

# Planning and Building Control

## September Update during Covid –19

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“Welcome to the September edition of our Newsletter setting out the work of the Planning and Coastal Management Teams at East Suffolk. As we start to get back to some level of ‘normality’ in life I am sure many of you will now be enjoying seeing friends and family and are continuing to visit parts of East Suffolk that you may have discovered during more restrictive times. We do live and work in a beautiful district and the work of the teams I have responsibility for have an impact on all that we treasure. As you will see in this edition the services are working to ensure that we deliver on our Local Plan ambitions and most importantly ensuring the infrastructure to support that growth is delivered in a timely way through our Community Infrastructure Levy spending process. The Sizewell C examination hearings are on-going through to mid-October and are an important current focus for the planning service Energy Team, specialist services and Coastal Management, as well as many other services across the Council. I continue to welcome your views on all aspects of service delivery for my areas of responsibility and particularly how we engage with you moving forward. Enjoy this newsletter and do continue to keep safe.”

**Cllr David Ritchie - Cabinet Member for Planning and Coastal Management for East Suffolk Council**

“I said back in February ‘planning in 2021 is not going to be dull’. How true that has been. As we continue to work primarily from home, pending the outcome of an internal review of future working arrangements, the teams continue to do a fantastic job in delivering planning, building control and coastal management services across East Suffolk. Some Council meetings, including planning committees, have since May continued to be in person but with the flexibility for remote viewing and joining as necessary. We have a bumper edition this month, reflecting all the excellent work taking place to deliver the Local Plans, including the infrastructure to support growth, tackling climate change and maintaining and enhancing, where possible, the cherished natural and historic environments of the District. With an increasing number of planning applications and enquires, reflecting projects initiated during lockdown, more enforcement issues to tackle and new legislation and regulations (changes of use, permitted development and first homes etc), not to mention a revised NPPF with a greater focus on ‘beautiful’ design and places, the on-going challenges relating to coastal erosion and the current Sizewell C examination, the service has never been busier.

In response, we need to remain agile in adapting and looking to the future, not least in anticipation of the forthcoming Government response to the Planning White Paper this autumn, to be followed in due course by the new Planning Bill, that will likely bring about some fundamental changes to how planning services are organised and delivered. There is on-going speculation over what it may contain and how it will be enacted. We continue to review our staffing levels and skills and are currently recruiting to new planner and landscape posts to meet the growing demands placed on the service. Ben Woolnough, my new Planning Manager (Development Management) is making excellent progress in reviewing service delivery in respect of planning applications and enforcement and will update you in a future newsletter.

Special congratulations to Emily Bowman and Alex Deakin (Building Control Surveyors) for achieving the highest levels possible in their Building Control Surveying degrees, with the added achievement for Emily of being identified as an outstanding ambassador for Woman in Construction.

As always, we are keen to listen and welcome hearing from you on all aspects of the service we are providing.”

**Philip Ridley BSc (Hons) MRTPI**

**Head of Planning and Coastal Management**

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## Design and Conservation

### Bungay Conservation Area Appraisal and Management Plan

A new Conservation Area Appraisal and Management Plan for Bungay is being prepared by the Design and Conservation Team, as a part of the Local Planning Authority's statutory requirement to review their Conservation Areas from time to time. A review of the existing Appraisal and Management Plan revealed that these documents are not up to date with current guidance and the new documents will help guide proposals for changes in the Conservation Area in a way that conserves and enhances the significance of this important historic settlement. A draft of the documents is planned to go to public consultation at the end of September.



### Thorpeness Conservation Area Appraisal and Management Plan

The latest Thorpeness Conservation Area Appraisal and Management Plan will undergo public consultation later this year, the last appraisal dating from 2010. Thorpeness is unique amongst East Suffolk's Conservation Areas as a resort developed a century ago and still retains much of its original Arts and Crafts character.

### Southwold and Southwold Harbour and Walberswick Quay Conservation Area Appraisals and Management Plans



The Southwold Conservation Area and Southwold Harbour and Walberswick Quay Conservation Area are currently undergoing a boundary review which will also see the 2008 appraisals and management plans updated. Southwold developed in the Middle Ages as a port before becoming a resort in the nineteenth century, and therefore has strong historical connections to the harbour area. For that reason amalgamation of the Southwold Harbour and Walberswick Quay Conservation Area with the Southwold Conservation Area, through the inclusion of additional land to the north of the harbour, will be explored as part of the review.

