17.23		71.60
Additional Benefit:													
Benefit													
Jobs created or safeguarded (construction)	0.02	1440.00	28.80	800.00	16.00	118.40	2.37	128.00	2.56	14.40	0.29	54.40	1.09
Jobs created or safeguarded (non-construction)	0.02	1440.00	28.80	800.00	16.00	118.40	2.37	128.00	2.56	14.40	0.29	54.40	1.09
Apprenticeships created or safeguarded	0.30		0.00		0.00		0.00		0.00		0.00		0.00
ii) additional benefits total			57.60		32.00		4.74		5.12		0.58		2.18
(a) IMPACT (= sum of i) +ii)			1573.82		874.35		136.00		147.20		17.81		73.78
Start on Site			2012.00		2012.00				2011.00		2011.00		2011.00
Completion			2020.00		2017.00				2012.00		2012.00		2012.00
(b) TIMESCALES			8.00		5.00		1.00		1.50		1.00		1.00
(c) COST of Intervention (m)			1.00		1.00		1.00		1.00		0.45		2.00
(d) Deliverability score (a/(b xc))			197		175		136		98		40		37

Unit Score:	BSE Shire Hall	BSE Maltings	South Close	Replacement of Women's Refuge	H' Hill Millfields Way	H' Hill 83 High Street,	H' Hill Manor Road
Unit Type							
Affordable Housing Unit	55.50	52.50	7.50	12.00	4.50	7.50	45.0
Market Housing Unit	125.00	0.00	11.00	0.00	8.00	0.00	0.0
1,000 m2 employment floorspace created	0.00	0.00	0.00	0.00	0.00	0.00	0.0
	180.50	52.50	18.50	12.00	12.50	7.50	45.0
	162.00	35.00	8.00	11.00	5.00	30.00	
Weighting:							
Type							
Strategic theme							
Regeneration	180.50	57.75	20.35	12.00	12.50	7.50	45.0
Rural	180.50	57.75	20.35	12.00	12.50	7.50	45.0
Larger homes (3 beds +)	180.50	57.75	20.35	12.00	12.50	7.50	45.0
Supported	180.50	57.75	20.35	13.20	12.50	7.50	45.0
Gypsy and Traveller	180.50	57.75	20.35	13.20	12.50	7.50	45.0
Code for Sustainable Homes - above minimum standards	180.50	57.75	20.35	13.20	12.50	7.50	45.0
Provides access to health Services	189.53	60.64	21.37	13.86	13.13	7.88	47.2
Provides access to education	199.00	63.67	22.44	14.55	13.78	8.27	49.6
Provides access to retail	208.95	66.85	23.56	15.28	14.47	8.68	52.0

Provides access to employment	1.05	219.40	1.05	70.20	1.05	24.74	1.05	16.04	15.19	1.05	9.12	1.05	54.7
Provides access to public transport	1.05	230.37	1.05	73.71	1.05	25.97	1.05	16.85	15.95	1.05	9.57	1.05	57.4
Provides access to open space													
i) base score total		230.37		73.71		25.97		16.85	15.95		9.57		57.4
Additional Benefit:													
Benefit													
Jobs created or safeguarded (construction)	259.20	5.18	56.00	1.12	25.60	0.51	12.80	6.55	0.35	8.00	#REF!	48.00	0.9
Jobs created or safeguarded (non-construction)	259.20	5.18	56.00	1.12	25.60	0.51	12.80	6.55	0.35	8.00	#REF!	48.00	0.9
Apprenticeships created or safeguarded		#VALUE!		#VALUE!		#VALUE!		#VALUE!	#VALUE!		#VALUE!		#VALUE
ii) additional benefits total		10.37		2.24		1.02		13.11	0.70		#REF!		1.9
(a) IMPACT (= sum of i) +ii)		240.74		75.95		27.00		29.95	16.66		9.89		59.3
Start on Site		2012.00		2010.00		2012.00		2012.00			2011.00		2012.0
Completion		2015.00		2011.00		2013.00		2013.00			2012.00		2013.0
(b) TIMESCALES		3.00		1.00		1.00		1.00	1.00		1.00		1.0
(c) COST of Intervention (m)		1.00		0.98		1.00		0.85	1.00		0.30		1.8
(d) Deliverability score (a/(b xc))		80		77		27		35	17		33		3

