



East Suffolk House, Riduna Park, Station Road,
Melton, Woodbridge, Suffolk, IP12 1RT

Strategic Planning Committee

Members:

Councillor Melissa Allen
Councillor Paul Ashdown
Councillor Stuart Bird
Councillor Chris Blundell
Councillor Jocelyn Bond
Councillor Norman Brooks
Councillor Jenny Ceresa
Councillor Tony Cooper
Councillor Linda Coulam
Councillor Mike Deacon
Councillor Graham Elliott
Councillor Tony Fryatt
Councillor Andree Gee
Councillor Colin Hedgley
Councillor Debbie McCallum
Councillor Malcolm Pitchers
Councillor David Ritchie
Councillor Craig Rivett
Councillor Kay Yule

Members are invited to a **Meeting of the Strategic Planning Committee**
to be held in the Deben Conference Room, East Suffolk House, Melton
on **Monday, 9 December 2019 at 10:30 am**

An Agenda is set out below.

Part One – Open to the Public

Pages

1	Election of a Chairman To elect a Chairman for the 2019/20 Municipal Year	
2	Election of a Vice-Chairman To elect a Vice-Chairman for the 2019/20 Municipal Year	
3	Apologies for Absence and Substitutions	
4	Declarations of Interest Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered.	
5	Minutes To confirm as a correct record the Minutes of the Meeting held on 9 September 2019	1 - 35
6	Enforcement Performance Report - July to September 2019 ES/0214 Report of the Head of Planning and Coastal Management	36 - 38
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10	Suggested Amendments to the Code of Good Practice for Members – Planning and Rights of Way ES/0212 Report of the Leader of the Council, and the Cabinet Member with responsibility for Planning and Coastal Management	201 - 209
11	East Suffolk Council Engagement During the Development Consent Order Process for ScottishPower Renewables East Anglia One North and East Anglia Two Offshore Windfarm Proposals ES/0210 Report of the Deputy Leader and Cabinet Member for Economic Development	210 - 218
12	Strategic Planning Committee's Forward Work Programme To consider the Committee's Forward Work Programme	

There are no Exempt or Confidential items for this Agenda.

Close

A handwritten signature in dark ink, appearing to read "Stephen Baker", with a long horizontal flourish extending to the right.

Stephen Baker, Chief Executive

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Minutes of a Meeting of the **Strategic Planning Committee** held in the Deben Conference Room, East Suffolk House, on **Monday, 09 September 2019 at 10:30 am**

Members of the Committee present:

Councillor Melissa Allen, Councillor Stuart Bird, Councillor Chris Blundell, Councillor Jenny Ceresa, Councillor Linda Coulam, Councillor Mike Deacon, Councillor Graham Elliott, Councillor Tony Fryatt, Councillor Andree Gee, Councillor Colin Hedgley, Councillor Debbie McCallum, Councillor Malcolm Pitchers, Councillor David Ritchie, Councillor Craig Rivett, Councillor Kay Yule

Other Members present:

Councillor David Beavan, Councillor John Fisher, Councillor Rachel Smith-Lyte

Officers present:

Liz Beighton (Planning Development Manager), Lisa Chandler (Energy Projects Manager), Naomi Goold (Senior Energy Projects Officer), Matt Makin (Democratic Services Officer), James Meyer (Ecologist), Nicholas Newton (Arboriculture and Landscape Manager), Beth Rance (Graduate Town Planner - Energy Projects), Desi Reed (Planning Policy and Delivery Manager), Philip Ridley (Head of Planning and Coastal Management), Ben Woolnough (Major Projects and Infrastructure Manager)

1 Election of a Chairman

On the proposition of Councillor Ceresa, seconded by Councillor Fryatt it was

RESOLVED

That Councillor Debbie McCallum be elected Chairman for the 2019/20 Municipal Year.

2 Election of a Vice-Chairman

On the proposition of Councillor McCallum, seconded by Councillor Rivett it was

RESOLVED

That Councillor Paul Ashdown be elected Vice-Chairman for the 2019/20 Municipal Year.

3 Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Ashdown, Bond, Brooks and Cooper.

Councillor Goldson substituted for Councillor Ashdown, Councillor Cackett substituted for Councillor Brooks, and Councillor Haworth-Culf substituted for Councillor Cooper.

4 Declarations of Interest

Councillor Rivett declared a Local Non-Pecuniary Interest in item 13 of the agenda as Cabinet Member with responsibility for Sizewell C.

Councillor Haworth-Culf declared a Local Non-Pecuniary Interest in item 11 of the agenda as Ward Member for Leiston cum Sizewell.

Councillor Blundell declared a Local Non-Pecuniary Interest in Item 12 of the agenda as Ward Member for Foxhall.

Councillor Bird declared a Local Non-Pecuniary Interest in Item 13 of the agenda as a member of Felixstowe Town Council and Vice-Chairman of its Planning and Environment Committee.

5 Declarations of Lobbying and Responses to Lobbying

Councillors Allen, Bird, Blundell, Ceresa, Coulam, Deacon, Elliott, Fryatt, Gee, Goldson, Haworth-Culf, Hedgley, McCallum, Pitchers, Ritchie and Rivett all declared that they had been lobbied by email on Item 11 of the agenda. Councillors Allen, Deacon, Elliott, Gee, McCallum, Pitchers and Ritchie advised that they had acknowledged receipt of emails received.

6 Minutes

On the proposition of Councillor Hedgley, seconded by Councillor Bird it was

RESOLVED

That the Minutes of the Meeting held on 10 June 2019 be agreed as a correct record and signed by the Chairman

7 Minutes of the Waveney District Council Planning Committee meeting held on 12 March 2019

On the proposition of Councillor Goldson, seconded by Councillor Ceresa it was

RESOLVED

That the Minutes of the Waveney District Council Planning Committee Meeting held on 12 March 2019 be agreed as a correct record, subject to the following amendment:

Agenda Item 10, page 14, paragraph 4 "[...], a site visit was to be undertaken[...]"

8 Minutes of the Suffolk Coastal District Council Planning Committee meeting held on 21 March 2019

On the proposition of Councillor Hedgley, seconded by Councillor Fryatt it was

RESOLVED

That the Minutes of the Suffolk Coastal District Council Planning Committee Meeting held on 21 March 2019 be agreed as a correct record and signed by the Chairman

9 Minutes of the East Suffolk Shadow Authority Shadow Planning Committee (North) meeting held on 16 April 2019

On the proposition of Councillor Elliott, seconded by Councillor Ceresa it was

RESOLVED

That the Minutes of the East Suffolk Shadow Authority Shadow Planning Committee (North) Meeting held on 16 April 2019 be agreed as a correct record and signed by the Chairman

10 Minutes of the East Suffolk Shadow Authority Shadow Planning Committee (South) meeting held on 18 April 2019

On the proposition of Councillor Deacon, seconded by Councillor Goldson it was

RESOLVED

That the Minutes of the East Suffolk Shadow Authority Shadow Planning Committee (South) Meeting held on 18 April 2019 be agreed as a correct record and signed by the Chairman

11 Planning Appeals Report

The Committee received report **ES/0097** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on all appeal decisions received from the Planning Inspectorate between 27 May 2019 and 21 August 2019. The report was introduced by Councillor Ritchie, who summarised the information contained within the report.

The Chairman invited questions.

In response to a question from a member of the Committee regarding the timely communication of planning information to Members, the Planning Development Manager agreed to ensure that information was not delayed when being communicated.

RESOLVED

That the contents of the report be received and noted.

12 Development Management Performance Report

The Committee received report **ES/0098** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided an update on the planning

performance of the Development Management Team in terms of the timescales for determining planning applications.

The report was introduced by Councillor Ritchie. He noted the Development Management Team had met all the benchmarks set by Government for approving planning applications but had been slightly below the stretched targets set by the Council itself.

It was noted that in the last two months there had been a strong upward trend and high performance in determining planning applications in a timely manner. Councillor Ritchie stressed the importance of the Council making high quality and appropriate planning decisions.

Councillor Ritchie invited the Planning Development Manager to address the Committee. She concurred with Councillor Ritchie's comments and informed the Committee that the number of applications received compared to the same point in 2018 (for the predecessor councils) was significantly higher.

The Planning Development Manager considered that not only were decisions being made in a timely manner but were also correct decisions given the number upheld on appeal to the Planning Inspectorate.

The Chairman invited questions.

A member of the Committee commented on the good job that the Development Management Team was doing in meeting national targets on delivery time and also the quality of its decisions.

Another member of the Committee concurred that it was positive that national targets were being met, but expressed the concerns held by himself and also parish and town councils in his Ward on the number of applications being determined under delegated authority to the Head of Planning and Coastal Management. He stated that parish and town councils in his Ward appeared to be slowly losing confidence in the decision-making progress and was concerned that the Referral Panel system was not directing enough applications to be determined by the Planning Committees.

The Member suggested that where both a parish or town council and the Ward Member both have a contrary view to the recommendation of the case officer an application should be determined by Committee, as this would provide greater transparency without impacting on meeting national targets on decision-making.

Councillor Ritchie thanked the Member for his questions and considered that they were good points that had been well made. He stated that there was ongoing consideration of how the Referral Panel system worked and invited the Head of Planning and Coastal Management to comment.

The Head of Planning and Coastal Management confirmed that matters were under review but considered that a longer period of reflection was needed, as the system had been in operation for less than six months since the new council came in to being. He noted that the determination of applications, including the operation of the Referral

Panel system was very carefully developed within the Council's Constitution seeking to achieve the right balance to ensure there is confidence in the system but that it was a system that was efficient and effective.

The Head of Planning and Coastal Management acknowledged the concerns of the Member and of parish and town councils.

The Committee was advised that Suffolk Coastal District Council had operated a similar referral system which had been considered to be an acceptable approach to sift through applications to ensure that only those of wider importance were considered by Committee.

The Head of Planning and Coastal Management encouraged there to be more input from Ward Members on applications within their wards as few Ward Member comments were being received on applications considered at Referral Panel.

A member of the Committee, who was also the Vice-Chairman of Planning Committee South, said he had been surprised at the level of comments received from Ward Members on applications considered at Referral Panel; he said that the level was similar with the amount that was being received from town and parish councils. He reminded the Committee that in order for the Referral Panel to go against the officer's recommendation, there needed to be material planning reasons to do so and said that it was important that all parties involved in planning applications were aware of this.

Another member of the Committee suggested that an email to all councillors from the Cabinet Member with responsibility for Planning and Coastal Management to reiterate the referral process would be useful. The Planning Development Manager said that she would liaise with the Cabinet Member on this issue.

The referral system was queried by a member of the Committee; she noted that she had referred applications to the system in the past to be heard by Committee and was concerned that the Referral Panel could go against Ward Members. The Chairman advised the Committee that the current system had been modelled on that used by the former Suffolk Coastal District Council, which had on two separate occasions been found by the Local Government Ombudsman to be sound. She reminded Members that the Referral Panel was not making any planning decisions but considering if there was enough merit to warrant an application being determined by Committee. She reassured all present that all concerns would be listened to and that the system would be continually reviewed and updated.

RESOLVED

That the contents of the report be received and noted.

13 Planning Policy and Delivery Update

The Committee received report **ES/0099** of the Cabinet Member with responsibility for Planning and Coastal Management, which provided updates on the emerging Suffolk Coastal Local Plan, the East Suffolk Housing Action Plan, the Housing Land Supply position and Community Infrastructure Levy (CIL) spend process review.

The report was introduced by Councillor Ritchie, who outlined the need for a Housing Action Plan. He explained that such a plan was required where Local Authorities had not built housing to the totals stated in their Local Plan in the previous three years; the area of the District formerly administered by Suffolk Coastal District Council had exceeded the target set by the Suffolk Coastal Local Plan, but the area formerly administered by Waveney District Council had fallen below the target set by the Waveney Local Plan.

Councillor Ritchie confirmed that the East Suffolk Action Plan would aid in monitoring performance across the District and noted that as recently as August 2019, the Council had a five-year housing land supply for both Local Plan areas.

The CIL was identified as a per square metre charge and was the principal method of collecting funds from developers to support infrastructure costs. Councillor Ritchie advised that work was underway to develop a process to record how CIL receipts were spent across East Suffolk. He noted there was a funding gap between requests for CIL receipts and actual funds available.

Councillor Ritchie invited the Planning Policy and Delivery Manager to address the Committee. She advised Members that it was anticipated that by the next release of Housing Delivery Test results in November 2019, there would be a 100% result for the former Suffolk Coastal District Council area and a 85% result for the former Waveney District Council area, and 100% in both areas was expected by November 2020. The Planning Policy and Delivery Manager offered to speak with any Members who required further understanding of planning policy documents.

The Planning Policy and Delivery Manager noted that the current Waveney Local Plan had been adopted by Waveney District Council in March 2019. The emerging Suffolk Coastal Local Plan was currently undergoing examination by the Planning Inspectorate and it was hoped that it would be adopted in early 2020. It was anticipated that sessions would be available in November 2019 to brief Members on the details of both Local Plans.

The Chairman invited questions.

Members of the Committee raised concerns regarding developers gaining planning permissions on sites and not building out schemes, asking if there was anything the Council could do to address this. Councillor Ritchie noted that work was being undertaken to bring forward key brownfield sites in the former Waveney area but that bringing development forward on these sites was a challenge.

The Head of Planning and Coastal Management added that there was nothing the Council could do directly to encourage developers to build on sites with planning permission and advised that the Government was looking at ways to be able to bring development forward in these situations, noting that the Council had a strong housing land supply and that the situation was complex. He considered that the Council had been and continued to be successful in resisting inappropriate growth and encouraging positive growth.

Other members of the Committee highlighted that there was a hold on CIL receipts being issued and asked when town and parish councils would be able to submit applications for CIL funding. The Head of Planning and Coastal Management advised that bids for exceptional cases could be being considered but there had been a need to put a hold on releasing funding so that a strategic review of CIL receipt spending could be undertaken.

The Head of Planning and Coastal Management invited the Major Projects and Infrastructure Manager to comment; he advised that CIL had been collected and spent separately by the predecessor councils and that an Infrastructure Delivery Manager had recently been recruited to develop a single approach to collection and CIL spending for the new council. He confirmed that an update would be given to Members as soon as possible.

RESOLVED

That the contents of the report be received and noted.

Following the conclusion of this item, the Chairman adjourned the meeting for a short break. The meeting was adjourned at 11.19am and reconvened at 11.33am.

14 DC/19/1637/FUL - Sizewell B Power Station Complex and Adjoining Land, Sizewell Power Station Road, Sizewell, Leiston, IP16 4UR

The Committee received report **ES/0094** of the Head of Planning and Coastal Management.

The Chairman confirmed that East Suffolk Council was the determining planning authority for this planning application. The proposed developments did not constitute a generating station over 50 megawatts and as such the proposal did not fall within the parameters of the Planning Act 2008 as a Nationally Significant Infrastructure Project.

The Chairman advised that as the buildings that were the subject of this planning application did not include buildings within which electricity is generated they were not works to or an extension of the generating Sizewell B station, and that the application therefore fell to be determined by the Council pursuant to its powers under the Town and Country Planning Act 1990 (as amended).

Full Planning Permission was sought for the demolition of an existing outage store, laydown area, operations training centre, technical training facility, visitor centre and Rosery Cottage garage, along with the removal of a technical training and pool car park (63 spaces), Coronation Wood car park (21 spaces), visitor centre car park (16 spaces) and northern outage car park (576 spaces). The existing Technical Training Centre would be used as an interim Visitor Centre and then demolished. In full, the proposal included an outage store (2,778 sq.m GEA – gross external area), and Laydown area (11,990 sq.m GEA), a new Western Access road, Yardman's Office (23 sq.m GEA), Training Centre (4,032 sq.m GEA), Rosery Cottage garage (30 sq.m GEA), replacement car park (2,363 sq.m GEA) providing 112 spaces; and outage car park (15,525 sq.m GEA) providing 576 spaces and including new access road and alternative access to bridleway 19, footpath and amended junction at Sizewell Gap; and associated landscaping earthworks / recontouring, tree felling and boundary treatment.

Outline Planning Permission was also sought for a Visitor Centre (maximum 2000 sq.m GEA) and a maximum of 9,500 sq.m GEA of floorspace to provide administration, storage, welfare and canteen facilities, with all matters reserved except for access.

A site visit in relation to the application was undertaken by the Committee on Monday 2 September 2019.

The application was before the Committee as the redevelopment, although submitted separately from proposals for a new nuclear power station, was necessary as the existing Sizewell B buildings were on land allocated for the Sizewell C proposals and identified in the National Policy Statement EN-6 as a new nuclear nominated site. Given the strategic nature of the proposal, the scale of the development proposed, and the importance of nuclear generating energy to East Suffolk, it had been determined that the application be considered and determined by the Strategic Planning Committee.

The Committee received a presentation on the application from the Energy Projects Manager.

The site's location was outlined, and it was identified where the proposed demolition and clearance areas were located along with the buildings to be demolished and the surface areas to be cleared.

The proposed site plan was also displayed to the Committee. The Energy Projects Manager highlighted the three areas of the Station Complex that comprised the application site. She also outlined in detail the site plans within the nuclear security fence and on Pillbox Field.

The Energy Projects Manager demonstrated the details of the Coronation Wood site including the outline parameter proposals and detailed parameter proposals. It was noted that a large number of the objections to the application related to the loss of Coronation Wood.

The Committee was shown an aerial photograph of Coronation Wood taken in 1945, with Sizewell A and B Power Stations superimposed, along with another aerial photo of the wood taken in 2014, to demonstrate that the original size of the wood had been halved, presumably during development of the existing power stations.

The elevations for the proposed training centre were displayed. The western elevation did not contain any fenestration in order to avoid light spilling into wildlife areas. The Committee was also shown a computer-generated landscape design image of the proposed training centre.

The parameter plans for the proposed training centre were outlined. The Energy Projects Manager confirmed that the details would be subject to a separate planning application.

The Committee was then apprised of the details for the proposed outage car park at Pillbox Field. The Energy Project Manager noted its proximity to bridleway 19, which was the primary means of access to the Rosery Cottages.

The proposed layout of the car park was shown, including the revisions for an alternative access directly from Sizewell Gap Road. The Committee was informed that the revisions had been made following concerns being raised over the safety of sharing the bridleway access.

The Energy Projects Manager stated that the car park was only to be used during outages, which occurred every 18 months for a maximum of eight weeks and was designed to be low key.

The details of the revised access were displayed, and it was confirmed that the Highways Authority was content with the design and that the visibility splays ensured safe egress from the car park. The Committee was shown images of the access location from street level. The Committee was also shown a computer-generated image of the proposed landscape design of the car park.

The Energy Projects Manager noted that the original proposals had included an access to the Power Station Complex from the car park that crossed through SSSI land. Concerns had been raised by officers, as well as by Natural England, and the applicant had subsequently withdrawn this element of the proposal.

The recommendation to the Committee contained a condition that an alternative pedestrian link be considered that would not impact on the SSSI land. The Committee was informed that the fall-back position was that workers would be able to walk from the car park to the main site via the main road, with the possibility of the applicant offering a shuttle bus system.

Members of the Committee had requested, at the site visit, the distance of the route from the car park to the site via the main road. This was confirmed during the meeting to be approximately 1.1 kilometres and that the route would take roughly 12 to 15 minutes to walk.

The Energy Projects Manager outlined the proposals for the proposed new outage store that would be situated within the nuclear security fence line. The Committee was shown a computer-generated image of the proposed building viewed from the south of the application site. The building was proposed to be 18 metres high.

The recommendation, as contained within the report, was outlined to the Committee. The Energy Projects Manager also highlighted the information contained within the update sheet, which had been circulated electronically on Friday 6 September 2019 and in hard copy at the beginning of the meeting.

The Chairman gave the Committee three minutes to read the update sheet.

The Chairman considered that further information was required on Coronation Wood and invited the Arboriculture and Landscape Manager to address the Committee on the subject. She advised that following this, the Head of Planning and Coastal

Management would address the Committee regarding the benefits of Sizewell B Power Station to the local economy.

The Committee was advised that Coronation Wood had been planted in 1911 to mark the coronation of King George V, with evidence of Oak and Beech trees already existing on the site at that time. The planting had consisted largely of Scots Pine, Corsican Pine and Grand Fir. The Arboriculture and Landscape Manager said it appeared that the wood had largely been unmanaged during its lifetime and that approximately half of it had been removed during the development of Sizewell A and Sizewell B Power Stations.

Coronation Wood was not protected by a Tree Preservation Order (TPO) and a felling licence could be applied for from the Forestry Commission by the applicant to remove the wood. The Arboriculture and Landscape Manager considered it likely that a felling licence would be granted, with a condition regarding replanting. He informed Members that there was no obligation for the landowner to manage the wood.

The trees that comprised Coronation Wood were just over 100 years old and were described as showing signs of ageing. The species within the wood were not suited to the soil and there were early signs of Red Band Needle Blight in some of the trees. The Committee was advised that this would cause defoliation which would lead to a further decline in the state of the wood, due to the increased risk of windblow. The Arboriculture and Landscape Manager said that if the wood was allowed to decline it would enter a cycle of natural regeneration, with there already being some evidence of self-seeding.

The Head of Planning and Coastal Management outlined the contribution of Sizewell B Power Station to the local economy. The Committee was informed that the power station generated 3% of the UK's electricity and employed 500 staff, with an additional 1,000 staff taken on during outage periods. An outage period had recently been concluded and the next outage was expected in late 2020 or early 2021. It was predicted that there would be another six to eight outages during the station's remaining lifetime.

All permanently employed staff on the site were required to live within a 25 mile radius of Sizewell B Station; the Head of Planning and Coastal Management concluded that the total number of staff employed both on a permanent basis and on a contract basis during outages, and the site's operation contributed approximately £20m per year to the local economy, rising to £40m per year during an outage period. He highlighted that in the case of permanently employed staff, this resulted in people in highly paid jobs living and spending in the local area.

The Chairman invited questions to the officers.

A member sought clarification on the route used to calculate the walking distance between the proposed outage car park and the main site, as he considered what had been displayed did not represent the route in its entirety. The Energy Projects Manager said that it was her understanding that the route had been displayed completely and the Chairman suggested that the question be posed to the applicant.

It was confirmed that the 13 additional representations received, as detailed within the update sheet, were also in objection to the application. The Energy Projects Manager stated that no letters of support had been received.

In response to a question from a member of the Committee, officers demonstrated the SSSI land that would have been affected by the proposed path from the outage car park to the main site, which had been removed from the proposals.

Following a question regarding the removal of Coronation Wood and its identification as a landscape barrier in the application for planning permission for the dry fuel store at Sizewell B Power Station, the Energy Projects Manager advised the Committee that the application before them needed to be considered and determined on its own merits and invited the Arboriculture and Landscape Manager to comment. He noted the Landscape and Visual Impact Assessment completed, which had concluded that the proposals would have a limited impact on any public visual viewpoints of the site and was not significant in terms of the assessment.

The proximity of the Sandlings Walk to the application site was confirmed. Its route did not cross the application site; the Head of Planning and Coastal Management highlighted bridleway 19's immediate proximity to the proposed outage car park, acknowledging the significant use of nearby footpaths by both local residents and visitors, and said that officers did not consider that the development would have a direct impact on these routes.

It was confirmed that Coronation Wood would be felled in entirety and that the replacement planting would be located on the Pill Box Field application site. The Committee was shown an updated computer-generated image of the proposed replacement planting, taking into account the change in access and the applicant's response to concerns regarding a net loss in the original proposals. Replanting was proposed to be at a 10:1 ratio. The Arboriculture and Landscape Manager outlined the components of the proposed replanting which would consist of species chosen to match the soil type on the site and be suited to the character of the landscape.

A member of the Committee questioned the need for the proposed development, as the development of Sizewell C was not guaranteed. The Chairman reminded the Committee that the application before it was to be judged and determined on its own merits and that the Committee could not make any assumption of what would come next. She invited the Head of Planning and Coastal Management to answer the Member's question.

The Head of Planning and Coastal Management advised the Committee that it was lawful for it to determine the application that was before it as advised by the Chairman at the start of this item. He acknowledged that it could be seen by some that it was difficult to separate this application from the proposed Sizewell C development but stated that in terms of broader context, it had to be determined of its own planning merits. The contribution of Sizewell B Power Station to national electricity production was outlined and the Head of Planning and Coastal Management noted the importance of Sizewell B Power Station being able to operate during any construction of a new power station, to ensure a retention of a secure energy position.

It was explained that EDF Energy, as the applicants, had applied for permission to allow for the management of proposals on land nominated for Sizewell C by national policy. The Head of Planning and Coastal Management acknowledged that if the proposed development was undertaken at a later date this could impact on the phasing of the construction of Sizewell C, if granted, and in turn affect the wider Sizewell area. He also noted information in the report which stated if development of Sizewell C did not take place, a decision outside of the Council's authority, there were conditions proposed in the recommendation to return matters to their previous state to offset any impact to the area.

Another member of the Committee asked if it was possible to return affected areas to AONB status within a generation, noting that Coronation Wood would regenerate naturally over time into a higher quality broadleaf environment. The Arboriculture and Landscape Manager said that the loss of Coronation Wood was not a positive result in its own right, but noted that the proposals for new planting at Pill Box Field, the current condition of Coronation Wood, and the suitability of the proposed species for planting, meant that overall the proposals could be considered a benefit to the AONB landscape; it would provide more appropriate species, provide an improved layout and offer more long-term prospects for landscape and wildlife than Coronation Wood.

The Energy Projects Manager stated that any restoration would look to create heathland, which would be considered an improvement on arable farmland. She highlighted restoration undertaken at Aldhurst Farm and noted that this evidenced a possible rapid turnaround. The Council's Ecologist noted that there was potential for Coronation Wood to be regenerated but that it would take some time.

It was the view of the Arboriculture and Landscape Manager that Coronation Wood would not regenerate well. Signs of regeneration included species which were prone to disease and this was not considered sustainable.

A member of the Committee asked what size and age of trees would be planted at Pill Box Field. The Arboriculture and Landscape Manager said that this would be agreed by condition and there was no benefit of planting semi-mature tree stock, as a young stock would embed and grow more quickly.

It was confirmed that Coronation Wood fell into the ownership of the applicant who was therefore responsible for managing the wood and that there was no evidence of any positive management. The Arboriculture and Landscape Manager advised the Committee that any new planting would be the responsibility of the applicant to maintain. The recommendation contained conditions to ensure that new planting would be positively managed, which could be managed via enforcement if necessary.

A member of the Committee asked if ecology surveys had been completed. The Energy Projects Manager advised that the latest survey had arrived earlier that day and needed to be reviewed by officers. It was anticipated that all required surveys would be completed before any decision was issued and the Energy Projects Manager noted that the recommendation included conditions for additional ecological information to be included in any decision issued.

The Committee was advised that Coronation Wood had reached the end of its safe and useful life; it would regenerate but as a mixed wood rather than a conifer wood, with the existing dense conifer canopy restricting regeneration.

A member of the Committee queried if the applicant was able to fell Coronation Wood outside of the application. The Arboriculture and Landscape Manager advised that the wood could not be felled without a felling license from the Forestry Commission; when asked of the likelihood of such a license being granted he advised that there was a good chance that this would be the case, given the lifecycle of the wood and the lack of timber value. He considered that the Forestry Commission would see the felling of the wood as an opportunity to remove the coniferous element and could condition that broadleaf species be planted as a replacement.

The Energy Projects Manager envisioned that a Section 106 Agreement could be in place within the next two weeks, should planning permission be granted.

Another member of the Committee enquired about how badgers would be removed from the Coronation Wood site. The Energy Projects Manager advised that the applicant had submitted information on badger movements and that full clarification was being sought. She was aware that not all setts on the site were proposed to be closed and that work had been undertaken with Natural England regarding badger movements.

Paragraph 4.8.6 of the report was referred to by a member of the Committee, who sought further information around an alternative location for the outage car park. The Energy Projects Manager noted that when the Environmental Statement was completed, alternative sites were required to be considered. There had been an initial consideration of an off-site car park but as this was ruled out early in the process, this was not presented as an option within the application.

It was reiterated by the Head of Planning and Coastal Management that the Committee was the lawful determining body for this application. In response to several questions from members of the Committee regarding considering alternative sites for the proposals, the Chairman reminded the Committee that it was required to consider the application as it was and on its own merits.

There being no further questions to officers, the Chairman adjourned the meeting for a lunch break at 12.50pm. The meeting was reconvened at 1.15pm.

Councillor Blundell left the meeting during the lunch break.

The Chairman advised that three individuals had registered to speak in objection to the application and had agreed to each speak for one minute.

The Chairman invited Mrs Girling, an objector to the application, to address the Committee.

Mrs Girling asked the Committee if it would be giving its approval if there were not plans for a Sizewell C Power Station. She noted the Council's duty of regard to the AONB and stated the damage to such an area should be avoided rather than

mitigated. Mrs Girling said that on this basis, the damage should be avoided, and requested that the Committee refused the application, or if it was minded to approve added a condition that no work was to take place until Sizewell C was approved.

Councillor Fryatt left the Conference Room at this point.

There being no questions to Mrs Girling, the Chairman invited Mr Collins, an objector to the application, to address the Committee.

Mr Collins stated that the Suffolk Coastal Local Plan required net environmental gains and its policies required Coronation Wood to screen the dry fuel store. He considered the loss of Coronation Wood to be significant and highlighted that any preliminary work would need to be removed if a DCO was not granted for Sizewell C. Mr Collins also highlighted the preliminary work undertaken at other nuclear sites in the UK. He concurred with Mrs Girling's request that the Committee refused the application or if it was minded to approve, it added a condition that no work was to take place until Sizewell C was approved.

There being no questions to Mr Collins, the Chairman invited Ms Toone, an objector to the application, to address the Committee.

Ms Toone considered that the application should be refused. She was of the view that it did not meet the requirements for preliminary works as set out by the Ministry of Housing, Communities and Local Government. She stated that Coronation Wood had been used as mitigation for the dry fuel store as it visually screened it, reducing noise and light pollution. Ms Toone said that this would increase if the wood was removed and the land built on and was also concerned about the proximity of the outage car park to bridleway 19.

The Chairman invited questions to Ms Toone.

When asked what Coronation Wood and Pill Box Field meant to the local community, Ms Toone said that both sites had significant meaning and that Coronation Wood had originally been planted by the local community. She reiterated that it screened the dry fuel store and said that if it had been managed it would not be in its current state. She noted its elevated position meant that it was a better screening than the proposed new planting.

The Chairman invited Ms Betson, representing Leiston cum Sizewell Town Council, to address the Committee.

Ms Betson had been instructed by the Town Council to appeal to the Committee regarding the application. She noted the level of objection to it and questioned if the work was necessary, considering it as taking the 'easy' option of industrialising green spaces rather than using brownfield sites available. Ms Betson suggested alternative sites for the development proposed that would be equal to, or superior, to the sites that had been proposed.

Ms Betson highlighted the impact of the development on the AONB, Pill Box Field, Coronation Wood, and bridleway 19, and considered that alternative sites would

address the reasons for objection and the need for many of the conditions within the Officer's recommendation.

It was acknowledged that the Committee was considering the application on its own merits and not in relation to any future applications. Ms Betson said that the application was not a trivial one for the local community and urged the Committee to refuse it and encourage the applicant to come back with an alternative scheme that would retain the buffer between the community and an industrial site.

The Chairman invited questions to Ms Betson.

A member of the Committee sought clarification on alternative sites for development. Ms Betson outlined several alternative sites within the Station's complex and in Leiston itself; she added that the Town Council was not trying to tell the applicant where to develop but wanted them to consider alternatives. The Chairman reminded the Committee that it was determining the application before it and not possible alternatives being suggested.

The Chairman invited Ms Carney, representing EDF Energy (the applicant), to address the Committee.

Ms Carney said that she wanted to explain the local and national context of the application. She noted that the Government relied on existing and new nuclear power and that Sizewell B Power Station was key to this. She highlighted the number of homes in the region that were powered by the station and said that the relocation of facilities as proposed would allow a quicker delivery of Sizewell C if a DCO was granted. She stated that it was important to avoid fossil fuel use given the current climate crisis and said that the site was therefore of national strategic importance. Ms Carney added that the application was for preliminary works and did not impact the DCO.

Sizewell B Power Station was said to employ 500 staff permanently and supported 250 contracting partners, the latter increasing by up to 1,000 when an outage took place. Ms Carney stated the contribution this made into the economy and informed the Committee that EDF Energy paid £10,000 into the community to be a good neighbour, and that this would increase.

Ms Carney considered that the planting proposed, to mitigate the loss of Coronation Wood, would increase biodiversity in the area. She concluded by reiterating how the proposed development was part of national strategic importance and would be of benefit to the local economy and environment.

The Chairman invited questions to Ms Carney.

Ms Carney confirmed that staff members were required to live within a 25-mile radius of Sizewell B Power Station. The site also employed 17 apprentices and engaged with schools in the local community.

A member of the Committee sought clarification on the distance to walk from the outage car park site to the main site. Ms Carney confirmed that the distance was as outlined in the presentation.

Another member of the Committee asked if the operation of Sizewell B Power Station would be impacted if the application was refused. Ms Carney advised that it would not initially but would impact its operation if a DCO was granted for Sizewell C and the preliminary works had not been undertaken.

Ms Carney advised that a variety of sites had been considered when drawing up the proposals; alternative sites had been rejected for a variety of reasons including operational requirements and environmental reasons.

In response to a question regarding air quality relating to Coronation Wood, Ms Carney referred to the ratio of replanting that was proposed and considered that this would be an overall improvement to the landscape and to the biodiversity of the area.

A member of the Committee asked if Ms Carney considered the length and time of the walk to be suitable in winter for all abilities; Ms Carney noted that there was a condition requiring an alternative link and reiterated the possibility of running a shuttle bus system. She acknowledged it would be down to EDF Energy's judgement and that the company was mindful that there would be people of differing abilities taking that route.

Ms Carney confirmed that an outage period occurred every 18 months and lasted for a maximum of eight weeks. Unplanned emergency outages could also occur. The outage car park would only be used during an outage period.

The public speaking having been concluded, the Chairman advised the Committee that the debate would be split into three distinct sections, to look at the three different sites within the application.

The Chairman invited the Committee to debate the section of the application that related to the proposed new outage store within the nuclear security fence.

The Committee was not concerned with this aspect of the application. A member of the Committee, who was also Ward Member for Sizewell, thanked members of the public for attending the meeting.

The Chairman invited the Committee to debate the section of the application that related to the proposed new outage car park at Pill Box Field.

A member of the Committee, who was also Ward Member for Sizewell, expressed her concerns regarding this aspect of the application. She noted that Sizewell Gap Road was a busy highway and that the outage car park would further increase traffic in the area. She also noted that the new access point would create three junctions in close proximity to one another. The member of the Committee considered that it would be a shame to lose a field for a car park.

Several other members of the Committee also expressed concerns about this aspect of the application. They considered it to be too prominent in the landscape, noted the removal of greenery and the impact on climate change, and stated that the route from the car park to the main site was inappropriate for pedestrian use. It was suggested that if a shuttle bus system could be used, the car park could be located outside of the AONB.

One member of the Committee was very concerned about the erosion of AONB areas in the District and considered that an alternative site should be used; at this point he advised he would be voting against the application.

Another member of the Committee, who was concerned about the application, was not convinced that the car park would have a low impact in the landscape. She also considered that a shuttle bus system would add to the traffic congestion experienced in the area.

Clarification was sought by a member of the Committee that the surface of the car park would be reinforced ground and queried what this would look like when the car park was not in use. The Arboriculture and Landscape Manager advised that this was the type of surface proposed and that this would allow a continuous green surface, which would appear to be a grass surface when the car park was not in use.

A member of the Committee spoke in favour of this element of the application. He noted the information provided regarding the reinforced grass surface and its contribution to the low impact the car park would have on the landscape. He also highlighted the significant tree planting that would take place on Pill Box Field to mitigate the loss of Coronation Wood. He gave examples of post-industrial areas elsewhere returning to nature and was content that the new planting would be managed and be a net benefit, enhancing Pill Box Field.

Several other members of the Committee concurred with these comments and were satisfied with the proposals for this section of the application, considering that the applicant had minimised the impact of the outage car park as much as possible.

The Chairman invited the Committee to debate the section of the application that related to the felling of Coronation Wood and the redevelopment of that site.

Several members were very concerned with the loss of Coronation Wood. It was noted during debate that a large number of the objections to the application related to Coronation Wood; one member of the Committee stated that the Committee needed to pay regard to this and consider the benefits of landscape on people's wellbeing. She added that there was a duty of care to the environment and wildlife and to safeguard the AONB.

Members opposed to the loss of Coronation Wood acknowledged it was not of high value in itself but was valuable for landscape purposes, including providing a barrier between Sizewell B Power Station and the AONB. One member of the Committee highlighted that the wood was already showing stages of regeneration and that this would be improved through positive management. He added that the size of the buildings proposed for this area of the site were more suited for outside of the AONB.

It was considered by several members of the Committee that Coronation Wood should be retained; it was noted that the Council had declared a climate emergency and that removal of a wood would go against that declaration. It was considered that no amount of replanting would replace what would be lost if Coronation Wood was removed. It was also suggested that the application was premature, as a DCO had not been granted for Sizewell C and noted that the wood was in its current state because of a lack of positive management by the applicant.

Several members of the Committee acknowledged that it was not positive to lose Coronation Wood but that on balance it was necessary. One member of the Committee stated that having read the reports in full and having visited the site, he considered it would be better for Coronation Wood to be replaced by the proposed planting at Pill Box Field, as this would be at a 10:1 ratio and would improve the environment. He noted that the Committee had been informed that the applicant had not been obliged to manage Coronation Wood and that it was a wood coming to the end of its natural useful life, and that the new planting would be conditioned to include positive management.

A member of the Committee noted that the application was for preliminary works and was to be considered on its own merits, without factoring in any other projects such as Sizewell C. He said that the Arboriculture and Landscape Manager had advised the Committee that Coronation Wood was not thriving and that the species found within were not suited to the soil. He agreed that the proposed mitigation planting would result in a net gain; he understood the sentiments of the local community but was in support of this aspect of the application.

Several members of the Committee supported this aspect of the application, concurring with the comments already made during debate. It was considered by these Members that it was important that Sizewell B Power Station be allowed to maintain services should a DCO be granted for Sizewell C. It was highlighted that the proposed replanting would provide species more suited to the area in which they would be planted, and that the applicant could apply to the Forestry Commission for a felling licence, outside of this application.

The Chairman noted that the applicant had not been responsible for Coronation Wood for its entire lifetime and that the wood was not publicly accessible. She defined evolution as gradual growth and considered that change was necessary in this instance. She stated that the site was a key employer in the area and wanted to see the continuation of local jobs.

A member of the Committee who was in support of the application summarised his satisfaction with the application and highlighted condition 16 of the recommendation, to restore any preliminary works undertaken should a DCO not be granted.

There being no further debate, the Chairman moved to the recommendation as set out in the report.

On the proposition of Councillor Rivett, seconded by Councillor Fryatt it was by a majority vote

RESOLVED

That **AUTHORITY TO APPROVE** be granted subject to receipt of additional bat survey information including impacts and mitigation measures, the signing of a section 106 legal agreement requiring a payment in relation to residual impacts on the AONB, and the inclusion of appropriate conditions including those detailed below:

1. FULL AND OUTLINE:

The full and outline development to which this permission relates shall be begun no later than:

- (a) the expiration of three years from the date of this planning permission,

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. OUTLINE:

The relevant part of the development as hereby permitted shall not commence until the Reserved Matters of the relevant part of the development have been submitted to and approved in writing by the Local Planning Authority and that part of the development shall be carried out and completed in all respects in material compliance with the details so approved before the building(s) are occupied. Such details shall include:-

- i) Layout;
- ii) Scale;
- iii) Appearance; and
- iv) Landscaping.

Development within the Outline Area shall be carried out and completed in all respects in material compliance with the details so approved.

Reason: These details are required to ensure that a satisfactory development is achieved.

3. FULL AND OUTLINE:

The development shall be carried out in material compliance with the following approved drawing(s) and/or document(s):

Site wide drawings:

- Sizewell Land Ownership Boundary (000001)Rev. B;
- Location Plan (100000);
- Proposed Site Layout Plan (100002) Rev. B; and
- Proposed Demolition Plan (100004) Rev. B.

Full component drawings:

- Proposed Outage Store Block Plan (100005);
- Proposed Outage Store Basement Plan (100006);
- Proposed Outage Store Ground Floor Plan (100007);
- Proposed Outage Store First Floor Plan (100008);
- Proposed Outage Store Second Floor Plan (100009);
- Proposed Outage Store Third Floor Plan (100010);
- Proposed Outage Store Roof Plan (100011);

- Proposed Outage Store Section 1 (100012);
- Proposed Outage Store Section 2 (100013);
- Proposed Outage Store North Elevation (100014);
- Proposed Outage Store South Elevation (100015);
- Proposed Outage Store East Elevation (100016);
- Proposed Outage Store West Elevation (100017);
- Proposed Training Centre Block Plan (100018);
- Proposed Training Centre Ground Floor Plan (100019);
- Proposed Training Centre First Floor Plan (100020);
- Proposed Training Centre Second Floor Plan (100021);
- Proposed Training Centre Roof Plan (100022);
- Proposed Training Centre Section 1 & 2 (100023);
- Proposed Training Centre North & South Elevations (100024);
- Proposed Training Centre East & West Elevations (100025);
- Coronation Wood Development Area Proposed Site Plan (100027);
- Coronation Wood Development Area Yardman's Office (100028);
- Proposed Outage Car Park Proposed Site Plan (100030) Rev. B;
- Proposed Replacement Rosery Cottage Garage Plans, Elevations & Sections (100031);
- Proposed Coronation Wood Development Area Landscape Plan (100035);
- Proposed Coronation Wood Development Area Sections (100036);
- Proposed Tree Removal Plan (1 of 2) (100037);
- Proposed Tree Removal Plan (2 of 2) (100038);
- Proposed Indicative Landscape Restoration Plan (100039);
- Pillbox Field Proposed Outage Car Park Landscape Plan (100040) Rev. B;
- Pillbox Field Proposed Outage Car Park Sections (100041) Rev. B; and
- Landscape Key Plan (100042)

Outline component drawings:

- Proposed Visitor Centre Parameter Siting Plan (100032);
- Proposed Visitor Centre Parameter Height Plan (100033); and
- Outline Development Zone Parameter Siting Plan (100034).

Supporting documents:

- Arboricultural Impact Assessment;
- Arboricultural Method Statement;
- Environmental Statement;
- Habitats Regulation Assessment Screening;
- Transport Statement; and
- Woodland Management Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

4. FULL AND OUTLINE:

Prior to the commencement of development (other than the Permitted Preparatory Works as defined in Informative 1), a scheme containing the details set out in (i) to (v) below shall be submitted to and approved by the Council.

- (i) The siting, design and external appearance of temporary buildings and structures to be erected and used during the period of construction of the development;
- (ii) Details of vehicular circulation roads, parking, hard-standing, loading and unloading facilities and turning facilities required during the construction of the development;

- (iii) Details of ground levels and heights of all permanent buildings and structures together with cross-sections through the site showing existing and proposed ground levels;
- (iv) Details of the colour, materials and surface finish in respect of vehicular circulation roads, parking, hard standing, loading and unloading facilities and turning facilities on site; and
- (v) Phasing of work.

Reason: To enable the Council to exercise reasonable and proper control over the design and appearance of the Development.

5. Prior to the above ground construction of any building or structure (other than Permitted Preparatory Works as defined in Informative 1), details of the colour, materials and surface finish in respect of that building or structure shall be submitted to and approved by the Council. The Development shall thereafter be carried out only in accordance with the approved details.

Reason: To enable the Council to exercise reasonable and proper control over the design and appearance of the Development.

6. FULL AND OUTLINE:

Artificial lighting shall only be installed and used in accordance with the approved scheme in accordance with a detailed Lighting Plan to be submitted for approval in writing by the Local Planning Authority in tandem with details for each phase of development. No lighting scheme is to be implemented without the approval of the Local Planning Authority.

Reason: To limit the impact of light spillage during construction on the surrounding environment including the impact on nocturnal species such as bats.

7. FULL AND OUTLINE:

Other than in an emergency or when construction activities are required to be continuous, or if otherwise agreed by the Local Planning Authority, no heavy goods vehicle traffic, plant, machinery or earth moving equipment associated with the construction of the development shall enter or leave the site on any Sunday or Bank Holiday. On any other day, no such heavy goods vehicle traffic, plant, machinery, or equipment shall enter or leave the site except between the hours of 08:00 and 18:00 Monday to Friday and between the hours of 09:00 and 16:00 on Saturdays other than:

- i) When continuous periods of construction operations are required such as concrete pouring and steel works or;
- ii) For the delivery of abnormal loads to the site or;
- iii) Cases of emergency; or
- iv) If otherwise agreed by the Local Planning Authority.

When such operations or deliveries are required outside of these hours, the Local Planning Authority will be notified at least 36 hours in advance.

Reason: In order to safeguard the amenity of local residents.

8. FULL AND OUTLINE:

All activities associated with the construction of the development shall be carried out in accordance with BS 5228 Parts 1 and 2: 2009+A1:2014 Noise and Vibration Control on Open Sites.

Reason: To enable reasonable and proper control to be exercised over noise during construction activity and in order to safeguard the amenity of local residents.

9. FULL AND OUTLINE:

Prior to the commencement of the relevant part of the development (other than the Permitted Preparatory Works as defined in Informative 1), a schedule of plant items to be used in that part of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable reasonable and proper control to be exercised over noise during construction activity and in order to safeguard the amenity of local residents.

10. FULL AND OUTLINE:

External construction work associated with the development shall not take place on the site at any time on any Sunday or Bank Holiday unless continuous periods of construction operations are required such as concrete pouring or erection of steel. On any other day, no external construction work associated with the development shall take place except between the hours of 07:00 and 19:00, unless continuous periods of construction operations are required such as concrete pouring or erection of steel. When such operations or deliveries are required outside of these hours, the Local Planning Authority will be notified at least 36 hours in advance.

Reason: To enable reasonable and proper control to be exercised over noise during construction activity and in order to safeguard the amenity of local residents.

11. FULL AND OUTLINE:

The commencement of the relevant part of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for the monitoring of noise and vibration generated during the construction of the relevant part of the Development.

The scheme shall:

- (i) specify the measurement locations from which noise and vibration will be monitored and the maximum permitted levels at each such monitoring location; and
- (ii) make provision for such noise and vibration measurements to be taken as soon as possible following requests by the Local Planning Authority and such measurements shall be given to the Local Planning Authority as soon as they are available.

Levels specified in the approved scheme, shall not be exceeded, unless otherwise approved in writing by the Local Planning Authority or in an emergency. In any instance where the noise levels approved are exceeded because of an emergency then the Local Planning Authority shall be provided with a written statement as soon as possible following the relevant exceedance and such statement shall detail the nature of the emergency and the reason why the noise levels could not be observed.

Reason: To enable reasonable and proper control to be exercised over noise during construction activity and in order to safeguard the amenity of local residents.

12. FULL AND OUTLINE:

Prior to the above ground construction of the relevant part of the development (other than Permitted Preparatory Works as identified in Informative 1) a landscape plan including the details set out in (i) to (vii) below shall be submitted to and approved by the Local Planning Authority.