### Local List of East Suffolk Historic Parks and Gardens

A project has been initiated to consider the addition of a further five historic parks and gardens in the former Waveney area of the East Suffolk district to the local list. A review of previous historical work has been combined with further map research and site investigations to provide evidence for the merits of these surviving features, which are important and characteristic of this part of the County.

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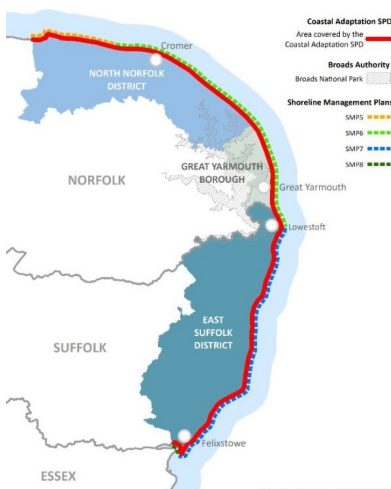
## Planning Policy and Delivery Team

### Historic Environment Supplementary Planning Document (SPD)

Following consultation on the draft Historic Environment Supplementary Planning Document (SPD) between 7<sup>th</sup> December 2020 and 1<sup>st</sup> February 2021, the comments received were considered in finalising the document. The final SPD was adopted by Cabinet on 1 June 2021. The Supplementary Planning Document provides guidance on the implementation of planning policies related to the historic environment. The SPD and supporting documents can be viewed [here](#).



### Coastal Adaptation Supplementary Planning Document (SPD)



The Supplementary Planning Document will provide guidance on the implementation of planning policies relating to coastal matters. The guidance is being prepared in partnership with those responsible for planning and coastal management in Great Yarmouth Borough Council, North Norfolk District Council and the Broads Authority. The partnership is reviewing the comments and drafting the SPD. We plan to publish the draft SPD for public consultation later in the year with a view to adopting the guidance in 2022. Information relating to the initial consultation (4 September 2020 – 16 October 2020) remains available to view on the Council's website [here](#).

### Sustainable Construction Supplementary Planning Document (SPD)

Work is underway to produce a new Sustainable Construction SPD for East Suffolk to support the implementation of planning policies through the provision of additional details and explanation that was not appropriate to include in the local plans themselves. The Sustainable Construction SPD is being produced to provide guidance primarily in relation to policies SCLP9.2 Sustainable Construction in the Suffolk Coastal Local Plan and WLP8.28 Sustainable Construction in the Waveney Local Plan. Once adopted, the new document will replace the existing Renewable Energy and Sustainable Construction Supplementary Planning Document (September 2013) that relates to the former Waveney local planning authority area. The first stage of [consultation](#) took place between 15 March and 26 April 2021 to gather information on what you thought the SPD should include and address. The draft document will be published for consultation late 2021 before being adopted in early 2022.

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### Affordable Housing Supplementary Planning Document (SPD)

An initial consultation, inviting views on the scope and content of the Affordable Housing Supplementary Planning Document took place between 9<sup>th</sup> November and 21<sup>st</sup> December 2020. The Supplementary Planning Document will provide guidance on the implementation of planning policies related to affordable housing. The Council is reviewing the responses that were received and is preparing a draft Supplementary Planning Document for public consultation in autumn 2021. Adoption is anticipated in spring 2022. Information on the initial consultation that took place remains available to view on the Council's website [here](#).

### First Homes

On 24th May 2021, the Government announced its First Homes policy through a written ministerial statement and accompanying changes to the Planning Practice Guidance. The policy came into effect on 28<sup>th</sup> June. First Homes are a new discounted market tenure of affordable housing and the Government expects that they should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The Council has published a [Position Statement](#) and intends to provide further guidance in the Affordable Housing Supplementary Planning Document (see above).

### Housing Action Plan

The 2021 East Suffolk Housing Action Plan has been published on the East Suffolk website here: <https://www.eastsuffolk.gov.uk/planning/housing-action-plan/>

This is the third annual Housing Action Plan published by East Suffolk. This Housing Action Plan reports on progress and delivery made over the past year on actions identified in the previous two Housing Action Plans and identifies new challenges that have arisen.

The Housing Action Plan includes the result of the Government's Housing Delivery Test. The third annual Housing Delivery Test result, covering the period April 2017 – March 2020, was published in January 2021. The result for East Suffolk is 109% and is the first time the area has been assessed as a recently reorganised authority.