Provides access to health Services	1.05	1.05	12.13	1.05	23.63	1.05	37.80	1.05	17.33	1.05	116.22	1.05	38.98
Provides access to education	1.05	1.05	12.73	1.05	24.81	1.05	39.69	1.05	18.19	1.05	122.03	1.05	40.93
Provides access to retail	1.05	1.05	13.37	1.05	26.05	1.05	41.67	1.05	19.10	1.05	128.13	1.05	42.98
Provides access to employment	1.05	1.05	14.04	1.05	27.35	1.05	43.76	1.05	20.06	1.05	134.54	1.05	45.13
Provides access to public transport	1.05	1.05	14.74	1.05	28.72	1.05	45.95	1.05	21.06	1.05	141.27	1.05	47.38
Provides access to open space													
i) base score total			14.74		28.72		45.95		21.06		141.27		47.38
Additional Benefit:													
Benefit													
Score													
Jobs created or safeguarded (construction)	0.02	11.20	0.22	24.00	0.48	38.40	0.77	17.60	0.35	112.00	2.24	38.40	0.77
Jobs created or safeguarded (non-construction)	0.02	11.20	0.22	24.00	0.48	38.40	0.77	17.60	0.35	112.00	2.24	38.40	0.77
Apprenticeships created or safeguarded	0.30		0.00		0.00		0.00		0.00		0.00		0.00
ii) additional benefits total			0.45		0.96		1.54		0.70		4.48		1.54
(a) IMPACT (= sum of i) +ii)			15.19		29.68		47.48		21.76		145.75		48.92
Start on Site			2011.00		2011.00		2012.00		2011.00		2011.00		2011.00
Completion			2012.00		2012.00		2013.00		2012.00		2012.00		2012.00
(b) TIMESCALES			1.00		1.00		1.00		1.00		1.00		1.00
(c) COST of Intervention (m)			0.32		0.90		2.04		0.39				
(d) Deliverability score (a/(b xc))			48		33		23		57		146		49

Unit Score:	Score	Rural Chedburgh	Rural Stanton	Rural Clare	Rural Barrow	Rural Bardwell	Rural Cavendish
Unit Type							
Affordable Housing Unit	1.50	17.00	40.50	18.00	6.00	9.00	12.00
Market Housing Unit	1.00	35.00	63.00	42.00	14.00	0.00	0.00
1,000 m2 employment floorspace created	0.50	0.00	0.00	0.00	0.00	0.00	0.00
		60.50	103.50	69.00	23.00	9.00	12.00
		52.00	60.00	20.00	6.00	8.00	8.00
Weighting:							
Type	Weighting Score						
Strategic theme							
Regeneration	1.10	60.50	103.50	69.00	23.00	9.00	12.00
Rural	1.25	75.63	129.38	86.25	28.75	11.25	15.00
Larger homes (3 beds +)	1.10	83.19	142.31	94.88	31.63	12.38	16.50
Supported	1.10	83.19	142.31	94.88	31.63	12.38	16.50
Gypsy and Traveller	1.50	83.19	142.31	94.88	31.63	12.38	16.50
Code for Sustainable Homes - above minimum standards	1.10	83.19	142.31	94.88	31.63	12.38	16.50
Provides access to health Services	1.05	87.35	149.43	99.62	33.21	12.99	16.50
Provides access to education	1.05	91.71	156.90	104.60	34.87	12.99	17.33
Provides access to retail	1.05	96.30	164.74	109.83	36.61	12.99	17.33
Provides access to employment	1.05	101.11	172.98	115.32	38.44	12.99	17.33
Provides access to public transport	1.05	106.17	181.63	121.09	40.36	12.99	17.33
Provides access to open space	1.05	106.17	181.63	121.09	40.36	12.99	17.33
i) base score total		106.17	181.63	121.09	40.36	12.99	17.33