- i) Planting;
- ii) Management of existing and new planted areas;
- iii) Restoration of areas affected by construction works;
- iv) Details of the height, type, size and species of the shrubs and trees to be planted;
- v) Details of the measures to be taken to create new flora and fauna habitats and of the management of such new habitats;
- vi) Phasing of works included in the scheme; and
- vii) Details of protective fencing.

The approved plan shall be implemented within the first available planting season after the commencement of above ground construction of the relevant part of the development and appropriately managed and maintained for a minimum period of 5 years, any plant or tree dying within that 5 year timeframe will be replaced.

Reason: To ensure proper landscaping for the development and for the protection of semi natural habitats within the development site boundary.

13. FULL AND OUTLINE:

Prior to the commencement of the relevant part of the development (other than Permitted Preparatory Works as defined in Informative 1) a suitably qualified person must have:

- (i) carried out an investigation to assess the degree of ground contamination of the site and identify any resulting need for remedial measures; and
- (ii) submitted a written report of the investigation's findings to the Local Planning Authority.

Reason: To ensure that contaminated waste found on the site is disposed of properly.

14. FULL AND OUTLINE:

Contaminated material arising from the construction of the relevant part of the development shall be treated on the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency, or shall be disposed of to licensed disposal facilities subject to such variations to the approved scheme as have been approved in writing by the Local Planning Authority.

Reason: To ensure that contaminated waste found on the site is disposed of properly.

15. FULL AND OUTLINE:

Prior to the commencement of the relevant part of the development (other than Permitted Preparatory Works as defined in Informative 1) a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the relevant part of the development and infiltration testing, must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. The scheme shall be implemented, maintained and managed in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

16. FULL AND OUTLINE:

In the event that Sizewell C Nuclear Power Station is not permitted by the Secretary of State, a scheme of restoration in accordance with details first submitted to and agreed in writing by the Local Planning Authority will occur at Pillbox Field and any other areas previously vacated by Sizewell B buildings and not to be re-used. The scheme shall be submitted to and approved in writing within 18 months of the date of the final decision by the Secretary of State to refuse consent for the Sizewell C Nuclear Power Station (or, if later, the date that any legal challenge to such decision is finally resolved).

All restorative works shall be carried out in accordance with a Restoration Scheme, including a timeframe for the restoration works, in accordance with details first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that development does not occur unnecessarily and to protect the environment.

17. FULL and OUTLINE:

Before the construction of any elements of the hereby approved built development are commenced, a detailed Construction and Environmental Management Plan (CEMP), based on the outline CEMP, shall be submitted to and approved in writing by the Local Planning Authority.

Construction of the built elements of the proposal (full and outline) shall not be carried out other than in accordance with the approved plan.

The Construction and Environmental Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors;
- b) loading and unloading of plant and materials;
- c) piling techniques;
- d) storage of plant and materials;
- e) provision and use of wheel washing facilities;
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works;
- g) site working and delivery times;
- h) a communications plan to inform local residents of the program of works;
- i) provision of boundary hoarding and lighting;

- j) details of proposed means of dust suppression;
- k) details of measures to prevent mud from vehicles leaving the site during construction;
- l) haul routes for construction traffic on the highway network;
- m) monitoring and review mechanisms;
- n) details of delivery times to the site during the construction phase (to avoid peak deliveries passing through Stratford St Andrew and Farnham at peak periods);
- o) ecological mitigation measures in relation to noise, vibration, and visual disturbance;
- p) the presence on site of an ecological clerk of works when particularly sensitive areas within the site are being developed (an agreed list of areas can be agreed with the Local Planning Authority for avoidance of doubt);
- q) ecological mitigation measures in relation to impacts from light disturbance;
- r) a detailed plan for ongoing access between the eastern and western compartments of Unit 4 of the SSSI which has the potential to be bisected by this development (pre, during and post-construction);
- s) additional survey work as required in consultation with the Local Planning Authority;
- t) a revised methodology for relocation of reptiles within the development area;
- u) dust management measures / positioning of any standby generators in relation to occupants of Rosery Cottage;
- v) provision of biodiversity net gain measures at appropriate time scales during the construction works;
- w) vehicle emissions and non-road mobile machinery (NRMM) emissions to be minimised by incorporating best practice control and management measures; and
- x) Restriction of site access for members of the public.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase, and to ensure the development is carried out in a considerate manner with regards to human and ecological receptors.

18. FULL AND OUTLINE:

No part of the construction works shall commence until emergency plans relating to the construction have been submitted to and agreed in writing by the Local Planning Authority. Radiation emergency plans cover the EDF Energy Sizewell B Operators emergency plan and SCC Off Site Emergency Plan issued under Radiation (Emergency Preparedness and Public Information) Regulations. Wider civil contingency arrangements cover Suffolk Resilience Forum emergency plans for identified risks e.g. flooding, that might affect the construction site and any associated infrastructure.

Reason: To ensure the ongoing nuclear safety of the Sizewell B site.

19. FULL AND OUTLINE:

The emergency plans, as required under Condition 18, shall be carried out as approved in relation to the relevant part of the relevant works, unless otherwise agreed after consultation through the Sizewell Emergency Planning Consultative Committee or Suffolk Resilience Forum as appropriate.

Reason: To ensure the ongoing nuclear safety of the Sizewell B site.

20. FULL AND OUTLINE:

No development shall commence (other than the Permitted Preparatory Works as defined in Informative 1) until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The site investigation shall be completed prior to the commencement of development (other than the Permitted Preparatory Works), or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Policies SP1 and SP15 of Suffolk Coastal District Council Core Strategy Development Plan Document and the NPPF.

21. FULL AND OUTLINE:

None of the buildings hereby approved shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition [28] and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Policies SP1 and SP15 of Suffolk Coastal District Council Core Strategy Development Plan Document and NPPF.

22. FULL AND OUTLINE:

The development hereby permitted shall not be occupied until details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with

the county of Suffolk <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-assetregister/>

23. FULL AND OUTLINE:

No development shall commence (other than Permitted Preparatory Works as defined in Informative 1) until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

A) Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater.

24. FULL AND OUTLINE:

Notwithstanding the submitted and approved drawings, the consent hereby granted does not allow for any removal, works within or development within the designated Sizewell Marshes SSSI - the pedestrian footpath linking the outage car park with the main site is not permitted under this planning consent. Details are to be submitted of an alternative pedestrian access (including detailed bridge design if required) from the outage car park on Pillbox Field to the main site and agreed by the Local Planning Authority prior to first use of the hereby approved outage car park facility. If an agreed alternative route cannot be achieved, users of the outage car park will access the main site via Sizewell Gap Road and the primary Sizewell B vehicular access. Use of an agreed alternative pedestrian route will not commence until it is complete to a design agreed by the Local Planning Authority.

Reason: To avoid unacceptable and unnecessary loss of the designated and protected SSSI and to achieve an alternative pedestrian route to the site avoiding public highway (if possible).

25. FULL:

Before the construction of the outage car park is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the outage car park onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: In the interests of highway safety to prevent hazards caused by flowing water or ice on the highway.

26. FULL AND OUTLINE:

Prior to dewatering commencing in relation to development on the site, monitoring points to be used during the dewatering process are to be agreed in writing with the Local Planning Authority, the results of the monitoring is to be shared with the Local Planning Authority at intervals to be agreed in advance of works commencing on dewatering and if proposed mitigation measures prove ineffective, potential additional mitigation measures may need to be agreed with the Local Planning Authority and implemented in an appropriately agreed timescale to enable works to continue.

Reason: To ensure that there are no adverse effects on designated sites occurring through dewatering of the site as proposed.

27. FULL AND OUTLINE:

Mitigation measures associated with additional bat survey work on the site are to be carried out prior to development commencing on site (this includes Permitted Preparatory Works as defined in Informative 1), the details of this is to be agreed in writing with the Local Planning Authority and carried out at an appropriate timescale to be agreed with the Local Planning Authority.

Reason: To ensure any adverse impacts on protected bat surveys in the vicinity of the development proposed is appropriately mitigated and managed.

28. FULL:

Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 120 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension) or tangential to the nearside edge of the metalled carriageway, whichever is the more onerous. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

29. FULL:

No other part of the outage car park shall be constructed until the access/new junction with Sizewell Gap is submitted and approved with the Local Planning Authority.

Reason: In the interests of highway safety to ensure the approved layout is properly constructed and laid out and to avoid multiple accesses which would be detrimental to highway safety.

30. FULL:

Notwithstanding the requirements of Condition 29, a means for securing the vehicular access to the outage car park when not in use is to be submitted to and approved in writing by the Local Planning Authority, the agreed security measures are to be in place and available use prior to the vehicular access being made available for use.

Reason: To ensure Pillbox Field can be protected from unauthorised vehicular access.

31. FULL:

As detailed in Chapter 8.7 of the Environmental Statement, a photographic recording of the buildings to be demolished is to be carried out prior to any demolition works on site, this record is to be made available to the Local Planning Authority and lodged with the Suffolk Records Office if required.

Reason: To detail the history of the Sizewell B nuclear power station and to maintain a record of original buildings on the site.

32. FULL:

Prior to first use of the vehicular access onto Sizewell Gap Road, a new unmanned crossing point is to be provided on Sizewell Gap in a location and to a design to be agreed with the Local Planning Authority in conjunction with Suffolk County Council Local Highway Authority.

Reason: To improve safety for pedestrians in the vicinity given the new vehicular access to Sizewell Gap Road.

33. FULL:

Full details of the precise location of the garage proposed at Rosery Cottages is required along with details of mitigating measures to ensure no adverse impact or effects arising from the construction on adjacent ditches, this is to be submitted prior to development commencing on site (except for the Permitted Preparatory Works defined in Informative 1), and constructed in accordance with the agreed details.

Reason: To ensure the garage has no unacceptable effects or impacts on the sensitive ditch network in close proximity to the construction area.

Informatives:

1. Definition to be used in relation to the conditions detailed above (where noted):

"Permitted Preparatory Works" means:

- (1) Felling of trees and grubbing out roots;
- (2) Exposing of utility services within the site;
- (3) Surveys and geotechnical surveys; and
- (4) Provision for temporary contractors' facilities necessary for (1) to (4) above within the site.

2. BS 3998: 2010

The applicant should note that the work hereby permitted should be carried out in accordance with good practice as set out in the 'British Standard Recommendation for Tree Work' BS 3998: 2010, or arboricultural techniques where it can be demonstrated to be in the interests of good arboricultural practice.

Protected Species:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981, it is an offence to disturb nesting birds, bats their roosts and other protected species. You should note that work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that nesting birds, bats and other species will be disturbed. Likewise, badgers are protected under the Badgers Act 1992 and if disturbance is likely, a licence may be undertaken from the Ministry of Agriculture and Food before any work is undertaken.

3. The proposal is located adjacent to Sizewell Drain, an ordinary watercourse which falls under the jurisdiction of the East Suffolk Drainage Board. Footbridges installed as part of this application may require consent from the IDB if works are required to be undertaken on or near the watercourse.

Following the conclusion of this item, the Chairman adjourned the meeting for a short break. The meeting was adjourned at 2.24pm and was reconvened at 2.31pm.

Councillor Haworth-Culf left the meeting following the conclusion of this item.

15 DC/19/1988/OUT - Land to the North of the A14 and to the West of the A12, Foxhall

The Committee received report **ES/0095** of the Head of Planning and Coastal Management. The report was a summary of the outcome of an outline application submitted on 15 May and withdrawn on 22 August 2019. The application (with all matters reserved except for means of access) was for the erection of up to 2,700 dwellings at Land to the north of the A14 and to the west of the A12, Foxhall.

Based on the scale of the proposal it would not have been a delegated decision to approve or refuse and therefore it was considered appropriate to update the Committee on the outcome of its consideration following its withdrawal. The summarised report set out some facts, opinions and conclusions reached ahead of what would have been a recommendation of refusal.

The Committee received a presentation on the report from the Major Sites and Infrastructure Manager. He explained that prior to its withdrawal the application had been due for determination in September and it had been intended to bring the application before the Committee at this meeting for determination. The Committee was advised that the application had been the largest single housing proposal in Suffolk for several years and had therefore garnered significant press coverage and public interest.

The Major Sites and Infrastructure Manager identified the proposed site location and its relationship to both existing local urban areas and the Brightwell Lakes development. The proposed development would have been separate from the existing local urban areas.

Details of the site were outlined along with its relationship to Trinity Park, Felixstowe Road, the A14 and the village of Bucklesham.

The Committee was shown an illustrative masterplan that had been included with the application. The Major Sites and Infrastructure Manager outlined the details of the primary access to the site from the A12 that had been proposed as well as two secondary accesses via Bucklesham Road. The site had been proposed to include various amenities.

The feedback from statutory consultees had contained a number of holding objections that highlighted shortfalls in the supporting information provided by the applicant. This lack of information resulted in neither the statutory consultees or the Council as the Local Planning Authority being able to come to a full conclusion on the application, and concerns were raised regarding environmental impact and proposed mitigation measures not addressing this.

The Major Sites and Infrastructure Manager added that the application was contrary to both the Suffolk Coastal Local Plan and the East Suffolk Business Plan and would have had an undermining effect on the emerging Suffolk Coastal Local Plan. He stated that should the application be resubmitted it would be judged against the new Local Plan when adopted and would not be in accordance with this new plan, resulting in a recommendation of refusal.

Councillor Ceresa left the meeting room at this point.

It had been suggested to the applicant that they further engaged with the Council and statutory consultees before submitting a new application.

The Chairman invited questions to the Officer.

A member of the Committee asked what notice had been given by the applicant that they would be making such a significant application. The Major Sites and Infrastructure Manager said that the applicant had met with officers from the Planning Policy team regarding the emerging Suffolk Coastal Local Plan, before later seeking advice for Environmental Assessment scoping. The applicant had been recommended to seek pre-application advice but had not done so.

RESOLVED

That the contents of the report be received and noted.

16 East Suffolk Council Response to EDF Energy's Sizewell C New Nuclear Power Station Stage 4 Public Consultation

The Committee received report **ES/0141** of the Deputy Leader and Cabinet Member with responsibility for Economic Development. The report was introduced by Councillor Rivett and outlined that EDF Energy was holding a fourth public consultation into their proposals for a new nuclear power station, Sizewell C, in the parish of Leiston-cum-Sizewell. This was an additional round of consultation that had been announced in July 2019. It was running for ten weeks from 18 July to 27 September 2019.

Previous rounds of public consultation had resulted in joint responses being sent to EDF Energy on behalf of East Suffolk Council (formerly Suffolk Coastal District Council)

and Suffolk County Council following jointly prepared Cabinet reports. The intention was for the full response to be presented to East Suffolk Council's Cabinet at a special meeting on Monday 23 September 2019, it was again intended that the same report will be presented to Suffolk County Council's Cabinet on Tuesday 24 September 2019.

The report provided background to the consultation, detail of the consultation, and the Councils' previous stance at Stages 1 to 3 (where relevant) in order to seek advice from the Strategic Planning Committee on how the Deputy Leader and Cabinet Member for Economic Development should advise Cabinet on the Council's response to the Stage 4 public consultation.

Councillor Ceresa returned to the meeting room at this point.

Councillor Rivett invited the Head of Planning and Coastal Management to address the Committee on the details included within the report.

The Head of Planning and Coastal Management explained that in addition to the joint response to previous consultations by the former Suffolk Coastal District Council and Suffolk County Council, the former Waveney District Council had also submitted its own responses. He noted that Jim Crawford, EDF Energy's Project Development Director for Sizewell C, would be giving a presentation on the project at the next meeting of Full Council on Wednesday 25 September 2019.

The Committee was advised that all responses to the Stage 3 consultation would remain standing, unless changes to the councils' position changed due to new information being received. The Head of Planning and Coastal Management apologised that the report had been added to the agenda as a late item; he noted that the East Suffolk Council Constitution required that the Committee made a recommendation to Cabinet, whereas previously a recommendation had been made by the former Suffolk Coastal District Council's Sizewell C Task Group to that council's Cabinet. He advised the Committee that discussions were ongoing with Suffolk County Council to revamp the JLAG concept.

The Head of Planning and Coastal Management highlighted the key areas for consideration arising from the Stage 4 consultation, which consisted of:

- An alternative freight management option - integrated strategy;
- Alternative approach for traffic management through Wickham Market (no details);
- New option for rail-head at Land east of Eastlands Industrial Estate;
- Sizewell Link Road to be removed post-construction?
- Flood mitigation areas;
- Ecological mitigation areas; and
- Red line changes across the project's main development site and associated development sites

The Committee was shown a table from the consultation document that detailed the three proposed transport strategies for the project; rail led, road led, and integrated. EDF Energy had stated that they could not deliver a marine led strategy and held concerns with a rail led strategy. The Head of Planning and Coastal Management said that a rail led strategy was preferred and this had been the outcome

of the Stage 3 consultation however EDF Energy had identified that there was a risk of not completing an uplift of rail infrastructure within project timescales, which would result in a more severe impact on the road network.

Officers were of the view that a rail led strategy was not likely to come forward and it was highlighted that an integrated strategy had been outlined in the current consultation, which would not require enhancements to the East Suffolk rail line. Within this strategy it was proposed to extend peak operational hours to mitigate concerns about noise on the East Suffolk rail line at Westerfield during the night. The Head of Planning and Coastal Management highlighted that it was important to ascertain what type of transport scheme would come forward, if the Sizewell C project was to progress.

It was unclear if the base growth for traffic included the proposals from Scottish Power Renewables (SPR) and this was being checked. Peak traffic was now considered by EDF Energy to be 1.5 times the average number of HGVs required on a typical day and car occupancy unchanged; the latter was being disputed by both councils. The Head of Planning and Coastal Management highlighted concerns about the pressures this would put on private and rented housing as well as the tourism industry.

The Committee was advised that EDF Energy was now seeking views on whether any Sizewell Link Road should be temporary or permanent, the latter being a legacy benefit. Officers considered that the road should remain following conclusion of development. EDF Energy were presenting the route proposed at Stage 3, maintaining that other routes were not viable.

Both Stage 3 options for mitigation at Wickham Market, Glevering Mill diversion and removing on-street parking, remained in the Stage 4 consultation.

The Head of Planning and Coastal Management highlighted the additional alternative approach added by EDF Energy: work with Wickham Market Parish Council on public realm improvement scheme within the public highway, footway and pedestrian crossing provision, review of on-street parking to meet parking demand.

The Head of Planning and Coastal Management said that the additional approach reflected discussion with Suffolk County Council and Wickham Market Parish Council but lacked any detail. He added that concerns relating to displacement remained and noted that there was no consistent view in the village itself.

The Head of Planning and Coastal Management outlined information in the consultation on pylon options, flood compensation areas, marsh harrier mitigation, Fen Meadow mitigation, and other minor changes. He also highlighted the social and economic mitigating impacts within the consultation document.

It was noted that the new consultation did not reference changes to development on Goose Hill, a response to network highway issues raised at Stage 3, a response to consultee comments on public Right of Way level crossing closures, or details on a construction programme and delivery of associated sites.

The Head of Planning and Coastal Management stated that it was important to ensure highway improvements took place before construction begins and that the right mitigation was in place ahead of time.

The recommendation, as contained within the report, was outlined to the Committee.

The Chairman invited questions to the officers.

A member of the Committee expressed concerns regarding several junctions on the A12 and suggested they should be included in any highway improvements. The Head of Planning and Coastal Management acknowledged that the A12 needed to be fit for purpose across the board.

The Member then sought clarification around mitigation for marsh harrier land and Fen Meadow. After some discussion, it was agreed that officers would speak with the Member to clarify the issues outside of the meeting.

Another member of the Committee, who was also a member of Felixstowe Town Council, noted that concerns remained from Stage 3 regarding the two options for a trade centre. He considered the Seven Hills option was more viable and considered that the Innocence Farm site did not naturally link with the A14. He asked if the Council's joint response with Suffolk County Council would concur with the views of Felixstowe Town Council on these proposals; the Head of Planning and Coastal Management said that both proposals were being considered at that time.

It was highlighted by a member of the Committee that several concerns seemed to be progressing through each stage without resolution and asked at what point should consultations not be progressed if issues were not resolved. The Head of Planning and Coastal Management confirmed that EDF Energy managed the consultation process and that the Council was a statutory consultee; the consultation outcomes would need to be submitted for the DCO.

There being no further questions, the Chairman moved to the recommendation as set out in the report.

On the proposition of Councillor Rivett, seconded by Councillor Ceresa it was by a majority vote

RESOLVED

That the Strategic Planning Committee endorses and supports the Deputy Leader and Cabinet Member with responsibility for Economic Development in working with Suffolk County Council to achieve a joint response to EDF Energy's Stage 4 public consultation to be presented to East Suffolk Council Cabinet on the 23 September 2019.

The meeting concluded at 3:10 pm

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STRATEGIC PLANNING COMMITTEE

Monday 9 December 2019

Title of Report:

ENFORCEMENT PERFORMANCE REPORT – JULY TO SEPTEMBER 2019

Meeting Date

9 December 2019

Report Author and Tel No

Cate Buck
01394 444290

Is the report Open or Exempt?

Open

REPORT

To provide information on the performance of the enforcement section

RECOMMENDATION

That the report concerning Enforcement Team statistics be received and noted.

1. Background

1.1 Following the adoption of the new Local Enforcement Plan in March 2019 and the formation of the new East Suffolk Council section it was decided that a report be presented on a quarterly basis from August 2019.

1.2 Between July and September 2019, one Enforcement Notice was served.

Cases Received and Closed July to September 2019

<u>Month</u>	<u>Cases Received</u>	<u>Cases Closed</u>
July	39	32
Aug	58	35
Sept	42	34

*Please note all new complaints are logged, site visited and then triaged in accord with the appropriate risk assessment.

Reasons for Closure

<u>Reason</u>	<u>July</u>	<u>August</u>	<u>Sept</u>
No Breach	22	22	17
Compliance/use ceased	2	5	5
Planning Permission Granted	5	6	11
Permitted Development	1	1	1
Immune/Lawful	0	0	0
Duplicate file	1	0	0
Withdrawn	0	0	0
Not Expedient	1	1	0

Time taken to close cases

<u>Time taken to close cases</u>	<u>Cases Closed in July</u>	<u>Cases Closed in August</u>	<u>Cases Closed in Sept</u>
<u>1-10 days</u>	4	4	5
<u>11-20 days</u>	3	6	5
<u>21-30 days</u>	2	3	2
<u>31-40 days</u>	3	2	2
<u>41 + Days</u>	20	20	20
<u>Total</u>	32	35	34

Enforcement Notices Served July to September 2019

<u>Type of Notice</u>	<u>Address</u>	<u>Breach</u>	<u>Compliance period</u>
EN	Rosery Cottage Barn. Lodge Road, Great Bealings	Unauthorised change of use	3 Months

APPENDICES – None**BACKGROUND PAPERS – None**



STRATEGIC PLANNING COMMITTEE

Monday 9 December 2019

PLANNING APPEALS REPORT

EXECUTIVE SUMMARY

This report provides an update on all appeal decisions received from the Planning Inspectorate between 22 August 2019 and 25 November 2019

Is the report Open or Exempt?	Open
Wards Affected:	All
Cabinet Member:	Councillor David Ritchie Cabinet Member for Planning and Coastal Management
Supporting Officer:	Liz Beighton Planning Development Manager 01394 444778 liz.beighton@eastsoffolk.gov.uk

1 INTRODUCTION

- 1.1 This report provides a summary on all appeal decisions received from the Planning Inspectorate between 22 August 2019 and 25 November 2019.

2 APPEAL DECISIONS

- 2.1 A total of 24 appeals have been received from the Planning Inspectorate since the 21 August following a refusal of planning permission from either Suffolk Coastal District Council, Waveney District Council or the newly formed East Suffolk Council. In addition, one enforcement appeal decision was received.
- 2.2 A summary of all the appeals received is appended to this report.
- 2.3 The Planning Inspectorate monitor appeal success rates at Local Authorities and therefore it is important to ensure that the Council is robust on appeals, rigorously defending reasons for refusal. Appeal decisions also provide a clear benchmark for how policy is to be interpreted and applications considered.
- 2.4 Very few planning refusals are appealed (approximately 20%) and nationally on average there is a 42% success rate for major applications, 27.25% success rate for minor applications and 39.25% success rate for householder applications. Taken as a whole that means that slightly over 36% (or 1 in 3) of app planning appeals are successful.
- 2.5 Of the 24 appeal decisions received three were determined by the Planning Committee with the remaining 19 being delegated. No appeals were lodged against non-determination.
- 2.6 19 of the decisions were dismissed (80%) and five allowed (20%). These statistics show that the Council's success rate in defending appeals is above the national average and provides confidence that the Council is able to robustly defend against unacceptable development and has a suite of policies available to assist defence.
- 2.7 The Council has also been defended costs in relation to three appeals.
- 2.8 There are no areas of concern raised in any of the appeals, though it is noted that some lessons could be learnt and these are included in the summaries.
- 2.9 The decisions usefully endorse the Council's approach to development in the countryside, the application of the five-year supply of housing, high quality design and importantly the need for marketing on employment sites.

3 REASON FOR RECOMMENDATION

- 3.1 This report is for information only.

RECOMMENDATION

That the contents of the report be received and noted.

APPENDICES

Appendix A

Summary of Appeal Decisions received from the Planning Inspectorate between 22 August and 25 November 2019

BACKGROUND PAPERS

Please note that copies of background papers have not been published on the Council's website www.eastsuffolk.gov.uk but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.

Date	Type	Available From
22 August to 25 November 2019	Appeal Decisions received from the Planning Inspectorate	http://www.eastsuffolk.gov.uk/planning/planning-applications/publicaccess/

The following appeals have been received between the 22 August 2019 and 25 November 2019. The full reports are available on the Council's website using the unique application reference.

Application Number	DC/18/0116/FUL,
Appeal Number	APP/J3530/W/18/3211917
Site	Church Farm Holiday Park, Church Farm Road, Aldeburgh IP15 5DW
Description of Development	Proposed siting of 34 high quality holiday lodges (static caravans) in lieu of 85 touring caravan pitches together with peripheral and supplemental landscaping.
Committee / Delegated	Delegated
Decision Date	18 September 2019.
Appeal Decision	Dismissed
Main Issues	<p>Whether the appeal scheme would result in the unacceptable loss of a touring caravan site;</p> <p>The effect of the proposed development on the character and appearance of the area;</p> <p>Whether the proposed development would be at an unacceptable risk of flooding; and</p> <p>Whether the proposed development would result in unrestricted dwellings in the countryside.</p>
Summary of Decision	<p>Policy SP22 Aldeburgh sets out a strategy that will aim towards a small town that will, amongst other things, retain its role as a tourist centre, offering a range of accommodation and visitor attractions. The appeal site provides for what is the only touring caravan site in the town. The loss of the only touring caravan site from the town would narrow the range of accommodation available within the town contrary to policy SP22.</p> <p>The proposed development would not be harmful to the character and appearance of the area which includes the AONB and the Heritage Coast. Thus, and with regard to this main issue, there would be no conflict with Policies SP15, SP22 or DM18 of the Local Plan.</p> <p>The appeal site lies within flood zone 3a an area at high risk from coastal flooding.</p> <p>The Exception Test (ET) is therefore relevant. The Inspector was satisfied with the site specific FRA. However the ET also states that, for it to be passed, it should be demonstrated that the development would provide wider sustainability benefits for the community that outweigh flood risk. Paragraph 161 of the Framework is explicit that both elements of the ET should be satisfied for the development to be permitted. The inspector was not satisfied that, beyond economic benefits, there would be anything of sufficient benefit in wider sustainability terms for the community and did not consider the appeal scheme was able to pass the ET. With regard to DM18, the inspector considered that the policy is not explicit on a 56 day stay limitation insofar as stating that it would 'normally' be imposed. He was content that there would be sufficient safeguards in place to restrict the proposed development to what it is intended to be through an appropriately worded planning condition and that the appeal scheme would not be akin to unrestricted dwellings in the countryside.</p>
Learning Point / Actions	Application of Sequential and Exception Tests in a high risk flood zone should be carried out in all cases which are not minor developments.

Application Number	DC/18/0116/FUL
Appeal Number	APP/J3530/W/18/3211917
Site	Church Farm Holiday Park, Church Farm Road, Aldeburgh IP15 5DW

Description of Development	Proposed siting of 34 high quality holiday lodges (static caravans) in lieu of 85 touring caravan pitches together with peripheral and supplemental landscaping - Costs Application
Committee / Delegated	Delegated
Decision Date	18 September 2019.
Appeal Decision	Award of costs refused
Main Issues	Whether Council had acted unreasonably in that in refusing planning permission the Council had prevented development that could reasonably be permitted. With wasted expense in taking the scheme to appeal.
Summary of Decision	<p>On the first reason for refusal the Council case was clear with reference to Development Plan policy. With regard to the second reason, the refusal did not follow the advice of the Landscape Manager of East Suffolk. The Inspector noted that the landscape advice was that of a consultee into the planning application process and determining officers are not duty bound to follow that advice. He considered that officers explained their position on character and appearance matters, identified harm as precisely as is reasonable to do and made a conclusion thereon in accordance with the development plan.</p> <p>The third refusal reason did not follow the recommendation of the EA. Again the inspector confirmed that the Council is not bound by the views of a consultee and that it was clear where it was considered that harm would be caused and which policies such harm would run contrary.</p> <p>The Inspector had some sympathy with the applicant on the fourth reason for refusal. He considered that it was in the Council's power to impose a stay limitation condition or such other conditions that would prevent year round occupancy. If this reason not been included, it would not have prevented planning permission being refused and only a modest proportion of the Appeal was taken up on this issue. He therefore did not consider that the inclusion of this refusal reason lead to unnecessary or wasted expense.</p>
Learning Point/Action	NA

Application Number	DC/18/4969/FUL
Appeal Number	APP/X3540/W/19/3232464
Site	75 High Street, Aldeburgh IP15 5AU
Description of Development	The development proposed is remodelling of front elevation to include new roof with dormer windows to facilitate insertion of second floor. Two-storey and first floor rear extensions and change of use from shop and house to 3 x No. self-contained flats.
Committee / Delegated	Committee
Decision Date	5 November 2019.
Appeal Decision	Dismissed
Main Issues	The main issue is the effect of the lack of parking provision for the proposed development on highway safety and the convenience of other highway users in the vicinity of the appeal site.
Summary of Decision	The lack of parking provision for the proposed development would have an unacceptable impact on highway safety and the convenience of other highway users in the vicinity of the appeal site. It would conflict with LP Policy DM19 which requires all types of new development to conform to the Council's adopted parking standards and would also conflict with LP Policy DM22 which among other things seeks development that makes adequate provision for cars and parking areas. In addition, it would conflict with the NPPF.
Learning Point / Actions	Significant weight can be given to Policy DM19.

Application Number	DC/18/1145/FUL
Appeal Number	APP/J3530/W/18/3207634
Site	Church Farm House, Victoria Road, Aldeburgh IP15 5EA

Description of Development	The development proposed is two proposed lean-to extensions to the utility and dining room of Church Farm House.
Committee / Delegated	Delegated
Decision Date	29 August 2019
Appeal Decision	Dismissed
Main Issues	Whether the proposal would preserve the Grade II listed building known as Church Farm House and any features of special architectural and historic interest it possesses. The effect of the proposal on the character and appearance of Aldeburgh Conservation Area.
Summary of Decision	The extensions would have a negative effect on the listed building and result in harm to its significance. Although the harm would be less than substantial and no greater than moderate in magnitude due to the extent of changes, paragraph 196 of the National Planning Policy Framework (NPPF) requires such harm to be weighed against the public benefits of the scheme. There are no public benefits before me that are sufficient to outweigh the harm. There would be harm to the significance of this part of Aldeburgh Conservation Area. The harm would be less than substantial and only modest due to the amount of change within the conservation area. However, there would be insufficient public benefits to outweigh the harm. Therefore, the proposal would not preserve the character and appearance of the conservation area and would be contrary to paragraph 196 of the NPPF.
Learning Point / Actions	n/a

Application Number	DC/18/1146/LBC
Appeal Number	APP/J3530/Y/18/3207633
Site	Church Farm House, Victoria Road, Aldeburgh IP15 5EA
Description of Development	The development proposed is two proposed lean-to extensions to the utility and dining room of Church Farm House.
Committee / Delegated	Delegated
Decision Date	29 August 2019
Appeal Decision	Dismissed
Main Issues	Whether the proposal would preserve the Grade II listed building known as Church Farm House and any features of special architectural and historic interest it possesses.
Summary of Decision	The extensions would have a negative effect on the listed building and result in harm to its significance. Although the harm would be less than substantial and no greater than moderate in magnitude due to the extent of changes, paragraph 196 of the National Planning Policy Framework (NPPF) requires such harm to be weighed against the public benefits of the scheme. There are no public benefits before me that are sufficient to outweigh the harm.
Learning Point / Actions	n/a

Application Number	DC/18/2396/FUL
Appeal Number	APP/J3530/W/19/3224772
Site	98 Tangham Cottages, Tangham, Capel St Andrew, IP12 3NF
Description of Development	Change of use of the front paddock to erect two Arctic Cabins – one to be used as a therapy room the other as holiday accommodation and a sauna room. Also to acquire permission to use one Latvian Cabin (erected under permitted development rights) as holiday accommodation.
Committee / Delegated	Delegated
Decision Date	7 June 2018
Appeal Decision	Dismissed
Main Issues	The effect of the proposal on the character of the surrounding area; whether the proposal is in a suitable location; the effect of the proposal on the living

	conditions of neighbouring properties with regards to noise and disturbance; and the effect of the proposal on the Sandlings Special Protection Area.
Summary of Decision	<p>Adequate screening can not be provided to completely screen the buildings, particularly in the short term. Landscaping would also not prevent the harmful effect to the character of the area created by the additional traffic movements associated with the proposals, the style, size and use of the buildings are not residential in nature and have a detrimental effect on the character of the area. The proposals have a harmful effect on the character of the surrounding area. The proposals are in conflict with Policy DM21 of the Suffolk Coastal District Local Plan Development Plan Document 2013 (DPD) which seeks proposals to relate well to the scale and character of their surroundings.</p> <p>The proposed development is not in a suitable location. The proposal is contrary to Policies SP1, SP6, SP7, SP8 and DM18 of the DPD and the Framework which seeks development to encourage the use of public transport and be of an appropriate scale to the nature of its location and setting.</p> <p>The inspector did not consider that the proposal would have a harmful effect on the living conditions of occupiers of neighbouring properties with regards to noise and disturbance as such was in accordance to Policy DM23 of the DPD which seeks new development to consider the impact on residential amenity.</p>
Learning Point / Actions	N/A

Application Number	DC/18/2906/OUT
Appeal Number	APP/X3540/W/19/3229719
Site	Land Adjacent 20 Manor Park Road, Corton, Lowestoft
Description of Development	Outline Application (Some Matters Reserved) - Construction of two single storey dwellings including all associated works.
Committee / Delegated	Delegated
Decision Date	30 August 2019
Appeal Decision	Dismissed
Main Issues	<p>Whether the tandem form of development was characteristic of the area, the site and its surroundings and the potential impact on adjacent residents.</p> <p>The lack of proper road frontage and the access drive being sited between the existing and proposed dwellings and the disturbances to amenities therein.</p>
Summary of Decision	<p>The inspector considered the impact on the living conditions of existing and future occupants, particularly from the passage of vehicles between the dwellings and found this to be detrimental. Whilst an acoustic fence or brick wall could help nullify this there was not sufficient detail to determine the suitability of such mitigation and this would lead to further unsatisfactory effects on living conditions in terms of outlook.</p> <p>An outline approval would form the planning permission for the proposal, and the Inspector felt it was reasonable to consider whether or not the site could accommodate the proposal in order to provide a reasonable level of living conditions. Based on the evidence submitted they were not persuaded this could be satisfactorily achieved and furthermore reserved matters would not be able to address these concerns without nullifying the planning permission.</p> <p>The Inspector also considered the character and appearance of the area and the impact of the proposed development however they were not satisfied with the argument that there would be an adverse impact on the character of the area as the dwellings would be accommodated in good sized plots and the tandem form and particularly the second dwelling would not lead to any materially greater impact on the character and appearance of the area.</p>

	The Inspector concluded that whilst they were satisfied that the proposed development would not result in harm to the character and appearance of the area, it would have an unacceptable effect on the living conditions of the existing and future occupiers from noise and disturbance. They considered this to be decisive and this led to the conclusion that the appeal should be dismissed.
Learning Point/Action	<p>The main learning point is that relating to noise and disturbance to the amenities of existing and future occupants by virtue of traffic and movement of vehicles along the access. The outlook from dwellings is likely to be unacceptably impacted upon with the provision of a suitable acoustic fence.</p> <p>Tandem development is unlikely to have any significant impact on the character of the area as it is generally screened from view and would not materially affect the character and appearance of the area.</p>

Application Number	ENF/2017/0170/USE
Appeal Number	APP/J3530/3198904 APP/J3530/3199208
Site	Land adjoining Oak Spring, off The Street, Darsham
Description of Development	<p>Use - Without planning permission is the change of use of land from agriculture to a domestic use, the stationing of a mobile home, with wooden cladding and roof which has the capacity for primary residential use, the stationing of two metal containers, a modular building and the storage of non-agricultural items including bricks, sinks and plastic containers, a trailer and a bench/seat.</p> <p>Operational Development - Without planning permission the erection of two wooden sheds, a pergola, a wooden field shelter and hardstanding, sink unit and large stone pillar.</p>
Committee / Delegated	Committee
Decision Date	17 October 2019
Main Issues	Unauthorised change of use of the land and unauthorised structures.
Summary of Decision	<p>The appeal relating to the use of the land was quashed due to the Inspector deciding that he could not alter the Notice without causing prejudice to the Appellant.</p> <p>The appeal relating to the operational development was dismissed with some amendments to the wording in respect of a electrical intake housing unit (large stone pillar) and reference to the sink unit was removed as it was deemed not to required planning permission.</p>
Learning Point / Actions	N/A

Application Number	DC/18/2335/FUL
Appeal Number	APP/X3540/W/19/3231711
Site	Street Farm, Brandeston Road, Earl Soham, IP13 7RU
Description of Development	Erection of 12 open market dwellings & 5 affordable dwellings (including conversion of existing timber framed barn into 1 dwelling) together with garages, access road, footway link to village centre, fencing, walling, landscaping, drainage, infrastructure and ancillary works. All other existing buildings to be demolished.
Committee / Delegated	Committee
Decision Date	5 November 2019
Appeal Decision	Dismissed
Main Issues	Would it be acceptable to replace an employment use that is not an allocation, outside the Physical Limits Boundary with a residential use.

Summary of Decision	The Inspector concluded that there was not enough evidence to be able to show that the employment use was not viable and therefore could be replaced with the dwellings. The retention and improvement of a Non-designated heritage asset did also not support the application, as this building would be converted into a dwelling.
Learning Point / Actions	Adequate information is needed to be able to justify the loss of an employment use and the replacement with dwellings. This justification and information will need to be in accordance with the adopted Policies or Appendix E of the emerging Local Plan.

Application Number	DC/19/0992/OUT
Appeal Number	APP/J3530/W/19/3232580
Site	The Bungalow Adjacent Hightrees, Foxhall Road, Foxhall IP4 5SY
Description of Development	Demolition of The Bungalow and erection of a two-storey new build dwelling to an equivalent footprint
Committee / Delegated	Delegated
Decision Date	10 October 2019
Appeal Decision	Dismissed
Main Issues	<ul style="list-style-type: none"> • Whether or not the existing building constituted an existing dwelling, • Whether or not the site would be a suitable location for a dwelling having regard to national and local planning policy for the delivery of housing. • The effect of the development on the natural environment with particular reference to protected trees of amenity value and the Special Landscape Area (SLA).
Summary of Decision	<p>The site is located in the countryside, where new dwellings are only permitted in certain circumstances as defined in the NPPF and Local Planning Policy.</p> <p>The Inspector noted that the use of the building as a dwelling had not been established and was in dispute. They concluded that the proposal did not constitute a replacement dwelling because a lawful use a dwelling had not been demonstrated.</p> <p>The Inspector concluded that the scheme did not meet the requirements of Policy DM3, in that it was not a replacement dwelling, there was no demonstration of local need to justify it under subdivision of a larger dwelling criteria.</p> <p>The Inspector acknowledged the proximity of the site to the Hospital and the edge of the built up area around Foxhall Road, and thus cycling to access some services would be possible, it would not give an attractive option of inexperienced cyclists and children due to the lack of refuge clear of the carriageway. They concluded that the constraints of access to/from the site would result in future residents being heavily reliant upon private cars.</p> <p>In terms of the protected trees on site, the inspector acknowledged their importance and potential future pressures created by the proposals, but concluded the impact would not have a harmful effect upon the local natural environment.</p> <p>The Inspector acknowledged the potential impacts upon the Special Protection Areas arising from the proposed development (RAMS).</p>
Learning Point / Actions	Where the established/lawful use of a building is unclear, it is appropriate for the Local Planning Authority to question it, particularly where it is fundamental to whether the use sought through the application would be acceptable.

	When considering sustainability, the nature of the access and the appealability of the local road/pathway network to pedestrians and cyclists is just as significant as the physical distance of a site from the built up area.
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Application Number	DC/18/4180/OUT
Appeal Number	APP/J3530/W/19/3227204
Site	Riverside, The Street, Hacheston, Suffolk, IP13 0DR
Description of Development	Demolition of existing bungalow and construction of 2No two storey dwellings, detached garage, private drive and bungalow with garage and first floor studio to rear.
Committee / Delegated	Delegated
Decision Date	1 October 2019
Appeal Decision	Dismissed
Main Issues	The effect of the proposed development on the character and appearance of the site and the surrounding area, and RAMS mitigation.
Summary of Decision	The application was dismissed on the basis that it is back land development, which is out of character with the surrounding area.
Learning Point / Actions	The linear form of the village is important

Application Number	DC/18/4180/OUT
Appeal Number	APP/J3530/W/19/3227204
Site	Riverside, The Street, Hacheston, Suffolk, IP13 0DR
Description of Development	Demolition of existing bungalow and construction of 2No two storey dwellings, detached garage, private drive and bungalow with garage and first floor studio to rear.
Committee / Delegated	Delegated
Decision Date	1 October 2019
Appeal Decision	Application for award of costs refused
Main Issues	The issues in question relate to the concerns raised by the Head of Environmental Health in regard to lack of information in regards of identification of contamination at the site. However, in their statement the Council recommends that the appropriate action in respect of this matter is to add appropriate planning conditions to any permission, should the appeal be allowed and planning permission granted. Consequently, the applicant was not required to take any action leading to further expense.
Summary of Decision	The applicant is not subject of any additional costs as part of these conditions and therefore the costs are not going to be awarded.
Learning Point/Action	The applicant is not subject of any additional costs as part of these conditions and therefore the costs are not going to be awarded.

Application Number	DC/18/3086/FUL
Appeal Number	APP/J3530/W/19/3223485
Site	Oak Tree Cottage, Whitehouse Farm Road, Hasketon IP13 6JP
Description of Development	Erection of a replacement dwelling and outbuilding following the demolition of existing outbuildings and part
Committee / Delegated	Delegated
Decision Date	14 October 2019
Appeal Decision	Allowed
Main Issues	The application for a large extension to an existing dwelling had been granted, the applicant then applied for a replacement dwelling at the same size and scale of the current dwelling and the proposed extension. Would this be acceptable as a replacement dwelling, when there is no dwelling being demolished?

Summary of Decision	There is a fall-back position of an extension in the same scale and size that has been commenced and therefore this is acceptable.
Learning Point / Actions	If there is a fall back position then this should be taken into consideration

Application Number	DC/18/3086/FUL
Appeal Number	APP/J3530/W/19/3223485
Site	Oak Tree Cottage, Whitehouse Farm Road, Hasketon IP13 6JP
Description of Development	Erection of a replacement dwelling and outbuilding following the demolition of existing outbuildings and part
Committee / Delegated	Delegated
Decision Date	14 October 2019
Appeal Decision	Costs refused
Main Issues	There is a fall back position in the extension that has already been granted on the site, however, at the time when the council made its decision the construction for the extension had not been started and therefore the fall back position argument was weaker.
Summary of Decision	At the time of the decision the fall back position was weaker, but once the appeal had been concluded the fall back position was stronger and therefore this decision was made by the inspector.
Learning Point/Action	The fall back position can change over time

Application Number	DC/18/5001/FUL
Appeal Number	APP/J3530/W/19/3224746
Site	Part Garden of Four Ways, Alderton Road, Hollesley, IP12 3RL
Description of Development	One new dwelling to part rear garden
Committee / Delegated	Delegated
Decision Date	13 September 2019
Appeal Decision	Dismissed
Main Issues	Whether the site is a suitable location for a dwelling having regard to local planning policy for the delivery of housing and accessibility to everyday local facilities and services, and: - The effect of the proposal on European Designated Sites.
Summary of Decision	The Inspector concluded that the site is not a suitable location for a new dwelling, being located a significant distance from the physical limit's boundary of the village along a road with no footway. The Inspector also considered that the development of the site did not represent infill within a cluster, as the site would result in an extension of the built form into the countryside.
Learning Point / Actions	The Inspector confirmed the councils is able to demonstrate in excess of a five year supply of housing land. A site must be located between other dwellings (i.e. not at the end of a group) and meet the distance requirements as defined in Policy DM3) in order to meet the definition of a cluster as defined in policy DM3.

Application Number	DC/18/4271/ROC
Appeal Number	APP/T3535/W/19/3224869
Site	Part land north of Alandale Drive, Kessingland, NR33 7SD
Description of Development	Removal of Condition No. 7 of DC/15/0217/FUL - Construction of 2 No. holiday bungalows - Removal of holiday condition to allow permanent residential use
Committee / Delegated	Delegated

Decision Date	11 October 2019
Appeal Decision	Dismissed
Main Issues	Protection of existing tourist accommodation
Summary of Decision	<p>Policy WLP8.17 of the WLP concerns the protection of existing tourist accommodation from conversion to residential. It states that a change of use will only be considered in exceptional circumstances where it can be fully and satisfactorily demonstrated that there is no demand for the tourist accommodation. This must be demonstrated by marketing evidence gathered over at least 12 months, in accordance with specified requirements. This Policy is similar to Policy T01 of the Kessingland Neighbourhood Plan. No marketing exercise was carried out. Therefore it had not been demonstrated that there is no demand for tourist accommodation in the locality.</p> <p>The proposed removal of Condition 7 conflicts with Policy WLP8.17 of the WLP and Policy T01 of the KNP.</p>
Learning Point / Actions	Occupancy conditions are necessary to prevent proposals undermining development plan policy concerning the protection of tourist accommodation.