There is no requirement under the NPPF to produce a Housing Action Plan or take any other action, where the Housing Delivery Test has identified that delivery has been above 95%. Nevertheless, the Council has made a commitment to produce an annual Housing Action Plan for the East Suffolk local planning authority area, regardless of the results of future annual Housing Delivery Tests, as a means of monitoring progress on actions and outcomes around housing delivery and ensuring that it is actively supporting planned housing delivery and the implementation of the Local Plans.



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### Housing Land Supply

The Council has recently contacted developers, landowners and/or their representatives to obtain updates in relation to progress on the delivery of sites with permission or which are allocated for housing development in the Local Plans or Neighbourhood Plans. The information received is being reviewed the council is currently finalising the Statement of Housing Land Supply with a view to publishing it in September.

### Development Brief – Site Allocation WLP2.14 – Land North of Union Lane, Oulton

Consultation on the first in a series of residential development briefs, WLP2.14 Land North of Union Lane closed on the 23<sup>rd</sup> June 2021. The comments received have now been reviewed and changes have been made where necessary. The final residential development brief is due to be adopted in September.

### Cycling and Walking Strategy

Officers are currently drafting the Strategy and reviewing all the comments received in response to the initial public consultation at the end of last year. We plan to publish the draft Strategy for public consultation this autumn, with a view to adopting the Strategy in early 2022. Information relating to the initial consultation that took place remains available to view on the Council's website [here](#).

### Neighbourhood Plans

Following successful referendums, the Bredfield, Kesgrave and Reydon Neighbourhood Plans were all 'made' by the Council on 26<sup>th</sup> May 2021. All three plans now form part of the development plan for the District and carry statutory weight in making planning decisions.

The Beccles Neighbourhood Plan has been through examination and the independent Examiner has recommended that the plan proceeds to referendum, subject to modifications. The modifications have been made and the referendum will take place on 16<sup>th</sup> September 2021. Southwold Town Council have submitted their neighbourhood plan to East Suffolk Council. The plan has been publicised and the examination started at the end of August. Progress on other Neighbourhood Plans can be viewed [here](#).

National policy expects Councils to provide a Qualifying Body with an indicative housing requirement where requested to do so. The Council has prepared and published a methodology setting out how it will assess an indicative housing requirement for a Neighbourhood Plan area when asked. The methodology can be viewed [here](#). East Suffolk Council are also preparing guidance to assist communities considering a review of their neighbourhood plans which is due to be published in the autumn.



**Reydon Neighbourhood Plan  
2019-2036**

Made 26<sup>th</sup> May 2021

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## Community Infrastructure Levy Spend

### CIL Reporting – A Gentle Reminder

Town and parish Councils, as well as East Suffolk Council, have a duty to report on Developer Contributions spending. This is particularly the case for town and parish councils reporting on CIL income and expenditure in relation to Neighbourhood CIL. Please ensure your Annual CIL Reports for the 2020/21 financial year are published by the statutory deadline of 31 December 2021 and a copy is sent to us by email to [CIL@eastsuffolk.gov.uk](mailto:CIL@eastsuffolk.gov.uk)



### District CIL Spending

East Suffolk Council Cabinet will soon be approving £6.3m CIL Funding towards infrastructure projects, costing approximately £17.4m in total to deliver. Many of these projects are collaboratively funded, with the District CIL funding part of the costs of the new buildings or sports pitches. All of this new infrastructure is essential to support planned new housing and employment across the East Suffolk area, as detailed within the Infrastructure Delivery Frameworks of the Local Plans and the Infrastructure Funding Statement. The Infrastructure Funding Statement for 2020-21 will be published via a link on the [CIL Reporting Webpage](#).

### New CIL and S106 advice service

We have launched a new CIL and Section 106 (s106) advice service that enables agents, applicants and solicitors to email us on [CIL@eastsuffolk.gov.uk](mailto:CIL@eastsuffolk.gov.uk) using an advice request form. This is a paid for service. We can provide an estimate of the cost of support for a range of services [listed on the website](#).

We will continue to respond to enquiries which can be dealt with in a short timescale of up to 15 minutes. Where enquiries are likely to take longer than 15 minutes we will refer you to make a CIL advice service enquiry.

### Community Infrastructure Levy – Charging Schedule review

Work on the preparation of the East Suffolk Community Infrastructure Levy (CIL) Charging Schedule is continuing. Consultation on some of the financial assumptions underpinning CIL viability work (such as legal fees, land values and construction costs) took place between 15 March and 26 April 2021. Thank you to all those who responded; your comments are currently being considered. Consultation on the draft CIL Charging Schedule is planned for autumn 2021. Independent examination of the CIL Charging Schedule is expected to take place this winter 2021/22, with adoption planned for spring 2022. [Further information is available](#) on the Council's website. Until implementation of the new Charging Schedule, the current Suffolk Coastal and Waveney CIL Charging Schedules will remain in force.