Larger homes (3 beds +)	1.10	20.63	1.10	10.31	1.10	16.50	1.10	20.63	1.00	6.00	1.00	9.00
Supported	1.10	20.63	1.00	10.31	1.00	16.50	1.00	20.63	1.10	6.60	1.00	9.00
Gypsy and Traveller	1.50	20.63	1.00	10.31	1.00	16.50	1.00	20.63	1.00	6.60	1.50	13.50
Code for Sustainable Homes - above minimum standards	1.10	20.63	1.00	10.31	1.00	16.50	1.00	20.63	1.00	6.60	1.00	13.50
Provides access to health Services	1.05	20.63	1.00	10.31	1.00	16.50	1.00	20.63	1.05	6.93	1.05	14.18
Provides access to education	1.05	21.66	1.05	10.83	1.05	17.33	1.05	21.66	1.00	6.93	1.05	14.88
Provides access to retail	1.05	21.66	1.00	10.83	1.00	17.33	1.00	21.66	1.00	6.93	1.00	14.88
Provides access to employment	1.05	22.74	1.05	11.37	1.05	18.19	1.05	22.74	1.00	6.93	1.00	14.88
Provides access to public transport	1.05	22.74	1.00	11.37	1.00	18.19	1.00	22.74	1.00	6.93	1.00	14.88
Provides access to open space												
i) base score total		22.74		11.37		18.19		22.74		6.93		14.88
Additional Benefit:												
Benefit	Score											
Jobs created or safeguarded (construction)	0.02	0.32	8.00	0.16	12.80	0.26	16.00	0.32	6.40	0.13	9.60	0.19
Jobs created or safeguarded (non-construction)	0.02	0.32	8.00	0.16	12.80	0.26	16.00	0.32	6.40	0.13	9.60	0.19
Apprenticeships created or safeguarded	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ii) additional benefits total		0.64		0.32		0.51		0.64		0.26		0.38
(a) IMPACT (= sum of i) +ii)		23.38		11.69		18.70		23.38		7.19		15.27
Start on Site		2012.00	2011.00	2012.00	2011.00	2012.00	2011.00	2011.00	2011.00	2011.00	2011.00	2011.00
Completion		2013.00	2012.00	2012.00	2013.00	2013.00	2012.00	2012.00	2012.00	2012.00	2012.00	2012.00
(b) TIMESCALES		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
(c) COST of Intervention (m)		0.60	0.30	0.30	0.48	0.60	0.32	0.60	0.32	0.73	0.32	0.73
(d) Deliverability score (a/(b xc))		39	39	39	39	39	39	39	22	22	22	21

Unit Score:					
Unit Type					
Affordable Housing Unit					
Market Housing Unit					
1,000 m2 employment floorspace created					
Weighting:					
Type					
Strategic theme					
Regeneration					
Rural					
Larger homes (3 beds +)					
Supported					
Gypsy and Traveller					
Code for Sustainable Homes - above minimum standards					
Provides access to health Services					
Provides access to education					
Provides access to retail					
Provides access to employment					
Provides access to public transport					
Provides access to open space					

Score

1.50
1.00
0.50

Weighting Score

1.10
1.25
1.10
1.10
1.50
1.10

1.05
1.05
1.05
1.05
1.05

Replacement of Women's Refug

0.00
0.00
0.00
0.00

Older persons /Clare

0.00
0.00
0.00
0.00

Tackling fuel poverty and energy efficiency

0.00
0.00
0.00
0.00

Appendix 10 Suffolk Innovation Fund: Application for funding

Proposal:

To establish a new more community-led approach for assessing housing needs in villages in partnership with local authorities and other organisations

1. **Lead agency :** St Edmundsbury Borough Council
Partner agencies Suffolk Acre Suffolk County Council
Homes and Communities Agency Registered Social Landlords
Parish Councils and village Local Landowners
communities
Other Suffolk Local Authorities
2. **Contacts:** Niki Hollingworth Tel: 01284 757604 niki.hollingworth@stedsbc.gov.uk
Kevin Marshall 01284 757606 Kevin.marshall@stedsbc.gov.uk

3. Summary of funding proposal

St Edmundsbury Borough Council already works with parish councils, Suffolk ACRE and housing associations to carry out housing needs surveys in villages, to identify the need for affordable housing and enable the delivery of additional homes. Presently this work is carried out on an ad hoc basis due to limited resources. What is actually required is a means of empowering local communities on a far greater scale to tell the housing agencies what they themselves need in their communities, so that limited supply can be directed more accurately at demand.

Funding is therefore sought to work with parish councils to facilitate a systematic approach to rural Suffolk communities assessing their own housing needs, piloted in St Edmundsbury. Whilst funding is required over a three year period to complete this task the level of funding required will reduce after year one due to the income that will be generated when housing associations begin the process of developing affordable housing. This would be a new and more proactive approach and will be monitored closely with a view to replicating in other rural districts across Suffolk. The investment will be recouped through targeted delivery of affordable housing in rural areas.