Application Number	DC/19/0309/FUL
Appeal Number	APP/J3530/W/19/3227592
Site	Part Land East Of Beacon Oaks, Martlesham Road, Little Bealings
Description of Development	Proposed residential development (4 no. dwellings)
Committee / Delegated	Delegated
Decision Date	27 August 2019
Appeal Decision	Dismissed
Main Issues	The main issues in the appeal are the effect of the proposal on the character and appearance of the area; the accessibility of the proposal to services and facilities by sustainable means; and the effect on European designated habitats (RAMS).
Summary of Decision	<p>The proposal was considered to cause unacceptable harm to the character and appearance of the area and did not comply with any adopted Policies within the Core Strategy where there was any public benefit which outweighed the harm. The limitations of accessibility were considered to have a neutral impact. No financial contribution towards RAMS had been made, as such the Inspector agreed that the proposal failed to meet Core Strategy Policies SP14 and DM27. The site was considered to be too distant from the physical limits boundary to be sustainable or meet the definition of a cluster. It was also not considered to be infill, as it would extend the group of dwellings rather than infill within the group.</p>
Learning Point / Actions	A site must be located between other dwellings (i.e. not at the end of a group) and meet the distance requirements as defined in Policy DM3) in order to meet the definition of a cluster as defined in policy DM3.

Application Number	DC/18/4962/FUL
Appeal Number	APP/T3535/W/19/3225990
Site	Clare House, Broadview Road, Lowestoft, NR32 3PL
Description of Development	The development proposed is new dwelling and replacement garage
Committee / Delegated	Delegated
Decision Date	20 August 2019
Appeal Decision	Upheld
Main Issues	The issue in this case is the effect of the proposed dwelling on the living conditions of neighbours to the north, on Romany Road.
Summary of Decision	The appeal proposal is for a bungalow form with first floor accommodation set into the roof.

	<p>The two neighbouring dwellings to the north, which are the concern of the Council, are Nos. 17 and 19 Romany Road. The boundary between the appeal site and these is a close-boarded fence approximately 2m high. Immediately beyond this fence, in the rear garden of No. 17 Romany Road, is a substantial garage-like structure, taller than the fence. Behind the fence on the boundary with No.19 Romany Road there is a row of conifers.</p> <p>The elevation facing north is a gable, the upper part of which is devoid of openings. The brick building in the garden of No. 17, screens from harm, no appreciable effect on this neighbour in terms of being over-bearing or loss of daylight or sunlight to the garden amenity area.</p> <p>Potential impacts of proposals upon daylight and sunlight need to be carefully considered in terms of impacts upon garden areas.</p>
Learning Point / Actions	<p>Inspectors view WLP 8.29 as a carry forward of previous policy.</p> <p>Original recommendation was for approval, so refusal was in any case very marginal. Screening effect of conifers given weight.</p>

Application Number	DC/18/4326/FUL
Appeal Number	APP/J3530/W/19/3221775
Site	Trailer Nursery, Bealings Road, Martlesham, IP12 4RW
Description of Development	The removal of trailer home and erection of 1No detached dwelling with associated works
Committee / Delegated	Delegated
Decision Date	9 September 2019
Appeal Decision	Dismissed
Main Issues	<p>The effect of the proposal on the character and appearance of the site and the surrounding area.</p> <p>The potential impact upon European Designated Sites.</p>
Summary of Decision	<p>The existing site contains a dwelling in the form of a trailer caravan. Therefore, the principle of a dwelling on this site was established.</p> <p>The Inspector picked up on design in terms of safeguarding the countryside and that development should relate well to the scale and character of its surroundings particularly in terms of siting, height, massing and form.</p> <p>The proposal was for a two-storey house, which the Inspector described as being of much greater mass and form than the existing dwelling. The Inspector also identified that the increase in ground levels across the site would mean that the ridge of the proposed dwelling would be significantly greater than that of the existing neighbouring properties, and obstruct views of the green space to the rear of the dwellings to the east.</p> <p>The inspector also identified that the building would be <i>“highly visible from the public realm, dominating the site and its height mass and scale would be so disproportionate to, and out-of-keeping with, the existing dwellings to the east so as to seem incongruous. In this particular context that lack of conformity would be so significant as to amount to harm. ”</i></p> <p>The Inspector concluded that the proposal would be contrary to policies SP19, Sp29 and DM3.</p> <p>The proposal resulted in no net increase in dwellings. Therefore the reason for refusal on the basis of RAMS was not pursued by the Local Planning Authority.</p>

Learning Point / Actions	The impact of a proposal upon the character and appearance of the area, should be given significant weight, and can form a sole reason for refusal.
Application Number	DC/18/3793/FUL
Appeal Number	APP/J3530/W/19/3219713
Site	Land to the North of The Thatched Roadhouse, The Street, Martlesham, IP12 4RJ
Description of Development	Car park associated with commercial use.
Committee / Delegated	Delegated
Decision Date	9 September 2019
Appeal Decision	Dismissed
Main Issues	Whether the proposed development would accord with the Council's strategy for the location of development; the effect of the proposed development on the character and appearance of the area including on the Area of Outstanding Natural Beauty (AONB) and the Special Landscape Area (SLA); the effect of the proposed development on the setting of nearby listed buildings; and the effect of the proposed development on flood risk.
Summary of Decision	The Inspector agreed that the location was not suitable for the proposed development, in that it was contrary to Core Strategy Policies SP7 and SP29 and Martlesham Neighbourhood Plan Policy MAR1. The development would harm the character and appearance of the area, including the Special Landscape Area and Area of Outstanding Natural Beauty. The small number of jobs proposed by the development did not overcome the substantial harm identified to the nearby listed buildings within the historic core of 'Old Martlesham.' The site is within flood zones 2 and 3 and there is a reasonable prospect that the proposal would have an adverse effect on flood risk.
Learning Point / Actions	This appeal decision confirmed the Local Planning Authority's application of policy i.e. the correct approach had been taken by the decision maker, and therefore we should continue with this approach.

Application Number	DC/18/4154/OUT
Appeal Number	APP/J3530/W/19/3226853
Site	The Firs, Jackson Road, Newbourne, Woodbridge, IP12 4NR
Description of Development	Erection of a detached dwelling house
Committee / Delegated	Delegated
Decision Date	20 August 2019
Appeal Decision	Dismissed
Main Issues	Whether the site is in a suitable location for a new dwelling having regard to the policies of the development plan and the National Planning Policies Framework
Summary of Decision	The inspector discussed the site position within Newbourne, stating the actual services available in and around the area and the wider impact the village has on surrounding villages. It was mentioned that the blanket approach of policy DM3 is not entirely consistent with the framework which favours a more balanced approach. "It is therefore Framework paragraph 78 that is relevant here, which states: <i>"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby"</i> . The report discussed the 3 objectives of sustainable development and considers a single house would have no material impact on the economic life of the local community or the other nearby villages. Nor would its contribution to social objective, by way of 1 unit of housing be significant.

	The inspector concluded that in most respects the appeal site is not in a sustainable location, and it does not meet the aims of Framework paragraphs 8 and 78.
Learning Point / Actions	The inspector found Policy DM3 to be inconsistent to the framework.

Application Number	DC/17/5437/OUT
Appeal Number	APP/J3530/W/18/3213811
Site	Land to the North of Purdis Farm Lane, Ipswich, Suffolk IP3 8UE
Description of Development	Six dwellings with associated infrastructure, parking and landscaping.
Committee / Delegated	Delegated
Decision Date	19 August 2019
Appeal Decision	Allowed with conditions
Main Issues	The main issues in this appeal are the effect of the proposed development on the character and appearance of the area; Purdis Heath as part of the Ipswich Heaths Site of Special Scientific Interest (SSSI); and The Sandlings, Deben Estuary and Stour and Orwell Estuaries Special Protection Areas (SPAs).
Summary of Decision	No harm to the character and appearance of the area, the site is within the physical limits boundary which is considered a sustainable location for development; concerns in relation to design can be resolved through the reserved matters. Sufficient information has been provided to demonstrate that the appeal scheme would not result in harmful recreational pressure, albeit subject to mitigation, and therefore a conflict with Policy DM27 of the CS, which seeks to protect biodiversity, would not occur. (This information was predominately agreed through the appeal/post decision). No harm to residential amenity and matters of access to be confirmed through reserved matters.
Learning Point / Actions	Matters which are matters for the reserved matters stage, should not form reasons for refusal on an outline application.

Application Number	DC/18/3598/OUT
Appeal Number	APP/J3530/W/19/3225584
Site	143 The Street, Rushmere St Andrew IP5 1DG
Description of Development	The development proposed is the demolition of existing bungalow and erection of 2no. two storey dwellings. Formation of additional vehicular access.
Committee / Delegated	Delegated.
Decision Date	24 September 2019
Appeal Decision	Dismissed
Main Issues	i) Whether the appeal site is a suitable location for residential development with particular regard to the settlement strategy; and ii) the effect of the proposal on the character and appearance of the surrounding area.
Summary of Decision	The Inspector identified that part of the site was in the countryside, for planning purposes, but that it was otherwise sustainably located and thus the policy conflict carried little weight. The principle was acceptable. The Inspector concluded on the second issue that the tandem form of backland development, contrary to the prevailing linear character, would be harmful to the character and appearance of the area. It was also identified that the necessary improvements to the vehicular access, in addition to the new access, would require substantial losses of frontage hedgerow in an area where such boundary treatments were characteristic.

Learning Point/Action	<p>The main learning point from the appeal is that, even though the application was in outline, the Inspector still identified that the likely final precise layout would be contrary to the prevailing character of linear, road-facing development.</p> <p>The Inspector also upheld the Council's concern that removal of hedgerow would harm the area and thus the access could not be made safe without harm to the area arising.</p>
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Application Number	DC/19/0299/FUL
Appeal Number	APP/X3540/W/19/3229629
Site	102 Woodbridge Road, Rushmere St Andrew IP4 5RA
Description of Development	New dwelling and proposed cartlodge at land rear of 102 Woodbridge Road, Rushmere St Andrew.
Committee / Delegated	Delegated
Decision Date	4 November 2019
Appeal Decision	Dismissed
Main Issues	<ul style="list-style-type: none"> • The effect of the proposal on the character and appearance of the area; • The effect of the proposal on the living conditions of neighbours, with particular reference to noise and disturbance, and • The effect of the proposal on European Designated Sites.
Summary of Decision	<p>The Inspector identified that the prevailing character of development was linear, road-facing dwellings in this area of Rushmere St Andrew and that a new dwelling in the rear garden would be contrary to that established pattern, resulting in harm. The proposal was deemed harmful to the character and appearance of the area, contrary to policies DM7 and DM21.</p> <p>It was also identified that the proposed access drive and vehicle parking/manoeuvring area adjacent an existing residential property would be harmful to their living conditions through noise and disturbance. The proposal was considered to be contrary to policies DM7 and DM23.</p> <p>A conclusion on Suffolk RAMS contribution and impact on European sites was not necessary as the Inspector was minded to dismiss the appeal for other reasons.</p>
Learning Point / Actions	It is of note that the proposed layout was not cramped, and that the new bungalow would largely be screened from the public realm; however, the Inspector was clear that the proposal being contrary to the prevailing pattern of linear development would amount to harm and represent poor design. It was also identified that other backland developments within the area carried little weight given the difference between those sites and the appeal site, indicating that local precedent does not override the need to assess proposals on a case-by-case basis.

Application Number	DC/18/5088/FUL
Appeal Number	APP/J3530/W/19/3225913
Site	Abbey Farm Bungalow, The Street, Snape IP17 1SJ
Description of Development	New dwelling and garage on land to the rear of Abbey Farm Bungalow
Committee / Delegated	Delegated
Decision Date	11 October 2019.
Appeal Decision	Dismissed
Main Issues	The main issues are the effect of the proposal on the rural character of the area; the effect of the proposal on the living conditions of the occupiers of neighbouring properties with regards to privacy, light and outlook; and the effect of the proposal on European Designated Sites.

Summary of Decision	<p>The proposed property would not have an adverse effect on the character and appearance of the surrounding area.</p> <p>Land to the west which forms part of the appeal site, would be used for the proposed access to the new property. This area of land is agricultural in character. There is a clear boundary between this land and Abbey Farm Bungalow which includes a row of indigenous hedgerow that form a visible distinction from the built form of the settlement and the rural countryside. The introduction of a residential access would be an encroachment into the rural countryside that would have an adverse effect on the character of the area.</p> <p>The proposal would not have a detrimental effect on the living conditions of neighbouring occupiers in terms of loss of light, overshadowing, outlook or privacy.</p>
Learning Point / Actions	n/a

Application Number	DC/19/0226/FUL
Appeal Number	APP/X3540/W/19/3229968
Site	Land off Beech Way, Woodbridge IP12 4BW
Description of Development	The development proposed is the erection of a low-profile dwelling.
Committee / Delegated	Delegated
Decision Date	4 November 2019
Appeal Decision	Dismissed.
Main Issues	<ul style="list-style-type: none"> • The effect of the proposal on the character and appearance of the area; • Whether, or not, the proposal provides suitable access for persons accessing the dwelling; • The effect of the proposal on the living conditions of neighbours, with particular reference to the outlook of occupiers of 49 Ipswich Road (Riverhill House); and • The effect of the proposal on European Designated Sites.
Summary of Decision	<p>The grounds to dismiss the appeal are summarised:</p> <ul style="list-style-type: none"> • The backland positioning of the development in an open area on the valley side would result in harm to the character and appearance of the area. • Due to the long, steep pedestrian access running the length of the site the proposal fails to provide safe and suitable access to the site for all users or to address the needs of people with disabilities and reduced mobility; or create a place that is safe, inclusive and accessible. • Development of the site would have a negative impact on the character and appearance of the area. In so doing it would also have an adverse impact on the outlook from Riverhill House.
Learning Point / Actions	<p>The main learning point from the appeal is that achieving safe and suitable access is not just about motor vehicles. The Inspector upheld the Council's concern with a 150 metre long pedestrian route between the parking area and dwelling itself, which would run up a fairly steep hill. This was found to be unacceptable for users of limited mobility and demonstrates that design considerations need to include how a development functions, for all of the population, rather than just how it looks.</p> <p>A further learning point is that the appellant attempted to substantially amend the proposal through the appeal process. On that point, the Inspector concluded that the amendments:</p> <p><i>“fundamentally alter the scheme from that which was considered by the Council and upon which interested parties were consulted.</i></p>

	<p><i>5. I therefore consider that accepting the amendments would prejudice the outcome of the appeal and I have considered this appeal on the basis of the drawings submitted with the application and upon which the Council made its decision."</i></p> <p>The appeal decision therefore provides useful backing for the Council to resist efforts by appellants to evolve a scheme through the appeals process.</p>
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Application Number	DC/19/0423/OUT
Appeal Number	APP/J3530/W/19/3231801
Site	25 Bullards Lane, Woodbridge IP12 4HE
Description of Development	The development proposed is severance of garden and erection of two dwellings.
Committee / Delegated	Delegated
Decision Date	30 October 2019
Appeal Decision	Dismissed
Main Issues	<p>Whether the proposed development would provide a suitable living environment for future occupiers with particular regard to outlook, private amenity space and noise;</p> <p>The effect of the proposed development on the character and appearance of the area; and</p> <p>The effect of the proposed development on the Deben Estuary SPA/Ramsar Site; and the Stour and Orwell Estuaries SPA/Ramsar Site.</p>
Summary of Decision	<p>The inspector identified that the existing dwelling would have an overbearing impact on the proposed bungalow which would be detrimental to the living conditions of future occupiers of the new dwelling(s). Consequently, the proposed development would not provide a suitable living environment for future occupiers with particular regard to outlook. Therefore, it would conflict with Policy DM23 of the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Development Plan Document July 2013 (LP) which among other things seeks development that would not have an unacceptable loss of amenity to future occupiers of the development. It would also conflict with LP Policy DM7 in this regard which seeks development that would be well related to adjacent properties.</p> <p>The Council contended that the development would harm the character and appearance of the area; however, the inspector concluded that it would not be a cramped form of development out of character with the area.</p> <p>A conclusion on Suffolk RAMS contribution and impact on European sites was not necessary as the Inspector was minded to dismiss the appeal for other reasons.</p>
Learning Point / Actions	The appeal was dismissed largely because the proposal would not provide adequate living conditions for the new dwellings. This finding reinforces that the Council has to consider the amenity impacts – not just in regard to existing, neighbouring properties – but also, any future occupiers of new development which are afforded the same protection under policy DM23 of the Core Strategy.

Application Number	DC/19/0286/FUL
Appeal Number	APP/T3535/D/19/3230348
Site	9 Pine Tree Close, Worlingham, Beccles, Suffolk NR34 7EE

Description of Development	Erection of a fence along side of garden/pavement
Committee / Delegated	Delegated
Decision Date	22 August 2019
Appeal Decision	Allowed
Main Issues	The main issue is the effect of the proposed development on the character and appearance of the area.
Summary of Decision	<p>The proposed fence replaces hedges and is to be erected along the side of the garden adjacent to the pavement set back between the path edge and the hedge, approximately 300mm from the path edging. The appellant also states that the fence would be 6ft high with 12" concrete gravel boards, bringing the overall height to approximately 2m and hedge planting in front of the fence.</p> <p>The site comprises a detached dwelling located within a cul-de-sac of similar development. The area is typical of many small modern estates with the dwellings arranged fronting the estate road with open frontages providing parking and front gardens. The site sits centrally within the estate and is bounded by Pine Tree Close on two sides and is larger than neighbouring plots. The private amenity space enjoyed by the occupiers of the dwelling is located to the side, where the fence is to go.</p> <p>The existing planting around the boundaries of the site limits the open appearance of the plot. Whilst the erection of a fence would provide a harder edge to the development, its visual impact would be softened by the presence of the existing landscaping and be enhanced by additional/new planting.</p> <p>The fallback under the GPDO is a 1m high fence.</p> <p>A condition requiring a scheme of landscaping is suggested which will require subsequent agreement and discharge (this has been done) and will mitigate the harm identified.</p>
Learning Point/Action	Use of conditions deemed acceptable notwithstanding officer opinion that a 300mm planting band will not be effective in concealing the fence given the evidence of failure of the hedge that currently exists. Weight given to providing some private amenity space outweighing the character concern in this instance.

Application Number	DC/18/2738/FUL
Appeal Number	APP/J3530/W/19/3223277
Site	York's Tenement, Station Road, Yoxford, IP17 3LA
Description of Development	New, 1 and 1/2 storey, two-bedroom dwelling
Committee / Delegated	Delegated
Decision Date	14 August 2019
Appeal Decision	Allowed
Main Issues	The main issue is the suitability of the location for the proposed development, with particular regard to its relationship to the defined physical limits of Yoxford.
Summary of Decision	<p>Given the existing dwellings near the appeal site and its distance from Yoxford it cannot reasonably be said to be an isolated location in the terms of the Framework. It is to be expected, as the Framework indicates, that some travel by private vehicle is likely in rural areas such as this and Yoxford is sufficiently close that only short car journeys would occur to gain access to services necessary for day-to-day living. Moreover, there is also the opportunity to walk given the footway that exists and the distance involved, despite exceeding 300 metres, would not in my view preclude this. In addition, due to the existing dwellings in this location, the addition of a single dwelling would not significantly add to the vehicle-based journeys that already occur. I also give weight in this regard to the fact that while the site is outside Yoxford's defined settlement limits, it is closer to a number of facilities and services than some housing within the settlement.</p>

Learning Point / Actions	The application does not comply with the current exiting local planning policy DM4 which has been altered and under the new amended local planning policy, which would've made the application more acceptable in this instance.
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STRATEGIC PLANNING COMMITTEE

Monday 9 December 2019

DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

EXECUTIVE SUMMARY

This report provides an update on the planning performance of the Development Management Team in terms of the timescales for determining planning applications.

Is the report Open or Exempt?	Open
Wards Affected:	All
Cabinet Member:	Councillor David Ritchie Cabinet Member for Planning and Coastal Management
Supporting Officer:	Liz Beighton Planning Development Manager 01394 444778 liz.beighton@eastsoffolk.gov.uk

1 INTRODUCTION

- 1.1 This report provides details on the determination timescales for all planning applications at East Suffolk Council when tested against the government set timescales as well as the East Suffolk Council stretched targets.
- 1.2 The Key Performance Indicators (KPIs) are reported on a quarterly basis and included within the East Suffolk Council performance report and tested against the Council's Business Plan.

2 PERFORMANCE STATISTICS

- 2.1 The breakdown for Q1 (April through to end of June 2019) is reported as follows:

	Q1 Percentage	Q1 Total	Targets
Major Development	100%	13/13	60% national 65% stretched
Minor Development	67%	104/154	65% national 75% stretched
Other Development	85%	437/516	80% national 90% stretched

- 2.2 The breakdown for Q2 (June through to end of September 2019) is reported as follows:

	Q2 Percentage	Q2 Total	Targets
Major Development	78%	18/23	60% national 65% stretched
Minor Development	80%	127/159	65% national 75% stretched
Other Development	90%	350/387	80% national 90% stretched

- 2.3 The rolling statistics for both Q1 and Q2 are as follows:

	Combined Percentage	Combined Total	Targets
Major Development	86%	31/36	60% national 65% stretched
Minor Development	74%	213/313	65% national 75% stretched
Other Development	87%	787/903	80% national 90% stretched

- 2.4 The figures show a marked improvement in speed of determinations in both the minor and other classifications with the Council meeting both the national benchmark figures and the locally stretched figures.

- 2.5 It is also important to report that of these applications the approval rates sits above 75% demonstrating that the Councils takes a positive and proactive approach to determining applications in line with guidance contained in the NPPF. Where applications are refused Officers seek to defend those refusals strongly. Members will note the separate appeals report on the SPC agenda which demonstrates confidence that applications are being refused correctly and those decisions are for the most part upheld at appeal, which for note is an 80% dismissal rate with all claims for costs refused.
- 2.6 Officers continue to work proactively with agents to promote the pre-application service to seek to ensure that where applications are submitted they have the right level of information accompanying to enable not only swift decisions on applications.
- 2.7 The Q3 statistics run until the end of December 2019. These will be reported to the March SPC meeting together with an update on the Q4 and yearly statistics cross-referenced against those for the preceding year.

3 REASON FOR RECOMMENDATION

- 3.1 This report is for information only.

RECOMMENDATION

That the contents of the report be received and noted.

APPENDICES – None

BACKGROUND PAPERS – None



STRATEGIC PLANNING COMMITTEE

Monday 9 December 2019

AUTHORITY MONITORING REPORT 2018/19

EXECUTIVE SUMMARY

1. The Authority Monitoring Report (AMR) is produced annually to provide information on the progress of producing and implementing the Council's Local Plans.
2. The Council monitors planning applications throughout the year to provide a basis on which to judge the implementation and effectiveness of policies contained within Local Plans and Neighbourhood Plans. Monitoring data collected by the Council is used alongside information collected from other sources such as Suffolk Observatory, Office of National Statistics and Natural England.
3. The 2019 AMR covers the monitoring period 1st April 2018 to 31st March 2019.
4. Previous AMR's have been produced individually by Suffolk Coastal District Council and Waveney District Council since 2005, but this is the first report covering the East Suffolk area.

Is the report Open or Exempt?	Open
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Wards Affected:	All
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Cabinet Member:	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
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Supporting Officer:	<p> Mark Edgerley Principal Planner 01394 444558 Mark.edgerley@eastsuffolk.gov.uk </p> <p> Caroline Clamp Assistant Planning Officer 01502 523029 Caroline.clamp@eastsuffolk.gov.uk </p> <p> Jim Selby Assistant Planning Officer 01394 444557 Jim.selby@eastsuffolk.gov.uk </p>
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1 INTRODUCTION

- 1.1 The Council produces the Authority Monitoring Report (AMR) each year to show progress on producing and implementing the Local Plans. This report covers East Suffolk, but provides specific information on the Local Plans and Neighbourhood Plans which cover the former Suffolk Coastal area and the former Waveney area.
- 1.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 require key pieces of information to be covered by an Authority Monitoring Report, such as:
- Progress on the Local Plan against the timetable in the Local Development Scheme,
 - Details of any Neighbourhood Plans or Neighbourhood Development Orders that have been adopted,
 - Any Community Infrastructure Levy receipts,
 - Any action taken under the duty to cooperate,
 - Details of any policies not being implemented,
 - Net amount of additional affordable housing, and
 - Total housing (and affordable housing) completed against annual requirements.
- 1.3 This AMR covers the monitoring period 1st April 2018 to 31st March 2019 and provides monitoring information against indicators in the Local Plans, such as housing completions, town centre uses, tourism applications, environmental designations and the planning applications that the Council received.
- 1.4 The Local Plan covering the former Suffolk Coastal area is currently made up of various documents (Core Strategy and Development Management Policies, Site Allocations and Area Specific Policies, Felixstowe Peninsula Area Action Plan). These will be superseded upon adoption of the Final Draft Local Plan (currently subject to examination by the Planning Inspectorate). Previous AMR's have recorded information and progress on the implementation of these existing policies which has informed the emerging policies.
- 1.5 The Local Plan covering the former Waveney area was adopted in March 2019. As this is the first monitoring report to be published since adoption the details within it will provide a baseline position from which future monitoring will be judged.
- 1.6 The previous individual local authorities have a long and established history of producing the AMR. Suffolk Coastal District Council and Waveney District Council both first published their AMR in December 2005 to cover the monitoring period 2004/05.

2 AUTHORITY MONITORING REPORT FOR EAST SUFFOLK

- 2.1 In accordance with the regulations and examples of best practice, the Authority Monitoring Report for East Suffolk includes several sections which focus on specific aspects of the Local Plan process.
- 2.2 Chapter 1 introduces the document, with Chapter 2 outlining the content and structure of the report.
- 2.3 Chapter 3 provides information in relation to the progress of the Local Plan documents against the milestones outlined in the Local Development Schemes which guide the production of the Local Plan.

- Suffolk Coastal Local Plan – Local Development Scheme adopted in October 2015 and milestones for the publication of the Final Draft Local Plan and submission of document to the Planning Inspectorate were met within the monitoring period.
- Waveney Local Plan – Local Development Scheme adopted in September 2018 and milestones for the submission of document to the Planning Inspectorate for Examination, examination hearings and adoption of the document were met within the monitoring period.

2.4 Chapter 4 provides details on Neighbourhood Plans which have been progressed by the local community and the Council within the monitoring period.

- Five Neighbourhood Plan areas were designated in the monitoring period at Barnby, Halesworth, Oulton (amendment), Lowestoft and Reydon.
- Two Neighbourhood Plans were “made” in the monitoring period at Martlesham and Wenhasston with Mells Hamlet.

2.5 Chapter 5 relates to the Community Infrastructure Levy

- In Suffolk Coastal £4,099,539.26 was collected in the monitoring period through the Community Infrastructure Levy. Of which £291,532.17 was passed directly to the relevant Town/Parish Council.
- In Waveney £530,913.48 was collected in the monitoring period through the Community Infrastructure Levy. Of which £118,322.07 was passed directly to the relevant Town/Parish Council.
- East Suffolk Council is undertaking a review of the spend process relating to funds collected through the Community Infrastructure Levy based on the revised regulations published in September 2019. The Council is also undertaking a review of the Charging Schedules operating across the District based on the policies and allocations in the new (and emerging) Local Plans.

2.6 Chapter 6 focuses on the Council’s actions under the Duty to Cooperate with neighbouring authorities and statutory bodies as part of the Local Plan process and preparation.

- Under the Localism Act 2011, local planning authorities are required to engage constructively, actively and on an on-going bases in relation to strategic cross-boundary planning matters. East Suffolk Council regularly engages with neighbouring authorities and other prescribed bodies to ensure cooperation on various matters throughout the production and implementation of Local Plan documents.

2.7 Chapter 7 details how the Suffolk Coastal and Waveney Local Plans have been implemented, performed and delivered over the monitoring period. The chapter is split into sub sections that are outlined below.

- Employment – overall there has been a net gain of employment floorspace across East Suffolk. Within the former Suffolk Coastal area B1 (B1 Business – Offices, research and development of products and processes, light industry appropriate in a residential area) uses account for over a third of uses within existing employment areas. In the former Waveney area, over half of the employment units are occupied by general industrial and storage or distribution uses.
- Retail – the number of vacant units in the town centres has increased, with the largest increases in Bungay, Felixstowe, Lowestoft and Woodbridge. Despite the increase in vacant units the number of A1 shops in town centres increased.

- Tourism – 27 applications permitting new tourist accommodation and 4 applications permitted for loss. Total visitor spend in excess of £500m in East Suffolk.
- Housing – 885 new homes completed during the monitoring period (588 in Suffolk Coastal and 297 in Waveney). Of which 220 were affordable homes (131 in Suffolk Coastal and 89 in Waveney). The Council has a housing land supply of 7.03 years in Suffolk Coastal and 6.58 years in Waveney. The Housing Delivery Test showed 128% delivery in Suffolk Coastal and 72% delivery in Waveney, against housing requirements/need over past three years. A Housing Action Plan was published in August 2019.
- Transport – applications received generally in conformity with the Suffolk County Council guidance on parking standards. Local Plan policies seek to further increase use of sustainable modes of transport.
- Community Facilities and Assets – 12 assets have been identified under the Community Right to Bid. Planning permissions will create or enhance community facilities in Benhall, Corton, Kesgrave, Leiston, Martlesham, Reydon, Trimley St Mary and Woodbridge. Some permissions result in the loss of community facilities to residential uses in Felixstowe, Framlingham and Leiston.
- Climate Change – 9 renewable energy schemes have been permitted (8 in Suffolk Coastal and 1 in Waveney). No planning applications have been approved in the monitoring period against Environment Agency advice on flood risk.
- Design – 166 applications refused (in part) on design grounds (140 in Suffolk Coastal and 26 in Waveney).
- Natural Environment – introduction of charges relating to the Recreational Avoidance and Mitigation Strategy.
- Historic Environment – New Conservation Area for Kelsale designated in November 2018. A programme for the regeneration of the North Lowestoft Heritage Action Zone began in May 2018.
- Health – communities in the former Suffolk Coastal area generally have better health and life expectancy than communities in the former Waveney area. However, the health of residents in East Suffolk does not perform as well when compared to the national averages.
- Site Allocations – this section provides a summary of site allocations with planning permission as at 31st March 2019. It also includes the site allocations identified in Neighbourhood Plans covering Framlingham, Kessingland, Leiston and Melton.

2.8 Chapter 8 relates to the Sustainability Appraisals that support the Local Plan documents. Tables provide a summary of potential significant effects (positive and negative) identified in the Council's Sustainability Appraisals. Monitoring of these enables the potential significant effects to be assessed and any remedial action to be taken if required.

2.9 The document also includes four appendices to provide further detail, justification and information in respect of the details included in the AMR.

- 2.10 The AMR for the monitoring period 2018/19 shows that the policies in the Local Plans and Neighbourhood Plans across the district are generally performing as expected. The policies are all evidenced based, in general conformity with the National Planning Policy Framework, the Planning Practice Guidance and examples of best practice. They provide consistency of decision making for those wishing to bring forward applications and certainty for the local communities in respect of the future development and infrastructure requirements across the District.

3 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

- 3.1 The AMR is a key document to report on the progress of the Local Plan. The Local Plans across the district are central to the East Suffolk Business Plan as they provide policies that enable communities to fulfil their potential, whilst promoting economic growth and maintain a special quality of life. Central to the Local Plans for the district is significantly improving the economic, social and environmental wellbeing of the area.
- 3.2 The East Suffolk Business Plan has a strategy which focuses on Enabling Communities, Economic Growth and Financial Self-Sufficiency. The AMR provides monitoring information of policies and actions that collectively contribute to this strategy, through the implementation of the Local Plans.
- 3.3 The AMR provides monitoring information in respect of the health and wellbeing of communities across East Suffolk. Fundamental to the Local Plans in East Suffolk is the delivery of healthy and thriving communities which provide significant benefits in respect of access to the countryside, areas of recreation, community facilities and employment opportunities.

4 FINANCIAL AND GOVERNANCE IMPLICATIONS

- 4.1 The AMR has been prepared by the Planning Policy and Delivery Team who continually monitor the progress of the Local Plan policies and planning applications that are received and determined by the Council. The financial costs of this are already accounted for within existing staff budgets for the Planning and Coastal Management Service Area.
- 4.2 The AMR has been prepared in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and will be published on the Council's website.

5 OTHER KEY ISSUES

- 5.1 This report has been prepared having taken into account the results of an Equality Impact Analysis. No specific issues have been identified through the Equality Impact Analysis.

6 CONSULTATION

- 6.1 The preparation of the AMR does not require any formal period of public consultation before it is published on the Council's website.

- 6.2 The AMR has been prepared by officers in the Planning Policy and Delivery Team as they have responsibility for the monitoring of Local Plan policies and indicators. Other teams across the Council, such as Private Sector Housing, Economic Development and Infrastructure have also been involved with the preparation and collation of information included in the AMR.
- 6.3 A draft of the AMR was presented to the Local Plan Working Group on Wednesday 13th November 2019. Comments made by members of the working group have been actioned and incorporated where relevant.

7 OTHER OPTIONS CONSIDERED

- 7.1 The Council is also required to publish its AMR in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.2 The Council could choose to not monitor and publish the AMR, but this would be contrary to the Town and Country Planning (Local Planning) (England) Regulations 2012. Not undertaking the AMR would result in the Local Plan policies not being subject to monitoring and therefore the Council not being able to judge the usefulness of them.

8 REASON FOR RECOMMENDATION

- 8.1 In order to publish the AMR for the monitoring period 2018/19, the constitution outlines that Strategic Planning Committee is required to review and monitor the operational impact of the Council's planning policies and development control activities.

RECOMMENDATIONS

1. That the East Suffolk Authority Monitoring Report covering the period 1st April 2018 to 31st March 2019 be published.
2. That the Cabinet Member with responsibility for Planning and Coastal Management in conjunction with the Head of Planning and Coastal Management Service be given delegated authority to make minor typographical or presentational changes to the document following Strategic Planning Committee.

APPENDICES

Appendix A	East Suffolk Authority Monitoring Report 2019
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BACKGROUND PAPERS

Date	Type	Available From
November 2019	Equality Impact Analysis	Planning Policy and Delivery Team

East Suffolk Authority

Monitoring Report 2018/19

Agenda Item 9

ES/0211

Covering the Suffolk Coastal Local Plan area and the Waveney Local Plan area

An update on progress of the Local Plans, delivery of policies and proposals and other monitoring information for East Suffolk

Published December 2019



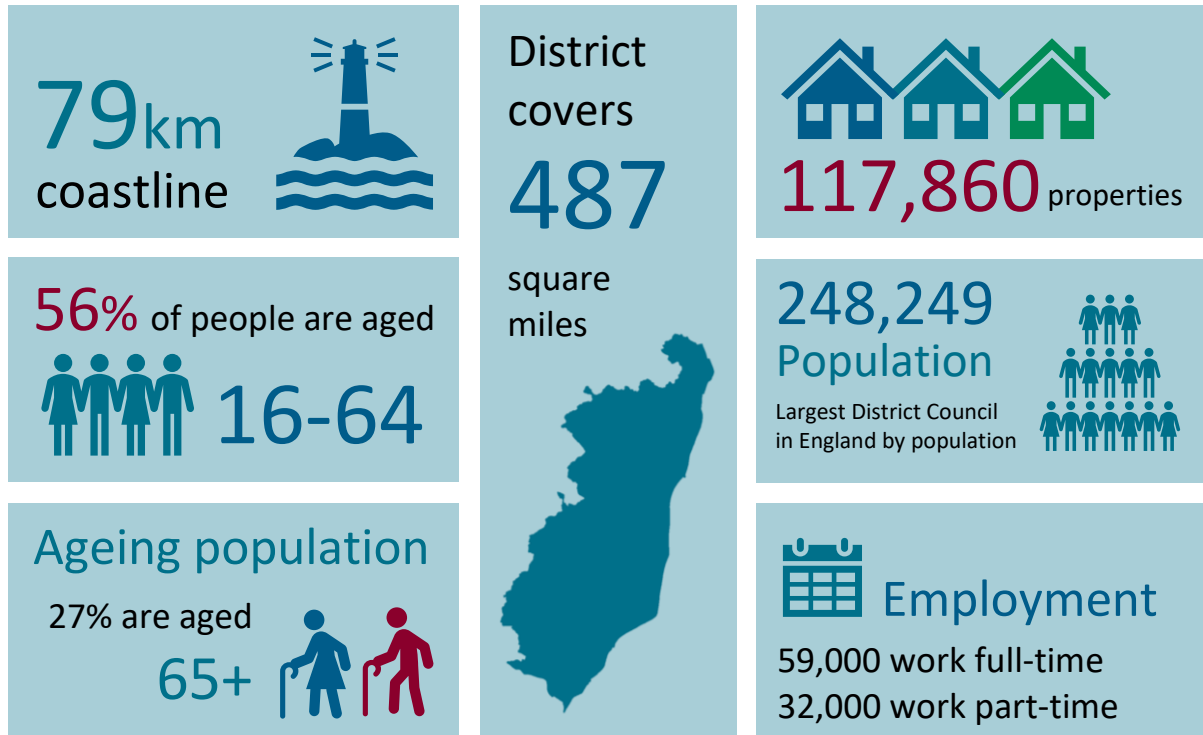
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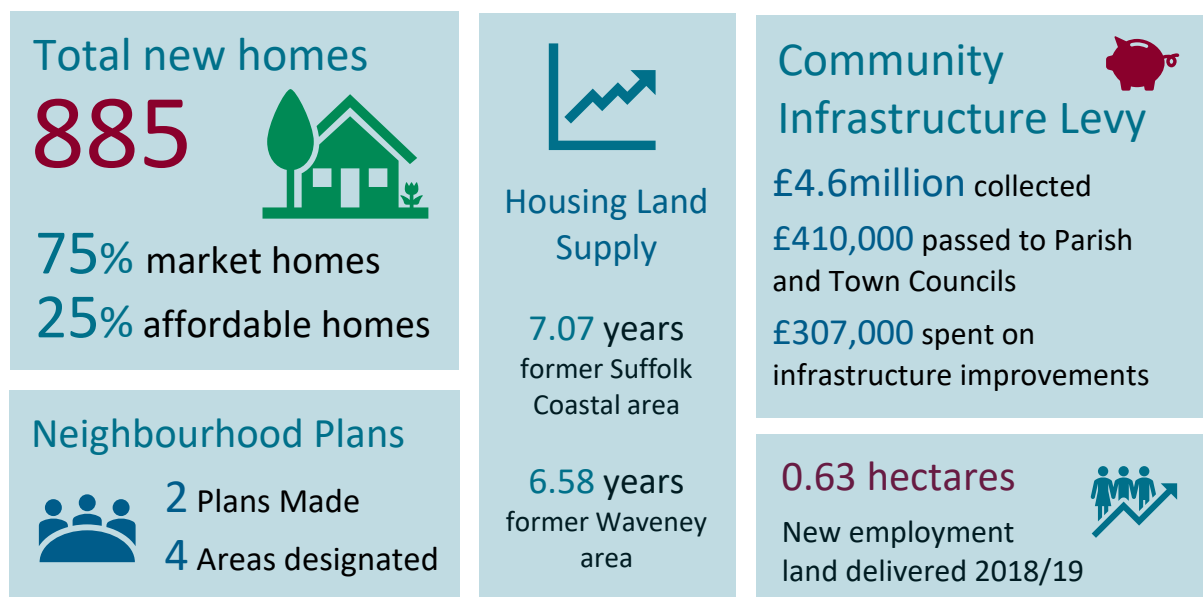
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Whilst every effort is made to ensure the accuracy of data in this report it cannot be guaranteed free of errors.

About East Suffolk



Key statistics 2018/19



Source: About East Suffolk - Office for National Statistics population estimates 2019; Valuation Office Agency Council Tax Stock of Properties 2019; Business Register and Employment Survey 2018. Key statistics 2018/19 - see Appendix 1 Indicators and sources.

1 Introduction

- 1.1 Authority Monitoring Reports provide an assessment on the progress of the preparation of a Local Plan and monitor the effectiveness of policies and delivery of allocations in the Local Plan.
- 1.2 This Authority Monitoring Report covers the monitoring period 1st April 2018 to 31st March 2019 and includes any significant progress that has been made or milestones achieved in this monitoring period.
- 1.3 Monitoring plays an important role in the successful delivery of Local Plans. The Authority Monitoring Report (AMR) is the main mechanism for assessing the effects of the Local Plan and the performance of its policies. The results of monitoring will feed into any future review or revision of policies that may be required. The Authority Monitoring Report therefore forms an important role by assessing performance and informing the review of outdated or redundant planning policies.
- 1.4 East Suffolk Council was created on 1st April 2019, covering the former districts of Suffolk Coastal and Waveney. East Suffolk Council is the Local Planning Authority for the District other than the part that lies within the Broads Authority area.
- 1.5 Both former Councils have produced an Authority Monitoring Report each year since 2004/05. This is the first Authority Monitoring Report for East Suffolk. The Broads Authority produces its own monitoring report to cover that part of East Suffolk that lies within the Broads Authority area.
- 1.6 The East Suffolk Waveney Local Plan was adopted on 20th March 2019, at the very end of the monitoring year. Prior to the East Suffolk Waveney Local Plan, the adopted planning policies and site allocations were contained in the Waveney Local Development Framework (LDF) documents. As the monitoring year effectively precedes the East Suffolk Waveney Local Plan, it is the effectiveness of the LDF policies that will be reflected in this Authority Monitoring Report.
- 1.7 A new Local Plan for the former Suffolk Coastal area is currently being prepared and is at an advanced stage having been submitted to the Secretary of State for Examination on 29th March 2019. This Local Plan will ultimately supersede the documents listed in the table below. It is the effectiveness of the Local Plan policies listed below that will be reflected in this Authority Monitoring Report.

Local Plan Document	Adopted date	Geographical coverage
Suffolk Coastal District Local Plan Core Strategy and Development Management Policies	July 2013	Former district of Suffolk Coastal
Suffolk Coastal Site Allocations and Area Specific Policies	January 2017	
Felixstowe Peninsula Area Action Plan	January 2017	
Saved Policies from the First and Second Alteration Suffolk Coastal Local Plan	2001 and 2006	
Waveney Local Plan	20 th March 2019	Former district of Waveney (excluding the Broads Authority area)
Waveney Core Strategy	January 2009 (superseded 20 th March 2019)	Former district of Waveney (excluding the Broads Authority area)
Waveney Development Management Policies	January 2011 (superseded 20 th March 2019)	
Waveney Site Specific Allocations	January 2011 (superseded 20 th March 2019)	
Lowestoft Lake Lothing & Outer Harbour Area Action Plan	January 2012 (superseded 20 th March 2019)	
Waveney Proposals Map	January 2012 (superseded 20 th March 2019)	

2 Content and structure of the report

2.1 There are key pieces of information that must be covered by an Authority Monitoring Report:

- progress on the Local Plan against the timetable in the Local Development Scheme;
- details of any neighbourhood plans or neighbourhood development orders that have been adopted;
- any Community Infrastructure Levy receipts;
- any action taken under the duty to cooperate;
- details of any policies not being implemented;
- net amount of additional affordable housing; and
- total housing (and affordable housing) completed against annual requirements.

2.2 This report covers the monitoring period 1st April 2018 to 31st March 2019, prior to the formation of East Suffolk Council. The report is structured as follows:

Section 3 – reports on the progress of the Suffolk Coastal and Waveney Local Plans against their respective Local Development Scheme key milestones

Section 4 – reports on Neighbourhood Plans / Neighbourhood Development Orders across East Suffolk

Section 5 – reports on Community Infrastructure Levy receipts and payments for the former Suffolk Coastal and Waveney areas

Section 6 – reports on the way in which the authority has continued to fulfil the requirements under the Duty to Cooperate associated with Local Plans covering the former Suffolk Coastal and Waveney areas

Section 7 – reports on the implementation, performance and delivery of the Local Plans in East Suffolk

Section 8 – monitors the predicted Sustainability Appraisal significant effects of the Local Plans in East Suffolk

2.3 Section 7 is broadly arranged to reflect the Local Plan chapters in the Suffolk Coastal and Waveney Local Plans. In addition, a section on Health is included to reflect the theme of enabling communities which is central to the East Suffolk Business Plan and a cross cutting theme in the Local Plans. The

Council seeks to support healthy communities and promote healthy lifestyles through Local Plan policies that respect the varied demographics across the District, including policies for new or improved sporting facilities, and extra care / care homes to support the ageing population.

- 2.4 Each Local Plan has a Monitoring Framework setting out how the performance of the policies they contain will be monitored. Many of these indicators are similar for both areas. A Sustainability Appraisal was carried out for each Local Plan which identified additional indicators to monitor any potential significant positive or negative effects of the Plans.
- 2.5 Whilst some indicators are monitored annually by the Council or external bodies, others are monitored less frequently (for example through the national Census or specially commissioned studies). Results for some indicators will change rapidly to signal recent changes such as housing completions, employment figures or the number of vacant shops in town centres. Others, such as health, education and many environmental indicators, will show changes and trends over a longer timescale. This means it is not always possible, practical or useful to report on every indicator every year.
- 2.6 A list of indicators common to both the recently adopted Waveney Local Plan 2019 and the emerging Suffolk Coastal Local Plan have been used to provide the basis for monitoring and reporting in this AMR. The analysis and commentary provided for the data presented has focused on the main findings and will assist in providing a baseline for future monitoring of the new Local Plans. See Appendix 1 for full list of indicators and data sources.
- 2.7 Where appropriate or available, data for East Suffolk is presented. Unless stated, data is for the 2018/19 monitoring period.
- 2.8 Where relevant, an assessment of the performance of policies and objectives against the indicators is given for each adopted Local Plan.
- 2.9 To ensure this document focuses on the assessment of the outcomes rather than the presentation of data indicators, the Council's open data portal provides further detailed information for the monitoring period in the form of spreadsheets and/or maps at <http://data-eastsoffolk.opendata.arcgis.com>. Weblinks to third party data is also provided.
- 2.10 Section 8 reports on the Sustainability Appraisal indicators to monitor potential significant effects of the Local Plans.

2.11 Further planning information can be found on East Suffolk Council's webpages:

Planning Policy and Local Plans www.eastsuffolk.gov.uk/localplan

Open Data Portal <http://data-eastsuffolk.opendata.arcgis.com>

Neighbourhood Planning www.eastsuffolk.gov.uk/neighbourhood-planning

Self Build and Custom Build Register www.eastsuffolk.gov.uk/self-build-and-custom-build-register

Community Infrastructure Levy www.eastsuffolk.gov.uk/CIL

Brownfield Land Register www.eastsuffolk.gov.uk/brownfield-land-register

Planning Applications www.eastsuffolk.gov.uk/planning-applications

3 Progress of Local Plan against Local Development Scheme milestones

Suffolk Coastal Local Plan

- 3.1 The Suffolk Coastal [Local Development Scheme](#) was adopted on 16th October 2015. Key milestones for this monitoring period are:

September 2018 Publication of document for representations.

February 2019 Submission of document to the Secretary of State for Examination.