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## Coastal Management update:

This month the Coastal Management Team have been busy bringing together sponsors, exhibitors and speakers for the first Norfolk and Suffolk Coast and Estuary Conference. This is the first time The Suffolk and Norfolk coastal forums have joined together in partnership with the Anglian (Eastern) Regional Flood and Coast Committee to give communities, businesses, organisations and partners the opportunity to learn how we are working with people, nature and science to manage and develop a future along one of the most challenging coastlines in western Europe. An important additional element is exciting the next generation of coastal engineers, environmental specialists, geomorphologists and scientists, amongst other important roles on the coast. Our 'Working for the Future' sessions will bring together a virtual careers fair alongside live and pre-recorded seminars to offer students across the UK the chance to see what might be available to them and entice them to explore and ask questions about what could be their future career path. The conference will be a virtual event held on **7<sup>th</sup> October 2021**, you can get your free ticket at :

<https://www.coasteast.org.uk/norfolk-suffolk-coast-estuary-conference-coastaleast>



We have been very excited to learn and use new event platform software to build this online event in house with audio visual support from Green Spark, Ipswich. We hope to see you online on the day!

Also, in mid-September each household in Pakefield will be receiving a flyer to invite them to visit our virtual engagement room where they can find current information about the Pakefield frontage, why it is eroding, project background, what's happened so far, possible options and next steps. The room includes a link to a community survey that gives locals the opportunity to tell us what they value about Pakefield, what things are important to them and how they feel about the future management of this stretch of coastline.

We will also be holding an event in the Church Hall on the **1st of October from 5.30 – 8.30pm** where we can offer people access to the virtual engagement room, printed materials and will be available to answer questions.



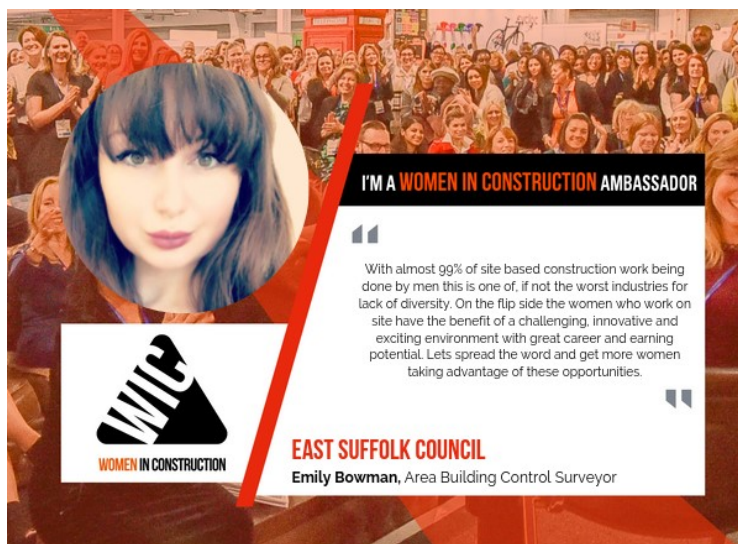
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## Building Control

Amazing result for two of our Building Control Surveyors, Emily Bowman and Alex Deakin who after 4 years of hard work have both achieved a First in their Building Control Surveying Degree with LABC and are now both Chartered Building Engineers with CABE and Chartered Construction Managers with CIOB. Well done to you both.



**Women in construction** is one of the largest groups supporting women into the construction industry. Working as an ambassador allows young women the opportunity to learn about prospective jobs available to them that they may not have otherwise considered and the routes to them.

At East Suffolk Building Control we are very proud that Emily has been identified as an outstanding ambassador for Woman in Construction.

## Welcome to Jack Wright our new Building Control Surveyor at East Suffolk:

My time at East Suffolk Council has passed so quickly since starting in May 2021, prior to this my career has consisted of bricklaying, property management and residential surveying roles. This hands on experience was re-enforced by studying part-time which included a Building Surveying degree. The building control environment has always been of great interest, serving the people of Suffolk and working with homeowners and building contractors etc on both minor and major projects has now become a reality. I look forward to meeting more of you and thank you to all who have been so welcoming and supportive to date.