Total funding required: £58536 (5.1 + 5.2)

4. Background

The East of England Regional Plan acknowledges there is an acute shortage of affordable housing in many rural areas. The plan states that responding to this challenge is paramount if significant sectors of the community are not to be excluded by high house prices.

St Edmundsbury Borough Council, working in partnership with parish councils, Suffolk ACRE and housing associations, is currently working with 11 villages in the Borough with an aim to deliver at least 64 homes over the next three years.

We currently work in villages at the invitation of the parish council. A consequence of this ad hoc approach is that 33 villages (identified in the Core Strategy as permitting development) have not had their housing needs assessed in the last three years. This means that affordable housing has not been able to be developed in these locations due to the planning requirement to evidence local housing need.

5. Proposal

It is the intention of the council to move from the current ad hoc approach to assessing housing need to a systematic and community-led approach to ensure all villages have their housing needs assessed over the next three years, which will increase the opportunity to provide new affordable homes in rural locations.

Making this change will require:

5. Working with the parish councils to develop their understanding of the process and commitment to the delivery of additional affordable housing.

Activity	Cost
Hold two educational events (North/South) for parish councils providing information on affordable housing and housing needs surveys. Involving tenants and parish councils where affordable housing has been provided.	£1500
Site visits to successful schemes,	£600

Production of a guide for parish councils on the delivery of affordable housing, to ensure consistency in communication etc. £1,000

Total £3,100

The outcome of the educational events is the opportunity to meet with parish councils on a one to one basis and to develop a schedule for completing the surveys over a three year period.

5. Additional resources to employ an additional Rural Housing Enabler to allow Suffolk ACRE to carry out an average of 11 housing needs surveys per year ensuring all villages have had needs assessed over the next three years. The recently established protocol is that housing associations selected to deliver affordable housing on completion of the survey pay a fee of £2,000 to Suffolk ACRE, this income would as the work progresses pay for an increasing proportion of the Rural Housing Enabler's costs

	Resources required	Costs
Year 1	RHE at 15 hrs pw	£12,428
	Admin at 10 hrs pw	£ 5,421
	Operational Costs	£ 9,200
	Costs of Surveys	<u>£ 3,000</u>
		<u>£30,049</u>
Year 2	Costs as per Year 1 + inflation @4%	£28,131
	Costs of Surveys	£ 3,000
	Income from surveys	<u>(£16,000)</u>
		<u>£15,131</u>
Year 3	Costs as per Year 2 + inflation @4%	£29,256
	Costs of Surveys	£ 3,000
	Income from surveys	<u>(£22,000)</u>
		<u>£10,256</u>
	Total cost over 3 years	<u>£55,436</u>

5. A key part of delivering affordable housing is engaging with landowners/agents to ensure a supply of land is available for new schemes. Hastoe Housing have previously facilitated a workshop with landowners and agents. It is proposed as part of this approach a similar workshop will be facilitated. The costs of this workshop will be met through sponsorship.

6. **Key Outputs**

- Actively engaging with and working with parish councils and the local community to assess the need for affordable housing and other local services. The legacy of this, it is hoped, will be an infrastructure within villages to take on an even stronger place-shaping role.
- Increased supply of affordable housing and better community cohesion – aim to deliver circa 20 additional homes per year. The housing will be advertised through the Home-Link Choice Based Lettings scheme which has undergone an Equalities Impact Assessment to ensure accessibility to all qualifying persons. The majority of the housing will be provided on rural exception sites to meet local need; qualifying for housing will be limited therefore to people with a local connection.
- Facilitate greater investment in rural communities from housing associations and the Homes and Communities Agency. Typically a 2 bed house would cost in the region of £106,000; the housing association would provide over half of the costs and we would anticipate funding from the Homes and Communities agency in the region of £50,000. Accurate data on demand is needed to attract this funding to Suffolk.
- Homes delivered receiving Homes and Community Agencies grant currently have to meet the applicable Code for Sustainable Home level 3, so therefore are built sustainably

7. **Monitoring and Evaluation**

St Edmundsbury Borough Council will monitor the progress of the new approach and the number of surveys undertaken including delivery outcomes. A quarterly report will be produced to evaluate the success of the model and will be considered by the Suffolk Affordable Housing Group, facilitated by Suffolk ACRE.