- 3.2 Both of these milestones have been met during this monitoring period although publication of the Final Draft Local Plan was later than that anticipated in the Local Development Scheme. The Final Draft Plan was published for a 6 week period from Monday 14th January until Monday 25th February 2019.
- 3.3 Despite the delay experienced at the Publication stage the submission of the document to the Secretary of State for Examination was only delayed by approximately one month. The Local Development Scheme anticipated submission in February 2019, but this milestone was not reached until 29th March 2019. The Council acknowledge the delay in progress but one month is not considered to be a significant delay. Following the submission of the Suffolk Coastal Local Plan to the Secretary of State the document has been subject to public hearing sessions which took place between 20th August and 20th September 2019.
- 3.4 The latest information on the Examination of the Suffolk Coastal Local Plan can be found at www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-examination/

Waveney Local Plan

- 3.5 The Waveney [Local Development Scheme](#) was adopted and came into effect on 28th September 2018. Key milestones for this monitoring period are:

Jun 2018	Submission for Examination
October/November 2018	Examination hearing
January/February 2019	Inspector's Report
March 2019	Adoption

- 3.6 All key milestones for this monitoring period were met. The Local Plan was submitted for Examination on 22nd June 2018 and 9 hearing sessions were held between 9th October and 1st November 2018.
- 3.7 Consultation on Modifications to the Local Plan was undertaken between 3rd December 2018 to 28th January 2019 and the Inspector's Report was received 1st March 2019. The Waveney Local Plan was adopted by Waveney District Council on 20th March 2019 and applies to the part of East Suffolk formerly covered by the Waveney local planning authority area.
- 3.8 On adoption of the Waveney Local Plan, all policies in the previous Local Plan comprising: Core Strategy DPD (2009); Site Specific Allocations DPD (2011); Development Management Policies DPD (2011) and Lowestoft Lake Lothing and Outer Harbour Area Action Plan DPD (2012) were superseded.

4 Neighbourhood Plans / Neighbourhood Development Orders

- 4.1 Neighbourhood Plans are optional plans prepared by the local community which set out detailed planning policies and proposals for their specific area e.g. a parish. Once 'made,' they form part of the Development Plan against which planning applications are determined.
- 4.2 A Neighbourhood Plan allows communities to create a vision and planning policies for the use and development of land for their area, for example, where new homes should be built and what they should look like.
- 4.3 Neighbourhood Development Plans must be in general conformity with the strategic policies in the Council's adopted Local Plan.
- 4.4 With a Neighbourhood Development Order communities can grant planning permission for development they want to see go ahead in a neighbourhood, for example allowing home extensions to be built without the need to apply for planning permission.

Neighbourhood Planning 2018/19	Locality	Date
Neighbourhood areas designated	Barnby	27 June 2018
	Halesworth	31 May 2018
	Oulton (amendment to boundary)	7 December 2018
	Lowestoft	10 December 2018
	Reydon	3 December 2018
Neighbourhood Plans 'made'	Martlesham	17 July 2018
	Wenhaston with Mells Hamlet	17 July 2018
Neighbourhood Development Orders	N/A	

- 4.5 Progress has been made on a number of Neighbourhood Plans this monitoring year including consultation on the draft Mutford Neighbourhood Plan during December 2018 and January 2019¹.
- 4.6 A number of made neighbourhood plans allocate sites for specific purposes such as housing, employment or mixed use. Section 7 reports on the progress and delivery of these sites along with those allocated in the Local Plans.
- 4.7 Further information on Neighbourhood Planning including information on all designated neighbourhood areas, 'made' Neighbourhood Plans and guidance notes can be found at www.eastsuffolk.gov.uk/neighbourhoodplanning.

¹ The Mutford Neighbourhood Plan has since been through a successful examination and was approved by referendum on 17th October 2019.

5 Community Infrastructure Levy

- 5.1 The Community Infrastructure Levy (CIL) is one of the ways in which the Council collect financial contributions from developers to help pay for new and improved infrastructure including infrastructure to make development sustainable and support delivery of the Local Plan.
- 5.2 The Waveney Community Infrastructure Levy Charging Schedule was adopted by Waveney District Council on 22nd May 2013 and charges came into effect on 1st August 2013. The Suffolk Coastal Community Infrastructure Levy was adopted 28th May 2015 and came into effect 13th July 2015.
- 5.3 Community Infrastructure Levy receipts are distributed as follows:
- 15%² is passed to the relevant Town/Parish Council. For areas covered by a Neighbourhood Plan or Neighbourhood Development Order 25% will be passed to the Town/Parish Council.
 - 5% is retained by the Council to cover administration expenses associated with setting, collecting, monitoring and spending CIL.
- 5.4 The remaining Levy, known as District CIL, is retained by the Council to be spent on infrastructure to support development in the Local Plan and in Neighbourhood Plans. The allocation of District CIL to different required infrastructure projects will be made through an annual process in consultation with infrastructure service providers. As infrastructure projects that are required to support new housing and local plan growth come forward to be delivered, these will be listed in the Infrastructure Funding Statement.
- 5.5 Since the introduction of CIL across the district, the Council has undertaken a spend process to identify projects which can be funded via the Community Infrastructure Levy. In September 2018, Waveney District Council Cabinet allocated £738,962.50 to six projects and in October 2018, Suffolk Coastal District Council Cabinet allocated £1,201,200 to eight projects. The tables below detail the projects which have claimed monies in the monitoring period and further projects are anticipated to claim monies in the future once agreed conditions have been met.
- 5.6 East Suffolk Council is reviewing the process for the spending of CIL monies to ensure that the most appropriate projects are supported in a timely manner. Future monitoring reports will provide

² Subject to a cap of £100 (indexed) per council tax dwelling

further information on the distribution of CIL monies across the district. Work to prepare an East Suffolk Community Infrastructure Levy Charging Schedule is also being progressed during 2019 and it is envisaged a draft will be subject to consultation in 2020.

- 5.7 Further information on the Community Infrastructure Levy can be found at www.eastsuffolk.gov.uk/CIL

Summary of Community Infrastructure Levy income and expenditure for 2018/19:

Description	Suffolk Coastal	Waveney
Total CIL collected in 2018/19	4,099,539.26	530,913.48
Total Neighbourhood CIL allocated in 2018/19	291,532.17	118,322.07

Breakdown of CIL expenditure	Suffolk Coastal	Waveney
Neighbourhood CIL allocations (Oct 2018) (Apr 2019)	663,318.96	81,654.74
Infrastructure payment total	179,484.56	154,370.31
Projects (and £):		
1 Beccles Town Football Club – 3G pitch		74,500.00
2 Ufford Recreation Ground car park resurface	30,000.00	
3 Easton & Letheringham Village Hall refurbishment	27,084.56	
4 Framlingham Medical Centre extension	122,400.00	
5 Lowestoft – Normanston Park Pedestrian and Cycle Bridge		79,870.31
Administration (5%)	204,976.96	26,545.67

Description	Suffolk Coastal	Waveney
Money retained on behalf of parish meetings	0	15.44
Money received in 2018/19 for parish meetings	0	0
Money spent on behalf of parish meetings	0	0
Detail of spend	0	0
Spend (and £):		
N/A		
Parish Meeting CIL retained at end of year	0	15.44

Description	Suffolk Coastal	Waveney
Unspent CIL requested from Parish Councils	0	0
Funds not yet recovered from Parish Councils	0	0

Parish Council	April 18	October 2018	Former district
Aldeburgh	3,503.01		Suffolk Coastal
Badingham		7,490.70	Suffolk Coastal
Beccles	866.37	161.89	Waveney
Benhall & Sternfield		9,000.00	Suffolk Coastal
Bramfield & Thorington		2,117.78	Suffolk Coastal
Brightwell Foxhall Purdis	2,076.51		Suffolk Coastal
Bungay		3,330.78	Waveney
Campsea Ashe		187.28	Suffolk Coastal
Carlton Colville		1,373.61	Waveney
Corton		247.39	Waveney
Cretingham Hoo Monewden		3,602.69	Suffolk Coastal
Darsham	640.44	32.38	Suffolk Coastal
Dennington		105.23	Suffolk Coastal
Easton	1,486.79		Suffolk Coastal
Ellough, Shadingfield, Sotterley & Willingham		4,706.54	Waveney
Felixstowe	1,552.48	2,504.79	Suffolk Coastal
Flixton Lothingland Ward (includes Blundeston)		1,039.77	Waveney
Framlingham	9,984.45	118,688.13	Suffolk Coastal
Friston	1,475.70	1,520.42	Suffolk Coastal
Frostenden, Uggeshall & South Cove		1,110.73	Waveney
Gisleham		1,026.50	Waveney
Grundisburgh & Culpho	102.17	105.26	Suffolk Coastal
Hacheston		1,497.50	Suffolk Coastal
Halesworth	9,108.87	362.13	Waveney
Hollesley		756	Suffolk Coastal
Kelsale	441.96	425.35	Suffolk Coastal
Kesgrave	2,151.54	1,465.50	Suffolk Coastal
Kessingland	24,251.21	190.58	Waveney
Kirton & Falkenham		1,209.99	Suffolk Coastal

Parish Council	April 18	October 2018	Former district
Knodishall	7,922.78		Suffolk Coastal
Leiston-Cum-Sizewell	6,210.10	24,992.64	Suffolk Coastal
Lound	63.47		Waveney
Lowestoft	6,112.01	13,112.63	Waveney
Melton		3,651.87	Suffolk Coastal
Mutford		6,051.11	Waveney
Nacton	2,858.75	1,466.18	Suffolk Coastal
North Cove		369.76	Waveney
Oulton		1,540.64	Waveney
Oulton Broad	826.61	1,450.98	Waveney
Rendlesham		5,847.37	Suffolk Coastal
Reydon	3,626.32		Waveney
Ringsfield & Weston		11,760.44	Waveney
Rushmere St Andrew		2,583.02	Suffolk Coastal
Saxmundham		1,431.82	Suffolk Coastal
Southwold	13,025.79	760.54	Waveney
Sudbourne		237.53	Suffolk Coastal
Swilland & Witesham	2,136.94	417.76	Suffolk Coastal
Trimley St Martin		2,019.41	Suffolk Coastal
Trimley St Mary		16,877.07	Suffolk Coastal
Ufford	390.15		Suffolk Coastal
Walberswick	1,037.46	1,040.88	Suffolk Coastal
Westerfield		8,409.35	Suffolk Coastal
Wickham Market	1,765.56	2,890.25	Suffolk Coastal
Woodbridge	11,783.07	6,255.11	Suffolk Coastal
Worlingham		495.44	Waveney
Wrentham	11,349.96		Waveney
Yoxford		5,183.05	Suffolk Coastal

6 Duty to Cooperate

- 6.1 The Localism Act 2011 requires planning authorities to engage constructively, actively and on an on-going basis with other prescribed bodies in relation to strategic cross-boundary planning matters. There are a number of strategic cross-boundary planning matters that are relevant to East Suffolk, including those which have involved co-operation with adjoining planning authorities throughout the production of the emerging Suffolk Coastal Local Plan and the adopted Waveney Local Plan.

Suffolk Growth Programme Board

- 6.2 The Suffolk Growth Programme Board comprises members from the Suffolk local authorities, New Anglia Local Enterprise Partnership, the University of Suffolk and the Suffolk Chamber of Commerce. The role of the Suffolk Growth Programme Board is to lead on the delivery of growth in Suffolk and particularly the economic vision for growth; coordinate programmes and projects directly and through facilitated work with partners; influence public/private stakeholders, businesses and politicians about the Suffolk priorities for growth, competitive position and prosperity; and managing risk through a flexible and innovative approach to growth. The Suffolk Growth Programme Board is leading in the delivery of a number of projects related to enabling growth and during 2018/19 this included progression of the Suffolk Design project, including holding various events to inform the development of the county-wide approach to design. The Suffolk Growth Programme Board also provides an input into wider regional forums, including Transport East and the Economic Strategy Co-ordinating Delivery Board. Further details on the work of the Suffolk Growth Programme Board including Suffolk's Framework for Growth can be found at www.eastsuffolk.gov.uk/business/business-advice-and-training/suffolk-growth-programme-board/.

Coastal Zone Management

- 6.3 East Suffolk Council, along with other coastal authorities, co-operate in relation to strategic cross-boundary matters relevant to the management of the coast. The former Suffolk Coastal and Waveney District Councils, along with the Borough Council of King's Lynn and West Norfolk, North Norfolk District Council, Great Yarmouth Borough Council and The Broads Authority signed a Statement of Common Ground in relation to Coastal Zone Planning in September 2018. This sets out a series of shared aims and an agreed approach in relation to working together on coastal planning issues. The Statement of Common Ground can be viewed at www.coasteast.org.uk/plans-and-policies/local-plans/.

- 6.4 The day to day management of the coast in the district is covered by Coastal Partnership East, a partnership which brings together the coastal management resources and expertise from Great Yarmouth Borough Council, North Norfolk District Council and East Suffolk Council.

Ipswich Strategic Planning Area

- 6.5 The Ipswich Strategic Planning Area (ISPA) comprises the geographic area of the former Suffolk Coastal District, along with Ipswich Borough and Babergh and Mid Suffolk Districts. The authorities within this area have a long-established history of working together on cross-boundary planning matters, including through the former Ipswich Policy Area Board.
- 6.6 The ISPA Board, which evolved from the Ipswich Policy Area Board, comprises a Councillor representative from each of these authorities and from Suffolk County Council. The Terms of Reference for the Board were produced in March 2018³, and identify the function of the Board as being to provide a forum in which the five local authorities can work together to develop, promote and deliver their vision for the Ipswich Strategic Planning Area; to co-operate on the preparation and monitoring of local plans; and to provide a mechanism to ensure that all partners and stakeholders work together to deliver the housing and employment growth requirements for the area and coordinate the delivery of the necessary infrastructure.
- 6.7 The local planning authorities within the ISPA are committed to the production of joint or aligned local plans through their Local Development Schemes and have subsequently been working together on the production of evidence and the identification of appropriate outcomes to address cross-boundary planning matters.
- 6.8 As advocated by the National Planning Policy Framework (paragraph 27), this work has been documented through the production of a Statement of Common Ground. The Statement of Common Ground covers the following cross-boundary matters:
- Alignment of timetables;
 - Strategic Policies and Vision for the Ipswich Strategic Planning Area;
 - Agreeing the approach to the delivery of the housing requirement;
 - Impact of bordering strategic housing developments;
 - Defining the functional economic market area and objectively assessed need;
 - Impact of bordering strategic employment land developments;
 - Enhancement and regeneration of retail centres;
 - Strategic Infrastructure Priorities;

³ Note, these were updated in July 2019, outside of the monitoring period covered by this Authority Monitoring Report

- Identification of cumulative / cross border infrastructure requirements resulting from planned growth, and mitigation measures;
- Mitigation of potential impacts upon internationally protected sites.

6.9 The Statement of Common Ground has been updated and evolved to respond to the progression of the production of local plans, the production and updating of evidence and changes in national policy and guidance. The Statement of Common Ground has been updated and published as follows during the 2018/19 monitoring period:

- Version 1: A Working Draft Statement of Common Ground was published as part of the consultation on the Suffolk Coastal First Draft Local Plan in July 2018.
- Version 2: A revised Working Draft Statement of Common Ground was published alongside the report to Ipswich Borough Council Executive in November 2018 (report reference E/18/32) and as part of the consultation on the Ipswich Local Plan Preferred Options (January – March 2019).
- Version 3: Statement of Common Ground (December 2018) published alongside the Suffolk Coastal Final Draft Local Plan (January 2019).
- Version 4 was signed and published alongside the Submission of the Suffolk Coastal Local Plan in March 2019.

6.10 Much of the work on joint evidence to inform the local plans currently being prepared in the Ipswich Strategic Planning Area was undertaken prior to the 2018/19 monitoring period and is documented in the Statement of Common Ground. During the monitoring period, in progressing local plans the Councils have co-operated further on the production of the following evidence:

- Strategic Housing Market Assessment Part 2 Partial Update (January 2019) – in reflection of the introduction of the revised NPPF in July 2018, this joint commission updated the previous evidence on housing mix in order that it relates to the housing numbers calculated under the standard methodology;
- Transport modelling – a number of iterations of transport modelling work have been undertaken to model the cumulative impacts of growth identified through emerging local plans on the highways network. In the 2018/19 monitoring period, modelling was undertaken initially on potential options for development (published in Local Plan Transport Modelling – Results Report Volume 1 Suffolk Coastal and Ipswich, August 2018) and on preferred options (published in Local Plan Transport Modelling – Results Report Volume 2 Suffolk Coastal and Ipswich Preferred Option, January 2019).
- Settlement Sensitivity Assessment – This includes jointly commissioned evidence on the landscape sensitivity of the fringes of Ipswich (as published in Settlement Sensitivity Assessment – Volume 1 – Landscape Fringes of Ipswich, July 2018).

- Cross-Boundary Water Cycle Study – This evidence was commissioned in relation to Ipswich Borough and Suffolk Coastal to identify capacity and constraints in the water supply and treatment networks (as published in Cross Boundary Water Cycle Study, January 2019).

6.11 The Statement of Common Ground documents outcomes in relation to agreements on strategic cross-boundary planning matters. These are set out in the Statement of Common Ground and include:

- That the local plans being prepared will adopt a common time scale to cover the period up to 2036;
- That the standard method will form the starting point for calculating housing need and that each local planning authority will plan to meet its own housing need;
- The identification of baseline jobs growth and land requirements, and the roles of strategic scale employment sites within the respective authorities of the ISPA;
- That local plans will recognise the regional role of Ipswich town centre;
- The strategic infrastructure projects that are identified as being priorities;
- Cross-boundary infrastructure requirements related to growth being planned for in local plans;
- The role of the Recreational Avoidance and Mitigation Strategy (RAMS) in mitigating the cumulative impacts of recreational disturbance on protected European sites from growth in the ISPA;
- The Statement of Common Ground further identifies land at Humber Doucy Lane as a cross-border housing allocation involving land within Ipswich Borough and the Suffolk Coastal area which is being progressed through the production of local plans for the two areas.

6.12 Action Notes from Ipswich Strategic Planning Area Board meetings, the Terms of Reference and the signed Statement of Common Ground (March 2019) can all be viewed on the ISPA website at www.ipswich.gov.uk/content/ipswich-strategic-planning-area.

The Norfolk and Suffolk Broads

6.13 The Norfolk and Suffolk Broads are a National Park that include Britain's largest protected wetlands and third largest inland waterway. The National Park covers parts of East Suffolk, South Norfolk, Great Yarmouth, Broadland, Norwich and North Norfolk and is managed by the Broads Authority⁴ set up 1989. The Broads overlaps the northern most part of East Suffolk along the River Waveney and Oulton Broad and takes in parts of Bungay and Beccles. Under the duty to Cooperate a 'Memorandum of Understanding' with the Broads Authority was signed by all the Authorities that border the Broads Authority area.

⁴ www.broads-authority.gov.uk

- 6.14 The 'Memorandum of Understanding' notes the statutory purposes imposed by the Norfolk and Suffolk Broads Act 1989 (as amended) including:
- Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;
 - Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and
 - Protecting the interests of navigation.
- 6.15 The 'Memorandum of Understanding' states the Broads Authority will not have a strategic housing target or the need to deliver a particular quantum of housing or employment development. The Districts will assess, for planning purposes the housing and employment needs for their administrative areas and deliver wholly outside of the Broads area. The 'Memorandum of Understanding' was last updated in 2012 as part of a Statement of Common Ground to support the examination of the Broads Local Plan.
- 6.16 A Statement of Common Ground was signed in 2018 that confirms the housing agreement between the Broads Authority and former Waveney District Council. The Broad's Objectively Assessed Need forms part of the Waveney's Housing Market Area. The Broads Authority agreed to report any housing completions in their area to the former Waveney District Council to be counted towards housing delivery targets.
- 6.17 The 'Memorandum of Understanding' and 'Statement of Common Ground' with the Broads Authority are reproduced in the Appendices of the 'Duty to Cooperate Statement for the Waveney Local Plan' which can be viewed at www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Duty-to-Cooperate-Statement.pdf.

Great Yarmouth Borough Council

- 6.18 The former Waveney area and Great Yarmouth Borough Council area share similar characteristics, economies, regeneration plans, and aims to attract offshore energy investment. Despite their similarities the two areas have their own separate Housing Market Areas and Functional Economic Areas. Great Yarmouth Borough Council and the former Waveney District Council signed a 'Memorandum of Understanding' in 2014 agreeing to work on strategic planning matters. These priorities include:
- The homes and jobs needed in the Housing Market Areas
 - Retail, leisure and other commercial development
 - Infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy

- Health, security, educational, community, cultural and green infrastructure and other local facilities
- Climate change mitigation and adaptation, habitat impact mitigation, conservation and enhancement of the natural and historic environment including landscape.

- 6.19 The two areas have an extensive history of working together on a range of strategic planning and cross boundary issues including the production of evidence base studies to support the development of Local Plans, Area Action Plans and Supplementary Planning Documents. The 'Memorandum of Understanding' is kept under annual review and regular meetings are held between the two Councils.
- 6.20 The 'Memorandum of Understanding' with Great Yarmouth Borough Council is reproduced in the Appendix of the 'Duty to Cooperate Statement for the Waveney Local Plan' which is available to view at www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Duty-to-Cooperate-Statement.pdf.

7 Implementation, performance and delivery of the Suffolk Coastal and Waveney Local Plans

Appeal decisions

- 7.1 Appeal decisions provide a useful indicator as to how individual planning policies are performing, the overall performance of the development strategy and where they may need to be updated for example if they no longer reflect national policy or are not being interpreted as intended.

Appeal decisions	Suffolk Coastal	Waveney
Dismissed	36	4
Conditionally allowed	7	3
Allowed without conditions	3	0
Withdrawn	4	1

- 7.2 In the former Suffolk Coastal area, 6 appeals made reference to Policy SP2 'Housing Numbers and Distribution' being out of date. This was also acknowledged by the former Suffolk Coastal District Council. At the time of writing, the new Local Plan for the former Suffolk Coastal area is going through Examination and will include policies that will supersede SP2 and other policies in the existing local development plan.
- 7.3 Eight appeals in the former Suffolk Coastal area stated that the Council could not demonstrate a 5-year housing supply. A further 3 appeals also stated that the evidence both in favour and against the Council having a 5-year housing supply was inconclusive. However, only one of these appeals was then allowed due to the issues surrounding 5-year supply. The remaining appeals either did not reference 5-year supply or considered that the Council could demonstrate a 5-year supply.
- 7.4 The appeal regarding Bluntswood Cottage in Grundisburgh included a reference to an apparent inconsistency in Policy DM3 'Housing in the Countryside'. It was stated that criteria B and F conflict due to B requiring a demonstration of local need and F not requiring this. It was also stated that there was no definition of what was considered an 'existing larger dwelling'. This appeal was allowed

because of these issues. It is worth noting that the wording of the policy does not require all of the criteria to be met. Again, the new Local Plan for the former Suffolk Coastal area includes policies that will supersede the existing policies for the area.

- 7.5 In the former Waveney area, none of the appeals that were allowed with conditions were allowed because policies in the now superseded Local Plan, were considered out of date. None of the appeals decisions referenced any challenges to policies or inconsistencies with national planning policy. As the East Suffolk Waveney Local Plan was only adopted in March 2019 the policies in the plan have only been applicable for a short amount of time. Further monitoring will be needed to see if any issues arise in the future.

Local Plan policies not being implemented

- 7.6 Regulation 34 of the Local Planning Regulations 2012 requires local authorities to identify which of their policies are not being implemented, to state the reasons why, and identify the steps (if any) being taken to rectify this. Such policies may need to be amended or replaced, for example if they no longer reflect national guidance or are no longer relevant to the local area.
- 7.7 As Local Plans are spatial plans, policies are implemented partly through the determination of planning applications but also through other actions, for example supporting new infrastructure delivery such as the Ipswich Northern Route and Lake Lothing Third Crossing or provision of school places.

Suffolk Coastal Local Plan

- 7.8 All policies in the adopted Suffolk Coastal Local Plan (including 'saved' policies) are being implemented, with the exception of those affected by Government changes regarding Code for Sustainable Homes compliance, and water and energy efficiency now set through Building Regulations. The changes affect parts of Policy DM24 Sustainable Construction rather than the whole policy intent. The Council's Planning Policy Position Statement in relation to the revoking of the Code for Sustainable Homes can be found at www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/SCDC-Planning-Policy-Position-Statement.pdf.
- 7.9 Martlesham Neighbourhood Plan was made on 17 July 2018 and supersedes two 'saved' Local Plan policies.

Superseded Policy	New Policy
AP213 Sandy Lane, Martlesham	MAR19 Sandy Lane, Martlesham
AP214 Ipswich Fringe: Ipswich Road/Sandy Lane, Martlesham	MAR7 Local Gaps

Waveney Local Plan

- 7.10 As the Waveney Local Plan was only adopted at the end of March 2019, there is currently no evidence of policies not being implemented as adopted. Future Authority Monitoring Reports will identify if any policies are not being implemented and actions required to address any issues.

Employment

- 7.11 This section provides information on the delivery of new employment land, the types of uses on existing employment areas and contextual data on employment, unemployment, earnings and qualifications.
- 7.12 The Council monitors employment land and planning permissions for employment uses. This is done on an annual basis and provides details of the amount of land across the district which is available for industrial and business type uses.
- 7.13 Industrial and business land has been classified as that which falls within business and industrial uses as defined by the Town and Country Planning (Use Class) Orders 1987 as amended. Land is considered to be available if it:
- (i) has a valid planning permission for industrial and business use and construction has not been completed;
 - (ii) is allocated for industrial and business use in the Local Plan or a Neighbourhood Plan.

Employment land

Indicator	Use Class	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Amount and type of employment land completed (hectares).	B1	0.02	0.59	N/A	East Suffolk Open Data Portal
	B2	-0.09	-0.01		
	B8	0.34	-0.07		
	General	-0.15	0		
	Employment Allocation (B1-B8 uses)				
Amount and type of employment floorspace completed (m ²).	B1a	199	-40	N/A	East Suffolk Open Data Portal
	B1b	0	0		
	B1c	-104	2,257		
	B2	-271	-4,210		
	B8	1,672	229		
Percentage of uses within existing employment areas. NB employment surveys undertaken during August-October 2019	B1a	25.4%	8.1%	N/A	East Suffolk Open Data Portal
	B1b	0.5%	0%		
	B1c	4.8%	5.0%		
	B1 (General)	8.8%	3.0%		
	B2	11.3%	24.3%		
	B8	18.3%	31.7%		
Percentage of vacant units within existing employment areas. NB employment surveys undertaken during August-October 2019	Non-B uses	30.9%	27.9%	N/A	East Suffolk Open Data Portal
	B1-B8 uses	5.2%	12.6%		
	All uses	10.4%	12.8%		

Employment use classes: B1a business office; B1b research and development; B1c light industrial; B2 general industrial; B8 storage or distribution

B1 (General) category includes units unable to be distinguished between B1b and B1c uses from site surveys

NB within the former Suffolk coastal area it has not been possible to identify a use for a number of vacant units during site surveys and these are excluded from the two indicators above. It is intended that future surveys will identify the use of these units to provide more robust data.

Suffolk Coastal Local Plan

- 7.14 In respect of employment land needs in the former Suffolk Coastal area, the Council worked with neighbouring authorities to compile a comprehensive evidence base focusing on the Ipswich Economic Area. The Ipswich Economic Area Sector Needs Assessment (2017) identified a growth of 7,940 new jobs over the period 2014-2036. Considering the jobs forecast and the past trends in take up of employment land, the study identifies a need for 14.4ha of new employment land to meet needs. The emerging Local Plan recalculates these requirements to the plan period 2018-2036 and also includes land allocations which significantly over provide to enable key economic activities to maintain and enhance their role and contribution to the national and local economies over the plan period.
- 7.15 Within the former Suffolk Coastal area, employment land is identified in towns and villages as well as a number of dispersed airfields. The mix of land allocated provides for a variety of functions to take place. The identification of employment land in rural locations complements the offer provided in the towns and significant areas of employment such as the Port of Felixstowe, Adastral Park and the edge of Ipswich. It is important to maintain a supply of employment land to facilitate investment and enterprise. This needs to be balanced against overprovision restricting potential to meet other commercial or housing needs.
- 7.16 Within the employment areas defined in the adopted Local Plan for the former Suffolk Coastal area, just over a quarter of all units fell within use class B1a (Offices excluding those within A2 Financial and professional services). The Port of Felixstowe, Bentwaters, Rendlesham and Martlesham Heath all had a high proportion of B8 uses (storage and distribution). Within the General Employment Area of Martlesham Heath a small amount of land previously allocated for B class uses has been lost to an A3 use (Restaurants and Cafes) for Costa Coffee, granted 2nd July 2018.
- 7.17 Neighbourhood Plans can allocate land for employment uses. Neighbourhood plans for Framlingham, Leiston, Martlesham and Melton include policies that allocate land either for standalone employment uses or as part of mixed-use employment development.

Waveney Local Plan

- 7.18 The Waveney Employment Land Needs update (2017) identified a growth of 5,000 new jobs over the period 2014-2036. Around 500 net new jobs will be in sectors requiring employment premises such as offices, factories and warehouses (use classes B1-B8). Considering the jobs forecast and the past trends in take up of employment land, the study identifies a need for 43 hectares of new employment land development and the Local Plan allocates enough land to deliver 53.6 hectares

within the plan period. Policy WLP8.12 identifies existing employment areas and protects premises in employment uses (B1-B8) from conversion and redevelopment to other uses.

- 7.19 This monitoring year 3,290 m² of new B1-B8 employment floorspace has been completed, the majority of which is on existing employment sites providing additional floorspace for existing businesses. However, losses of 5,054m² employment floorspace have been recorded. This includes the former Wessex Food factory (approx. 7,100m²) destroyed by fire in 2011 and replaced by 3,263m² comprising 16 business units owned and managed by Suffolk County Council on part of the South Lowestoft Enterprise Zone.
- 7.20 Meeting the jobs forecast will be challenging but enough land has been allocated in the Local Plan and existing employment areas are protected. Policy WLP8.13 supports new employment development within existing employment areas and on adjacent land. In the rural areas Policy WLP8.14 supports the conversion of rural buildings for employment use. Kessingland Neighbourhood Plan (2017) includes a requirement of up to 500m² B1 floorspace suitable for start-up businesses alongside residential development (Policy SA1).

Employment land Summary

There has been a net gain of employment (B1-B8) floorspace in the former Suffolk Coastal area, with the largest gain being B8 storage and distribution. B1 light industrial uses make up over a third of uses within existing employment areas.

Although there has been an overall net loss of employment (B1-B8) floorspace in the former Waveney area, a net gain of employment floorspace has been completed within existing employment areas. Almost a third of units within existing employment areas are occupied by B8 storage or distribution uses.

Next steps

- Improve intelligence and monitoring of jobs and job creation.
- Work with landowners and the Economic Development Team to ensure delivery of adequate employment land.
- Explore funding opportunities to help deliver new employment land.

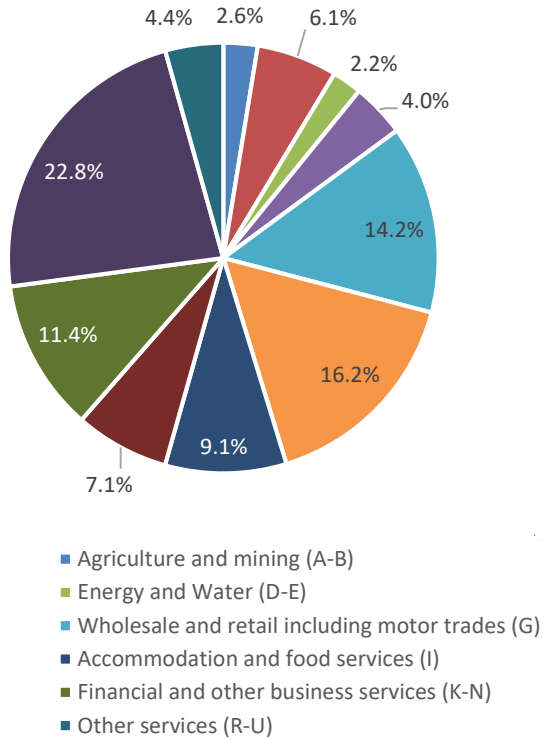
Employment, earnings and qualifications of working age population

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Jobs density ⁵ (2017).	0.87	0.70	N/A	NOMIS Official Labour Market Statistics website
Employee jobs by industry (2018).	see charts below		N/A	
Employment by occupation (2018).	see charts below		N/A	
Earnings (median) by residence and workplace (2018).	Residence: £30,703 Workplace: £28,292	Residence: £24,977 Workplace: £24,983	N/A	
Employment and unemployment. (Apr 2018-Mar 2019) Aged 16-64	Employment: 57,200 (80.8%) Unemployment: 2,000 (3.4%)	Employment: 47,000 (72.2%) Unemployment: 3,000 (6.1%)	N/A	
Qualifications of working age population. (2018)	see charts below			
% of pupils achieving strong 9-5 passes in both English and mathematics GCSEs. (2017-18)	see chart below			GOV.UK School Performance tables

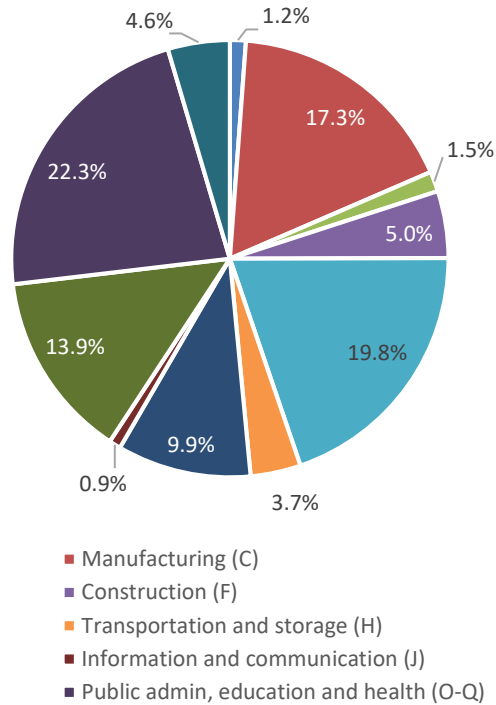
⁵ defined as the number of jobs in an area divided by the resident population aged 16-64 in that area. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64.

Employee jobs by industry (2018)

Suffolk Coastal

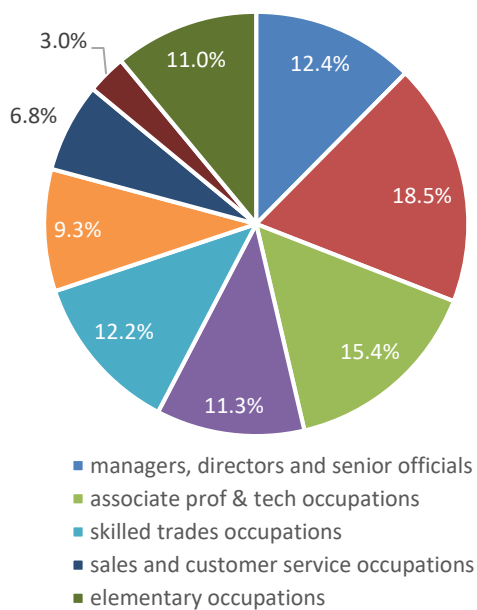


Waveney

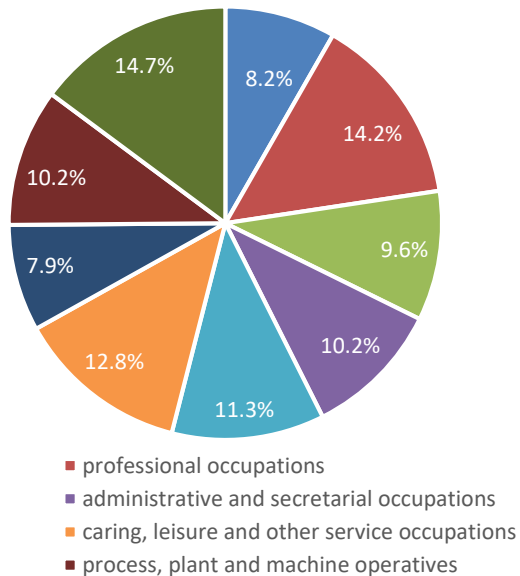


Employment by occupation (2018)

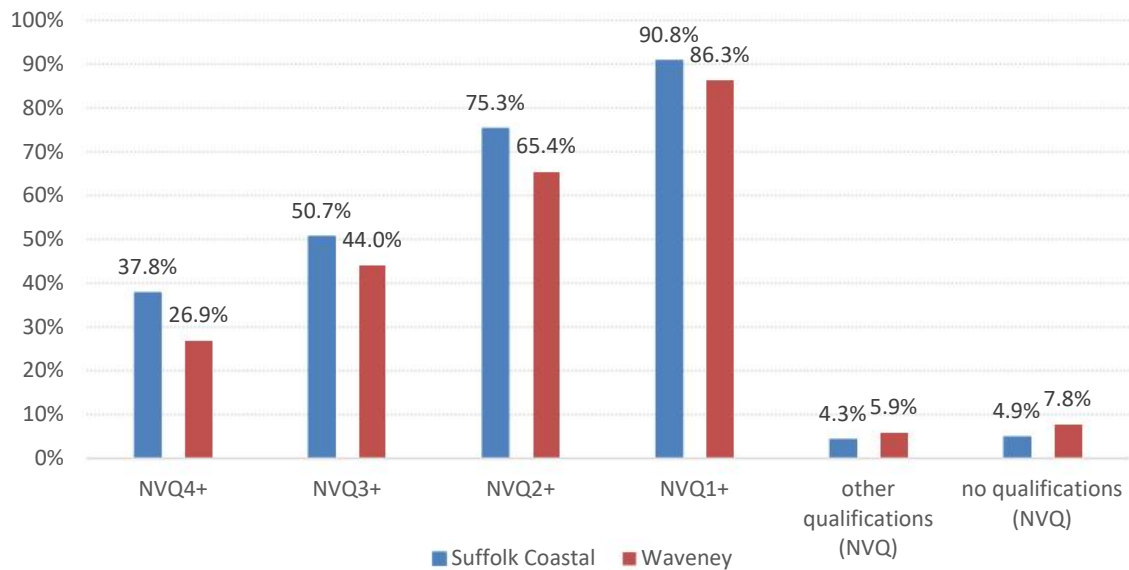
Suffolk Coastal



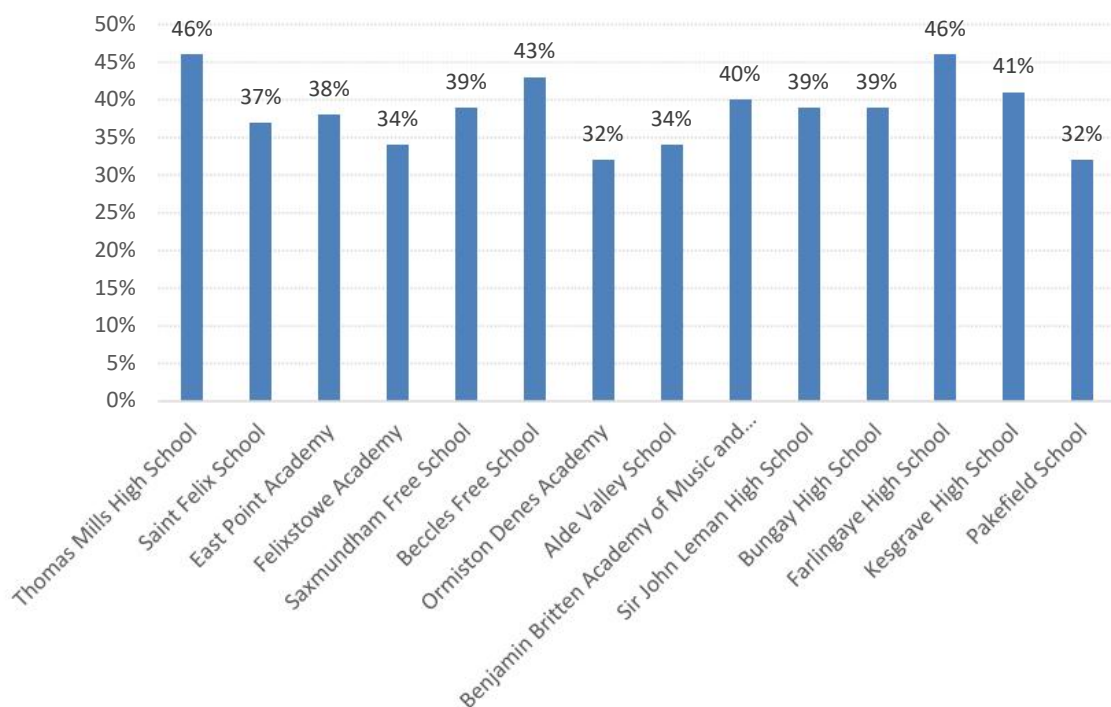
Waveney



Qualifications of working age population (aged 16-64) (2018)



% of pupils achieving strong 9-5 passes in both English and mathematics GCSEs (2017-18)



NB some data not published for independent schools and independent special schools, or breakdowns by disadvantaged and other pupils for independent schools, independent special schools and non-maintained special schools e.g. Framlingham College, Woodbridge School

- 7.21 The data above provides further economic contextual information. The proportion of jobs by industry jobs are generally similar in both the former Suffolk Coastal and Waveney areas. The most noticeable differences are in manufacturing reflecting the large number of manufacturing businesses in the former Waveney area and transportation and storage related to the Port of Felixstowe in the former Suffolk Coastal area. Within Waveney 17.3% of the workforce is employed in manufacturing, compared with 6.1% in Suffolk Coastal and 7.4% in the East of England. Within Suffolk Coastal 16.2% of the workforce is employed in transportation and storage compared with 3.7% in Waveney and 5.1% in the East of England.
- 7.22 Workplace earnings in the former Waveney area (£24,977) are considerably less than those in the former Suffolk Coastal area and the national England figure of £29,856 for full time workers. Resident earnings in the former Suffolk Coastal area (£30,703) are higher than the England figure of £29,849 and comparable with the East region figure of £31,000.
- 7.23 Unemployment in the former Suffolk Coastal area remains low at 3.4% below the national average of 4.2%. Within the former Waveney area unemployment is considerably higher at 6.1%.
- 7.24 No schools in East Suffolk achieve above 46% for pupils achieving strong (9-5) passes in both English and Mathematics GCSEs. The lowest percentage is 32%. Thomas Mills and Farlingaye high schools have the highest percentage achievements and Pakefield School and Orminston Denes Academy the lowest.
- 7.25 Generally, employment indicators for the former Waveney area compare unfavourably with national figures. The former Waveney area does have higher levels of deprivation which could explain some of the indicators not performing as well when compared to the former Suffolk Coastal area.

Employment, earnings & qualifications Summary

Across East Suffolk there are some significant differences between earnings and levels of employment which are identified. Within the former Waveney area unemployment is higher and there is a higher proportion of service sector jobs and elementary occupations when compared to the former Suffolk Coastal area. The data shows that residents in the former Suffolk Coastal area have more qualifications than counterparts within the former Waveney area.

Next steps

- Encourage inward investment to the district by providing the employment land for businesses to develop and grow successfully.
- Encourage opportunities for training initiatives and apprenticeship schemes in locations well related to key employment sectors.
- Encourage better paid jobs to be created across the district.

Retail and Leisure

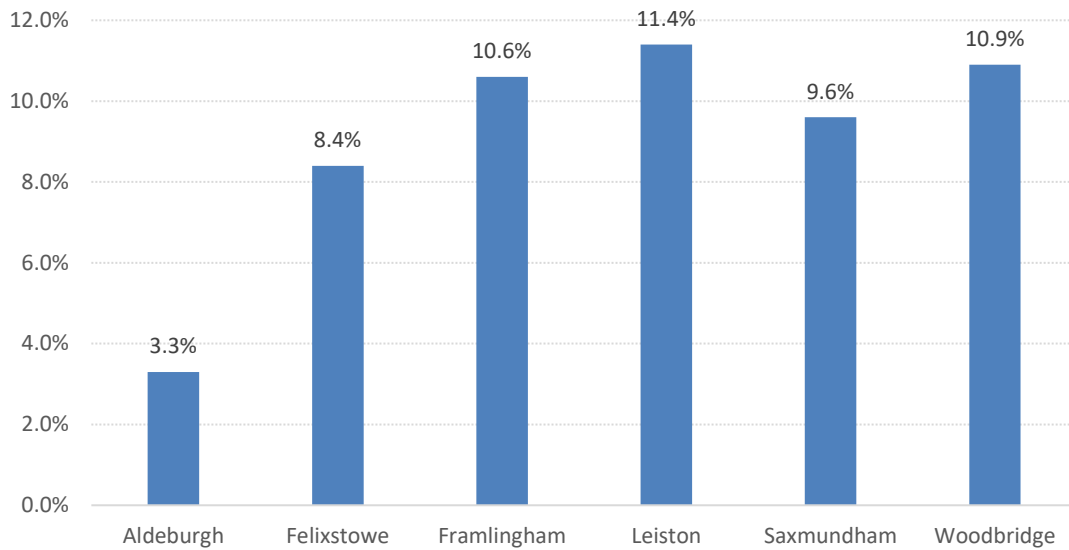
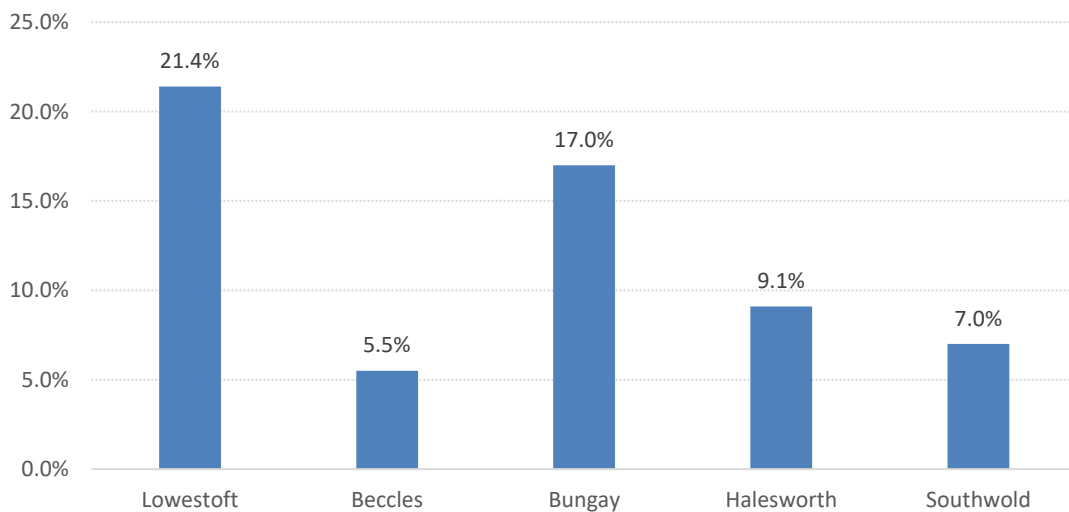
- 7.26 Town centres nationally are experiencing increasing competition from out of town retail, and in particular from online shopping. This has led to reduced demand for retail floorspace within town centres, which in turn has led to a decline in many town centres. Town centres are rapidly changing from places to shop to places where people spend leisure and recreation time. Many of the town centres are experiencing greater demand for food and drink premises and other leisure activities such as craft businesses. It is important for town centres to be able to address the continued changes in the retail and leisure sectors and to provide (or continue to provide) an offer/destination which makes them unique. East Suffolk Council is responding to these pressures by working with local businesses and other stakeholders to better understand the pressures facing town centres and their communities through initiatives such as Felixstowe Forward, Leiston Together and Lowestoft Rising. Town centre policies in the new Local Plans seek to better reflect the changing nature of the retail sector, the progress of these will be reported in future years monitoring reports.
- 7.27 Within Lowestoft work is ongoing to develop a masterplan and attract regeneration funding, which will help to improve the town centre environment and attract more businesses and visitors in the future. Local Plan policies seek to protect town centres as retail destinations but also to allow them to adapt to changing circumstances.

Indicator	Use Class	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Amount and type of retail and leisure development completed within town centres (net gains and losses in floorspace m ²).	A1 A2 A3 A4 A5 D2	77 -67 -56 34 56 0	-28 -80 75 0 0 0	N/A	East Suffolk Open Data Portal
Percentage of uses (at ground floor) within town centres NB retail surveys undertaken August-October 2019	A1 A2 A3 A4 A5 D2 Other commercial uses	78.2% 13.7% 12.2% 2.9% 4.6% 1.4% 21.2%	55.6% 15.0% 7.6% 2.1% 2.8% 1.6% 15.3%	N/A	East Suffolk Open Data Portal
Percentage of vacant units (at ground floor) within town centres (as % of all units in commercial uses) NB retail surveys undertaken during August-October 2019	A1-A5; D2 and other commercial uses	9.2% (73 of 792) (6 town centres ranging from 3.3% to 11.4%)	14.1% (126 of 895) (5 town centres ranging from 5.5% to 21.4%)	N/A	East Suffolk Open Data Portal

Town Centres: Aldeburgh; Felixstowe; Framlingham; Leiston; Saxmundham; Woodbridge; Lowestoft; Beccles; Bungay; Halesworth and Southwold.

Town centre uses: A1 retail; A2 financial and professional; A3 restaurants and cafes; A4 drinking establishments; A5 hot food takeaway; D2 assembly and leisure.

Other commercial uses includes B1a Offices; B1c Light Industry; B8 Storage and Distribution; C1 Hotels D1 Non-Residential Institutions e.g. place of worship; GP surgery; dental surgery and Sui Generis - certain uses not falling within any use class e.g. bookmaker; beauty salon; tattoo studio; car sales; car repairs; veterinary surgery.

Suffolk Coastal – vacancy rates in town centres*Waveney – vacancy rates in town centres*

- 7.28 The People and Places Project was set up in 2019 and spans the entire East Suffolk area and seeks to better understand the current situation in the District's high streets and the issues facing them. The project has so far delivered a baseline study, which illustrates the current situation in town centres and the businesses operating there. Further work is planned to better understand the underlying issues facing town centres as well as possible ways in which they can be resolved.

Suffolk Coastal Local Plan

- 7.29 The Council's updated evidence ([Retail and Commercial Leisure Town Centres Study 2017](#)) for the Ipswich Borough Council and former Suffolk Coastal area shows that by 2036, there will be a need for approximately 5,000sqm of convenience goods development and approximately 13,000sqm of comparison goods development with the most significant forecasts seen at Woodbridge and in areas East of Ipswich. It is anticipated that the floorspace growth is most likely to be met in Felixstowe, Ipswich and Woodbridge over the plan period as these are locations which are considered to have retail capacity. The Council's approach is to support and monitor retail and town centre development and present a clear and comprehensible range of policies to support a balance of retail and services including commercial leisure in town centres.
- 7.30 The town centres are popular with tourists and visitors from nearby areas within and beyond the district. The towns have varying functions that benefit from a blend of shopping and leisure facilities supported by national retailers and chains alongside many specialist and artisan shops. The Suffolk Coastal Local Plan seeks to provide a balanced mix of town centre shops and services alongside out-of-centre retail destinations such as Martlesham and the neighbouring county town of Ipswich. Through policies which seek to secure retail activities and other town centre activities in appropriate locations, the Local Plan provides clear direction to enable town centres to evolve over the plan period.
- 7.31 Within the town centres there has been a marked increase in vacant units, up from 20 units in 2017/18 to 73 in 2018/19. The largest increases have been in Woodbridge and Felixstowe with 22 and 19 vacant units respectively, including the closure of Marks and Spencer, one of the largest retail units in Hamilton Road, Felixstowe. Despite the increase in the number of vacant units, the number of A1 shops in town centres actually went up, from 426 in 2017/18 to 462 in 2018/19, largely due to changes to A1 shops from other use types.

Waveney Local Plan

- 7.32 The [Waveney Retail and Leisure Needs Assessment \(2016\)](#) estimates that by 2032, there will be a need for at least another 2,197sqm of food store development and 11,063sqm of non-food types of retail development. However, the study states that forecasts of need beyond five years need to be treated with caution due to the uncertainties in expenditure growth forecasts and market share beyond this time-frame. The study forecasts need based on population growth and forecasts of expenditure on food and non-food products. It takes into account the amount of online shopping and the leakage to other centres such as Norwich. In the five year period there is no need for new non-food retail and only a need for 850sqm of food store development.

- 7.33 A net gain of 1,297m² ground floor space for town centre uses has been recorded in the former Waveney area this year (implemented planning permissions). However, within town centres (Lowestoft and Southwold) a net loss of 33m² of town centre uses is recorded. Looking at the town centres individually, a net gain of 123m² has been completed in Southwold (A1 and A3) and in Lowestoft 156m² of A1 and A2 has been lost to Sui Generis uses (tattooist studio).
- 7.34 Vacancy rates are an important measure of town centre health and vitality. The Waveney Local Plan has a target of no more than 10% vacant units in any town centre or local shopping centre. Site surveys in August 2019 reveal vacancy rates above 10% in Bungay (17%) and Lowestoft (21%) town centres. This is an increase on last year of 7% in Bungay and 5% in Lowestoft. It should be noted that the town centre boundary (Policy WLP8.18) for Lowestoft is considerably larger than that under the previous Local Plan policy (DM10) and now includes part of Commercial Road/Pier Terrace to the south and to the north part of the High Street between Artillery Way and Dukes Head Street. This enlarged boundary comprises an additional 95 premises.
- 7.35 Two of the largest retail units within Lowestoft Primary Shopping Area closed in April and September 2019. One unit was formerly occupied by a department store and recorded as vacant at the time of the survey and the other unit (in use at the time of the survey) was the only supermarket in the town centre.
- 7.36 The Future High Street Fund provides funding to successful bidders for high street rejuvenation as part of wider economic development. A Future High Street Fund Expression of Interest Bid for Lowestoft Town Centre was submitted in February 2019 and has subsequently been unsuccessful. Work is underway to prepare a Lowestoft Town Centre Masterplan to support any future opportunities for funding bids including the next round of Future High Street Funding in 2020.

Retail and Leisure Summary

The 2018/19 monitoring period has seen an unusually high number of vacant units within town centres across the former Suffolk Coastal area, although the total number of A1 shops went up. Gains within A1, A4 and A5 have exceeded quite high losses within A2 and A3 uses.

Within the former Waveney area there has been limited expansion in the amount of floor space occupied by town centre uses. However, the majority of this has taken place in out of centre locations. Within town centres minor gains in Southwold have been cancelled out by losses in Lowestoft. Vacancy rates within Lowestoft and Bungay are both above the target maximum vacancy rate of 10% identified in the Waveney Local Plan.

Next steps

- Improve town centres as destinations.
- Provide support for the People and Places Town Centre Project.
- Provide support for the area based initiatives such as Felixstowe Forward, Leiston Together and Lowestoft Rising.
- Continue to monitor gains and losses of town centre uses through the planning application process.
- Work with the Economic Development Team to develop regeneration strategies such as the North Lowestoft Heritage Action Zone for parts of town centres that suffer from high vacancy rates and poor quality environment.
- Develop a Lowestoft Town Centre Masterplan with the local community and other stakeholders including Suffolk County Council Highways, Waveney Chamber of Commerce, East Suffolk Building Preservation Trust, Lowestoft Town Council and Lowestoft Vision.

Tourism

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Applications permitting new / loss of tourist accommodation & development.	21 New 1 Loss	6 New 3 Loss	27 New 4 Loss	-
Total day trips. (2018)	-	-	12,014,000	East Suffolk Means Business - Economic Impact of Tourism 2018
Total staying trips. (2018)	-	-	686,000	
Total visitor spend. (2018)	-	-	£508,178,000	

7.37 Tourism is an important part of the East Suffolk economy and the District has many types of visitor destinations and attractions. Alongside the natural and environmental attractions such as the Heritage Coast, Area of Outstanding Natural Beauty and historic market towns, events such as hosting stages of the Tour of Britain/Women's Tour cycling road races, Latitude Festival and the First Light Festival draws visitors from both within and outside of the district. Trips within the district and from neighbouring districts for shopping and leisure purposes may also be considered as tourism. The overlap with town centre and retail policies is demonstrated in a growing emphasis on leisure and the experience of town centre users.

- 7.38 Guided by the Council's Business Plan, the Council has embarked on a programme to redevelop leisure centres across the district. The aim of the redevelopment programme is to ensure that the leisure centres are quality, modern and fit for purpose; meeting the needs of local communities, to increase health and fitness in welcoming and affordable facilities. Through investment in modern facilities, the Council will secure savings in operating costs and maintenance fees. Deben Leisure Centre in Woodbridge was redeveloped between September 2017 and June 2018, with Leiston Leisure Centre undergoing redevelopment between September 2018 and June 2019. Outside of the monitoring period, redevelopment of Bungay Leisure Centre began in September 2019 and is scheduled to be completed in Summer 2020.

Suffolk Coastal Local Plan

- 7.39 The Suffolk Coastal Local Plan includes policies which seek to encourage and protect tourism uses across the district. The Site Allocations Development Plan Document (adopted January 2017) and the Felixstowe Peninsula Area Action Plan (adopted January 2017) both contain location specific policies to guide development in certain locations such as Snape Maltings and Felixstowe Seafront.
- 7.40 The emerging Local Plan covering the former Suffolk Coastal area includes a strategic policy (Policy SCLP6.2) which supports tourism destinations that contribute to the broad appeal, accessibility and year-round nature of tourism across the district. This policy seeks to replicate the area specific policies found within the Site Allocations Development Plan Document but provide general support to the wider range of tourism facilities and destinations that are found in the district. The emerging Local Plan retains the area specific policies which focus on the Felixstowe Seafront (Policies SCLP12.11 to SCLP12.15).
- 7.41 In general, the tourism permissions granted within the former Suffolk Coastal area are for updated or replacement facilities at existing tourism and visitor destinations plus an additional 33 units of tourist accommodation. One permission for a replacement dwelling results in the loss of two units of holiday let accommodation in Debach.

Waveney Local Plan

- 7.42 Within the former Waveney area, consents for new tourism uses include caravan / camping sites and self-catering units mainly in the rural areas. Three permissions involve the loss of tourist accommodation including two guest houses in Lowestoft and Southwold. A number of other proposals will intensify existing tourism uses such as increasing the number of hotel bedrooms or providing a more flexible occupancy period.

Tourism Summary

It is recognised that tourism is a key contributor to the local economy and supports a high proportion of employment opportunities. The Local Plan policies provide support for new tourism activities in sustainable locations to ensure that tourism opportunities are retained, protected, enhanced and encouraged in a plan led manner. A variety of new and updated tourism uses across a number of locations across the whole of East Suffolk show that tourism continues to play a significant role in the district's economy and development and construction sectors. The Council is welcoming of tourism activities and will continue to facilitate tourism activities with partners.

Next steps

- Continue to monitor the impact of tourism and its contribution to the district's economy.
- Safeguard and retain tourism uses.
- Support the work of place based initiatives such as Felixstowe Forward, Leiston Together and Lowestoft Rising.
- Support the district wide Leisure Centre Redevelopment Programme.
- Provide support for the Council's programme to deliver seafront projects along Lowestoft South Beach.

Housing

- 7.43 This section reports on progress on delivery against the Council's housing targets including net housing completions, the location of new housing in relation to the settlement strategy, affordable housing and Gypsy and Traveller sites.

Housing completions

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Net additional homes completed.	588	297	885	East Suffolk Open Data Portal
Affordable homes completed. (subset of net additional homes completed)	131	89	220	East Suffolk Open Data Portal
Gypsy and Traveller pitches permitted / completed. (subset of net additional homes completed)	0 permitted 0 completed	4 permitted 4 completed	4 permitted 4 completed	-
Total housing delivered within plan period. (plan period date)	3,734 (2010-2027)	1,116 (2014-2036)	N/A	East Suffolk Open Data Portal

Suffolk Coastal Local Plan

- 7.44 Annual monitoring identifies completions and planning permissions which contribute towards the overall housing requirement. Over the period 2010-2016, the former Suffolk Coastal area effectively relied on sites being put forward for planning permission due to a lack of specific housing allocations. This changed with the making of Neighbourhood Plans for some parishes and towns and adoption of the Site Allocations and Area Specific Policies document and the Felixstowe Peninsula Area Action Plan in January 2017. Comparison with past completions rates shows that completion rates are steadily improving since the adoption of the Core Strategy in 2013, with completion rates exceeding the Core Strategy annual requirement figure of 465 since 2015/16.

Suffolk Coastal completions 2010-19

2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
216	270	324	215	427	565	548	582	588

- 7.45 As from July 2018 the Suffolk Coastal Core Strategy is over 5 years old, the Government through the Housing Delivery Test monitors housing delivery in the Suffolk Coastal area against household projections and the standard methodology. The Housing Delivery Test is explained further below.
- 7.46 Housing completions in the former Suffolk Coastal area in 2018/19 totalled 588, slightly up on the previous year, and showing a marked increase in provision post adoption of the Core Strategy in July 2013. A total of 131 affordable homes were completed during the monitoring year, 22% of the total; up on the previous year but still short of the Core Strategy requirement of 24% (Core Strategy paragraph 3.57).
- 7.47 Information on progress with individual development sites is sought from site owners / developers each year as part of the annual monitoring work. The Statement of Housing Land Supply (August 2019) sets out the progress of delivery of sites which are allocated, have planning permission or have a resolution to grant permission subject to a Section 106 agreement as at 31st March 2019.
- 7.48 Policy SP4 of the Core Strategy identifies a need for 31 Gypsy and Traveller pitches over the Plan period. The assessment of need was updated in 2017 (Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment) and identified a need for 15 pitches over the period 2016 – 2036. No additional pitches have been permitted or completed during the monitoring period however this is reflective of planning applications not being submitted.

Waveney Local Plan

- 7.49 297 homes were completed in the former Waveney area in 2018/19, slightly up on the previous year. The Waveney Local Plan (March 2019) identifies a need for 8,223 new homes over the plan period, 2014-2036. This equates to an annual requirement of 374 new homes per year and although completion rates have been steadily improving each year there is currently a shortfall of 754 homes over the period 2014 to 2019.
- 7.50 89 affordable homes have been completed this monitoring year. Completions include 34 homes in Lowestoft, 20 in Southwold and in Reydon the first 15 of 23 homes on a rural exception site. 30% of all housing completed between 2014-19 is affordable housing (333 of 1,116 new homes). All new housing developments of 11 or more dwellings must make provision for a proportion of the total dwellings to be affordable. The provision ranges from 20% to 40%, based on defined affordable housing areas (Policy WLP8.2 Affordable Housing).
- 7.51 The Waveney Local Plan allocates approximately 12% more homes than the minimum level required to help enable more affordable homes to be delivered and ensure the objectively assessed need will be met if some allocations fail to come forward or there is a delay in delivery (Policy WLP1.1 Scale and Location of Growth).

- 7.52 Information on progress with individual development sites is sought from site owners / developers each year as part of the annual monitoring work. The Statement of Housing Land Supply (August 2019) sets out the progress of delivery of sites which are allocated, have planning permission or have a resolution to grant permission subject to a Section 106 agreement as at 31st March 2019.
- 7.53 The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (2017) identifies a requirement for 17 additional Gypsy and Traveller pitches in Waveney over the period 2016-2036, and this provides the context for Policy WLP8.5 Gypsy and Traveller Sites. In this monitoring year 4 pitches have been provided (Mutford) delivering almost a quarter of the identified need. Policy WLP8.5 provides a criteria based policy to support such development both within settlement boundaries and within the Countryside.

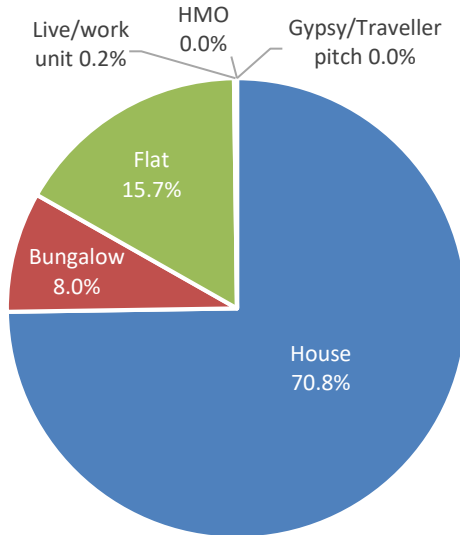
Housing types and sizes

Indicator	Description	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Type and size of completed dwellings (gross completions).	See charts below Number of bedrooms: Not Known category includes caravans / mobile homes, houseboats, Gypsy and Traveller pitches or certain types of application such as certificate of lawful use.				East Suffolk Open Data Portal
Number and percentage of affordable housing completed by tenure. (subset of net additional homes completed)	See charts below				East Suffolk Open Data Portal
Number of approvals and refusals for self-contained flats / HMOs / bedsit.	Approvals Refusals	N/A	5 2	N/A	-
Net additional bedrooms in C2 care homes.	Bedrooms	11	68	79	-

Completed dwellings by type

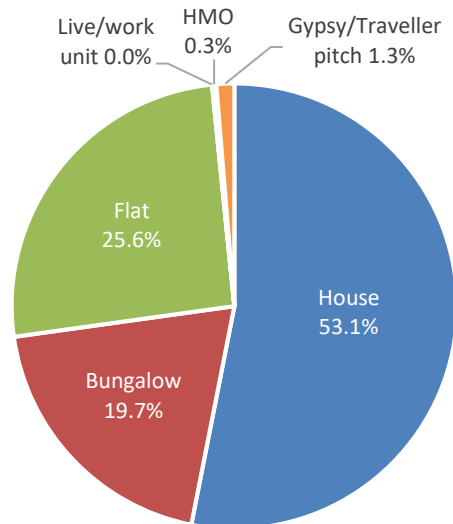
Suffolk Coastal

(612 gross completions)



Waveney

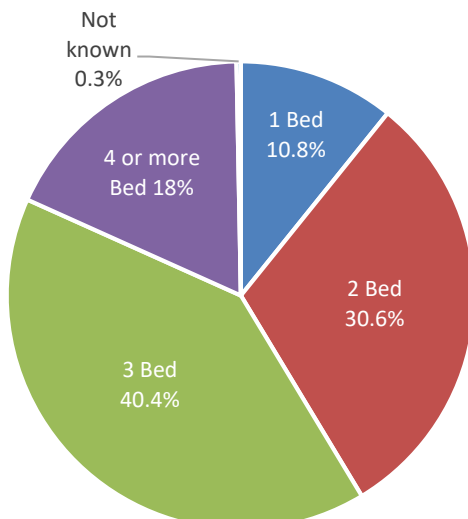
(309 gross completions)



Completed dwellings by number of bedrooms

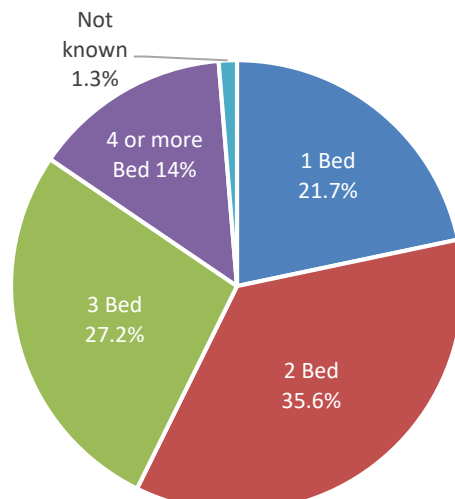
Suffolk Coastal

(612 gross completions)



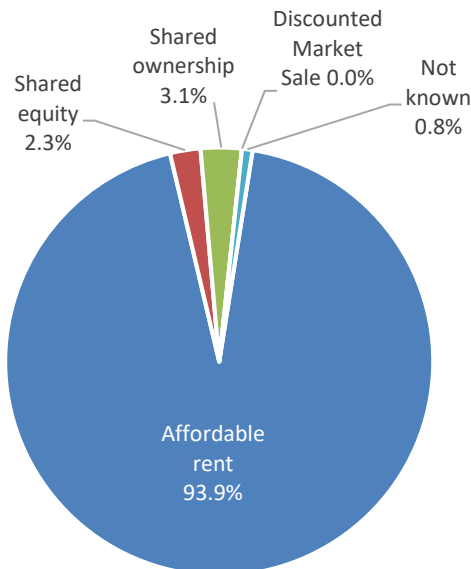
Waveney

(309 gross completions)

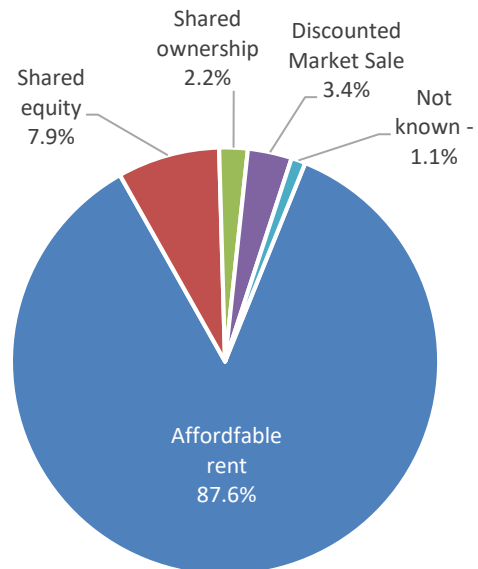


*Affordable housing completed by tenure***Suffolk Coastal**

(131 net affordable completions)

**Waveney**

(89 net affordable completions)

**Suffolk Coastal Local Plan**

- 7.54 The Core Strategy sets out the size of dwellings that should be delivered as a percentage of the overall need for housing (Table 3.6). The percentages achieved during 2018/19 broadly align with these needs.
- 7.55 Almost 94% of the affordable homes completed were for social rent. This is a higher percentage than that identified in the Core Strategy which sets out that 75% should be for affordable rent and 25% for other affordable housing types (paragraph 5.12).
- 7.56 The Strategic Housing Market Assessment (2017) identifies a need for 1,118 additional spaces in care homes and nursing homes to 2036; this additional accommodation is required to meet the future institutional population and therefore falls outside of the housing need figures. Policy to further support the delivery of accommodation for older people is being taken forward through the review of the Suffolk Coastal Local Plan.

Waveney Local Plan

- 7.57 88% of affordable homes completed this monitoring year are affordable rent. This reflects the policy approach of the now superseded Local Plan in that the majority of affordable housing should be social rent and not more than 10% for intermediate tenures including rent and shared equity. It is expected that future delivery of affordable housing will more generally reflect the approach in Policy

WLP8.2 with 50% of affordable housing provision for affordable rent and 50% for intermediate housing tenures.

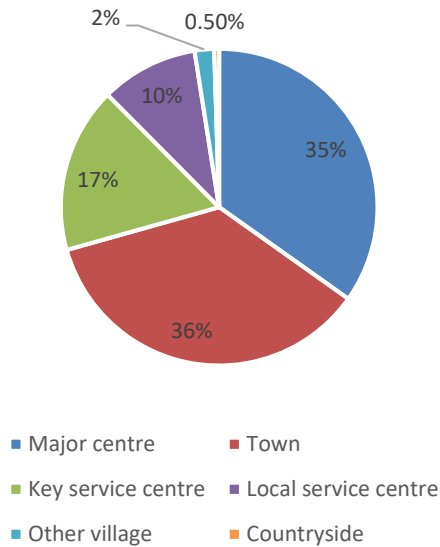
- 7.58 High concentrations of properties converted to flats or houses in multiple occupation can adversely impact on an area. Some areas of Lowestoft are at saturation point where no further conversions will be permitted where saturation levels are exceeded (20% of properties converted to flats). Two applications outside of the Flat Saturation Zone were refused for a change of use from single dwellings into houses of multiple occupation. The decisions were upheld at appeal with the Planning Inspector finding the proposals contrary to policy in that the existing properties were below the policy floorspace threshold of above average size i.e. above 120m² and containing at least 5 bedrooms.
- 7.59 The Strategic Housing Market Assessment (2017) identifies a need for 905 additional spaces in care homes and nursing homes over the plan period of which the majority will be delivered on larger allocations. The Local Plan does not have a specific target for this sector and has a permissive and flexible approach to delivery. This monitoring year, 68 new bedrooms have been delivered on windfall sites comprising a new 60-bed care home in Beccles and an 8-bed extension to an existing care home in Lowestoft. Over the plan period (2014-19) a net gain of 50 bedrooms has been recorded. This includes the demolition of The Dell, Beccles a 38-bed care home formerly operated by Suffolk County Council and subsequently developed as a 60-bed private care home and completed this monitoring year.

Location of new housing

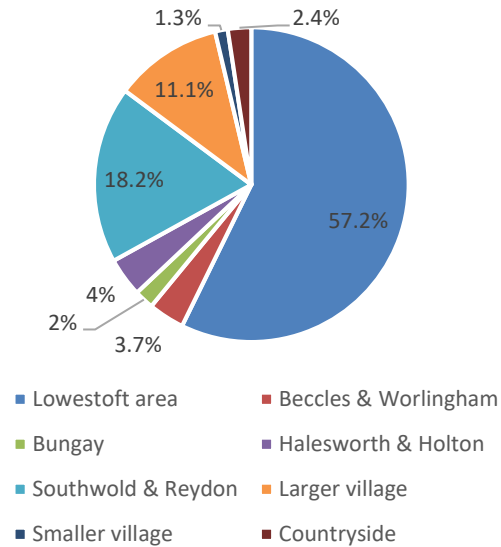
Indicator	Suffolk Coastal	Waveney	East Suffolk
% of housing development by settlement hierarchy	See charts below		N/A
% of housing development in the countryside - outside of settlement boundaries (Local Plans and Neighbourhood Plans)	6.3% (37 of 588)	9% (27 of 297)	7.2% (64 of 885)
% of residential development in Lowestoft and the market towns achieving at least 30 dwellings per hectare. [new build developments of 10 or more when wholly complete]	N/A	80% (4 of 5 schemes)	N/A
% of new housing completed on previously developed land.	22% (132 of 588)	55% (162 of 297)	33% (294 of 885)

% of housing development by settlement hierarchy 2018/19

Suffolk Coastal



Waveney

Suffolk Coastal Local Plan

- 7.60 Policy SP19 'Settlement Policy' of the Core Strategy sets out the percentage of housing growth to come forward within the categories of the Settlement Hierarchy. The focus is growth in Major Centres and Towns, followed by Key Service Centres and completions this monitoring year is consistent with this.
- 7.61 Of the 588 completions, 132 were on previously developed land amounting to just over 22% of the annual total, reflecting the fact that the former Suffolk Coastal area does not have much of a supply in terms of large brownfield sites. Paragraph 3.46 of the Core Strategy outlines a nominal target of 12% of units to be built on previously developed land over the plan period.
- 7.62 The Council's Local Plan evidence base, including updates of the Strategic Housing and Economic Land Availability Assessment, has consistently shown that the available supply of brownfield sites in the former Suffolk Coastal area to be modest and concentrated away from the towns and A Road and rail routes at former and underused airfields in rural locations. Indeed, there is a clear divergence between the distribution of brownfield land and the Core Strategy settlement hierarchy that identifies the most sustainable settlements for growth in the district.

Waveney Local Plan

- 7.63 Policies WLP1.1 and WLP7.1 set out the scale and location of growth in the former Waveney area with half (56%) of future development allocated to Lowestoft as the largest town with its potential for economic growth. This monitoring year housing delivery generally meets the housing growth requirements in Lowestoft, the smaller villages and in the Countryside. Housing delivery in Southwold and Reydon is 14% above expected growth and conversely in Beccles and Worlingham is 12% below that expected. The higher completion rate in Southwold and Reydon are due to the completion of a Council affordable housing scheme in Southwold and initial completions on a rural exception site in Reydon. However, over the plan period as a whole, it is anticipated that housing delivery will be consistent with the distribution strategy.
- 7.64 Policy WLP8.32 'Housing Density and Design' expects residential development to make the best use of the site whilst protecting or enhancing the distinctiveness and character of the area. Development in and around the built up area of Lowestoft and the market towns should aim for urban scale development of at least 30 dwellings per hectare. This monitoring year, 5 schemes of 10 or more dwellings have completed with 4 schemes achieving 30 dwellings per hectare. The densities range considerably from 15 dwellings per hectare on a historic greenfield allocation in Oulton to 120 dwellings per hectare for a flat development on a former car park in Lowestoft.
- 7.65 55% of new housing completed this monitoring year has been on previously developed land. It is expected the number of homes on previously developed land will decrease over the coming years as the majority of housing allocations in the Local Plan are on greenfield sites. Only 20% of new homes are on previously developed land including 1,380 at Kirkley Waterfront and Sustainable Urban Neighbourhood (Policy WLP2.4).

Statement of Housing Land Supply (5 year land supply)

- 7.66 Government requires local planning authorities to identify and update annually a supply of specific, deliverable sites, sufficient to provide five years' worth of housing against their housing requirement, with either a 5% or 20% buffer (NPPF para. 47). For sites to be considered deliverable they should be available now, offer a suitable location for development now, be achievable with a realistic prospect that housing will be delivered on the site within the five years.
- 7.67 Following the introduction of the revised National Planning Policy Framework in July 2018 (further revised in February 2019), due to the Suffolk Coastal Core Strategy being older than five years from July 2018, the calculation of housing land supply for the former Suffolk Coastal area at 31st March 2019 is based upon housing need as calculated under the standard methodology, which equates to a need for 542 dwellings per year.

- 7.68 For the former Waveney area, as the Local Plan was adopted in March 2019 the housing requirement of 374 dwellings per year forms the basis of the calculation of housing land supply.
- 7.69 The East Suffolk Statement of Housing Land Supply 2019 confirms (as at 31st March 2019):
- The Suffolk Coastal Local Plan area of East Suffolk has a housing land supply of 7.03 years.
 - The Waveney Local Plan area of East Suffolk has a housing land supply of 6.58 years.
- 7.70 Further information can be found at www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/waveney-local-plan/monitoring-information/five-year-supply-of-land-for-housing/

Housing Delivery Test and Housing Action Plan

- 7.71 The Housing Delivery Test was introduced by the Government in 2018 and assesses how successful each Local Authority has been at supplying the required number of houses in the previous three financial years. In Local Planning Authority areas where less than 95% of the required housing has been delivered over the past three years, authorities must produce a Housing Action Plan. Where less than 85% of the requirement was delivered there is an additional requirement to apply a 20% buffer in calculating the 5 year housing land supply. Where less than 75% is delivered the 'presumption in favour of sustainable development' would apply in decision making although this specific requirement in being phased in with a 25% threshold applying to the February 2019 results and 45% threshold applying to the November 2019 result.
- 7.72 The first set of results of the Housing Delivery Test were published in February 2019:

LPA	Number of homes required ⁶				Number of homes delivered ⁷				HDT result
	2015-16	2016-17	2017-18	Total	2015-16	2016-17	2017-18	Total	
Suffolk Coastal	465	465	392	1,322	564	550	582	1,696	128%
Waveney	312	313	299	925	133	243	293	669	72%

- 7.73 Whilst further action is not required for the former Suffolk Coastal area, a Housing Action Plan and the application of a 20% buffer in the 5-year housing land supply calculation is required for the former Waveney area. As both areas are now within East Suffolk, and in view of the corporate objectives surrounding housing delivery and the desire to ensure strong delivery is maintained

⁶ Based on the [Housing Delivery Test Rule Book](#), which includes transitional measures whereby household projections are applied where plans are over 5 years old.

⁷ Note - The calculation of homes delivered includes residential institutions and is explained in the Housing Delivery Test 2018 Measurement Technical Note published alongside the results https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779782/HDT_technical_note.pdf

across East Suffolk, the Housing Action Plan covers the whole of East Suffolk local planning authority area. Further information can be found at www.eastsuffolk.gov.uk/planning/housing-action-plan/.

Self build and custom build register

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Number of entries on self build / custom build register as at 31 March 2019.	271	138	N/A	East Suffolk Self Build and Custom Build webpage
Number of plots approved for self or custom build. (2018/19)	42	7	N/A	-
Developments of 100 or more dwellings to provide 5% self or custom build properties.	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.			
<u>Number of plots approved for self or custom build:</u> Approvals can be via planning permission for self or custom build plots or plots which have been granted self build CIL relief.				

- 7.74 The Self-Build and Custom Housebuilding Act 2015 (as amended) places a duty on local councils in England to keep and have regard to a register of people who are interested in self build or custom build projects in their area. Registers help inform councils of the level of demand for self build and custom build plots in their area and develop a strategy for matching people to plots.
- 7.75 In light of the Self-Build and Custom Housebuilding Act 2015 (as amended), both the Waveney Local Plan and the Suffolk Coastal Final Draft Local Plan include a policy approach to meet the needs identified on the Council's register. Policies WLP8.3 and SCLP5.9 support proposals for self / custom build plots and require developments of 100 or more dwellings to provide 5% self or custom build properties. Further information on the Self Build and Custom build register can be found at: www.eastsuffolk.gov.uk/planning/self-build-and-custom-build-register/.

Other housing indicators

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Population estimates (mid-year 2018)	129,938	118,311	248,249	ONS population estimates
Homelessness – total households assessed and total households assessed as owed a duty (Jan-Mar 2019)	77 assessed. Of these, 75 were assessed as owed a duty	289 assessed. Of these, 279 were assessed as owed a duty	N/A	MHCLG Homelessness statistics
Housing affordability. (2018) (Ratio of median house price to median gross annual (where available) workplace-based earnings)	10.07	7.49	N/A	ONS Housing affordability

- 7.76 The data above provides further contextual information relating to housing provision. The population of East Suffolk has been increasing and is projected to continue to increase over the lifetime of the Local Plans, as reflected in housing requirements.
- 7.77 The data on homelessness demonstrates that there were 366 households identified assessed as homeless within East Suffolk during 2018/19. The delivery of new housing and affordable housing contributes to addressing this, alongside the role of the Council's Housing Service.
- 7.78 The data related to housing affordability shows that, in particular in the former Suffolk Coastal part of East Suffolk, the ratio of house prices to earnings has become greater over recent years indicating that affordability has worsened. Details of the amount of affordable housing provided are set out in the sections above.

Housing Summary

Housing completions have been increasing each year across both the former Suffolk Coastal and Waveney areas over recent years, however in the former Waveney area this has not been sufficient to meet housing requirements and the requirements of the Housing Delivery Test. The new Local Plans set out allocations to meet housing need over the period to 2036, and it is expected that through the implementation of these the housing needed will be delivered.

Affordability of housing remains an issue within East Suffolk, and affordable housing continues to be delivered through Council's planning policies, and completions have predominantly provided affordable housing for rent. To meet the identified district wide requirements, it is anticipated that in future years a greater proportion of affordable ownership tenures will be provided.

A supply of at least five years worth of housing land can be demonstrated across East Suffolk, consistent with national policy requirements. This demonstrates that permissions are being granted to enable development to come forward.

The spatial distribution of housing completions in the former Suffolk Coastal area is broadly reflective of the spatial strategy set out in the Suffolk Coastal Core Strategy. Within the former Waveney area, distribution is higher than the proportions set out in the Local Plan for Southwold and Reydon and lower for Beccles and Worlingham, however the proportions relate to the plan period (2014-2036) and it is anticipated that over time these will be met.

Next steps

- Continue to monitor the supply of housing land in the District through the [Statement of Housing Land Supply](#).
- Prepare and review [East Suffolk Housing Action Plan](#) (published 19 August 2019), and deliver identified actions.
- Continue to maintain [the Brownfield Land Register](#) (update by December 2019).
- Creation of an [East Suffolk Self Build Register](#).

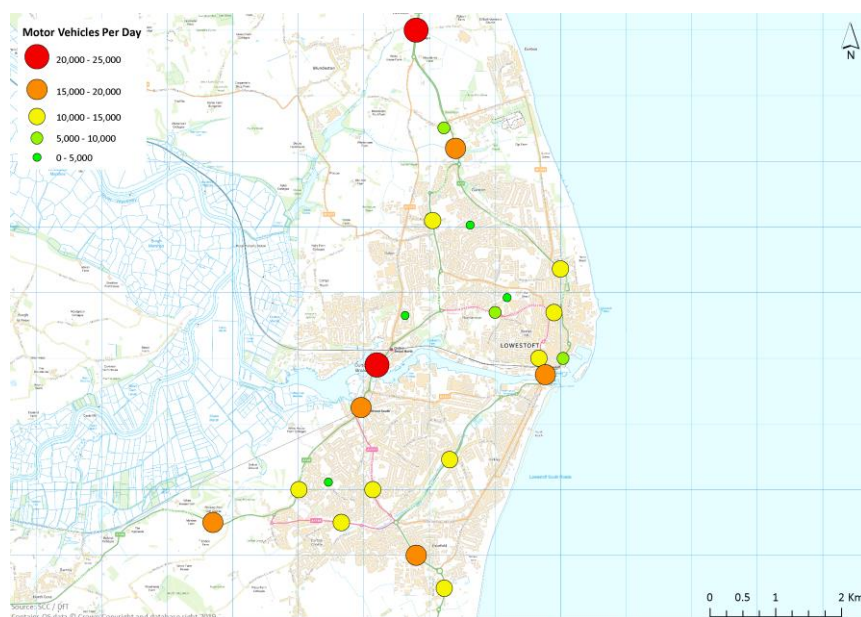
Transport

- 7.79 This section provides information on the delivery of transport measures and the implementation of parking standards in developments across East Suffolk. Travel to work modes are also considered in this section through analysis of census data.
- 7.80 Although not considered a Highway Authority, the Council has a role to play in ensuring transport initiatives and measures are implemented in consultation with Highways England and Suffolk County Council. The requirement to include travel plans and transport statements as part of planning applications based on thresholds are typically used by planning authorities to implement such measures, and this is reflected in the Council's development management policies.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Number of applications permitted which are contrary to Suffolk County Council Parking Standards.	1	4	N/A	-
Submission of Transport Statements for residential developments between 50-80 dwellings.	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.			
Submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings.	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.			
Provision of pedestrian and cycle access / public rights of way, including implementation of measures set out in the Waveney Cycle Strategy (2016 and updates)	Work will be undertaken to further develop a standardised monitoring process across the district.			
Traffic counts (motor vehicles and cyclists). (2018)	See maps below			Department for Transport road traffic statistics
Travel to work modes (Census 2011).				NOMIS Census 2011 Table QS701EW Method of travel to work
Sustainable modes	19.0%	21.6%	N/A	
Non-sustainable modes	73.0%	73.3%		
Working mainly at home	8.0%	5.1%		

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Travel to work distances (Census 2011).				NOMIS Census 2011 Table QS702EW Distance travelled to work
Average distance (Km)	17.2km	16.6km	N/A	
% travelling less than 5km	30.8%	40.5%		
Sustainable modes of travel - bicycle; on foot; bus, minibuss or coach; train				
Non-sustainable modes of travel - driving or passenger in car/van; taxi; motorcycle; other method.				

Traffic count maps (2018) Felixstowe and Lowestoft



Suffolk Coastal Local Plan

- 7.81 The statistics above show that the majority of permitted planning applications in Suffolk Coastal have not been contrary to the SCC Parking Standards which shows that the standards are achievable and that policy DM19 'Parking Standards' is serving its function in this regard. No planning applications permitted this monitoring year for major residential development include a condition for the submission and/or implementation of a Travel Plan. Current planning policy DM20 'Travel Plans' does not explicitly require such. This is remedied in the emerging Suffolk Coastal Local Plan which includes a Sustainable Transport policy that specifically references Transport Statements. It is, therefore, expected that the number of residential developments of 50-80 dwellings submitting Transport Statements will rise if the emerging Suffolk Coastal Local Plan is found sound and brought into effect.
- 7.82 A comparison of the census figures for 2001 and 2011 shows a slight decrease in the amount of both sustainable and non-sustainable modes of transport relating to work journeys; this corresponds with an increase in the number of people working from home. It is expected that this trend will continue with the introduction of better and faster broadband speeds across the District in the future. This is supported by the fact that Strategic Policy SP1 seeks to reduce the overall need to travel.
- 7.83 It is noted that the average distance travelled to work in Suffolk Coastal is higher than the national (England) average of 14.9km. This can be attributed to the fact that the District is predominantly rural by nature characterised by dispersed settlements. This is also reflected by the fact that non-sustainable modes of travel to work are higher than the national average. Notwithstanding this, the Local Plan includes policies that aim to reduce the need to travel and the use of private cars. The effectiveness of such policies will need to be considered and strengthened in consultation with transport infrastructure providers going forward.

Waveney Local Plan

- 7.84 The number of applications permitted that were contrary to Suffolk County Council parking standards was higher in the Waveney area. Reasons for permitting these proposals included the location having good access to public transport, the proposal did not result in a reduction in parking in the area and the Suffolk County Council standards not being formally adopted. Again, the recently adopted Waveney Local Plan reinforces the need to adhere to Suffolk parking standards through policy WLP8.21 'Sustainable Transport'.
- 7.85 Recently superseded policies CS15 and DM02 of the former Waveney Local Plan do not explicitly require the submission of Transport Assessments. This has been strengthened in the East Suffolk Waveney Local Plan under policy WLP8.21 'Sustainable Transport' which now requires these.

- 7.86 When comparing the census figures for 2001 and 2011, there has been a decrease in the percentage of sustainable transport modes used to get to work in the former Waveney area. As well as this, there has been an increase in the use of non-sustainable modes and a decrease in the percentage of people working from home. The recently adopted Waveney Local Plan contains a number of policies that seek to increase the use of sustainable modes and potentially could increase the percentage of people working from home. WLP1.3 'Infrastructure' outlines that the Council will work with the telecommunications industry to maximise the use of super-fast broadband which could assist with home working.
- 7.87 The average distance travelled to work in the former Waveney area (16.6km) is similar to the national (England) average of 14.9km. However, there are a higher percentage of people travelling less than 5km to work compared to the UK average of 35%. This suggests that there may be opportunities to increase sustainable transport modes, such as cycling and walking, given that people in the Waveney area appear to travel shorter distances. Again, Policy WLP8.21 reinforces the encouragement of these sustainable transport modes.

Transport Summary

Applications are generally complying with Suffolk County Council parking standards and travel plan standards, which is reflective of the effectiveness of Local Plan policies. There is, however, a greater emphasis on cycle provision in the Waveney area compared to the Suffolk Coastal area due to the existence of a Cycle Strategy in Waveney. It is the intention therefore, of the Council to develop an East Suffolk Cycle Strategy to address this imbalance and to improve cycle provision across the wider District.

Next steps

- Develop an East Suffolk Cycle Strategy.
- Develop a standardised monitoring process for the provision of pedestrian and cycle access and public rights of way across the district.

Community Facilities and Assets

- 7.88 This section provides information on the delivery of new community facilities, including open space, permissions granted this monitoring year for new or the loss of such facilities and an overview of the accessibility of key services and facilities to the resident population.
- 7.89 Ensuring the provision of community facilities and assets across the District is essential to the creation of sustainable communities. Central to the Council's Business Plan is the priority of "Enabling Communities" and through Local Plan policies which seek to deliver, develop, protect and enhance facilities, the Council can ensure that all members of the community can make use of these facilities.
- 7.90 Through the Community Right to Bid, local groups have the right to nominate land or property to be listed as an Asset of Community Value if certain principles are met. Listing (for a maximum of 5 years) allows the community group time to express an interest in buying the asset when it comes up for sale and prepare and submit a bid for the asset. During this monitoring year 12 assets have been listed including public houses, meeting places, cricket/bowls clubs and a hospital. No nominations for listing were unsuccessful this year. The [East Suffolk Community Asset List](#) provides a comprehensive list of all listed assets and further information is available at www.eastsuffolk.gov.uk/community/community-rights/community-right-to-bid/how-the-right-to-bid-works/.
- 7.91 The implementation of the Community Infrastructure Levy in each of the former Suffolk Coastal and Waveney areas has largely replaced the collection of financial contributions from planning obligations (Section 106 agreements). Further information on planning obligations and an online Section 106 database of all monies by town/parish can be found at www.eastsuffolk.gov.uk/planning/s106/.

Summary of planning obligation income and expenditure for open space and community facilities 2018/19

Obligation	Income	Expenditure	Expenditure projects
Suffolk Coastal			
Play and sport	£5,261.01	£183,113.76	Includes play equipment, refurbishment of safety surfaces, upgrades to sports areas and equipment
Waveney			
Open space	£3,852.59	£95,014.91	Includes play equipment, seating, pathways, lighting,

			bins, youth shelter, skate park improvement and installation
Woods Meadow Maintenance	£334,404.76	0	Woods Meadow Country Park, Oulton – 10 year maintenance plan from 2019/20
Woods Meadow Play Equipment	£39,527.62	0	Woods Meadow Country Park, Oulton
Woods Meadow Community Facilities	£36,128.27	0	Woods Meadow Country Park, Oulton

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Applications permitting new / loss of community services and facilities.	See table below			-
Applications permitting new / loss of open space including allotments.	See table below			-
Proportion of population with access to different types of open space.	The Waveney Open Space Needs Assessment (July 2015) provides a comprehensive assessment on the quantity, accessibility, and quality of open spaces. Work will be undertaken to further develop a standardised monitoring process across the district.			
Proportion of population with access to key services and facilities.	Work will be undertaken to further develop a standardised monitoring process across the district.			
Number of cultural facilities in the District – Applications permitting new / loss of cultural facilities.	N/A	0 Loss 3 Gain	N/A	-
<u>Cultural facilities indicator:</u> museums, libraries and art galleries (use class D1); D2 assembly and leisure uses including open space; theatres (Sui Generis).				

Applications permitting new / loss of community services and facilities.

Parish / Plan Ref	Gain, loss or enhancement	Description
Benhall DC/17/4629/FUL	Enhancement	New Multi Use Games Area on site of former croquet pitch
Benhall DC/18/4914/FUL	Enhancement	Alterations/extension to farm shop
Corton DC/18/2977/FUL	Enhancement	Extension to pavilion to provide new community room
Felixstowe DC/18/1834/OUT	Loss	Conversion of police buildings into dwellings
Framlingham DC/18/1630/FUL	Loss	Change of use of meeting room to dwelling
Kesgrave DC/18/3453/FUL	Enhancement	Installation of iron fire beacon
Leiston DC/18/1120/RG3	Enhancement	Redevelopment of leisure centre to provide thermal suite and extensions to gym and foyer
Leiston DC/18/3697/FUL	Loss	Redevelopment of former middle school to provide residential dwellings
Martlesham DC/17/1435/OUT	Gain	Outline permission for up to 2,000 new dwellings, school and potential community facilities falling under use classes A1-A5, D1 and D2
Reydon DC/15/3288/OUT	Enhancement	Residential development of former school playing field with provision of replacement sports pitches, accessible natural green space and sports changing facilities for use by the school and community users
Trimley St Mary DC/18/2468/FUL	Gain/Loss	Change of use from church building to theatre performance venue
Woodbridge DC/18/3456/FUL	Enhancement	New community centre to replace former community centre following demolition
NB permission approved for the change of use of the former premises of Woodbridge Museum to commercial office space following relocation of the museum to the quayside.		
Indicator excludes A1 retail shops within designated shopping area i.e. town centres, district shopping centres, local shopping centres.		

Applications permitting new / loss of open space including allotments.

Parish / Plan Ref	Gain, loss or enhancement	Description
Beccles DC/18/3393/FUL	Enhancement	Replacement of grass pitch with artificial grass pitch
Halesworth DC/18/1281/ARM	Gain/Enhancement (allowing some residential development within the gap between Halesworth and Holton provides publicly accessible open space to be retained in perpetuity)	9.6 hectares of open space/meadow with equipped play area, other areas of open space and land for cemetery extension (0.51 hectares)
Lowestoft DC/18/1728/ARM (DC/13/3482/OUT)	Loss	Loss of Jeld Wen playing field under reserved matters for 69 dwellings (phase 1) for a residential led mixed-use scheme including up to 850 dwellings. NB longer term/permanent replacement provision is provided under consented scheme on the Sanyo site (DC/15/2004/RG3)
Lowestoft DC/18/1925/DRC (DC/13/3482/OUT)	-	Discharge of various conditions from outline consent including condition 46 related to submission and implementation of a playing field provision plan. The existing clubs have been relocated to two sites (Lowestoft and Kessingland) prior to provision of permanent re-provision on consented scheme on the Sanyo site (DC/15/2004/RG3)
Martlesham DC/17/1435/OUT	Gain	Outline permission for up to 2,00 new dwellings, school etc and green infrastructure including Suitable Accessible Natural Greenspace (SANG), outdoor play areas, sports ground and allotments/community orchards
Peasenhall DC/16/3514/FUL	Gain	Public open space and allotments and 6 dwellings
Reydon DC/15/3288/OUT	Enhancement	Residential development of former school playing field with provision of replacement sports pitches, accessible natural green space and sports changing facilities for use by the school and community users

Suffolk Coastal Local Plan

- 7.92 Poor access to services in rural and urban areas can contribute to social exclusion. The percentage of households more than 2km from key health amenities is high across the former Suffolk Coastal area, particularly in the rural areas. In addition, 23.1% of households in the rural parts of the former Suffolk Coastal district are more than 2km from a primary school.
- 7.93 Two sites in the former Suffolk Coastal district area, Felixstowe Seafront Gardens and Bredfield Jubilee Meadow and Orchard, have been awarded a Green Flag Award⁸. This is a scheme which recognises and rewards well managed parks and green spaces.

Waveney Local Plan

- 7.94 Allocation BEC3 land at Cucumber Lane / Oak Lane in the now superseded Waveney Local Plan is allocated for housing and allotments. The provision of allotments in this part of Beccles addresses an identified need. This monitoring year, the allotments have been handed over to Beccles Town Council and are managed by Beccles Allotments and Gardens Association.
- 7.95 The Waveney Green Infrastructure Strategy (2015) identifies a list of recommended projects to improve green infrastructure⁹ in the District. One such project is proposed improvements to the quality of play facilities at Tides Reach, Kirkley which is a prime seafront location within one of the most deprived wards in the District. This monitoring year, a project has been developed to extend the play area to provide a self-contained toddler play area at Royal Green with works to commence in April 2019. The scheme also benefitted from an allocation of funds from the Waveney Community Infrastructure Levy.
- 7.96 The “Woods Meadow” development in Oulton parish is a mixed-use allocation comprising approximately 800 dwellings and supporting facilities including primary school, community centre and country park. Over the last 3 years almost 300 homes have been completed and this monitoring year, land for a 20 hectare country park has been handed over to the Council. It is proposed a park warden will be appointed and a ‘Friends of Woods Meadow’ group established to oversee management of the park. An initial consultation has been undertaken with local residents to determine future uses of the park. The Limes Primary Academy and pre-school opened September 2018.

⁸ <http://www.greenflagaward.org.uk/>

⁹ All types of green space which can be natural or man-made such as public and private green spaces; parks and gardens; play areas; village greens; playing fields; allotments cemeteries and churchyards etc.

- 7.97 Work will commence later in 2019 to deliver The Ness, formerly known as the East of England Park, to provide heritage interpretation, improved linkage and signage within the area including Ness Point, High Street via The Scores and Belle Vue and Sparrows Nest parks.
- 7.98 Nicholas Everitt Park, Oulton Broad is the only site in the former Waveney area to receive the Green Flag Award.
- 7.99 The [Waveney Sustainability Appraisal](#) (Table 3.5) shows that the majority of the Waveney population are within walking and cycling distance¹⁰ of six key services. This is because the majority of the population are within Lowestoft and the market towns where there is generally good service provision. However, “The Saints” area in the west have limited access to basic services and facilities and all parts of the District suffer from under provision / accessibility to some type of open space.
- 7.100 Kessingland Neighbourhood Plan identifies nine “Local Green Spaces” (playing pitches/outdoor sports facilities, play spaces and allotments) which have a greater level of protection from development than that provided by Local Plan Policy WLP8.23 ‘Protection of Open Space’.
- 7.101 Most permitted applications related to community facilities and open space in the former Waveney area involve the enhancement of existing facilities and open space. One such gain is almost 10 hectares of open space in Halesworth as part of a residential development. One permission has resulted in the loss of open space in relation to the first phase of development on the former Jeld Wen playing field in Lowestoft. This development is purely residential and will involve the removal of the playing fields. However, this is the first phase of a larger development that will include the provision of new open space and other community facilities in later phases (Policy WLP2.4).
- 7.102 No applications permitted this monitoring year result in the loss of cultural facilities. Three applications have been approved:
- D1 new build meeting room (St Marks Church, Lowestoft);
 - D2 martial arts studio from the conversion of a retail unit (London Road North, Lowestoft);
 - Open space gain of approximately 9.6 hectares between Halesworth and Holton (Hill Farm Road, Halesworth).
- 7.103 ‘Cultural facilities’ is an umbrella term that covers a wide range of different uses and as a result it is difficult to identify trends from gains and losses, which can often be very different to each other. Nonetheless the increase in the provision of non-residential institutions, assembly and leisure facilities and publicly accessible open space across the District will provide important new community facilities, opportunities for exercise and an improvement in local amenity.

¹⁰ Walking distance – up to 400 metres; Cycling distance – between 400m and 2km

- 7.104 Overall, it appears that the policies covering community facilities and open space in the former Waveney area are working well. There is a good proportion of the population with access to services and there are few examples of open areas being detrimentally harmed or lost due to development. The recently adopted East Suffolk Waveney Local Plan will continue to protect community facilities and open space through policies WLP8.22 'Built Community Services and Facilities' and WLP8.23 'Protection of Open Space'.

Community Facilities and Assets Summary

The Council consider that the policies which provide for the continued provision of community facilities and assets across the District are performing well. These policies are fundamental to successful and healthy communities and give areas an identity. The policies do not distinguish between urban and rural communities, but the Council is aware that facilities in rural parts of the District are likely to come under greater pressure over the plan period – due in part to the smaller populations found in rural areas. In urban areas, the demand for community facilities can be greater due to a more concentrated population.

Next steps

- Continue to work with Active Communities Team to maintain and enhance community facilities across the District, particularly in rural areas.
- Encourage communities to identify Assets of Community Value in their areas.
- Continue to support communities through the preparation of Neighbourhood Plans.
- Work with partner organisations to ensure that funding for community facilities and assets is made available at the appropriate time.
- Further develop a standardised monitoring process of accessibility to key services & facilities and open space.

Climate Change

- 7.105 This section provides information on renewable energy instalments, the implementation of energy and water efficiency standards and assessments of applications at risk of coastal erosion and flood risk.
- 7.106 The Council, as a Risk Management Authority, is responsible for addressing coastal erosion and coastal flooding across the District. The Council, in its role as Coastal Erosion Risk Management Authority, has identified a Coastal Change Management Area, in line with national policy. This is identified on the Policies Maps of the Site Allocations & Area Specific Policies Document for Suffolk Coastal and the Waveney Local Plan.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
New non-residential development of 1,000m ² or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent.	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.			
Sustainability Statement to be submitted with applications for 10 or more houses.	This is a new indicator in the Waveney Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.			
Number of renewable energy schemes permitted.	8 (81.68kW)	1 (50kW)		
Number of properties at risk from erosion.	Work will be undertaken to further develop a standardised monitoring process across the district.			
Number of properties at risk from flooding.	Work will be undertaken to further develop a standardised monitoring process across the district.			
Applications permitted in flood zones – planning applications approved against Environment Agency advice on the basis of flood risk.	0	0	0	GOV.UK Environment Agency objections to planning applications

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Number and type of permissions granted within the Coastal Change Management Area.	Aldringham: 1 x householder	All within Corton: 1 x householder 1 x community facility 1 x tourism use	N/A	-
Number of replacement homes permitted under coastal relocation / replacement policy.	No relevant planning applications determined in monitoring period.			
Carbon Dioxide emissions (2017) (Total for all sectors).	583kt	504kt	N/A	National Atmospheric Emissions Inventory
<p><u>Renewable energy:</u> Not all renewable energy installations require planning permission so it is not always possible to accurately monitor renewable energy capacity. As a result of changing Government subsidies for small scale renewable energy schemes, applications for this type of development are no longer likely to be as attractive as they once were.</p> <p><u>Carbon dioxide emissions:</u> This indicator measures total greenhouse gas in kilotonnes of CO₂ equivalent. Total greenhouse gas emissions are composed of CO₂ totals excluding short-cycle biomass burning (such as agricultural waste burning and Savannah burning) but including other biomass burning (such as forest fires, post-burn decay, peat fires and decay of drained peatlands), all anthropogenic CH₄ sources, N₂O sources and F-gases (HFCs, PFCs and SF₆). (Source: landportal.org / N.A.E.I)</p>				

Suffolk Coastal Local Plan

- 7.107 Preventing inappropriate development in areas at risk of flooding is key to minimising the impact of climate change. The Environment Agency originally objected on flood risk grounds to 13 planning applications during 2018/19, but withdrew their objections following the submission of further information against 3 of these, with one permitted outside of the monitoring period. Three applications were refused by the Council and two applications were withdrawn by the applicant. A further 4 applications were pending a decision as at 31st March 2019. The requirement to undertake a Flood Risk Assessment has ensured the general success of policies.
- 7.108 Of the eight permitted applications for renewable energy installations, four gave no indication of energy production capacity. The renewable energy schemes permitted include mostly small scale

residential related schemes for ground source heat pumps and solar panels, with one larger scheme for 184 solar panels over 267m² at RSPB Minsmere.

- 7.109 Within the Coastal Change Management Area, one planning application was approved this monitoring year. The application is for a residential annexe for a property at risk of coastal erosion. The permitted building is required to be demolished and the site restored within six months of the demolition of the host property.
- 7.110 Due to the revoking of the Code for Sustainable Homes standards by the Government in 2015, the Council relies on the Building Regulations to set energy efficiency performance standards¹¹. The District Council's Planning Policy Position Statement in relation to the revoking of the Code for Sustainable Homes can be found at www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/SCDC-Planning-Policy-Position-Statement.pdf.
- 7.111 The emerging Local Plan includes stronger policies in respect of sustainable construction which presents opportunities for new monitoring approaches to energy efficiency in developments going forward.
- 7.112 The National Atmospheric Emissions Inventory shows that carbon dioxide emissions throughout the District reduced by over 100kt during the period of 2013-2017. The sectors that saw the most reductions were the domestic electricity and industry and commercial electricity sectors which shows that, although the Code for Sustainable Homes has been revoked, the Council is still managing to contribute to a reduction in carbon emissions through its policy approach.

Waveney Local Plan

- 7.113 The Environment Agency objected to two applications on the basis of flood risk this monitoring year. Following the submission of a Flood Risk Assessment the Environment Agency holding objection was withdrawn for a proposal to extend a warehouse within the Harbour Road employment area at risk from tidal flooding and the application was subsequently permitted. The other application with a holding objection on flood risk grounds, risk to ecology and water quality, is for a flood alleviation scheme to manage fluvial flood risk in Lowestoft. The works include the construction of a sheet pile wall along Kirkley Stream and pump station and underground storage facility as part of the Lowestoft Flood Risk Management Project. Further documentation has been submitted, including a

¹¹ The government has proposed to reduce greenhouse gas emissions to net zero by 2050. As part of achieving this target, the government is currently consulting on a Future Homes Standard to request views on changes to the building regulations and to consider whether or not to commence the amendment to the Planning & Energy Act, which will prevent local authorities from setting higher energy efficiency standards for new homes.

revised Flood Risk Assessment, to address the Environment Agency's concerns and discussions are ongoing.

- 7.114 One new renewable energy scheme has been permitted this monitoring year for a 50kW solar photovoltaic system on the roof of Ormiston Denes Academy. In addition, a variation of condition extends the lifespan of Ellough Solar Farm from 25 years to 40 years (to 31 October 2055) and permission granted for the replacement of the head unit on three micro-scale wind turbines originally permitted in 2012 after developing a fault.
- 7.115 Within the Coastal Change Management Area (Policy WLP8.25) three planning applications have been approved this monitoring year. All applications are in Corton: a residential extension; an extension to provide a meeting room at the Corton Playing Field Pavilion and a certificate of lawful use of land as a caravan site which has been in existence for approximately 70 years.
- 7.116 Minimising inappropriate development in areas at risk of coastal erosion is an important part of managing climate change. It has not been necessary to refuse any planning applications based on Policy WLP8.25 'Coastal Change Management Area' and no planning permissions are considered contrary to policy. The very early indications are that the policy is clear and effective.
- 7.117 Almost half of the 239 properties at risk from coastal erosion are second homes or holiday homes including over 100 properties at Waterside Park, Corton. (Waveney Sustainability Appraisal). Since 2011 three properties at Easton Bavents (Reydon parish) have been lost to coastal erosion and a further three (and potentially a further property) are at risk within the next 20 years. Policy WLP6.1 Copperwheat Avenue, Reydon allocates land for 220 homes of which 7 plots are to be reserved for the relocation of dwellings already lost or at risk from coastal erosion.
- 7.118 65% of the properties within flood zone 3¹² are in Lowestoft. (Waveney Sustainability Appraisal).
- 7.119 The National Atmospheric Emissions Inventory shows that carbon dioxide emissions throughout the District reduced by over 150kt during the period of 2013-2017. The sectors that saw the most reductions were the domestic electricity and industry and commercial electricity and other fuels sectors which shows that, although the Code for Sustainable Homes has been revoked, the Council is still managing to contribute to a reduction in carbon emissions through its policy approach. Going forward, it is expected that the sustainable construction policy (WLP8.28) will help to further reduce carbon emissions across the District.

¹² Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year ([Environment Agency](#))

Climate Change Summary

In light of the recently announced Climate Emergency both nationally and locally, the Council is taking proactive steps to address the planning-related implications of the climate emergency www.eastsuffolk.gov.uk/news/east-suffolk-to-battle-climate-change/.

The Council continues to address climate change through proactive policies in the Local Plans which promote sustainable construction techniques and the use of renewable technologies across the district. The impacts of climate change are being seen through the impact of coastal erosion and flooding in areas at risk. East Suffolk Council is at the forefront of the Energy Sector and works in partnership with energy companies and providers to deliver schemes and projects that address the implications of climate change.

Despite the Environment Agency issuing objections on the basis of flood risk for a number of planning proposals, no planning applications were approved against Environment Agency advice on flood risk. This shows that the Council is addressing concerns raised by the Environment Agency.

Next steps

- Develop East Suffolk Sustainable Construction Guidelines/Supplementary Planning Document.
- Develop a Coastal Change Supplementary Planning Document (possibly covering a wider area than East Suffolk).
- Develop processes to ensure climate change indicators can be effectively monitored.

Design

- 7.120 This section provides information in relation to the effective monitoring of design quality. As Local Planning Authority, the responsibility for consenting development requiring planning permission rests on the Council's shoulders, to which the quality of design 'is fundamental to what the planning and development process should achieve' (paragraph 124 of the 2019 Framework). Planning policies are in place to support delivery of high quality design and resist poor design in the district. The Council recognises and rewards high quality design and building conservation through the Quality of Place Awards, which have been operating in the former Suffolk Coastal area since 2010 and across East Suffolk from 2019. Further information about the Quality of Place Awards and details as regards nomination of a scheme can be found at www.eastsuffolk.gov.uk/planning/design-and-conservation/quality-of-place-awards/.
- 7.121 Part M of the Building Regulations 2010 establishes the standards that must be achieved regarding the access to and use of buildings. Part M4(2) covers the requirement for new dwellings to provide reasonable provision for most people to access the dwelling, including features which make it suitable for a range of potential occupants. The M4(2) Building Regulation standard is encompassed within Policy SCLP5.8 Housing Mix of the emerging Suffolk Coastal Local Plan and the Waveney Local Plan makes provision within Policy WLP8.31 Lifetime Design. The specific policy requirement is consistent across both the emerging Suffolk Coastal Local Plan and adopted Waveney Local Plan therefore the monitoring approach taken should be the same across both Local Plans.
- 7.122 Building for Life 12 is a tool which is used to assess the design quality of new major residential developments. It details 12 criteria through which developments are evaluated, ranging from consideration of the connections through development into the existing public realm, to ensuring the adequate provision and siting of external bin storage. A traffic light system is used to show the outcome in each criterion. Green scores indicate the design of the scheme responds positively to the criterion, amber scores indicate that there is clear evidence of local constraints on the scheme beyond the control of the applicant that prevent it from achieving a green score, and red scores identify aspects of a proposal that need to be changed and where the scheme design at the time of assessment fails to respond positively to the criterion in question. Further information can be found at www.designcouncil.org.uk/resources/guide/building-life-12-third-edition

Indicator	Suffolk Coastal	Waveney	East Suffolk
Building for Life 12 score of all major residential developments	These are new indicators in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicators will be reported in 2019/20 Authority Monitoring Report.		
Sites with a capacity of 10 or more dwellings to make provision for 50% of all dwellings to meet Building Regulations Requirement M4(2) of Part M.			

Suffolk Coastal Local Plan

- 7.123 During the monitoring period, 140 planning applications were refused, at least in part, on design grounds. A common reason cited for refusal was due to the proposal being out of character or harmful to the character of the area and/or neighbouring properties.
- 7.124 Proposed policy SCLP11.1 'Design Quality' aims to ensure development proposals demonstrate an understanding of local character, with particular regard to the key features of local character, and that such features are enhanced through locally distinctive and innovative design. Embedded in Policy SCLP11.1 is a requirement for Building for Life 12 to be used to assess the design quality of new major residential developments. Proposals are required to perform positively when assessed against Building for Life 12 guidelines. Developments should avoid red outcomes unless there are exceptional circumstances. All Building for Life 12 assessed schemes will also be reviewed once built out and compared to the initial assessment.
- 7.125 Policy SCLP11.2 'Residential Amenity' sets out the considerations to be made when ensuring development proposals do not cause an unacceptable loss of amenity to future occupiers of new development and existing and future occupiers of development in the vicinity.

Waveney Local Plan

- 7.126 During the monitoring period, 26 planning applications were refused, at least in part, on design grounds. A common reason cited for refusal was due to the proposal being out of character or harmful to the character of the area and/or neighbouring properties (this is not an indicator for the Waveney Local Plan and this data is only included for information purposes).
- 7.127 Policy WLP8.29 'Design' expects new development to demonstrate high quality design and provides a framework of good design principles to be applied to the design of all new development. These principles take in matters including understanding of form; responding to local context; landscaping; amenity; public safety and crime; and highway layout amongst others. Furthermore, the policy

states that major residential developments will be supported where they perform positively against Building for Life 12.

- 7.128 Policy WLP8.30 'Design of Open Spaces' sets out considerations for the design of new open spaces in order to achieve inclusive spaces for people of all ages and abilities.
- 7.129 Policy WLP8.31 'Lifetime Design' seeks development proposals to support the needs of older people and those with dementia, where appropriate. The policy also requires developments of 10 or more dwellings to provide 40% of the dwellings to the requirements of part M4(2) of the Building Regulations.
- 7.130 Policy WLP8.32 'Housing Density and Design' seeks residential development to make best use of the site whilst protecting or enhancing local character and the wider environment. Developments in Lowestoft and the market towns should aim for a density of at least 30 dwellings per hectare (unless local character indicates otherwise), making greater use of terraced or semi-detached properties to enclose spaces and create a sense of identity.
- 7.131 Policy WLP8.33 'Residential Gardens and Urban Infilling' requires housing development on garden and urban infill sites to satisfy a set of criteria which address matters including scale, design and siting; amenity space; integration in to the environment; living conditions for new and existing residents; access; and protected trees.

Design Summary

Achieving well-designed developments is a fundamental element of creating excellent places, within which people want to live, work and play. Delivering such developments requires an understanding of the principles of good design, expressed succinctly within the Building for Life 12 Guidelines.

Through the application of the Building for Life 12 Guidelines in concert with the other provisions of both SCLP11.1, WLP8.29 and other design policies, the Council will be able to monitor design quality across the District which will help identify both opportunities and constraints to achieving high quality design.

Next steps

- Implementation of design policies to ensure delivery of development of high design quality including supporting people throughout their lifetime.
- Develop Local Plan Site Allocation Design Briefs.
- Develop East Suffolk Sustainable Construction Guidelines / Supplementary Planning Document.

- Develop an East Suffolk Cycle Strategy.
- Develop processes to ensure new design indicators can be effectively monitored.

Natural Environment

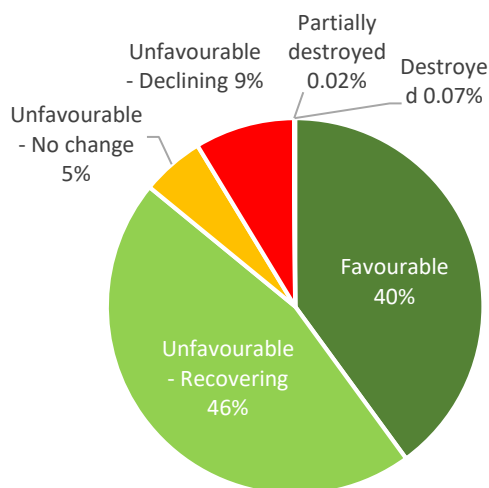
7.132 This section provides information on the adoption of habitat mitigation, a baseline of environmental designations and planning permissions allowed within defined gaps and areas to be protected from development.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Habitat mitigation (Adoption of Recreational Avoidance and Mitigation Strategy).	Future Authority Monitoring Reports will report on the collection and spend of receipts on projects.			
Condition of Sites of Special Scientific Interest.	See charts below NB Minsmere-Walberswick Heaths and Marshes SSSI in both former district areas		N/A	Natural England website
Hectares of designations (provided for East Suffolk as some designations are within both former Suffolk Coastal and Waveney areas)	Area of Outstanding Natural Beauty		37,129	Natural England website
	Special Protection Areas		10,845	
	Special Areas of Conservation		4,423	Suffolk Biodiversity Information Service website
	Sites of Special Scientific Interest		12,351	
	Ramsar Sites		14,436	
	NB Stour and Orwell Estuaries within Babergh and East Suffolk			
	County Wildlife Sites		4,913	
	NB Bridge Wood and Rushmere Heath in both Ipswich and East Suffolk			
Number of applications permitted within gaps – Coalescence of Settlements [excluding householder applications]	N/A	6	N/A	-
Number of applications	7	N/A	N/A	-

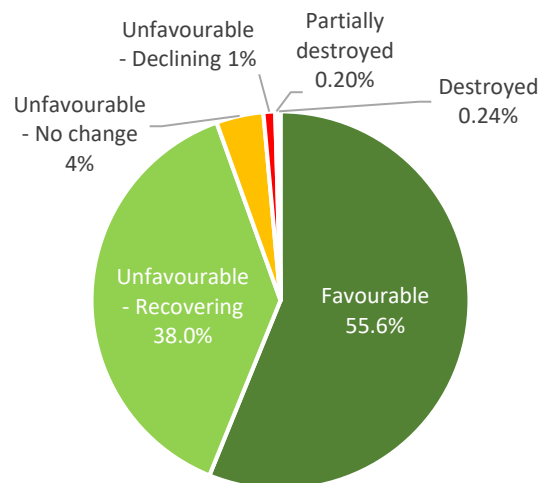
Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
permitted in areas to be protected from development as identified on the Suffolk Coastal Local Plan Policies Map. [excluding householder applications]				

Condition of Sites of Special Scientific Interest

Suffolk Coastal (46 sites)



Waveney (11 sites)



Habitat mitigation in East Suffolk

- 7.133 Suffolk contains extensive areas of nationally and internationally protected landscapes and habitats. A particular issue is the need to ensure that new development, through increased recreational pressure, does not result in harm to the integrity of Special Protection Areas, Special Areas of Conservation and Ramsar sites. Many of the European designated sites cross administrative boundaries, therefore a collaborative approach is required to ensure that green infrastructure requirements are considered across the wider area in a consistent manner.
- 7.134 The Suffolk Coast Recreational Avoidance and Mitigation Strategy (RAMS) has been developed with East Suffolk Council, Ipswich Brough Council and Babergh District Council and was approved for use

within East Suffolk towards the end of the monitoring year. The RAMS document identifies a 13km 'Zone of Influence' (ZOI) around the designated sites and requires new residential development within that zone to make a financial contribution towards a suite of measures to mitigate the impacts of increased recreational pressure. The relevant sites within East Suffolk are:

- Alde - Ore Estuary Special Protection Area (SPA) and Ramsar site
- Benacre to Easton Bavents SPA and Benacre to Easton Bavents Lagoons (SAC)
- Deben Estuary SPA and Ramsar site
- Minsmere to Walberswick Heath and Marshes Special Area of Conservation (SAC)
- Minsmere - Walberswick SPA
- Orfordness - Shingle Street SAC
- Sandlings SPA
- Stour and Orwell Estuaries SPA and Ramsar site

7.135 Future Authority Monitoring Reports will report on the collection and spend of receipts on projects. Further information can be found at www.eastsuffolk.gov.uk/planning/s106/habitat-mitigation/.

Suffolk Coastal Local Plan

7.136 Whilst the condition of the majority of Sites of Special Scientific Interest within the former Suffolk Coastal area are Favourable or Unfavourable – Recovering, there are a number which are recorded as Unfavourable - No change or Unfavourable – Declining. These consist of Crag Pit, Aldeburgh, Sudbourne Park Pit, Sinks Valley, Kesgrave, Neutral Farm Pit, Butley, the Leiston - Aldeburgh SSSI at Thorpeness, Purdis Heath, some units within the Orwell Estuary, a small number of units within the Alde & Ore Estuary and a number of units within the Deben Estuary.

7.137 This monitoring year, 7 applications have been permitted within areas identified on the Policies Map as areas to be protected from development. However, the approved schemes are minor development within residential curtilages or school grounds and considered to be policy compliant.

Waveney Local Plan

7.138 The condition of Sites of Special Scientific Interest in the former Waveney area range from entirely Favourable, in the case of Sotterley Park and Corton Cliffs, to entirely Unfavourable and Declining, in the case of Titsal Wood and Holton Pit. However, sites are either mostly Favourable, such as Barnby Broad and Sprats Water or at least Unfavourable but Recovering such as Laurel Farm.

7.139 This monitoring year, 6 applications have been permitted within gaps between settlements (Policy WLP8.36 'Coalescence of Settlements'). Three applications are considered to be intensification of

developed land and 3 are for the development of undeveloped land. Five of the 6 approved schemes are considered to be minor with no reduction in the openness or creating an urbanising effect between settlements. The exception is the approval of reserved matters for residential development for 158 dwellings within the gap between Halesworth and Holton. As reported in the Waveney Authority Monitoring Report 2016/17, the outline proposal was on balance considered acceptable as providing homes in a sustainable location and safeguarding a significant area as meadowland and open space to be protected in perpetuity. Waveney Local Plan Policy WLP8.36 'Coalescence of Settlements' ensures that any development that takes place in gaps between separate settlements do not increase urbanising effects or lead to coalescence between settlements.

- 7.140 Overall, it appears that policies covering the natural environment in the former Waveney area appear to be working well. Most Sites of Special Scientific Interest are in good condition and permissions within gaps should not increase urbanising effects. While there is a large proportion of the District under protected designations, the Waveney Local Plan includes policies which protect valuable landscapes and biodiversity. These will ensure that development takes account of the natural environment and mitigates any impacts that occur, especially when development takes place in designated areas. A number of sites allocated in the Local Plan also require new open spaces to be provided which will enhance the biodiversity offer of the District.

Natural Environment Summary

East Suffolk contains a varied and valuable natural environment which is home to numerous protected species and habitats. These landscapes are in good condition or are at least recovering from past impacts. Policies in the relevant Local Plans have ensured that landscapes have been protected by ensuring that any development that takes place only occurs when it is suitable.

The Council will continue to protect these valuable areas through the policies in the new Local Plans for the District. These policies also look to enhance these areas and the Council will take other measures for this to occur, including adopting the Recreational Avoidance and Mitigation Strategy and implementing Biodiversity Net Gain.

Next steps

- Adoption of Recreational Avoidance and Mitigation Strategy (May 2019).
- Develop indicators to monitor the implementation of RAMS.
- Implementation of Biodiversity Net Gain.

Historic Environment

- 7.141 A heritage asset is defined in the Government's National Planning Policy Framework as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include those that are designated such as listed buildings, conservation areas and scheduled monuments, and those that are non-designated; that is those identified by the local planning authority as having local interest.
- 7.142 The Government's National Planning Practice Guidance states that in the case of buildings, the significance of non-designated heritage assets should, ideally, be judged against the local planning authority's published criteria. Significance is the value of a heritage asset to this and future generations because of its heritage interest that can be archaeological, architectural, artistic or historic. The Council, as local planning authority, can identify any other kind of non-designated heritage asset.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Number of Conservation Areas at risk (2019).	1 (Felixstowe South)	1 (Lowestoft North)	2	Historic England Heritage at Risk Register 2019
Number of Listed Buildings and other Heritage Assets on the 'at risk' register.	17	9	26	Historic England Heritage at Risk Register 2019
Number of identified / loss of non-designated heritage assets.	Work will be undertaken to further develop a standardised monitoring process across the district.			

Suffolk Coastal Local Plan

- 7.143 In March 2008 English Heritage identified Felixstowe South as an area with a distinctive character that warranted consideration for a new separate conservation area designation. Following consultation in 2009, the Felixstowe South Conservation Area was designated on 12th June 2009. However, Felixstowe South Conservation Area has been on the Heritage at Risk Register since 2010 due to lack of maintenance and the poor condition of many of the buildings there.

- 7.144 Local planning authorities are required to designate conservation areas where it is considered appropriate and following a period of consultation, the Kelsale Conservation Area was adopted in November 2018.
- 7.145 Emerging Suffolk Coastal Local Plan policies SCLP11.3 to SCLP11.8 seek to ensure the historic environment is preserved and enhanced, and that development makes a positive contribution to the historic environment where at all possible.
- 7.146 Of the 46 appeal decisions in the former Suffolk Coastal area over the 2018/19 monitoring period, 4 cited the effects on heritage assets as a main issue for consideration. In 3 of the 4 decisions, the Inspector dismissed the appeal either wholly or in part for the identified harm against heritage asset(s).

Waveney Local Plan

- 7.147 North Lowestoft Conservation Area was added to Historic England's Heritage at Risk Register because poor quality alterations to individual buildings have harmed the character of the historic high street. In December 2017 the area was designated as a Heritage Action Zone (HAZ) and a five year programme began in May 2018 to regenerate the area. The aim is to bring vacant and 'at risk' buildings back into use, encourage footfall, support cultural events and research and engage the community about the historic significance of the area. Further information can be found at www.eastsuffolk.gov.uk/business/regeneration-projects/haz/.
- 7.148 In September 2019 Historic England also designated south Lowestoft as a High Street Heritage Action Zone. Comprising the majority of the South Lowestoft Conservation Area the South Lowestoft HAZ will benefit from a detailed 4 year delivery plan to restore and bring back into use historic buildings and routes, through considerable financial and technical support from Historic England.
- 7.149 Of the 7 appeal decisions in the former Waveney area over the 2018/19 monitoring period, one cited the effects on heritage assets as a main issue for consideration. In this decision, the Inspector dismissed the appeal for the harm against identified heritage asset(s).
- 7.150 Waveney Local Plan policies WLP8.37 to WLP8.40 seek to ensure the historic environment is preserved and enhanced, and that development makes a positive contribution to the historic environment where at all possible.

Historic Environment Summary

East Suffolk District has a rich historic environment, a wide variety of historic buildings and other heritage assets, such as parks and monuments. A new conservation area at Kelsale was designated in 2018. Two conservation areas, North Lowestoft and Felixstowe South, are considered to be at risk. However, the North Lowestoft Heritage Action Zone seeks to increase understanding of the conservation area, rejuvenate historic buildings and spaces and act as a catalyst for wider economic regeneration. Work is also ongoing to identify heritage assets that are at risk and ensure their restoration and protection.

Next steps

- Preparation of East Suffolk Historic Environment Supplementary Planning Document during 2019/early 2020.
- Consultation on revised Conservation Area Appraisals for Felixstowe, Holton, Homersfield and Wissett and boundary reviews for Woodbridge and Yoxford during 2019.
- North Lowestoft Heritage Action Zone Design Guide Supplementary Planning Document is currently under preparation.
- Work will be undertaken to further develop a standardised monitoring process in relation to non-designated heritage assets across the district.
- Early work on the newly designated South Lowestoft Heritage Action Zone.

Health

- 7.151 Health is a key theme running throughout the Suffolk Coastal and Waveney Local Plans and the Sustainability Appraisals identifies indicators for life expectancy and physical activity / health. The emerging Suffolk Coastal Local Plan includes two air quality indicators. Additional indicators will be identified and reported over time. However, a number of indicators in this report are also related to the health theme such as accessibility to open space, travel to work modes, improvements to pedestrian and cycle routes and public rights of way. Design policies will promote inclusive spaces for people of all ages and abilities which will aid physical and mental health.

Indicator	Suffolk Coastal	Waveney	East Suffolk	Link to further information
Life expectancy at birth (births 2015-2017)	81.9 Men 84.7 Women	79.4 Men 82.8 Women	N/A	ONS life expectancy at birth
Participation in physical activity (Active 150+ minutes a week)	60.2% (May 2017 – May 2018)	58.3% (May 2017 – May 2018)	N/A	Sport England Active Lives Survey
Percentage of adults (18+) classified as overweight or obese. (2017/18)	57.9%	68.7%	N/A	Public Health England, Public Health Outcomes Framework
Prevalence of excess weight among children in Year 6 (age 10-11 years) (overweight including obesity)	28.4% (2015/15 to 2017/18)	34.5% (2015/15 to 2017/18)	N/A	National Child Measurement Programme
Number of locations at or above any of the national Air Quality Objectives for England.	0	0	0	East Suffolk Air Quality Reports
Number of nitrogen dioxide (NO ₂) monitoring sites within 10% of the annual mean Air Quality Objective (sites above 40µg/m ³).	2 Woodbridge AQMA (37 µg/m ³) Stratford St Andrew AQMA (39 µg/m ³)	0	2	East Suffolk Air Quality Reports

Suffolk Coastal Local Plan

- 7.152 Adult obesity rates in the former Suffolk Coastal area are below the England average of 62% and life expectancy levels for both men and women are above the national average of 79.2 years and 82.9 years respectively. This suggests that Local Plan policies which aim to encourage healthy lifestyles are helping to improve the general health of the population in comparison to the national average. However, it is noted that obesity and life expectancy often correlates with levels of deprivation and the former Suffolk Coastal area is not considered to be an area of significant deprivation.

7.153 There are two small localised areas within the former Suffolk Coastal area where the objective set for annual mean nitrogen dioxide (NO₂) has been exceeded in the past and Air Quality Management Areas (AQMAs) are currently declared:

- Several houses on the road junction of Lime Kiln Quay Road, Thoroughfare and St. John's Street in Woodbridge (Woodbridge Junction)
- Four residential properties within Long Row, Main Road (A12) in Stratford St Andrew.

7.154 The 2017 NO₂ monitoring results showed only one relevant receptor location where NO₂ is just above the annual mean objective at 41 µg/m³; this is a new monitoring site in High Road, Trimley St. Martin. 2018 monitoring of this location showed that levels had dropped below the annual mean objective.

Waveney Local Plan

7.155 Participation in physical activity has marginally increased compared to the previous year. Although life expectancy for men marginally increased from 79 years in 2014-16 to 79.4 years (2015-17) the life expectancy for women decreased by 0.6% in the same period. Life expectancy for men is slightly higher than the UK average of 79.2 years and for women is slightly below the UK average of 82.9 years. The percentage of adults classed as overweight and obese is almost 7% above the England percentage of 62%. The prevalence of excess weight in children has slightly increased from the previous year of 34.9%. The former Waveney area does have higher levels of deprivation which could explain some of the indicators not performing as well when compared to the former Suffolk Coastal area.

7.156 There are no air quality objectives exceeded within the former Waveney area. One monitoring site within the former Waveney area, Pier Terrace (PT4), Lowestoft near the Bascule Bridge was just under 10% of the annual mean Air Quality Objective at 36µg/m³.

7.157 Generally, health indicators for the former Waveney area are below national figures. As the Waveney Local Plan has only recently been adopted, further monitoring will need to take place to identify if policies are successful in improving the health of the population.

Health Summary

The general health of the population of East Suffolk appears to be better in the former Suffolk Coastal area compared to the former Waveney area. Several indicators do not perform as well when compared to the national averages, however some of these have improved if only slightly. There are very few examples of areas that exceed the Air Quality Objectives, and the Air Quality Management Area designations should assist with reversing this. Policies in the new Local Plans should assist with improving these indicators in the future.

Next steps

- Implement Local Plan policies to continue to improve indicators.

Delivery of infrastructure projects

- 7.158 This section provides information on the delivery of strategic infrastructure projects highlighted in the adopted Local Plans. Not all strategic infrastructure projects are necessary to support the growth identified in the adopted Local Plans but are identified as projects which could come forward during the lifetime of the plans with some being nationally strategic projects such as Sizewell C and the East Anglia Offshore Windfarm.
- 7.159 Other infrastructure projects have been funded through planning obligations (Section 106) and Community Infrastructure Levy. Projects funded through the Community Infrastructure Levy are identified in Section 5.
- 7.160 The Council continuously engages with other authorities and infrastructure providers in relation to infrastructure projects, including strategic cross boundary infrastructure projects. Funding for infrastructure usually comes through s106 and/or CIL payments, but other sources of funding can be used to assist the delivery of these and the Council regularly explores these in conjunction with partners.
- 7.161 The Suffolk Public Sector Cloud project is being coordinated by Suffolk County Council. This project is installing ultrafast (fibre to the premises) broadband to all public sector premises across 10 Suffolk towns including Lowestoft, Woodbridge and Felixstowe. Framlingham is a Digital Towns pilot; this is a free WiFi scheme provided by the Town Council supported by Framlingham Business Association and East Suffolk Council. It will provide connectivity across the zone which should encourage footfall to the benefit local businesses.

Infrastructure project	Delivery progress	Link to further information
Suffolk Coastal Local Plan		
Sizewell C	Stage Three consultation from 4 January 2019 to 29 March 2019. ¹³	EDF Energy
East Anglia Offshore Windfarm (EA ONE & EA TWO)	Phase 4 public consultation completed in March 2019. ¹⁴	East Suffolk Council
Double tracking of the Felixstowe branch line and upgrade of level crossings (Network Rail)	Work ongoing. Completion and delivery expected in Autumn 2019.	Network Rail
A12 improvements between Lowestoft and Ipswich including A12 Four Villages Bypass (Suffolk Energy Gateway)	Funding bid submitted to Department of Transport in December 2017. ¹⁵	
A12 improvements east of Ipswich	Improvements to various junctions as part of Brightwell Lakes development. ¹⁶	
Ipswich Northern Routes	Ongoing. Initial route options report published in 2017. ¹⁷	Ipswich Northern Route
A14 junction improvements	Improvements at Copdock identified in the Suffolk Coastal Core Strategy. Decision awaited on funding bids submitted under Highways England Roads Investment Strategy 2.	
Waveney Local Plan – Policy WLP1.3 Infrastructure		
Lake Lothing Third Crossing	<ul style="list-style-type: none"> Planning application submitted to the Secretary of State (July 2018) Examination period December 2018 to June 2019 Secretary of State decision expected December 2019.¹⁸ 	Suffolk County Council
Lowestoft Flood Risk	Planning application submitted January	Lowestoft Flood

¹³ Stage 4 consultation has since been completed in September 2019.

¹⁴ Planning Application due to be submitted to the Secretary of State in October 2019

¹⁵ Funding bid rejected by Department of Transport in June 2019.

¹⁶ Funding of £19.8M now secured by Suffolk County Council to contribute to this delivery from the Housing Infrastructure Fund

¹⁷ Initial public consultation took place in Summer 2019

¹⁸ Secretary of State decision on schedule for 5th December 2019

Infrastructure project	Delivery progress	Link to further information
Management Project	2019 for fluvial flood wall along Kirkley Stream. ¹⁹	Risk Management Project
Brooke Peninsula Pedestrian and Cycle Bridge	Phase 1 (Normanston Park Pedestrian and Cycle Bridge) at design phase. Phase 2 will see pedestrian and cycle linkages continued over Lake Lothing once phase 1 is complete.	
Normanston Park Pedestrian and Cycle Bridge	Design phase of project continues including submission of a planning application. ²⁰	
Beccles Southern Relief Road	Complete (opened September 2018).	
A12 improvements between Lowestoft and Ipswich	Ongoing – improvements to the A12, including the Four Villages Bypass, were identified as part of the development of the Waveney Local Plan. Funding bid submitted to Department of Transport in December 2017. ²¹	
A47 improvements between Lowestoft and Peterborough	The Council is one of the partners of the A47 Alliance which works towards improving the A47 across East Anglia. The Just Dual It! Campaign was launched in March 2019 with the aim to gain government funding to dual the entire A47 by 2030. ²²	
Improvements to the A146 between Lowestoft and Norwich	Suffolk County Council continue to explore options. ²³	

¹⁹ Application for fluvial flood wall presented to Planning Committee in April 2019 and approval subject to Environment Agency removing holding objection. Planning application for tidal flood walls in Lowestoft Outer Harbour submitted in July 2019

²⁰ Planning application for new pedestrian and cycle bridge over railway line approved at Planning Committee 8th October 2019

²¹ Funding bid rejected by Department of Transport in June 2019.

²² Parliamentary Reception held in June 2019 to promote the Just Dual It! Campaign. An announcement on the funding allocations for the Roads Investment Strategy 2 expected in Autumn 2019

²³ Suffolk County Council submitted a bid for scheme to bypass 'Barnby Bends' which advanced to next stage in September 2019

Suffolk Coastal Local Plan

- 7.162 The Sizewell C project is identified as being of both regional and national significance in providing for energy provision. The project has progressed through various public consultation stages and a Development Consent Order is due to be submitted to the Planning Inspectorate in 2020. The East Anglia Offshore Windfarm is also of national significance in providing for energy needs. This project is currently at the Phase 4 public consultation phase.
- 7.163 The double tracking of the Felixstowe branch line has almost been completed and, when completed, will increase the efficiency of Felixstowe Port, the largest container port in the country. Such improvements will help to support the economic policies in the Local Plan considering that the Port of Felixstowe is a major employer in the District.
- 7.164 The Ipswich Northern Routes project is a partnership project between Suffolk County Council and the Local Planning Authorities across Suffolk. The project is at an early stage with a consultation on route options taking place between 5th July and 13th September 2019. A14 junction improvements at Copdock are identified in the Core Strategy and a decision on funding bids submitted under Highways England Roads Investment Strategy 2 is pending.
- 7.165 Outside of the monitoring period, in October 2019 £19.8m of funding has been awarded through the Housing Infrastructure Fund to forward fund highways works related to the development of Brightwell Lakes. This relates to the upgrading of junctions to support the delivery of Brightwell Lakes as identified in the approved outline planning application. The funding is awarded to Suffolk County Council with costs to be recovered as the development is built out.

Waveney Local Plan

- 7.166 The Lake Lothing Third Crossing in Lowestoft is a significant infrastructure project that is integral to support the growth of the district. The Council has engaged with Suffolk County Council at every stage of the projects development and will continue to do so as the project continues to move forward.
- 7.167 The Brooke Peninsula Pedestrian and Cycle Bridge and Normanston Park Pedestrian and Cycle Bridge are key pieces of infrastructure to support the development of Lowestoft, namely through interactions with policy WLP2.4 'Kirkley Waterfront and Sustainable Urban Neighbourhood'. The Council continues to progress with delivery of the Normanston Park Bridge by securing the appropriate funding. Once this phase is completed, work will begin to develop the Brooke Peninsula Bridge over Lake Lothing.

- 7.168 The Council will continue to engage in projects that aim to improve the road network and connectivity. The Council is supporting projects for both the A47 and A146 including the dualling of the A47 along with other authorities such as the Broads Authority.
- 7.169 The Council has made progress in the delivery of strategic infrastructure projects to support development. The Council will continue to engage with other authorities and infrastructure providers to ensure that these projects continue to progress.

Delivery of infrastructure projects Summary

Progress has been made on numerous infrastructure projects across the District that are needed to support future development. The new Local Plans for the District identify these projects and others that will support the growth outlined in the plans, as well as the mechanisms that will be used to deliver them.

Next steps

- Continue to work with infrastructure providers to ensure projects are delivered to support development.

Progress on delivery of Site Allocations (Local Plans and Neighbourhood Plans)

- 7.170 This section provides information and an assessment on the progress made towards delivering the sites allocated for development in the adopted Local Plans and made Neighbourhood Plans in East Suffolk.
- 7.171 A full list of all sites allocated in the Suffolk Coastal and Waveney Local Plans and Neighbourhood Plans is available at the Council's Open Data Portal: <http://data-eastsuffolk.opendata.arcgis.com>. This provides information on planning application status, delivery to date and relevant comments as at 31st March 2019. The [Statement of Housing Land Supply](#) (August 2019) provides details of anticipated rates of delivery.

Neighbourhood Plans

- 7.172 A number of Neighbourhood Plans within East Suffolk allocate sites for specific uses: Framlingham (2017), Leiston (2017), Kessingland (2017) and Melton (2018). The table below provides a summary of Neighbourhood Plan allocations subject to planning application as at 31st March 2019.

Ref	Site	Proposal	Summary comment
Framlingham Neighbourhood Plan			
FRAM19	Land off Saxtead Road, Framlingham	Residential Development of 24 Dwellings.	Planning permission for 24 dwellings granted 26/02/2019 (DC/18/2445/FUL) 2 under construction.
FRAM20	Land west of New Street, Framlingham	Outline application for an employment area for office, studio, workshop, light industrial and storage units comprising B1, B2, B8 use classes.	Outline planning permission for employment uses granted 05/09/2017 (DC/16/4370/OUT).
FRAM23	The Green Shed, Fore Street, Framlingham	Demolition of existing buildings and replacement with eight new dwellings & a single B1(a) office.	Planning permission for 8 dwellings & one B1(a) office granted 02/05/2017 (DC/16/5386/FUL). 8 under construction.
FRAM26	Station Terrace, Framlingham	Development of land for 4 dwelling houses.	Outline planning permission for 4 dwellings granted 27/11/2017 (DC/17/1853/OUT).
Leiston Neighbourhood Plan			
SA1	Land at Highbury Cottages, Saxmundham Road, Leiston	An outline planning application for up to 187 dwellings.	Outline planning permission for up to 187 dwellings granted 21/06/2017 (DC/16/1961/OUT). Approval of Reserved Matters (DC/19/1883/ARM) received outside the monitoring period currently pending a decision.
SA2	Land at Red House Lane, Leiston	Full planning application for residential development of 65 dwellings.	Planning permission for 65 dwellings approved 27/03/2018 (DC/17/1605/FUL). 11 built, 40 under construction.
SA3	Land the rear of St Margaret's Crescent, Leiston	Erection of up to 77 new homes.	Outline planning permission for up to 77 dwellings granted 29/06/2017 (DC/16/2104/OUT).
SA4	Land at Abbey Road, Leiston	Outline Application - 100 new residential units (C3)	Outline planning permission for a mixed-use scheme including

Ref	Site	Proposal	Summary comment
		with employment floorspace (B1) (approx. 1000m ²) and family orientated public house / restaurant (A3/A4) (approx. 770m ²).	100 dwellings granted 07/06/2017 (DC/16/1322/OUT).
Kessingland Neighbourhood Plan			
CI3	Land off Francis Road, Kessingland	Provision of an early years centre.	Planning permission for a children's nursery granted 24/10/2016 (DC/16/2683/FUL).
CI4	Land off Church Road, Kessingland	Provision of additional care facilities.	Planning permission for a 60-bed care home granted 13/04/2017 (DC/16/2868/FUL).
SA1	Former Ashley Nurseries Site, Kessingland	Provision of approximately 25 dwellings and 500m ² of B1 employment floorspace.	Planning application for 35 dwellings pending consideration (DC/18/1364/FUL).

- 7.173 Across East Suffolk, Neighbourhood Plans allocate sites for a variety of uses including housing, employment, education and care facilities. As at 31st March 2019, planning permissions on Neighbourhood Plan allocations total 475 new homes and a 60-bed care home. Of the 475 homes with planning permission, 50 dwellings are under construction and 11 have been completed (as at 31st March 2019).

Suffolk Coastal Local Plan

- 7.174 The Suffolk Coastal Local Plan site allocations are contained in the Site Allocations and Area Specific Policies document and the Felixstowe Peninsula Area Action Plan (both Jan 2017). The table below provides a summary of Local Plan allocations subject to planning application as at 31st March 2019.

Ref	Site	Proposal	Summary comment
FPP3	Land at Sea Road, Felixstowe	Mixed use development of commercial / tourism uses and approximately 40 residential dwellings.	Planning permission for commercial units, flats and houses was granted 06.07.2018 (DC/17/3967/FUL)
FPP4	Land north of Walton High Street, Felixstowe	Gateway to Felixstowe for approximately 400 residential units; including	Outline planning permission for 385 dwellings permitted 09.08.2018 (DC/16/2778/OUT)

Ref	Site	Proposal	Summary comment
		on site open space, comprehensive landscaping and new business units.	
FPP6	Land opposite Hand in Hand Public House, Trimley St Martin	Approximately 70 residential units with on site open space to provide a village green.	Outline planning permission for up to 70 dwellings permitted 29.03.2018 (DC/16/2119/OUT).
FPP8	Land south of Thurmans Lane, Trimley St Mary	Approximately 150 residential units.	98 residential units have been completed on part of the site (DC/16/1107/FUL).
SSP4	Land to the East of Aldeburgh Road, Aldringham	Residential use for approximately 40 units.	Planning permission for 40 dwellings was granted outside the monitoring period 07.08.2019 (DC/18/2325/FUL).
SSP5	Land at Mill Road, Badingham	Residential use for approximately 10 units.	Planning permission for 10 dwellings was granted 25.11.2016 (DC/16/2997/FUL); 8 dwellings currently under construction.
SSP6	Land Adjacent to Corner Cottages, Main Road, Benhall	Residential use for approximately 15 units.	Planning permission for 9 dwellings was granted 04.12.2017 (DC/17/3872/ARM). 9 dwellings currently under construction.
SSP7	Land to the rear of 1 and 2 Chapel Cottages, The Street, Darsham	Mixed use development comprising a village hall, village green, and 20 new homes in accordance with outline planning permission DC/13/2933/OUT.	Planning permission for new village hall, creation of village green, erection of 20 houses including 6 affordable homes. 12 dwellings currently under construction.
SSP9	Land south of Solomon's Rest, The Street, Hacheston	Small scale residential use for approximately 10 units.	Outline planning permission for 10 dwellings was granted 23.05.2017 (DC/16/3863/OUT). Full planning permission currently pending a decision (DC/19/3728/ARM).

Ref	Site	Proposal	Summary comment
SSP10	Land south of Ambleside, Main Road, Kelsale cum Carlton	Residential use for approximately 30 units although a higher quantum of development may be appropriate subject to design and layout.	Planning permission for 44 dwellings was granted outside the monitoring period 30.08.2019 (DC/18/2621/FUL).
SSP14	Land north-east of Street Farm, Saxmundham	Residential use for approximately 40 units.	Planning permission for 59 dwellings was granted 11.03.2019 (DC/18/0702/FUL).
SSP18	Land at Old Station Works, Main Road Westerfield	Mixed employment / residential use for approximately 20 units.	Outline planning permission for up to 75 dwellings & approx. 1,285sqm of commercial floorspace (16 units of B1, of which one will be flexible B1/D1 use, and 1 unit of A1) was granted outside of the monitoring period 27.06.2019 (DC/18/3850/OUT).
SSP19	Land at Street Farm, Winesham (Bridge)	Residential use for approximately 20 units.	Planning permission for 20 dwellings currently pending a decision (DC/18/3385/FUL).
SSP20	Ransomes, Nacton Heath	Class B8 Storage and Distribution and Ancillary Class B1 Office Uses including associated infrastructure, car and lorry parking.	Planning permission for employment uses (26.8 hectares) granted 28/06/2018 (DC/17/4257/OUT).

- 7.175 Across the area covered by the Felixstowe Area Action Plan full and outline permissions, as well as the part completion of FPP8 in Trimley St Mary, will bring forward almost 600 dwellings across four sites.
- 7.176 Nine sites within the area covered by the Site Allocations and Area Specific Policies document have received planning permission for 267 dwellings.

Waveney Local Plan

7.177 As the Waveney Local Plan was only adopted on 29th March 2019 limited progress has been made on bringing sites forward, however some sites are carried over from the previous Local Plan (Site Specific Allocations document, 2011 and Lowestoft Area Action Plan, 2012) and are subject to extant planning permission. The table below provides a summary of Local Plan allocations subject to planning application as at 31st March 2019.

Ref	Site	Proposal	Summary comment
WLP2.4	Kirkley Waterfront and Sustainable Urban Neighbourhood	Mixed use including residential development, employment development, primary school, playing field and local retail centre.	<u>Brooke Peninsula and Jeld Wen Site, Waveney Drive</u> - Outline consent granted for a residential-led mixed use redevelopment of up to 850 dwellings including commercial uses (A1-A5), marina building, primary school and open space (DC/13/3482/OUT). Approval of reserved matters for Phase 1 (69 dwellings) approved July 2018 (DC/18/1728/ARM) <u>Former Sanyo Site</u> - Outline consent granted for 300 dwellings (DC/15/2004/RG3).
WLP2.6	Western End of Lake Lothing	Residential development, marine-focused employment development and tourism.	Outline consent refused outside of monitoring period for 44 dwellings 21.06.2019 (DC/18/0161/OUT). Refusal reasons include lack of provision/contributions for affordable housing.
WLP2.18	Land at Mobbs Way, Oulton	Employment development (2.8 hectares).	Planning permissions granted and implemented on 0.51ha (1,497m ²) for B1-B8 units.
WLP3.2	Land west of London Road, Beccles	Residential development.	Resolution to grant planning permission subject to S106 for 217 dwellings (full permission) and 11 serviced self build plots (outline) (DC/18/4312/FUL).

Ref	Site	Proposal	Summary comment
WLP4.1	Halesworth/Holton Healthy Neighbourhood	Mixed use including residential development, health care facility and retirement community, sports facilities and education / training facility.	Resolution to grant outline planning permission subject to S106 for up to 190 dwellings (DC/18/4947/OUT).
WLP4.2	Land adjacent to Chediston Street, Halesworth	Residential development.	Outline planning permission granted outside of the monitoring period 24/05/2019 for the construction of up to 200 dwellings (DC/17/3981/OUT).
WLP5.2	Land west of St Johns Road, Bungay	Residential and employment development.	Part of the site has outline planning permission for 150 dwellings and 3 hectares of employment land (granted March 2016, DC/14/4193/OUT). An application for approval of reserved matters is pending consideration (DC/18/4429/ARM).

- 7.178 The Waveney Local Plan allocates land for 7,201 new homes of which 6,202 are expected to be delivered within the plan period. Planning permissions (or resolutions to grant permission) have been granted for 1,900 new homes on these allocated sites.

Site allocations Summary

Housing coming forward on allocated sites represents a significant proportion of committed supply as at 31st March 2019, albeit in the former Suffolk Coastal area in particular there are a number of developments being implemented related to sites granted permission at a point when site allocations were not in place.

The information presented in the table above demonstrates that the delivery of site allocations is progressing, albeit that there are a number of site allocations which do not yet benefit from planning permission. It is anticipated when allocating sites that delivery would take place over a number of years, with some sites not anticipated to come forward immediately.

Next steps

- Continuous engagement with landowners and developers to ensure site specific policies are delivered.
- Implementation and monitoring of actions identified through the Housing Action Plan.
- Monitoring of housing delivery through the preparation of the annual 5 Year Housing Land Supply Statement.
- Preparation of Supplementary Planning Documents to deliver site specific policies.
- Continue to support Neighbourhood Plan groups in identifying appropriate site allocations.

8 Sustainability Appraisal

- 8.1 This chapter reports on the Sustainability Appraisal (SA) indicators for the monitoring period 2018/19. The table in Appendix 3 sets out the indicators from the Waveney and Suffolk Coastal Local Plan Sustainability Appraisals in full. For the Waveney Local Plan area these are taken from the Sustainability Appraisal Report of the Waveney Local Plan, adopted March 2019 and for the Suffolk Coastal Local Plan area they have been taken from the Sustainability Appraisal of Core Strategy and Development Management Policies, November 2011.
- 8.2 In total there are 14 Waveney SA indicators and 51 Suffolk Coastal SA indicators. In order to rationalise the number of indicators in the AMR, and to allow easier comparison between the two Sustainability Appraisals, the table in Appendix 3 aligns the Waveney and Suffolk Coastal indicators and, where possible matches them to the relevant Local Plan indicator.
- 8.3 Monitoring of Sustainability Appraisal indicators is a key requirement of the SA process. Monitoring enables the significant effects of implementing the Local Plan sites and policies to be assessed and compared to those predicted in the Sustainability Appraisal report. It helps to ensure that any unforeseen adverse effects can be identified, and remedial action taken if required.
- 8.4 Whilst some indicators are monitored annually by the Council or external bodies, others are monitored less frequently for example through the national Census. Results for some indicators will change rapidly to signal recent changes such as housing completions or employment figures. Others such as health will show changes and trends over a longer timescale. This means that it is not always possible, practical or useful to report on every indicator every year. Where data is not available, this has been noted in the table in Appendix 3.

Significant Effects

- 8.5 The identification of significant effects is a key component of the Sustainability Appraisal process. Significant effect indicators are those indicators based on the objectives set out in the Council's Sustainability Appraisal, and they look at the wider effects of the Local Plan on the district.

Suffolk Coastal Local Plan (Core Strategy)

- 8.6 The Sustainability Appraisal for the Core Strategy covering the former Suffolk Coastal area identified a number of potential major negative effects of the plan, namely the impact of traffic on air quality, levels of waste and emissions of greenhouse gases from energy consumption. The Core Strategy document was also predicted to have a number of significant positive impacts including: conserving and enhancing the quality and local distinctiveness of landscape and townscape, achieving sustainable levels of prosperity and economic growth throughout the plan area, offering rewarding

employment, improving access to key services, reducing poverty and social exclusion and meeting the housing needs of the whole community.

Summary of Significant Effects: Suffolk Coastal Local Plan

Sustainability Objective	Type of effect	Original SA Indicator
To maintain and where possible improve air quality	Negative	Air quality; Number of Air Quality Management Areas.
To reduce waste	Negative	Household (and municipal) waste produced; Tonnage recycled, composted & landfilled.
To reduce the effects of traffic on environment	Negative	Traffic volumes at key locations; % new residential development taking place in major towns, other towns & elsewhere; Distance to key services; Journeys to work & school by sustainable transport.
To reduce emissions of greenhouse gases from energy consumption	Negative	Domestic electricity & gas consumption; Installed electricity capacity using renewable energy; Proportion of CO ₂ emissions from domestic, industrial and transport sources now available.
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive	Number & % of new dwellings completed on PDL; Number & % housing commitments on PDL; Number of vacant dwellings; Number & % of second homes; Changes in landscape; Change in number & area of village greens and commons; Area of designated landscapes (AONB); Light pollution.
To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive	Take up of employment floorspace; Employment permissions and allocations; % change in VAT registered businesses; Number & % of employees by employment division, main industry type and in key sectors

Sustainability Objective	Type of effect	Original SA Indicator
To offer everybody the opportunity for rewarding and satisfying employment	Positive	Unemployment rate; Average earnings.
To improve access to key services for all sectors of the population	Positive	% population with access to key local services (food shop, PO, school)
To reduce poverty and social exclusion	Positive	% population in 10% most deprived SOAs; Housing benefit recipients.
To meet the housing requirements of the whole community	Positive	Homelessness; Affordable housing; Special needs housing including very sheltered accommodation; Number of unfit homes; Average property price to income ratio.

Air quality

- 8.7 There are two small localised areas within the former Suffolk Coastal area where the objective set for annual mean nitrogen dioxide (NO₂) has been exceeded in the past and Air Quality Management Areas (AQMAs) are currently declared:
- Several houses on the road junction of Lime Kiln Quay Road, Thoroughfare and St. John's Street in Woodbridge (Woodbridge Junction)
 - Four residential properties within Long Row, Main Road (A12) in Stratford St Andrew.
- 8.8 Councils are required to produce an Action Plan following declaration of an AQMA. The overall aim of the Action Plan is to provide a framework for identifying and implementing measures to reduce emissions and mitigate the effects of air pollution. The sixth annual Action Plan Progress Report on air quality was published in July 2018.
- 8.9 For Woodbridge the current Action Plan includes 20 measures to reduce NO₂ concentrations from both queueing and moving traffic at this junction. However, as detailed in the progress report, many of the options in the original Action Plan are unlikely to have any significant impact on NO₂ levels. The Action Plan is therefore currently being updated. NO₂ concentrations within the AQMA have reduced since 2014 to below the objective level and are currently 37 µg/m³. Future AMRs will report on progress on the updated action plan.
- 8.10 The Area Action Plan for the Stratford St Andrew AQMA received Defra approval in March 2018. The main priority measure within the action plan involved the extension of the 30mph zone which was undertaken in December 2017. NO₂ concentrations have fallen below the objective for the first time in 2017 (39 µg/m³). Monitoring is being undertaken to determine average vehicle speeds and NO₂

concentrations with the change in place. The results of this monitoring will be reported in future AMRs.

Waste

- 8.11 Currently there is no up-to-date data available at a local authority level to monitor the waste indicators identified within the Sustainability Appraisal report. If this information becomes available it will be reported in future AMRs.

Traffic

- 8.12 The average travel to work distance is 17.2km, with 30.8% of the population travelling less than 5km. The average distance travelled to work in the former Suffolk Coastal area is higher than the national (England) average of 14.9km. This is unsurprising given the rural nature of the former Suffolk Coastal area and the dispersed nature of the settlements. Non-sustainable modes of travel to work are also higher than the national average at 19%.

Greenhouse gas emissions

- 8.13 Not all renewable energy installations require planning permission so it is not always possible to accurately monitor renewable energy capacity. Of the eight renewable energy installations permitted in the monitoring year, four gave no indication of energy production capacity. The renewable energy schemes permitted include mostly small scale residential related schemes for ground source heat pumps and solar panels, with one larger scheme for 184 solar panels over 267m² at RSPB Minsmere.
- 8.14 Due to the revoking of the Code for Sustainable Homes standards by the Government in 2015, the Council relies on the Building Regulations to set energy efficiency performance standards²⁴. The emerging Suffolk Coastal Local plan includes a new indicator of 'New non-residential development of 1,000m² or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent', subject to the adoption of the new Local Plan, future AMRs will report against this indicator.

Landscape and Townscape

- 8.15 This monitoring year, 7 applications have been permitted within areas identified on the Core Strategy Policies Map as 'Areas to be Protected from Development'. However, the approved schemes are minor development within residential curtilages or school grounds and are therefore considered to be policy compliant.

²⁴ The government has proposed to reduce greenhouse gas emissions to net zero by 2050. As part of achieving this target, the government is currently consulting on a Future Homes Standard to request views on changes to the building regulations and to consider whether or not to commence the amendment to the Planning & Energy Act, which will prevent local authorities from setting higher energy efficiency standards for new homes.

Employment, Prosperity and Economic Growth

- 8.16 The proportion of jobs by industry jobs are generally similar in both the former Suffolk Coastal and Waveney areas. The most noticeable differences are in manufacturing reflecting the large number of manufacturing businesses in the former Waveney area and transportation and storage related to the Port of Felixstowe in the former Suffolk Coastal area. Within Waveney 17.3% of the workforce is employed in manufacturing, compared with 6.1% in Suffolk Coastal and 7.4% in the East of England. Within the former Suffolk Coastal area 16.2% of the workforce is employed in transportation and storage compared with 3.7% in Waveney and 5.1% in the East of England). Resident earnings in the former Suffolk Coastal area (£30,703) are higher than the England figure of £29,849 and comparable with the East region figure of £31,000. Unemployment in the former Suffolk Coastal area remains low at 3.4% which is below the national average of 4.2%.
- 8.17 Within the employment areas for the former Suffolk Coastal area, just over a quarter of all units fell within use class B1a (Offices excluding those within A2 Financial and professional services). The Port of Felixstowe, Bentwaters, Rendlesham and Martlesham Heath all had a high proportion of B8 uses (storage and distribution).

Access to Services

- 8.18 Monitoring access to the key services has been identified as an area where further work is need to the establish a standardised monitoring process across the district. Progress on this will be reported in future AMRs.

Poverty and Social Exclusion

- 8.19 The proportion of the population in the 10% most deprived Super Output Areas (SOAs) is very limited and only registers as 0% in the indices of Multiple Deprivation. The number of children in out of work benefit claimant households for the former Suffolk Coastal area is 1830 (2017). This is significantly less than the number for the former Waveney area which is 4650.

Housing need

- 8.20 Housing completions in the former Suffolk Coastal area for 2018/19 were 588 homes, this is slightly up on the previous year. A total of 131 affordable homes were completed during the monitoring year, 22% of the total; up on the previous year but still short of the Core Strategy requirement of 24%. The Strategic Housing Market Assessment (2017) identifies a need for 1,118 additional spaces in care homes and nursing homes to 2036; this additional accommodation is required to meet the future institutional population and therefore falls outside of the housing need figures. Policy to further support the delivery of accommodation for older people is being taken forward through the review of the Suffolk Coastal Local Plan.

Waveney Local Plan Significant Effects

- 8.21 The Sustainability Appraisal of the Waveney Local Plan identified one significant negative effect against the objective of conserving natural resources. As identified in the SA report, this relates primarily to the strategy of distributing growth around the district which involves a level of development on greenfield sites which cannot be entirely mitigated for. The Plan was also predicted to have significant positive impacts, across a range of social, environmental and economic sustainability objectives, specifically: conserving natural resources, improving health and well-being, access to key services, meeting housing need, achieving economic growth, and, enhancing the rural economy.

Summary of Significant Effects: Waveney Local Plan

Sustainability Objective	Type of effect	Original SA Indicator
To conserve natural resources	Negative	Number and percentage of dwellings completed on previously developed land; Area of high grade agricultural land lost to housing and economic development.
To improve the health and well-being of the population	Positive	Proportion of journeys to work on foot or by cycle; Percentage of population completing 3x30 minutes physical activity per week; Obesity in the population; Life expectancy
To improve access to key services and facilities	Positive	Accessibility to key services and facilities.
To meet the housing requirements of the whole community	Positive	Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds.
To achieve sustained and resilient economic growth	Positive	Amount and type of employment (B1, B2 and B8), retail and leisure development (A1-A5 and D2); Jobs density; Employment by occupation; Employee jobs by industry.
To enhance the rural economy	Positive	Employment uses (B1, B2 and B8) completed in the rural areas; Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas.

Natural Resources

- 8.22 In the monitoring year, 55% of new housing was completed on previously developed land. This marks an improvement on the previous year when 33% of new housing was completed on previously developed land. However, it is expected the number of homes on previously developed land will decrease in future monitoring years as the majority of housing allocations in the Local Plan are on greenfield sites. Only 20% of new homes are on previously developed land including 1,380 at Kirkley Waterfront and Sustainable Urban Neighbourhood (Policy WLP2.4).
- 8.23 The efficient use of land also contributes to the conservation of natural resource and Policy WLP8.32 'Housing Density and Design' of the Local Plan expects residential development to make the best use of the site. Development in and around the built up area of Lowestoft and the market towns should aim for urban scale development of at least 30 dwellings per hectare. This monitoring year, 5 schemes of 10 or more dwellings have completed with 4 of these schemes achieving 30 dwellings per hectare. The densities range considerably from 15 dwellings per hectare on a historic greenfield allocation in Oulton to 120 dwellings per hectare for a flat development on a former car park in Lowestoft.
- 8.24 The loss of high-grade agricultural land is also identified in the Sustainability Appraisal report as an indicator of natural resource conservation. Defra's Agricultural Land Classification (ALC) system assesses the quality of farmland and divides it into five categories. The 'best and most versatile land' is defined by the NPPF as that which falls into Grades 1, 2 and sub-grade 3a. This data is not routinely monitored for all the completions, but it is possible to extract the data from the Council's GIS systems for completions on major sites. For the monitoring year 5 schemes of 10 or more dwellings have been completed only 1 of which was on a greenfield site. This was a phase of 25 dwellings forming part of a larger development of 800 dwellings at Woods Meadow, Oulton (DC/15/2953/ARM). The total application site area is 1.65ha and is grade 3 (good to moderate quality land). Natural England guidance describes grade 3 agricultural land as 'Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield'. Whilst this still represents productive farmland it does not come under the definition of 'best and most versatile land' as defined by the NPPF.
- 8.25 Loss of agricultural land has not previously been monitored and therefore comparison with earlier years is not possible, this will however form part of the monitoring for future years. As noted above, a number of housing allocations in the Local Plan are on greenfield sites many of which (particularly in the rural areas) are on agricultural land therefore loss of agricultural land may increase in future years once these sites are developed.

Health and Well-being

- 8.26 Participation in physical activity has marginally increased compared to the previous year. Although life expectancy for men marginally increased from 79 in 2014-16 to 79.4 (2015-17) the life

expectancy for women decreased by 0.6% in the same period. Life expectancy for men is slightly higher than the UK average of 79.2 years and for women is slightly below the UK average of 82.9 years. The percentage of adults classed as overweight and obese is almost 7% above the England percentage of 62%. The prevalence of excess weight in children has slightly increased from the previous year of 34.9%.

- 8.27 When comparing the census figures for 2001 and 2011, there has been a decrease in the percentage of sustainable transport modes used to get to work in the former Waveney area. As well as this, there has been an increase in the use of non-sustainable modes and a decrease in the percentage of people working from home. The recently adopted Waveney Local Plan contains a number of policies that seek to increase the use of sustainable modes and potentially could increase the percentage of people working from home. WLP1.3 'Infrastructure' outlines that the Council will work with the telecommunications industry to maximise the use of super-fast broadband which could assist with home working.
- 8.28 Generally, health indicators for the former Waveney area are below national figures. As the Waveney Local Plan has only recently been adopted, further monitoring will need to take place to identify if policies are successful in improving the health of the population.

Access to Key Services

- 8.29 Monitoring access to the key services has been identified as an area where further work is need to the establish a standardised monitoring process across the district. Progress on this will be reported in future AMRs.

Housing Requirements

- 8.30 Housing completions in the former Waveney area for 2018/19 were 297 homes, this is slightly up on the previous year. 89 of these homes were affordable. Overall, 30% of all housing completed between 2014-19 is affordable housing (333 of 1,116 new homes). This monitoring year, 68 new bedrooms have been delivered on windfall sites comprising a new 60 bed care home in Beccles and an 8 bed extension to an existing care home in Lowestoft. Over the plan period (2014-19) a net gain of 50 bedrooms has been recorded.

Economic Growth

- 8.31 This monitoring year 3,290 m² of new B1-B8 employment floorspace has been completed, the majority of which is on existing employment sites providing additional floorspace for existing businesses. However, losses of 5,054m² employment floorspace have been recorded. This includes the former Wessex Food factory (approx. 7,100m²) destroyed by fire in 2011 and replaced by 3,263m² comprising 16 business units owned and managed by Suffolk County Council on part of the South Lowestoft Enterprise Zone.

- 8.32 Within the former Waveney area 17.3% of the workforce is employed in manufacturing, compared with 6.1% in the former Suffolk Coastal area and 7.4% in the East of England. Average workplace earnings in the former Waveney area (£24,977) are considerably less than those in the former Suffolk Coastal area and the national England figure of £29,856 for full time workers. Unemployment within the former Waveney area is 6.1%, this is higher than the national average of 4.2%.

Rural Economy

- 8.33 Currently, employment land monitoring does not distinguish between completions in rural areas and those in urban area. Work will be undertaken to further develop a standardised monitoring process for this across the district.
- 8.34 27 of the 297 (9%) housing completions on 2018/19 took place outside settlement boundaries. 2.4 % of the total housing completions were classified as being in the countryside.

Appendix 1- List of Indicators and data sources

Indicator	Data source
Employment, Retail and Leisure and Tourism	
Amount and type of employment land completed (hectares)	Monitoring of planning applications
Employment and type of employment floorspace completed (m ²)	Monitoring of planning applications
Percentage of uses within existing employment areas	Employment surveys
Percentage of vacant units within existing employment areas	Employment surveys
Amount and type of new retail and leisure development completed	Monitoring of planning applications
Percentage of uses within town centres	Retail surveys
Percentage of vacant units within town centres (as % of all units in commercial uses)	Retail surveys
Number of cultural facilities in the District – Applications permitting new / loss of cultural facilities	Monitoring of planning applications
Applications permitting new / loss of tourist accommodation & development.	Monitoring of planning applications
Total day trips, total staying trips total visitor spend	Suffolk Means Business Economic Impact of Tourism 2018, Destination Research
Jobs density	ONS jobs density
Employee jobs by industry	ONS Business Register and Employment Survey
Employment by occupation	ONS Annual Population Survey
Earnings by residence and workplace	ONS Annual Population Survey
Employment and unemployment	ONS Annual Population Survey
Qualifications of working age population (aged 16-64)	ONS Annual Population Survey
GCSE Results - % of pupils achieving strong 9-5 passes in both English and mathematics GCSEs	GOV.UK
Housing	
Net additional homes completed	Housing completions
Affordable homes completed	Housing completions

Indicator	Data source
Gypsy and Traveller pitches permitted/completed.	Planning application monitoring / Housing completions
Total housing delivered within plan period	Housing completions
Type and size of completed dwellings (gross completions)	Housing completions
Number and percentage of affordable housing completed by tenure	Housing completions
Number of approvals and refusals for self-contained flats/HMOs/bedsits	Monitoring of planning applications
Net additional bedrooms in C2 care homes	Housing completions
% of housing development by settlement hierarchy 2018/19	Housing completions
% of housing development in the countryside – outside of settlement boundaries (Local Plans and Neighbourhood Plans)	Housing completions
% of residential development in Lowestoft and the market towns achieving at least 30 dwellings per hectare	Housing completions
% of new housing completed on previously developed land	Housing completions
Number of entries on self build / custom build register	Self Build / Custom Build Register
Number of plots approved for self or custom build	Monitoring of planning applications
Developments of 100 or more dwellings to provide 5% self or custom build properties	Monitoring of planning applications
Population estimates	ONS population estimates
Homelessness	MHCLG Homelessness statistics
Housing affordability	ONS ratio of median house price to median earnings (workplace-based earnings)
Transport	
Number of applications permitted which are contrary to Suffolk County Council Parking Standards	Monitoring of planning applications
Submission of Transport Statements for residential developments between 50-80 dwellings and submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings	Monitoring of planning applications
Provision of pedestrian and cycle access / public rights of way, including implementation of measures set out in the Waveney Cycle Strategy (2016 and updates)	Monitoring of planning applications / Suffolk County Council / Community Infrastructure Levy spend
Traffic counts (motor vehicles and cyclists)	Department for Transport traffic counts
Travel to work distances	Census 2011, Table QS701EW Method of travel to work

Indicator	Data source
Travel to work modes	Census 2011, Table QS702EW Distance travelled to work
Community Facilities and Assets	
Applications permitting new / loss of community services and facilities	Monitoring of planning applications
Applications permitting new / loss of open space including allotments	Monitoring of planning applications
Proportion of population with access to different types of open space	Geographical Information System Analysis
Proportion of population with access to key services and facilities	Geographical Information System Analysis
Climate Change	
New non-residential development of 1,000m ² or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent	Monitoring of planning applications
Sustainability Statement to be submitted with applications for 10 or more houses.	Monitoring of planning applications
Number of renewable energy schemes permitted	Monitoring of planning applications
Number of properties at risk - from erosion / from flooding	Council monitoring (Planning Policy Team / Coastal Management Team)
Applications permitted in flood zones - planning applications approved against Environment Agency advice on the basis of flood risk.	Environment Agency / Planning application monitoring
Number and type of permissions granted within the Coastal Change Management Area	Monitoring of planning applications
Number of replacement homes permitted under coastal relocation / replacement policy	Monitoring of planning applications
Carbon Dioxide Emissions	Department of Energy and Climate Change
Design	
Major residential developments performing positively (obtaining 'green' scores) against Building for Life 12. [for 'major residential developments' i.e. 10 or more dwellings]	Monitoring of planning applications
Sites with a capacity of 10 or more dwellings to make provision for 50% of all dwellings to meet Building Regulations Requirement M4(2) of Part M	Monitoring of planning applications
Natural Environment	
Habitat mitigation	CIL and S106 Officer (financial) / Ecologist (projects)
Condition of Sites of Special Scientific Interest	Natural England

Indicator	Data source
Hectares of designations e.g. Area of Outstanding Natural Beauty, Special Protection Areas, Special Areas of Conservation, Ramsar Sites	Natural England / Suffolk Biodiversity Information Service
Number of applications permitted within gaps – Coalescence of Settlements [excluding householder applications]	Monitoring of planning applications
Number of applications permitted within areas to be protected from development as identified on the Policies Map. [excluding householder applications]	Monitoring of planning applications
Built and Historic Environment	
Number of Conservation Areas at risk	Historic England
Number of identified / loss of non-designated heritage assets	East Suffolk Council
Number of Listed Buildings and other Heritage Assets on the 'at risk' register	Historic England
Health	
Life expectancy at birth	Public Health England
Participation in physical activity (Active 150+ minutes a week)	Sport England, Active Lives Survey
Percentage of adults (18+) classified as overweight or obese	Public Health England, Public Health Outcomes Framework
Prevalence of excess weight among children in Year 6 (age 10-11 years)	National Child Measurement Programme
Number of locations at or above any of the national Air Quality Objectives for England	Local Air Quality Management Assessments (Environmental Protection)
Number of nitrogen dioxide (NO ₂) monitoring sites within 10% of the annual mean Air Quality Objective (sites above 36µg/m ³)	Local Air Quality Management Assessments (Environmental Protection)

Appendix 2 - Indicators not being currently monitored

Indicator	Reason not monitored
Housing	
Developments of 100 or more dwellings to provide 5% self or custom build properties	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.
Transport	
Submission of Transport Statements for residential developments between 50-80 dwellings.	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.
Submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings.	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.
Provision of pedestrian and cycle access / public rights of way, including implementation of measures set out in the Waveney Cycle Strategy (2016 and updates)	Further develop a standardised monitoring process across the whole of East Suffolk district.
Community Facilities and Assets	
Proportion of population with access to different types of open space	Further develop a standardised monitoring process across the whole of East Suffolk district.
Climate Change	
New non-residential development of 1,000m ² or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.
Sustainability Statement to be submitted with applications for 10 or more houses	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20

Indicator	Reason not monitored
	Authority Monitoring Report.
Number of properties at risk from erosion	Further develop a standardised monitoring process across the whole of East Suffolk district.
Number of properties at risk from flooding	Further develop a standardised monitoring process across the whole of East Suffolk district.
Design	
Major residential developments performing positively (obtaining 'green' scores) against Building for Life 12. [for 'major residential developments' i.e. 10 or more dwellings]	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.
Sites with a capacity of 10 or more dwellings to make provision for 50% of all dwellings to meet Building Regulations Requirement M4(2) of Part M	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.
Natural Environment	
Habitat mitigation	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.
Built and Historic Environment	
Number of identified / loss of non-designated heritage assets	Further develop a standardised monitoring process across the whole of East Suffolk district.

Appendix 3 – Suffolk Coastal and Waveney Local Plan Sustainability Appraisals indicators

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
To improve the health and well-being of the population	To improve the health of the population overall	-	-		-
Proportion of journeys to work on foot or by cycle	Journeys to work & school by sustainable transport	No	Sustainable modes: 21.6% Non-sustainable modes: 73.3% Working mainly at home: 5.1%	Sustainable modes: 19% Non-sustainable modes: 73% Working mainly at home: 8%	No data available for school journeys.
Percentage of population completing 3x30 minutes physical activity per week	-	No	Participation in Physical Activity (Active 150+ minutes a week): 58.3% (May 2017 – May 2018)	Participation in Physical Activity (Active 150+ minutes a week): 60.2% (May 2017 – May 2018)	The wording of the indicator varies slightly from the data set.
Obesity in the population	Obesity levels	No	Percentage of adults (18+) classified as overweight or obese. (2017/18): 68.7% Prevalence of excess weight among children in Year 6 (age 10-11 years): 34.5% (2015/15 to 2017/18)	Percentage of adults (18+) classified as overweight or obese. (2017/18): 57.9% Prevalence of excess weight among children in Year 6 (age 10-11 years): 28.4% (2015/15 to 2017/18)	n/a
Life expectancy	Death rate plus those for cancer, heart disease, respiratory, self harm, road accidents	No	Life expectancy at birth (births 2015-2017) Men: 79.4 Women: 82.8	Life expectancy at birth (births 2015-2017) Men: 81.9 Women: 84.7	The wording of the indicator varies from the data set for Suffolk Coastal, however life expectancy rates provide

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
					a good indication of the general health of the population which is the overall aim of this indicator.
-	% with access to hospital, doctors or dentist	Percentage of population with access to key services and facilities	Comparable data not yet available	Comparable data not yet available	To develop a standard monitoring process across the district.
-	Radio nuclides in food near Sizewell	-	No data	No data	n/a
-	Total radiation dose from all sources	-	No data	No data	n/a
-	Change in play, open & natural green space	Applications permitting new/loss of open space including allotments	5 schemes permitted - 2 enhancements, 2 losses and 1 gain.	2 schemes permitted - 2 gains.	Detail of the schemes set out in Section 7
To improve access to key services and facilities	To improve access to key services for all sectors of the population	-	-		-
Accessibility to key services and facilities e.g. primary school, supermarket/food shop, post office, public house, meeting place and GP surgery	% population with access to key local services (food shop, PO, school)	Percentage of population with access to key services and facilities	Comparable data not yet available	Comparable data not yet available	To develop a standard monitoring process across the district.
To meet the housing requirements of the whole community	To meet the housing requirements of the whole community	-	-		-
Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds	Affordable housing	Amount and type of new housing (including tenure, rural workers, caravans, houseboats, extra care / sheltered housing and number of care/nursing	Net additional homes completed: 297 Affordable homes completed: 89 Gypsy and Traveller pitches completed: 4 Net additional bedrooms in C2 care homes: 68	Net additional homes completed: 588 Affordable homes completed: 131 Gypsy and Traveller pitches completed: 0 Net additional bedrooms in C2 care homes: 11	Further information on the breakdown of new housing delivered in the monitoring year can be found in section 7.
	Special needs housing including very sheltered accommodation				

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		home beds), provided: i) in Waveney/Suffolk Coastal; ii) by settlement hierarchy. iii) on previously developed land. NB also outside of Settlement Boundaries			
-	Homelessness	Homelessness (Number of households assessed / owed a duty by local authority; Jan – Mar 19).	289 / 279	77 / 75	n/a
-	Number of unfit homes	No	No data	No data	n/a
-	Average property price to income ratio	Housing Affordability	Housing affordability. (2018) (Ratio of median house price to median gross annual (where available) workplace-based earnings): 7.49	Housing affordability. (2018) (Ratio of median house price to median gross annual (where available) workplace-based earnings): 10.07	n/a
To conserve natural resources	To conserve soil resources and quality	-	-	-	Significant negative effective identified in Waveney Local Plan SA report.
	To maintain and where possible improve water quality	-	-		
	To use water and mineral resources efficiently, and re-use and recycle where possible Recycled	-	-		
Number and percentage of dwellings completed on previously developed land	Area of Greenfield land developed	Amount and type of new housing (including tenure, rural workers, caravans, houseboats, extra care / sheltered housing and number of care/nursing home beds),	% of new housing completed on previously developed land: 55% (162 of 297)	% of new housing completed on previously developed land: 22% (132 of 588)	n/a
	% of new dwellings on Brownfield land				
	Number and % of housing commitments on Greenfield land				

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		provided: i) in Waveney/Suffolk Coastal; ii) by settlement hierarchy. iii) on previously developed land. NB also outside of Settlement Boundaries			
Area of high grade agricultural land lost to housing and economic development	Allocations on best and most versatile agricultural land	No	2018/19 5.1 major residential scheme on a greenfield land (DC/15/2953/ARM), site area 1.65ha, agricultural land grade 3 (good to moderate)	No data	n/a
-	Radioactivity in local water	No	No data	No data	n/a
-	Water quality in rivers, bathing water and catchment areas using the Water Framework Directive classification	No	Coastal bathing water quality 2018: - Lowestoft, North of Claremont Pier: Good - Lowestoft, South of Claremont Pier: Good - Southwold, the Denes: Sufficient - Southwold, the Pier: Good	Coastal bathing water quality: - Felixstowe North: Excellent - Felixstowe South: Excellent	n/a
-	Area of contaminated land returned to beneficial use	No	No data	No data	n/a
-	Recycled aggregate production	No	No data	No data	n/a
-	Water consumption	No	No data	No data	n/a
-	Water availability for water dependent habitats	No	No data	No data	n/a
To achieve sustained and resilient economic growth	To offer everybody the opportunity for rewarding and satisfying employment	-	-	-	-
	To achieve sustainable levels of	-	-	-	-

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	prosperity and economic growth throughout the plan area				
	To encourage efficient patterns of movement in support of economic growth	-	-	-	-
	To encourage and accommodate both indigenous and inward investment	-	-	-	-
Amount and type of employment (B1, B2 and B8), retail and leisure development (A1-A5 and D2)	Employment land availability	Number, amount and type of uses within existing employment areas; number of vacant units	<p>Percentage of uses within existing employment areas: B1a: 8.1% B1b: 0% B1c: 5.0% B1 (General): 3.0% B2: 24.3% B8: 31.7% Non-B uses: 27.9%</p> <p>Percentage of vacant units within existing employment areas: B uses: 12.6% All uses: 12.8%</p>	<p>Percentage of uses within existing employment areas: B1a: 25.4% B1b: 0.5% B1c: 4.8% B1 (General) 8.8% B2: 11.3% B8: 18.3% Non B-uses: 30.9%</p> <p>Percentage of vacant units within existing employment areas: B uses: 5.2% All uses: 10.4%</p> <p>NB within the former Suffolk coastal area it has not been possible to identify a use for a number of vacant units during site surveys and these are excluded from these. It is intended that future surveys will identify the use of these units to provide more robust data.</p>	Data relates to uses within existing employment areas.
	Employment permissions and allocations Employment permissions in urban areas	Amount and type of new employment provided: i) in Waveney/Suffolk Coastal; ii) by settlement hierarchy. iii) on previously developed land.	Employment and type of employment floorspace completed (m ²) in former Waveney area. B1a: -40 B1b: 0 B1c: 2,257 B2: -4,210	Employment and type of employment floorspace completed (m ²) in former Suffolk Coastal area. B1a: 199 B1b: 0 B1c: -104 B2: -271	

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		NB also outside of Settlement Boundaries	B8:229	B8: 1,672	
Jobs density	-	Jobs density	Jobs density (2017): 0.70	Jobs density (2017): 0.87	n/a
Employment by occupation	-	Employee Jobs by occupation	managers, directors and senior officials: 8.2% professional occupations: 14.2% associate prof & tech occupations: 9.6% administrative and secretarial occupations: 10.2% skilled trades occupations: 11.3% caring, leisure and other service occupations: 12.8% sales and customer service occupations: 7.9% process, plant and machine operatives: 10.2% elementary occupations: 14.7%	managers, directors and senior officials: 12.4% professional occupations: 18.5% associate prof & tech occupations: 15.4% administrative and secretarial occupations: 11.3% skilled trades occupations: 12.2% caring, leisure and other service occupations: 9.3% sales and customer service occupations: 6.8% process, plant and machine operatives: 3.0% elementary occupations: 11.0%	n/a
Employee jobs by industry	Number &% of employees by employment division, main industry type and in key sectors (agriculture, IT etc)	Employee jobs by industry	Agriculture and mining (A-B): 1.2% Manufacturing (C): 17.3% Energy and Water (D-E): 1.5% Construction (F): 5.0% Wholesale and retail including motor trades (G): 19.8% Transportation and storage (H): 3.7% Accommodation and food services (I): 9.9% Information and communication (J): 0.9% Financial and other business services (K-N): 13.9% Public admin, education and health (O-Q): 22.3% Other services (R-U): 4.6%	Agriculture and mining (A-B): 2.6% Manufacturing (C): 6.1% Energy and Water (D-E): 2.2% Construction (F): 4.0% Wholesale and retail including motor trades (G): 14.2% Transportation and storage (H): 16.2% Accommodation and food services (I): 9.1% Information and communication (J): 7.1% Financial and other business services (K-N): 11.4% Public admin, education and health (O-Q): 22.8% Other services (R-U): 4.4%	n/a
-	Unemployment rate	Employment and unemployment	Employment and unemployment. (Apr	Employment and unemployment. (Apr	n/a

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
			2018-Mar 2019) Aged 16-64 Employment: 47,000 (78.4%) Unemployment: 3,000 (3.4%)	2018-Mar 2019) Aged 16-64 Employment: 57,200 (81%) Unemployment: 2,000 (3.4%)	
-	Average earnings.	Earnings by residence and workplace	Earnings by residence and workplace (2018): Residence: £24,977 Workplace: £24,983	Earnings by residence and workplace (2018): Residence: £30,703 Workplace: £28,292	n/a
-	Take up of employment floorspace	No	No data	No data	n/a
-	% change in VAT registered businesses	No	No data	No data	n/a
-	Distance to work	No	Average distance (Km): 16.6km % travelling less than 5km: 40.5%	Average distance (Km): 17.2km % travelling less than 5km: 30.8%	n/a
-	Net commuting to district and major towns	No	No data	No data	n/a
-	Number & % working at home	No	Working mainly at home: 5.1%	Working mainly at home: 8%	n/a
-	Number of developments with travel plan submitted as condition of development	No	No data	No data	n/a
-	% port freight carried by rail	No	No data	No data	n/a
-	Number of farmers markets and farm shops	No	No data	No data	n/a
-	Number of enquiries to business advice services from within/outside area	No	No data	No data	n/a
-	Business start-ups and closures	No	No data	No data	n/a
To enhance the rural economy	-	-	-		-
Employment uses (B1, B2 and B8) completed in the rural areas	-	Amount and type of new employment provided: i) in Waveney/Suffolk Coastal; ii) by settlement	Employment and type of employment floorspace completed (m²). B1a: 0 B1b: 0 B1c: 0	Employment and type of employment floorspace completed (m²). B1a: 45 (DC/15/2139/FUL) B1b: 0	Rural areas are defined as outside of settlement boundaries, existing

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		hierarchy. iii) on previously developed land. NB also outside of Settlement Boundaries	B2: 279 (DC/17/1927/FUL) B8: 0	B1c: -305 (DC/15/2139/FUL) B2: 0 B8: 0	employment areas and employment land allocations. Full details of employment completions are set out in Section 7.
Amount and type of new housing, including extra care/sheltered housing and number of care/nursing home beds within the rural areas	-	Amount and type of new housing (including tenure, rural workers, caravans, houseboats, extra care / sheltered housing and number of care/nursing home beds), provided: i) in Waveney/Suffolk Coastal; ii) by settlement hierarchy. iii) on previously developed land. NB also outside of Settlement Boundaries	Housing by settlement hierarchy: Lowestoft 57.2% Beccles & Worlingham 3.7% Bungay 2% Halesworth & Holton 4% Southwold & Reydon 18.2% Larger village 11.1% Smaller village 1.3% Countryside 2.4% Housing outside settlement boundaries: 9% (27 of 297)	Housing by settlement hierarchy: Major centre 35% Town 36% Key service centre 17% Local service centre 10% Other village 2% Countryside 0.50% Housing outside settlement boundaries: 6.3% (37 of 588)	Full details of type of housing is set out in Section 7.
-	To maintain and improve levels of education and skills in the population overall	-	-		
-	A*-C grades at GCSE	No	Qualifications of working age population (aged 16-64) (2018)	Qualifications of working age population (aged 16-64) (2018)	Further details of educational attainment is set out in Section 7.
-	A & AS level results	Qualifications of working age population (aged 16-64)	NVQ4+: 26.9% NVQ3+: 44% NVQ2+: 65.4% NVQ1+: 86.3% Other: 5.9% No qualifications: 7.8%	NVQ4+: 37.8% NVQ3+: 50.7% NVQ2+: 75.3% NVQ1+: 90.8% Other: 4.3% No qualifications: 4.9%	
-	% no qualifications				
-	% NVQ level 4 or higher				
-	To reduce crime and anti-social activity	No	No data	No data	n/a
	Crime per 1000	No	Total number of	Total number of	n/a

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	population		crimes (Aug-18 - Jul-19): 8,833 (75 per 1,000 persons)	crimes (Aug-18 - Jul-19): 5,840 (45 per 1,000 persons)	
-	Violent crime	No	Violence and sexual offences (Aug-18 - Jul-19): 4,058 (34 per 1,000 persons)	Violence and sexual offences (Aug-18 - Jul-19): 2,470 (19 per 1,000 persons)	n/a
-	Fear of crime	No	No data	No data	n/a
-	Noise & odour complaints	No	No data	No data	n/a
-	To reduce poverty and social exclusion	-	-		-
-	% population in 10% most deprived SOAs	No	0.1233	0	n/a
-	Housing benefit recipients	No	Number of children in Out of Work Benefit Claimant households for Waveney for 2017: 4650	Number of children in Out of Work Benefit Claimant households for Suffolk Coastal for 2017: 1830	Data not available for total number housing benefit claimants
-	To improve the quality of where people live and to encourage community participation	-	-		-
-	Satisfaction with neighbourhood	No	No data	No data	n/a
-	Land managed for ecological interest with public access	No	Area of Outstanding Natural Beauty: 37,129 Special Protection Areas: 10,845 Special Areas of Conservation: 4,423 Sites of Special Scientific Interest: 12,351 Ramsar Sites. NB Stour and Orwell Estuaries in both Babergh & former SCDC districts: 14,436 County Wildlife Sites NB Bridge Wood and Rushmere Heath in both Ipswich & former SCDC districts: 4,913		Data for East Suffolk
-	Accessible green space.	Proportion of the population with access to different types of open space	No data	No data	n/a
-	Electoral turnout	No	65.2%	73.2%	Data from 2017 general election (total valid turn out)
-	Parish Plans adopted	Number of 'made'	Total number of 'made'	Total number of 'made'	n/a

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
		neighbourhood plans	neighbourhood plans: 1	neighbourhood plans: 7 (2 of which were approved in the monitoring year)	
-	People involved in volunteer activities	No	No data	No data	n/a
-	Rate of racist incidents	No	No data	No data	n/a
-	Visits to museums	No	No data	No data	n/a
-	To conserve and where appropriate enhance areas of historical and archaeological importance	-	-		-
-	Change in number of Listed buildings and buildings at risk	Number of listed buildings and other heritage assets on the 'at risk' register	Number of Listed Buildings and other Heritage Assets on the 'at risk' register: 9	Number of Listed Buildings and other Heritage Assets on the 'at risk' register: 17	n/a
-	Area of historic parks and gardens	No	National register of historic parks and gardens: 2 parks and gardens	National register of historic parks and gardens: 6 parks and gardens Locally designated: 16	Area not available.
-	Number, area and appraisals completed of Conservation Areas	No	Conservation areas: 16	Conservation areas: 36	n/a
-	Number of SAMs damaged by development	No	No data	No data	n/a
-	Planning permissions affecting known or potential archaeological sites	No	No data	No data	n/a
-	To conserve and enhance the quality and local distinctiveness of landscapes and townscape	-	-		-
-	Number & % of new dwellings completed on PDL	No	55% (162 of 297)	22% (132 of 588)	n/a
-	Number & % housing	No	No data	No data	n/a

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	commitments on PDL				
-	Number of vacant dwellings	No	Long term vacant dwellings: 540	Long term vacant dwellings: 590	n/a
-	Number & % of second homes	No	No data	No data	n/a
-	Changes in landscape	Hectares of designations e.g. Area of Outstanding Natural Beauty, Special Protection Areas, Special Areas of Conservation, Ramsar Sites.	Area of Outstanding Natural Beauty: 37,129 Special Protection Areas: 10,845 Special Areas of Conservation: 4,423 Sites of Special Scientific Interest: 12,351 Ramsar Sites. NB Stour and Orwell Estuaries in both Babergh & former SCDC districts: 14,436 County Wildlife Sites NB Bridge Wood and Rushmere Heath in both Ipswich & former SCDC districts: 4,913		Data shown for East Suffolk.
-	Change in number & area of village greens and commons	No	No data	No data	n/a
-	Area of designated landscapes (AONB)	Hectares of designations e.g. Area of Outstanding Natural Beauty, Special Protection Areas, Special Areas of Conservation, Ramsar Sites.	Area of Outstanding Natural Beauty: 37,129 Special Protection Areas: 10,845 Special Areas of Conservation: 4,423 Sites of Special Scientific Interest: 12,351 Ramsar Sites. NB Stour and Orwell Estuaries in both Babergh & former SCDC districts: 14,436 County Wildlife Sites NB Bridge Wood and Rushmere Heath in both Ipswich & former SCDC districts: 4,913		Data shown for East Suffolk.
-	Light pollution	No	No data	No data	n/a
-	To revitalise town centres	-	-		
-	Vacant units in town centres	Number, amount and type of uses within town centres, district and local centres: number of vacant units	Percentage of vacant units (at ground floor) within town centres (as % of all units in commercial uses): 14.1% (126 of 895) (5 town centres ranging from 5.5% to 21.4%)	Percentage of vacant units (at ground floor) within town centres (as % of all units in commercial uses): 9.2% (73 of 792) (6 town centres ranging from 3.3% to 11.4%)	retail surveys undertaken during August-October 2019
-	To maintain and where possible improve air quality	-	-		Significant negative effective identified in the SA reports for the Suffolk Coastal Core

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
					Strategy, the Site Allocations and Area Specific Policies document and the Area Action for the Felixstowe Peninsula
-	Air quality	Number of nitrogen dioxide (NO ₂) monitoring sites within the 10% of the annual mean Air Quality Objective (sites above 36µg/m ³)	0	2 - Woodbridge AQMA (37 µg/m ³) - Stratford St Andrew AQMA (39 µg/m ³)	n/a
-	Number of AQMAs	Number of locations at or above any of the national Air Quality Objectives for England.	0	0	n/a
-	To reduce waste	-	-		Significant negative effective identified in the SA reports for the Suffolk Coastal Core Strategy, the Site Allocations and Area Specific Policies document and the Area Action for the Felixstowe Peninsula
-	Household (and municipal) waste produced	No	No data available at the Local Authority level	No data available at the Local Authority level	n/a
-	Tonnage recycled, composted & landfilled	No	No data available at the Local Authority level	No data available at the Local Authority level	
-	To reduce the effects of traffic on the	-	-		Significant negative effective

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	environment				identified in Suffolk Coastal Core Strategy SA report.
-	Traffic volumes at key locations	Traffic counts (motor vehicles and cyclists)	See maps in Section 7.	See maps in Section 7.	n/a
-	% new residential development taking place in major towns, other towns & elsewhere	Amount and type of new housing (including tenure, rural workers, caravans, houseboats, extra care / sheltered housing and number of care/nursing home beds), provided: i) in Waveney/Suffolk Coastal; ii) by settlement hierarchy. iii) on previously developed land. NB also outside of Settlement Boundaries	Housing by settlement hierarchy: Lowestoft area 57.2% Beccles & Worlingham 3.7% Bungay 2% Halesworth & Holton 4% Southwold & Reydon 18.2% Larger village 11.1% Smaller village 1.3% Countryside 2.4%	Housing by settlement hierarchy: Major centre 35% Town 36% Key service centre 17% Local service centre 10% Other village 2% Countryside 0.50%	Full details of type of housing is set out in section 7.
-	Distance to key services	Percentage of population with access to key services and facilities	Comparable data not yet available	Comparable data not yet available	To develop a standard monitoring process across the district.
-	Journeys to work & school by sustainable transport	No	Sustainable modes: 21.6% Non-sustainable modes: 73.3% Working mainly at home: 5.1%	Sustainable modes: 19% Non-sustainable modes: 73% Working mainly at home: 8%	No data available for school journeys.
-	To reduce emissions of greenhouse gasses from energy consumption	-	-	-	Significant negative effective identified in the SA reports for the Suffolk Coastal Core Strategy, the Site Allocations and Area Specific Policies document

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
					and the Area Action for the Felixstowe Peninsula
-	Domestic electricity & gas consumption	No	No data	No data	n/a
-	Energy efficiency of homes	New non-residential development of 1,000m ² or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent	No data	No data	This is a new indicator in the Waveney Local Plan and emerging Suffolk Coastal Local Plan. Therefore, there are no relevant applications for this monitoring period. Indicator will be reported in 2019/20 Authority Monitoring Report.
-	Installed electricity capacity using renewable energy	Number of renewable energy schemes permitted.	1 (50kW)	8 (81.68kWH)	n/a
-	Proportion of CO ₂ emissions from domestic, industrial and transport sources now available.	Carbon Dioxide emissions (2017) (Total for all sectors).	504kt	583kt	Total greenhouse gas in kilotonnes of CO ₂ equivalent
-	To reduce vulnerability to flooding	-	-		-
-	Planning applications approved against EA flood risk advice	Applications permitted in flood zones.	Planning applications approved against EA flood risk advice: 0	Planning applications approved against EA flood risk advice: 0	n/a
-	Properties at risk of flooding from rivers or sea	Number of properties at risk - from erosion / from flooding.	Number of properties at risk from flooding: 1,970 (within flood zone 3)	No data	To develop a standard monitoring process across the district.
-	Incidence of coastal and	No	No data	No data	n/a

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	fluvial flooding (properties affected)				
-	Flood warnings issued.	No	No data	No data	Flood warning information, can be obtained from the Environment Agency website
-	To conserve and enhance biodiversity and geodiversity	-	-		-
-	Change in number, area and condition of designated ecological sites	No	Area of Outstanding Natural Beauty: 37,129 Special Protection Areas: 10,845 Special Areas of Conservation: 4,423 Sites of Special Scientific Interest: 12,351 Ramsar Sites. NB Stour and Orwell Estuaries in both Babergh & former SCDC districts: 14,436 County Wildlife Sites NB Bridge Wood and Rushmere Heath in both Ipswich & former SCDC districts: 4,913 Condition of Sites of Special Scientific Interest: Favourable: 55.6% Unfavourable Recovering: 38.0% Unfavourable No change: 4% Unfavourable Declining: 1% Partially destroyed: 0.20% Destroyed: 0.24%		Data shown for East Suffolk re area of designations. No data available for change in area. Condition information only collected for SSSIs.
-	Achievement of BAP targets	No	No data	No data	n/a
-	Bird survey results	No	No data	No data	n/a
-	Change in number, area & condition of designated geological SSSIs or RIGS.	No	Condition of Sites of Special Scientific Interest: Favourable: 55.6% Unfavourable Recovering: 38.0% Unfavourable No change: 4% Unfavourable Declining: 1% Partially destroyed: 0.20% Destroyed: 0.24%	Condition of Sites of Special Scientific Interest: Favourable: 40% Unfavourable Recovering: 46% Unfavourable No change: 5% Unfavourable Declining: 9% Partially destroyed: 0.02% Destroyed: 0.07%	n/a
-	Numbers of visitors to Natura 2000	No	No data	No data	n/a

Waveney SA Objective/ Indicator	Suffolk Coastal SA Objective/ Indicator	Equivalent Local Plan Indicator	Outcome		Notes
			Waveney	Suffolk Coastal	
	sites included in the monitoring plan associated with new housing development.				

Appendix 4 – Glossary

Adoption

The final confirmation of a Local Plan/Development Plan or Local Development Document status by a Local Planning Authority (LPA).

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The full definition of affordable housing is contained in the National Planning Policy Framework www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary.

Affordable Rent

A tenancy offered at up to 80% of market rent levels within the local area.

Air Quality Management Areas

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Allocation

Designation of land in the Plan for a particular use, i.e. industrial land.

Area Action Plan (AAP)

A type of Development Plan Document focused upon a specific location or an area subject to conversation or significant change (for example major regeneration).

Area of Outstanding Natural Beauty (AONB)

An area designated at a national level because of its outstanding landscape quality.

Authority Monitoring Report

Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan are progressing.

Biodiversity

The variety of plant and animal species, plus the groups of species which make up particular habitats. These help maintain a balanced environment at all levels, from local to global.

BREEAM

BRE Environmental Assessment Method' is a sustainability assessment method for new buildings and infrastructure, designed to help use natural resources more efficiently. www.breeam.com/.

(The) Broads Authority Area

The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway. This area is equivalent in status to a National Park. Under the Norfolk and Suffolk Broads Act 1998 the Broads Authority is the Local Planning Authority for the area. Its remit is to protect the natural beauty and promote public enjoyment of the area, as well as protecting navigation interests.

Brownfield Site

See previously developed land.

Building for Life 12

Building for Life 12 is a set of design criteria which can be used to assess the quality of design of a development proposal. Developed by the Design Council.

www.designcouncil.org.uk/resources/guide/building-life-12-third-edition.

Coastal Change Management Area (CCMA)

An area defined where coastal change is likely to occur over the next 100 years (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

Community Facilities

Facilities and uses generally available to and used by the local community at large for the purposes of leisure, social interaction, health and well-being or learning. This will include, but not be confined to, community centres, public houses, sports venues, cultural buildings, places of worship, medical facilities, shops, post offices, libraries, schools and other training and educational facilities.

Community Infrastructure Levy (CIL)

This is a standard fee that is applied to new development to pay for infrastructure that supports new development within the District. www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/ for more information.

Conservation Area

An area that is considered worthy of protection because of its architectural and historic interest.

Conservation Area Appraisal

A detailed study of the streets and buildings in a conservation area.

Core Strategy

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

Country Park

A designated area of publicly accessible countryside that is often included as part of a new development.

County Wildlife Site

A site designated at the county level, which does not have statutory protection but is identified for its wildlife value.

Development Plan

The Development Plan for an area is a suite of Local Plan and Neighbourhood Plan documents for a local planning authority area, setting out the policies and proposals for the development and use of land and buildings. It includes Minerals and Waste Local Plan documents prepared by the County Council. It is the starting point for the determination of planning applications.

Development Plan Document (DPD)

A Local Development Document that has development plan status and is subject to community involvement and independent examination. It outlines the key development goals of a Local Plan or Neighbourhood Plan.

Evidence Base

The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Functional Economic Area

A spatial area which functions on its own as an economic entity.

Green Infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green Space

A natural or manmade space containing plants or grassland. This can include parks, woodlands, playing fields, areas of grassland and areas of biodiversity value.

Heritage Assets

An overarching term that refers to buildings, parks and gardens, monuments and archaeological remains that are of historic or archaeological value.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing Market Area

A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

Gypsies and Travellers

Gypsies are defined in national planning policy as ‘persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such’.

Listed Building

A building that is recognised and statutorily protected for its historic and architectural value.
www.historicengland.org.uk/listing.

Local Development Scheme

Sets out a programme for the preparation of a Local Plan. It is a project management document which identifies which documents are to be prepared, the stages that have to be achieved and a detailed timetable.

Masterplan

A detailed plan which provides a template for the development of a site or area.

National Planning Policy Framework

Most national planning policy is contained within the National Planning Policy Framework. Some policy is also contained within ministerial statements. National planning policy is supported by the National Planning Practice Guidance which gives further detail on how national policy should be implemented and interpreted.

Neighbourhood Plans

Neighbourhood planning is a right for communities introduced through the [Localism Act 2011](#). Communities can shape development in their areas through the production of Neighbourhood Plans. The local parish or town council lead on neighbourhood planning in their areas. Where one does not exist then a community group known as a neighbourhood forum needs to be established to lead. Neighbourhood Plans become part of the Development Plan for the area and the policies contained within them are then used in the determination of planning applications.

Non-designated Heritage Assets

A heritage asset that has not been included on any national list.

Objectively Assessed Need

An assessment of the amount of new housing, jobs, employment land, retail floorspace and other uses that are likely to be needed within the District.

Open Space

A range of different sites and areas, including wildlife areas, natural greenspace, parks and gardens, amenity greenspace, play space, allotments, cemeteries and churchyards and green corridors.

Outline Planning Permission

A permission granted at the early stage of a development to state that a proposal is acceptable in principle before any detailed design issues are considered.

Planning Obligations and Agreements

A legal agreement between a planning authority and a developer ensuring that certain extra works related to a development are undertaken or contributions made to the provision of infrastructure or facilities. Sometimes called a Section 106 (S106) Agreement.

Previously Developed Land

Land which has been previously developed but is now largely vacant or disused. Previously developed land is defined in the National Planning Policy Framework.

www.gov.uk/government/publications/national-planning-policy-framework--2.

Ramsar Sites

A term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance.

Renewable Energy

This includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Second Homes

A residential property which is not used as a main residence. These are often used as holiday homes.

Section 106 Agreement

See Planning Obligations and Agreements.

Self Build / Custom Build

This refers to where someone organises the design and build of their own home.

Settlement Boundaries

Lines around settlements which dictate in principle where some types of development can take place.

Shared Ownership

A way of buying a share of a property (usually between 25% and 75%) and paying rent for the remainder.

Sites of Special Scientific Interest

Have statutory protection as the best examples of the UK's flora, fauna, or geological or physiographical features. They may have other national and international nature conservation designations. Most SSSIs are privately owned or managed, while others are owned or managed by public bodies or non-government organisations.

Social Rent

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Special Area of Conservation (SAC)

This is an area designated under the European Habitats Directive to give special protection to plants, animals and habitats.

Special Protection Area (SPA)

This is an area identified as being of value for the feeding, breeding, migrating and wintering of threatened bird species. These sites are identified under the European Wild Birds Directive and receive enhanced protection.

Strategic Housing Market Assessment

An assessment of housing need and demand within the District.

Supplementary Planning Documents

A planning document that provides practical guidance to assist in the implementation of Local Plan policies.

Town Centre Uses

These are use classes that are located within or adjacent to town centres. They include: retail (A1); financial and professional (A2); restaurants and cafés (A3); drinking establishments (A4); hot food takeaway (A5); assembly and leisure (D2).

Transport Assessment

A comprehensive and systematic process that sets out various transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme in relation to all forms of travel.

Transport Statement

A simplified Transport Assessment, used in some cases where transport issues arising out of development proposals may not require a full Transport Assessment i.e. smaller scale developments where the traffic impact is limited in both volume and area impact.

Travel Plan

A long term management strategy document for a development that seeks to provide sustainable transport and is subject to regular review.

Use Classes Order

Different categories of uses identified in the planning system by the Use Class Order (1987 as amended) www.planningportal.co.uk/info/200130/common_projects/9/change_of_use.

Windfall Sites

Sites which have not been specifically identified for development through the Local Plan process. They often comprise previously-developed sites that have unexpectedly become available.



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www.eastsuffolk.gov.uk/planningpolicy



STRATEGIC PLANNING COMMITTEE

Monday, 9 December 2019

SUGGESTED AMENDMENTS TO THE CODE OF GOOD PRACTICE FOR MEMBERS – PLANNING AND RIGHTS OF WAY

EXECUTIVE SUMMARY

1. A review of the Code of Good Practice for Members – Planning and Rights of Way, conducted in October 2019, highlighted a number of amendments required to reflect the current practice and arrangements for site visits undertaken by the Council's Planning Committees.
2. The Strategic Planning Committee is asked to review the proposed amendments and recommend that they be approved by both the Audit and Governance Committee and Council.

Is the report Open or Exempt?	Open
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Wards Affected:	All Wards in the District
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Cabinet Member:	<p>Councillor Steve Gallant Leader of the Council</p> <p>Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management</p>
Supporting Officers:	<p>Hilary Slater Head of Legal & Democratic Services and Monitoring Officer 01394 444436 hilary.slater@eastsoffolk.gov.uk</p> <p>Liz Beighton Planning Development Manager 01394 444778 liz.beighton@eastsoffolk.gov.uk</p>

1 INTRODUCTION

- 1.1 East Suffolk Council (ESC) was formed on 1 April 2019 to administer the areas formerly covered by Suffolk Coastal District Council (SCDC) and Waveney District Council (WDC).
- 1.2 As part of preparations of the creation of the ESC, a number of Member Working Groups (MWGs) were created to complete the work packages identified to achieve this. Membership of each MWG was drawn from Members of both councils.
- 1.3 The Constitution and Governance MWG (CGMWG) was set up to *‘Consider options and make recommendations for the new Council on the creation of a new constitution, associated procedures, protocols and committee structure.’*
- 1.4 A draft ESC Constitution, drawing on elements of the SCDC Constitution and the WDC Constitution, was formulated by the CGMWG. This included a Code of Good Practice for Members in Planning and Rights of Way (the Code). The Code can be found in Part 4 of the Council’s [Constitution](#), under “Codes and Protocols”, on pages 187-194.
- 1.5 The draft Constitution was adopted by the ESC’s Shadow Authority, subject to amendments, at its meeting on Monday 28 January 2019 (Report REP 29(SH) refers).
- 1.6 Part 2 of the ESC Constitution outlines functions and responsibilities. Paragraph 2.1 of Section B of this part of the Constitution details specific functions that are reserved for Council and states that one of these functions is changing the Constitution. In addition, Paragraph 10.3 of Part 1 of the Constitution states that the Audit and Governance Committee has responsibility to advise the Council on substantive changes to the Constitution.
- 1.7 As the Code is part of the Constitution, any proposed changes to it need to be considered and commented upon by the Audit and Governance Committee and approved by Full Council. Officers consider it to be appropriate that the Strategic Planning Committee also be consulted on any proposed changes.
- 1.8 It was accepted by the CGMWG and by the ESC’s Shadow Authority that the new Constitution would need to be reviewed, and that changes to it might be necessary, to suit the working practices of the new Council. This report considers one such review, and suggests some minor changes to the Code, as a result.

2 REVISIONS

- 2.1 Section 7 of the Code specifically deals with site visits undertaken by Members of the Planning Committees and is set out at Appendix A to this report.
- 2.2 The proposed changes to this section are indicated as the ‘tracked changes’ at Appendix B to this report.
- 2.3 The proposed amendments are minor in nature. They seek to ensure that site visits are purely factual meetings, provided to give Members a better understanding of a site, prior to the consideration by the Planning Committee of any application in relation to it.
- 2.4 It is considered that the Code as drafted, in paragraph 7.13 in particular, might suggest that site visits are public meetings, when they are not. What is in paragraph 7.13 does not reflect how site visits are conducted. Therefore, some amendments have been made to clarify this in the Code.

3 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

- 3.1 The Council's role as the local planning authority underpins key elements of the East Suffolk Business Plan. It relates to the prongs in the Business Plan about the economy, financial self-sufficiency and growth. The Council carries out its functions as the local planning authority via its Planning Committees which consider planning applications and the control of development. The control of development leads to policy compliant building and well-designed facilities for use by sustainable, thriving communities. This, in turn, supports a growing economy, whilst preserving the historic and natural environment of the district.
- 3.2 The operation of the Council's Planning Committees ensures that the Council operates properly as the local planning authority, in accordance with the law and good practice. The Code assists the good working of the Planning Committees. In this respect, it is important that the Code is up-to-date and reflects the Council's current practises, in order to safeguard the decision-making processes of the Planning Committees, and to ensure that its business aims are met.

4 FINANCIAL AND GOVERNANCE IMPLICATIONS

- 4.1 The minor amendments to the Code will align it with existing best practice and will accurately reflect the procedures and arrangements which are currently in place and in operation.

5 OTHER KEY ISSUES

- 5.1 An Equality Impact Assessment was not considered necessary due to the minor changes proposed, and the fact that the changes are to the wording of the Code. The changes reflect how the Council actually runs its site visits, and so there are no substantive changes in practice taking place.

6 CONSULTATION

- 6.1 None required.

7 OTHER OPTIONS CONSIDERED

- 7.1 Not to make these proposed changes – giving rise to procedures set out in the Code which do not tie in with how site visits are actually run, and the continued impression that the site visits are public meetings.

8 REASON FOR RECOMMENDATION

- 8.1 To ensure that the Code reflects the procedures, processes and arrangements currently in place for site visits.

RECOMMENDATION

That the proposed amendments to the Code of Good Practice for Members – Planning and Rights of Way be considered and recommended for approval to the Audit and Governance Committee and Full Council.

APPENDICES	
Appendix A	Extract from the Council's Constitution-Part 4 Codes and Protocols, Section 7 of the Code of Good Practice for Members – Planning and Rights of Way
Appendix B	Proposed Changes to Section 7 of the Code of Good Practice for Members – Planning and Rights of Way (indicated in red by tracked changes)

BACKGROUND PAPERS		
Please note that copies of background papers have not been published on the Council's website www.eastsuffolk.gov.uk but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.		
Date	Type	Available From
11 November 2019	East Suffolk Council Constitution	http://www.eastsuffolk.gov.uk/assets/Your-Council/East-Suffolk-Council-Constitution.pdf
11 November 2019	Member Working Group (MWG) Terms of Reference & Project Initiation Document (PID) for the Constitution and Governance MWG	East Suffolk Council Democratic Services Team

Extracted from pages 192-193 of the East Suffolk Council Constitution

7 SITE VISITS

- 7.1 All sites are investigated by Officers as part of the application process. However, there may be circumstances when Members will wish to visit specific sites, for example, to understand local conditions and the relationship of a proposed development or rights of way proposal and the surrounding area, where these features cannot be assessed from the submitted drawings, illustrative material or from outside the site.
- 7.2 Formal site visits will be held when there is a clearly identified material benefit for holding one and the Planning Referral Panel agrees with the relevant Planning Officer that there is a need to do so to provide a better understanding of the proposals or Planning Committee so requests that a visit be held.
- 7.3 All Members of the relevant area Planning Committee (including substitutes who may attend at a subsequent meeting) will be invited to attend the site visit, together with the ward Member or ward Members. Where a proposal would have a significant effect on an adjoining ward, the adjoining ward Members will also be invited.
- 7.4 All Members attending formal site visits by the Planning Committee shall be accompanied by an appropriate Officer of the Council.
- 7.5 The site visit is not part of the consideration of the merits of an application and therefore public rights to attend the meeting do not apply. However, a representative of the town or parish council will be invited to the site visit along with the applicant or his / her agent.
- 7.6 If access to private land is necessary, then Officers will secure the prior agreement of the landowner.
- 7.7 The purpose of the site visit is fact finding. Officers will be able to point out relevant features of the site and surroundings. Members will be able to see the physical features of the site and ask questions through the Chairman or the Officer to seek clarification. A written record will be kept of the site visit and placed on the planning file.
- 7.8 No discussion of the merits of the case will be permitted, and all questions from Members will be carried out through the Chairman or, at the Chairman's discretion, directed at the relevant Officer.
- 7.9 The Chairman may ask the applicant (or agent), the representative of the town or parish council, or the owner on whose property the site visit is being conducted if there are any parts of the site that have not been visited that they consider should be seen by the Members. The Chairman will then determine as to whether to accede to any requests for that part of the site or area to be visited.
- 7.10 The visiting party will stay together as a group. No lobbying by applicants, town or parish council representatives or objectors will be allowed. If an applicant or group persists in attempting to lobby, the Chairman may determine to curtail the site visit and return on another occasion.
- 7.11 The Members of the Planning Committee, when on site visits, should not make any comments that could create an impression to an outside party that they had already formed a firm position on the merits of the application. The decision on the application should not be made until the formal meeting of the Planning Committee and the Members will have before them all the necessary information to be able to make an informed decision. There may be occasions when questions raised by Members have not been able to be answered or require further investigation in which event Officers will pursue these matters and report back on them to the Planning Committee.

- 7.12 Exceptionally, a Member of the Planning Committee may not be able to attend a site visit or may wish to see a site that is the subject of a report to the Committee. When visiting sites on their own, Members should normally seek only to view the site from a public area and should deal with any lobbying that may occur at the visit in accordance with Section 5 of this Code of Practice. Members may wish to seek advice before undertaking unaccompanied site visits that necessitate access to private property.
- 7.13 Any site meetings will follow these procedures:
- Relevant Officer will be invited to set out briefly
 - why it was resolved necessary to visit the site
 - the facts of the application
 - the views of consultees as relevant to the visit
 - Any specialist advisers present (e.g. Highway Authority) will be invited to indicate their view of the proposals
 - Chairman will invite the applicant/agent to explain any aspect of the application
 - Town/Parish Council representative(s) as consultees will be invited to speak if they wish
 - Ward Member will be invited to speak – to point out relevant features of the site or the surrounding area or to ask questions about the proposal
 - Committee Members will be invited to ask questions
 - Planning Officer will be given the opportunity to ask questions to seek clarification of any issues
 - Any other person(s) present will be given the opportunity to speak
 - Chairman will close discussion part of the proceedings and invite Members to inspect the site/the area in more detail
 - The order of presentations will generally be adhered to but the Chairman will have the right to vary from these guidelines if circumstances warrant. The Chairman's decision will be final.

Extracted from pages 192-193 of the East Suffolk Council Constitution

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- 7.1 All sites are investigated by Officers as part of the application process. However, there may be circumstances when Members will wish to visit specific sites, for example, to understand local conditions and the relationship of a proposed development or rights of way proposal and the surrounding area, where these features cannot be assessed from the submitted drawings, illustrative material or from outside the site.
- 7.2 Formal site visits will be held when there is a clearly identified material benefit for holding one and the Planning Referral Panel agrees with the relevant Planning Officer that there is a need to do so to provide a better understanding of the proposals or Planning Committee so requests that a visit be held.
- 7.3 All Members of the relevant area Planning Committee (including substitutes who may attend at a subsequent meeting) will be invited to attend the site visit, together with the ward Member or ward Members, representatives of the town or parish council(s), and the applicant or their agent. Where a proposal would have a significant effect on an adjoining ward, the adjoining ward Members will also be invited. Any technical experts will be invited if required.
- 7.4 All Members attending formal site visits by the Planning Committee shall be accompanied by an appropriate Officer of the Council.
- 7.5 The site visit is not part of the consideration of the merits of an application and therefore public rights to attend the meeting do not apply. ~~However, a representative of the town or parish council will be invited to the site visit along with the applicant or his / her agent.~~
- 7.6 If access to private land is necessary, then Officers will secure the prior agreement of the landowner for both Members, Officers and any third parties.
- 7.7 The purpose of the site visit is fact finding. Officers will be able to point out relevant features of the site and surroundings. Members will be able to see the physical features of the site and ask questions through the Chairman or the Officer to seek clarification. A written record will be kept of the site visit and placed on the planning file.
- 7.8 No discussion of the merits of the case will be permitted, and all questions from Members will be carried out through the Chairman or, at the Chairman's discretion, directed at the relevant Officer.
- 7.9 The Chairman may ask the applicant (or agent), the representative of the town or parish council, or the owner on whose property the site visit is being conducted if there are any parts of the site that have not been visited that they consider should be seen by the Members. The Chairman will then determine as to whether to accede to any requests for that part of the site or area to be visited.
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7.13 Any site meetings will follow these procedures:

- The Planning Officer will make a verbal presentation of the application, the site and its context. Where appropriate Officers will have copies of relevant documentation to aid the visit to aid their presentation and the visit.
- Any questions that Members have regarding the site or the development will be made through the Chairman of the Committee only.
- There is no right for third parties to address the Committee unless at the specific request of the Chairman of the Committee.
- ~~• Relevant Officer will be invited to set out briefly
 - why it was resolved necessary to visit the site
 - the facts of the application
 - the views of consultees as relevant to the visit~~
- ~~• Any specialist advisers present (e.g. Highway Authority) will be invited to indicate their view of the proposals~~
- ~~• Chairman will invite the applicant/agent to explain any aspect of the application~~
- ~~• Town/Parish Council representative(s) as consultees will be invited to speak if they wish~~
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- ~~• Committee Members will be invited to ask questions~~
- ~~• Planning Officer will be given the opportunity to ask questions to seek clarification of any issues~~
- ~~• Any other person(s) present will be given the opportunity to speak~~
- ~~• Chairman will close discussion part of the proceedings and invite Members to inspect the site/the area in more detail~~
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STRATEGIC PLANNING COMMITTEE

Monday 9 December 2019

EAST SUFFOLK COUNCIL ENGAGEMENT DURING THE DEVELOPMENT CONSENT ORDER PROCESS FOR SCOTTISHPOWER RENEWABLES EAST ANGLIA ONE NORTH AND EAST ANGLIA TWO OFFSHORE WINDFARM PROPOSALS

EXECUTIVE SUMMARY

1. ScottishPower Renewables have submitted two separate nationally significant applications for offshore windfarm developments off the East Suffolk coast with onshore infrastructure from Thorpeness to land immediately north of Friston. The applications were submitted to the National Infrastructure Unit of the Planning Inspectorate (PINS) on the 25 October 2019 and accepted on 22 November 2019
2. The proposals have been the subject of pre-application consultation with the local authority and four formal rounds of public consultation, the last ended in March 2019. We are a statutory consultee in the decision-making process, the Secretary of State for Business, Energy, and Industrial Strategy will make the final decision on the proposals based on the recommendation of the Examining Authority (appointed by the PINS) following an examination process.
3. This report provides background to both of the projects, a summary of the current position of the Council in relation to the projects, and seeks advice and support from the Strategic Planning Committee in relation to future consideration and process through the Development Consent Order (DCO) procedure of the proposals by the Deputy Leader and Cabinet Member for Economic Development, Councillor Craig Rivett, and his advice to Cabinet on these matters.
4. The recommendation is that Strategic Planning Committee supports Councillor Craig Rivett as the Cabinet Member responsible for the offshore windfarm projects, in presenting a proposal to Cabinet for delegated authority to respond speedily throughout the DCO process in due course.

Is the report Open or Exempt?	Open
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Wards Affected:	Directly: Aldeburgh & Leiston, Indirectly: Southwold, Wrentham, Wangford & Westleton, Kessingland, Carlton Colville, Kirkley & Pakefield, Harbour & Normanston, Gunton & St Margarets, Lothingland, Rendlesham & Orford.
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Cabinet Member:	Councillor Craig Rivett Deputy Leader & Cabinet Member with responsibility for Economic Development
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Supporting Officer:	Naomi Goold Senior Energy Projects Officer 01394 444535 naomi.goold@eastsuffolk.gov.uk
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1 INTRODUCTION

- 1.1 East Suffolk Council are supportive of the principle of offshore wind development, both in terms of seeking to reduce carbon emissions and creating sustainable economic growth in East Suffolk, this includes providing for long term employment for some of our coastal communities, provided this can be achieved without significant damage to the environment, residents and tourist economy of Suffolk.
- 1.2 East Anglia One North is an offshore wind farm project located approximately 36km from Lowestoft in an area of 208km² with a potential generating capacity of up to 800 megawatts generated by turbines up to 300m high above sea level. There will be a cable run from the offshore element coming ashore at Thorpeness on the East Coast and travelling westwards to connect into a new substation proposed to be constructed immediately to the north of Friston, a small village. The proposal includes a separate National Grid substation that is essential to connect into the overhead powerlines that run from Sizewell B to Bramford – north west of Ipswich.
- 1.3 East Anglia Two is an offshore wind farm project located approximately 33km from its nearest point to the coast, Southwold, in an area of 218km² with a potential generating capacity of up to 900 megawatts generated by up to 75 wind turbines up to 300m high above sea level. As above there will be a cable run from the offshore element coming ashore at Thorpeness on the East Coast and travelling westwards to connect into a new substation proposed to be constructed immediately north of Friston. The proposal similarly includes a separate National Grid substation that is essential to connect into the overhead powerlines as above. However, each project must apply for the National Grid substation in order to connect into the overhead powerlines but only one National Grid substation will be constructed should both DCO's be consented.
- 1.4 Each project will have their own separate substation alongside the National Grid substation. The proposals assess different scenarios for construction including the projects being constructed simultaneously or consecutively. Construction consecutively could involve the first project being delivered and the land fully reinstated prior to the delivery of the second project.
- 1.5 East Anglia One North will have the generating capacity for approximately 710,000 households, East Anglia Two for approximately 800,000 households.
- 1.6 Under the Climate Change Act 2008, UK Government set a 2050 target to reduce CO2 emissions by 80%, in June 2019 new legislation was signed that commits the UK to a legally binding target of net zero emissions by 2050. Clean growth is at the heart of this aim and supporting and promoting renewable energy over older and dirtier energy resources, is a key component of the plan.
- 1.7 ScottishPower Renewables have recently opened an Operations and Maintenance base in Lowestoft which is the onshore base for servicing their existing offshore windfarm which has just begun generating electricity – East Anglia One. Construction of the East Anglia One windfarm is due to be fully completed in 2020. They also have consent for, but have not

yet commenced construction of, a further offshore windfarm East Anglia Three. These previous consents and those applied for in these applications form the East Anglia Array where seabed rights were awarded as part of the Crown Estate's Round 3 process.

2 PLANNING POLICY CONTEXT

- 2.1 The proposals are considered Nationally Significant Infrastructure Projects (NSIPs) as established under the Planning Act 2008; consent for an NSIP takes the form of a DCO. The Planning Act 2008 makes provision for National Policy Statements (NPS), which set out the policy framework for determination of NSIP applications. The three NPSs of relevance are EN-1 (Overarching NPS for Energy), EN-3 (NPS for Renewable Energy Infrastructure) and EN-5 (NPS for Electricity Networks Infrastructure).
- 2.2 The revised National Planning Policy Framework (NPPF) published in 2019 does not contain any specific policies for NSIPs but remains a material consideration.
- 2.3 The 2013 Suffolk Coastal District Local Plan Core Strategy and Development Management Policies Development Plan Document contains policies of relevance. Policy SP12 'Climate Change' is of particular relevance which encourages schemes which create renewable energy where consistent with the need to safeguard residential amenity, the environment and the landscape.
- 2.4 The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate for examination on Friday 29 March 2019, the examination hearings took place between 20 August and 20 September 2019. The Local Plan includes Policy SCLP3.5 'Proposals for Major Energy Infrastructure Projects'. This policy identifies the need to mitigate the impacts arising from such developments and will be used to guide East Suffolk Council in due course. This policy has outstanding representations and was discussed with the Inspector and representors during the examination hearings, so at this stage the weight which can be attributed to this policy is reduced. The Inspector's Report is awaited but it is anticipated that the new Local Plan will be adopted early 2020. NPSs will however usually override local planning policy.
- 2.5 The 2019 Waveney Local Plan contains some policies of relevance. Policy WLP8.27 'Renewable and Low Carbon Energy' which is supportive of renewable energy schemes acknowledges in the introductory text that the impacts of renewable energy developments can go beyond the immediate locality where the onshore development is proposed. It is therefore important to give consideration to the wider impacts. Although the onshore infrastructure of the projects is confined to the area subject of the Suffolk Coastal Local Plan, the offshore infrastructure will be visible at times along much of the East Suffolk

coastline and the socio-economic impacts of the projects are more likely to be felt at the northern end of the East Suffolk district.

- 2.6 Suffolk County Council's Local Transport Plan (LTP2) recognises the 'Energy Coast' as a key area for growth and development and that the transport sector will be reliant on the development of renewable energy to power electric vehicles.

3 PROPOSALS

Offshore Elements

- 3.1 East Anglia One North: At Stage 4 the Councils jointly wrote to ScottishPower Renewables raising concerns with the significant effects predicted offshore by the East Anglia One North project when viewed cumulatively with East Anglia Two. These concerns were in relation to the effects of East Anglia One North on seascape, landscape and visual effects and were objected to in relation to cumulative effects with East Anglia Two.
- 3.2 East Anglia Two: At Stage 4 the Councils jointly wrote to ScottishPower Renewables objecting to the significant effects predicted offshore of the East Anglia Two proposal on seascape, coastal landscapes, character and qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and cumulatively with East Anglia One North. It was predicted that the East Anglia Two project would result in a significant change to the sea views from key viewpoints on the AONB coast with the horizon cluttered with turbines. An impact which would be continuously experienced along the coastline further exacerbated when viewed in combination with East Anglia One North and other existing wind farm arrays.
- 3.3 East Suffolk Council's responsibility offshore is limited to the mean low water mark. However, the turbines offshore are considered to have an impact onshore by virtue of their visibility from the shore, in particular from within the AONB. As such, we work with other statutory consultees such as Natural England and seek to be aligned in our approach to the offshore elements of both projects and the potential impacts they may have onshore. We also work as a partner of and alongside the AONB Partnership.

Onshore Elements

- 3.4 East Anglia One North and East Anglia Two: Onshore the impacts of both projects are almost identical given their co-location of the substations immediately to the north of Friston and shared cable route from the landfall to substation site. At Stage 4 the Councils wrote jointly to ScottishPower Renewables objecting to the overall impact of the onshore substations of both proposals individually and cumulatively on the village and environs of Friston, including on archaeological and heritage assets, landscape character, visual effects, noise and residential amenity. It was stated the development of the substation site would permanently change the character of the landscape and have significant visual effects with the setting of the village and the relationship between historic buildings and their farmland setting permanently changed. The development would also introduce a

noise source within an existing tranquil location which at the noise limit set would unacceptably increase the background noise levels.

- 3.5 At Stage 4 the Councils considered that the impacts on the cable route were predominantly capable of being mitigated in the long term but we needed evidence of the measures necessary to mitigate impacts during the construction period including the transport impacts.
- 3.6 At Stage 4 we registered our concerns about both projects and the impact in relation to the loss and sterilisation of good quality agricultural land at Friston in order to accommodate the substations for the projects and the impact of the proposal on the Grade II listed building, Aldringham Court, and its landscape setting from the cable route.
- 3.7 We also sought further information from ScottishPower Renewables on both projects in relation to a number of matters:
- (i) Impacts on air quality during the operational and construction phases of the projects, justifications for assessment scope and modelling results and cumulative impacts with Sizewell C;
 - (ii) Gaps in the information available on flood risk impacts and flood alleviation;
 - (iii) Noise sources on site including National Grid infrastructure and mitigation;
 - (iv) Highways modelling assessments and assumptions utilised, highways mitigation proposed and how this would be implemented and secured;
 - (v) Coastal processes associated with the cable landing point;
 - (vi) Ground contamination mitigation,
 - (vii) Ecology mitigation and justification for scope of assessments;
 - (viii) Archaeological surveys and results;
 - (ix) Impact of projects on heritage assets including assessment of coastal heritage assets;
 - (x) Socio-economic assessment assumptions and employment predictions, labour displacement effects, current skills shortages and mitigation strategies proposed;
 - (xi) Impact on tourism and recreation during the construction and operation phases and mitigation strategies;
 - (xii) National Grid connection infrastructure; and
 - (xiii) Cumulative impacts of the projects with other projects.
- 3.8 At Stage 4 we agreed to continue working with ScottishPower Renewables to identify the means by which the impacts of the proposals could be mitigated and/or compensated. We also required ScottishPower Renewables to work closely with other promoters to consider how mitigation across other schemes can be co-ordinated/combined to minimise the impact of the totality of developments in the local area. Finally, we proposed to seek a wider compensation package from promoters and the Government that deals with the broader impacts on community, environment, and businesses of this and other energy projects in the area.
- 3.9 The applications for DCO were both submitted on the 25 October 2019 to PINS and accepted on 22 November 2019. The application documents were published on the PINS website only a couple of days prior to the acceptance date, therefore our technical experts are currently reading through the proposals and assessing the submissions. It may be that

a number of the above concerns have been addressed in the submissions, it may be that they have not. As such, it is not possible at this stage to definitively state our position on the two DCO's. In this report we refer to our published position at Stage 4 of the public consultation and our expectations of the DCO process. During the DCO process several documents will be made public in relation to the projects including our Relevant Representations, Written Representations and Local Impact Reports, these will be drafted having reference to the submitted DCO documentation.

4 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

- 4.1 The vision for East Suffolk includes maintaining and sustainably improving the quality of life for everyone growing up, living in, working in and visiting East Suffolk. East Suffolk has a long history of hosting nuclear power stations, and we recognise the opportunities for the UK and more locally of hosting offshore wind farm and we have been supportive to date in relation to Galloper, Greater Gabbard, East Anglia One and East Anglia Three. The offshore wind industry is limited in the jobs that it offers in the longer term, however by encouraging the operating and maintenance bases to be located in our area this encourages the supply chain to locate locally also and is a boost to our economy. A Memorandum of Understanding has been previously agreed with ScottishPower Renewables in relation to skills and employment support in the region and there are a large number of positive stories in relation to this. It will be key for the proposals for East Anglia One North and East Anglia Two to build upon this existing base in order to support East Suffolk Council in addressing critical success factors identified in the Business Plan.

5 FINANCIAL AND GOVERNANCE IMPLICATIONS

- 5.1 East Suffolk Council has signed a Letter of Intent with ScottishPower Renewables which enables us to recharge officer time spent across various service areas on the East Anglia One North and East Anglia Two projects. This enables us to fully engage with ScottishPower Renewables on the specific technical details of their project in order to identify and mitigate potential adverse impacts arising from their development proposals. We also work collaboratively with Suffolk County Council and other statutory consultees in order to ensure we are speaking with one voice where possible in order to emphasise our position in certain areas. The monies paid to this authority by ScottishPower Renewables are reinvested in the service areas and used to backfill posts where necessary. By doing this, we aim to avoid the use of consultants (where we can) and maintain the knowledge and expertise in-house.

6 OTHER KEY ISSUES

- 6.1 This report has not carried out its own Equality Impact Assessment (EqIA), as a consultee in the DCO process, we are not responsible for ensuring it has been carried out suitably,

and ScottishPower Renewables will be responsible for carrying out their own EqlA on their consultation process.

7 CONSULTATION

- 7.1 East Suffolk Council has not carried out our own consultation with town and parish councils and we are not obligated to do so. However, we have visited (or offered to and been declined) all town and parishes potentially impacted by the proposals – some have engaged more with us than others. There are a number of action groups in relation to the proposals and we have engaged with them where appropriate. We have also carried out internal consultation with technical officers in areas including: economic development, coastal management, landscape, ecology, and environmental health in order to combine with technical responses from SCC officers in areas including highways, archaeology, flood risk, education and skills in order to engage fully in the pre-application process with ScottishPower Renewables.
- 7.2 ScottishPower Renewables continue to engage with officers on the proposals and there are a number of documents to be produced over the coming months that will require further collaboration.

8 OTHER OPTIONS CONSIDERED

- 8.1 Alternative options were considered in the early stages of proposals but at this stage we are presented with the proposals, it is not for us to consider alternative options to that provided by ScottishPower Renewables in their proposals.

9 REASON FOR RECOMMENDATION

- 9.1 It is important for East Suffolk Council to be able to be proactive and reactive on very short timetables throughout the DCO process particularly during the six-month examination section where the ability to respond quickly to questions raised by the Examining Authority (PINS) is essential.
- 9.2 As such, Strategic Planning Committee is asked to endorse the Deputy Leader and Cabinet Member for Economic Development in working with the Head of Planning and Coastal Management throughout the DCO process for East Anglia One North and East Anglia Two, in responding to written questions, agreeing Statements of Common Ground, agreeing our Relevant Representations and Written Responses and submitting our Local Impact Reports as well as any other correspondence/documentation required of East Suffolk Council during the process. This request will be taken to East Suffolk Council Cabinet in January

2020. Suffolk County Council will be taking a similar request to their Cabinet within the same timeline.

RECOMMENDATIONS

1. That Strategic Planning Committee endorses and supports the Deputy Leader and Cabinet Member for Economic Development in seeking delegated Authority, in conjunction with the Head of Planning and Coastal Management, from Cabinet in order to:
 - (i) Be agile in responding to requests for information and documents during the Development Consent Order process for the East Anglia One North proposal including representing the Council/authorising technical officers to represent the Council at Hearings; and
 - (ii) Be agile in responding to requests for information and documents during the Development Consent Order process for the East Anglia Two proposal including representing the Council/authorising technical officers to represent the Council at Hearings.

APPENDICES - None

BACKGROUND PAPERS

Please note that copies of background papers have not been published on the Council's website www.eastsuffolk.gov.uk but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.

Date	Type	Available From
22.11.19	East Anglia One North application documents	Planning Inspectorate's website - https://infrastructure.planninginspectorate.gov.uk/projects/eastern/east-anglia-one-north-offshore-windfarm/
22.11.19	East Anglia Two application documents	Planning Inspectorate's website - https://infrastructure.planninginspectorate.gov.uk/projects/eastern/east-anglia-two-offshore-windfarm/
26.03.19	ESC and SCC Phase 4 Consultation Response	East Suffolk Council's website - https://www.eastsuffolk.gov.uk/assets/Planning/Offshore-Windfarms/Phase-4-Consultation-Response-from-SCC-and-SCDC-26.03.19.pdf